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Autore	Buitelaar Edwin
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Nota di contenuto	The Cost of Land Use Decisions; Contents; Preface; 1The Cost of Making Land UseDecisions; Introduction; Beyond the 'market versus the government' debates; The study of transaction costs in planning andproperty research; The relevance for planning practice; The structure of this book; References; 2Institutions and Transaction Costs; Economic approaches to institutionalism; Institutions and transaction costs in the (early) newinstitutional economics; Governance structures and property rights: building uponand refining Coase's work How do transaction costs emerge? Transaction dimensionsand economic behaviourRelationship between transaction costs and institutions; References; 3Operationalising Institutions andTransaction Costs; User rights regimes as particular governance structures; A transaction-cost analysis of the development process:a methodology; The empirical research; References; 4Nijmegen: The Quest for Control in aCorporatist Tradition; Dutch planning and property law; The Marialaan case: small but complex; Transaction-cost analysis of the

Marialaan; References; 5Bristol: Planning in Uncertainty  
English planning and property lawWapping Wharf; Transaction-cost  
analysis of Wapping Wharf; References; 6Houston: Planning in the City  
ThatDoes Not Plan?; Planning in the US: social conflict over property  
rights; Houston: no zoning, but not unregulated; Houston city planning  
in practice: Montebello; Transaction-cost analysis of Montebello;  
References; 7Comparing and Explaining TransactionCosts: Learning  
from the Cases; The user rights regimes compared; Transaction costs  
enrangled in structures; References; 8Transaction Costs and the  
InstitutionalContext; The quest for control over development  
Relationship between public and private sectorAttitudes towards  
transaction costs; Legal styles: flexibility, certainty and accountability;  
References; 9Planning at What Cost? Conclusionsand Discussion;  
Applying transaction cost theory to planning anddevelopment;  
Transaction costs as dead weight losses or means witha purpose?;  
References; Appendix A: Interviewees; Appendix B: People Working  
inPlanning; Index

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Sommario/riassunto

By applying transaction cost economics to an evaluation of land use  
systems, the author here tackles the ongoing debate between market  
and government in planning. The book provides a fresh angle and a  
useful contribution to a growing field of study for researchers in urban  
planning, public administration and land economics.

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