

1. Record Nr.	UNINA9911020105603321
Autore	Buitelaar Edwin
Titolo	The cost of land use decisions : applying transaction cost economics to planning & development // Edwin Buitelaar
Pubbl/distr/stampa	Oxford ; ; Malden, MA, : Blackwell Publishing, 2007
ISBN	9786611309183 9781281309181 1281309184 9780470692226 0470692227 9780470691489 0470691484
Descrizione fisica	1 online resource (206 p.)
Collana	Real estate issues
Classificazione	74.72 83.79
Disciplina	333.73/15
Soggetti	Land use - Economic aspects Land use Land use - Planning Real estate development
Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Note generali	Description based upon print version of record.
Nota di bibliografia	Includes bibliographical references and index.
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 a Corporatist 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 law Wapping Wharf; Transaction-cost  
analysis of Wapping Wharf; References; 6Houston: Planning in the City  
That Does 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 Transaction Costs: Learning  
from the Cases; The user rights regimes compared; Transaction costs  
enranged in structures; References; 8Transaction Costs and the  
Institutional Context; The quest for control over development  
Relationship between public and private sector Attitudes towards  
transaction costs; Legal styles: flexibility, certainty and accountability;  
References; 9Planning at What Cost? Conclusions and Discussion;  
Applying transaction cost theory to planning and development;  
Transaction costs as dead weight losses or means with a purpose?;  
References; Appendix A: Interviewees; Appendix B: People Working  
in Planning; Index

---

### 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.

---