

1. Record Nr.	UNINA9910811971603321
Autore	Evans Alan W
Titolo	Economics, real estate, and the supply of land / / Alan W. Evans
Pubbl/distr/stampa	Oxford, UK ; ; Malden, Mass., : Blackwell, 2004
ISBN	9786612342431 9781282342439 1282342436 9780470698860 0470698861 9780470698327 0470698322
Edizione	[1st ed.]
Descrizione fisica	1 online resource (274 p.)
Collana	Real estate issues
Disciplina	333.33/7
Soggetti	Real estate development Land use - Economic aspects Economics
Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Note generali	"RICS Foundation"--Cover.
Nota di bibliografia	Includes bibliographical references (p. [249]-255) and index.
Nota di contenuto	Economics, Real Estate and the Supply of Land; Contents; Preface; 1 Introduction: The Market for Land and Property; The supply of land; The demand for land; The development of a theory of the supply of land; 2 Land Values, Rents and Demand; Introduction; Ricardian rent theory; Neoclassical rent theory; Ricardian theory remembered; Planning controls and rent theory; Hierarchical planning systems; Urban rent theory; Rents, economic and commercial; Summary and conclusion; 3 Coping with Changes in Demand; Introduction; The extensive margins; The intensive margin Capital longevity and the asymmetry of change The process of change in the housing market; Summary and conclusions; 4 How Efficient is the Property Market?; Introduction; The economic concept of efficiency; Efficient markets; The evidence; Tests of market efficiency; Conclusions; 5 Market Inefficiency: Causes and Consequences; Introduction; Why the property market is imperfect and inefficient; Price

determination and the theory of the core; The consequences;
 Conclusions; 6 The Supply of Land for a Particular Use: Speculation and
 Uncertainty; Introduction; Speculation; Uncertainty
 Summary and conclusions 7 The Supply of Land for a Particular Use:
 Occupier Performances and Residential Attachment; Introduction;
 Owner occupier attachment; Some empirical evidence; Summary and
 conclusions; 8 The Ownership of Land and Change in its Use;
 Introduction; Tenants, owner occupiers and the supply of land;
 Ownership and change; Summary and conclusions; 9 Land Ownership,
 Politics and Society; Introduction; Society and the ownership of land;
 Alternative forms of ownership and tenancy; A libertarian view;
 Summary; 10 Ownership and Control: Monopoly; Introduction
 Monopoly rents and wine production Monopoly rents and shopping
 centres; Summary and conclusions; 11 Ownership and Control:
 Minimum Rents; Introduction; Minimum rents; Minimum rents in an
 urban environment; Summary and conclusions; 12 Information,
 Uncertainty and the Property Market; Introduction; Modelling the search
 for information; Information, search and the property market;
 Searching for housing in practice; The housing market; The developer
 and land supply restrictions; Summary and conclusions; 13 Land
 Availability and Land Banking; Introduction; Land availability
 Land banking by private firms Public land banking; Summary and
 conclusions; 14 Contiguity: Site Assembly; Introduction; A game theory
 approach; A question of time; Conclusion; 15 Contiguity: Compulsory
 Purchase and the Scale of Development; Introduction; Compulsory
 purchase and the speed of acquisition; Scale economies, acquisition
 costs and history; Summary and conclusion; 16 Contiguity: Land
 Reallocation and the Price of Land; Introduction; Land reallocation and
 adjustment; Size of site and the price of land; Summary and
 conclusions; 17 The Taxation of Land and Development Gains
 Introduction

Sommario/riassunto

The book draws together the economic literature relating to the supply of land for development. The standard view appears to be that the owners of land have no interest other than to allow their land to be used for the activity which would yield the highest income. But in reality this is not so and the book's aim is to demonstrate this, to set out the reasons and to show the economic effects of the fact that landowners have other motives. The book covers the supply of land for urban development and shows how land has characteristics which differentiate it from other factors of production
