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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

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.
