

| | |
|-------------------------|---|
| 1. Record Nr. | UNINA9911018819303321 |
| Titolo | Housing economics and public policy : essays in honour of Duncan MacLennan / / edited by Tony O'Sullivan and Kenneth Gibb |
| Pubbl/distr/stampa | Oxford, UK ; ; Malden, MA, USA, : Blackwell Science, 2003 |
| ISBN | 9786611318604 9781281318602 1281318604 9780470790076 0470790075 9780470690680 0470690682 9780470680414 0470680415 |
| Descrizione fisica | 1 online resource (352 p.) |
| Collana | Real estate issues |
| Classificazione | 71.83 |
| Altri autori (Persone) | O'SullivanTony GibbKenneth MacLennanDuncan |
| Disciplina | 333.33/8 |
| Soggetti | Housing policy Housing Housing policy - Great Britain Housing - Great Britain Huisvesting Huisvestingsbeleid 4.240 |
| Lingua di pubblicazione | Inglese |
| Formato | Materiale a stampa |
| Livello bibliografico | Monografia |
| Note generali | "RICS Foundation"--Cover. |
| Nota di bibliografia | Includes bibliographical references (p. [283]-317) and index. |
| Nota di contenuto | Housing Economics and Public Policy; Contents; Contributors; Preface; Acknowledgements; 1 Introduction; Perspectives on theory; Policy and practice; Contributions to this book; Recurrent themes and key issues for the future; 2 Urban Housing Models; Introduction; Urban residential trade-off models; Filtering in urban housing markets; Simulation |

models of urban housing; Conclusions; 3 Segmentation, Adjustment and Disequilibrium; Introduction; The causes and consequences of housing market segmentation; A model of housing market disequilibrium; Urban housing sub-market identification; Conclusions 4 Transactions Costs and Housing MarketsIntroduction; A taxonomy; A simple model of transactions costs; Some policy implications; 5 Hedonic Pricing Models: a Selective and Applied Review; Introduction; What is a hedonic price index?; Repeat sales models; The roots of hedonic price models; Conceptual issues in hedonic modelling; Specification issues; Hedonic modelling: the current position; Examples of applications; Concluding thoughts; 6 Housing, Random Walks, Complexity and the Macroeconomy; Introduction; The relationship between housing and the macroeconomy; Are house prices predictable? Conclusions7 Taxation, Subsidies and Housing Markets; Introduction; Distributional issues; Tax arbitrage; Taxation, inefficiency and market processes; Concluding comments; 8 The Economics of Social Housing; Introduction: the role of economic analysis in social housing; Efficiency reasons for social housing provision; Housing as a means of redistribution; The governance of housing; Conclusions; 9 Neighbourhood Dynamics and Housing Markets; Introduction; Defining neighbourhood; Idiosyncrasies of neighbourhood; How neighbourhoods come to be; Changes in neighbourhood Implications for neighbourhood regeneration policySummary and conclusion; 10 Access to Home Ownership in the United States: the Impact of Changing Perspectives on Constraints to Tenure Choice; Introduction; Constraints to tenure choice - theory and empirical evidence; Wealth constraints and racial differences in ownership in the United States; Implications for the affordability debate; Summary and conclusion; 11 Planning Regulation and Housing Supply in a Market System; Introduction; Researching housing supply; Planning and regulation of land use; Setting up an inter-urban panel model Model resultsConclusions; 12 Economics and Housing Planning; Introduction; The policy and institutional framework; Housing plans in practice; The land use planning system and housing planning; The roots of the problem; Conclusions; 13 The Right to Buy in Britain; Introduction; Policy objectives; The evidence base for the 1980 legislation; Subsequent research on the statutory Right to Buy; The relationship between policy and research; The modernised or strategic Right to Buy in Scotland; Conclusions; 14 The Political Economy of Housing Research; Introduction
Housing research resumes after World War II

Sommario/riassunto

This book is a timely assessment of 20 years of progress in the field of housing economics and its application to policy and practice. Two decades on from the publication of Duncan MacLennan's influential *Housing Economics*, 16 leading housing experts - both academics and policy makers from across the world - now honour MacLennan's contributions. The chapters here present a contemporary survey of key issues in housing, from urban housing markets and sub-market modelling, to the economics of social housing, the basis for housing planning, economic analysis of neighbourhoods,
