

„Land and Money“

Land Management and Land Use Planning (Introduction)

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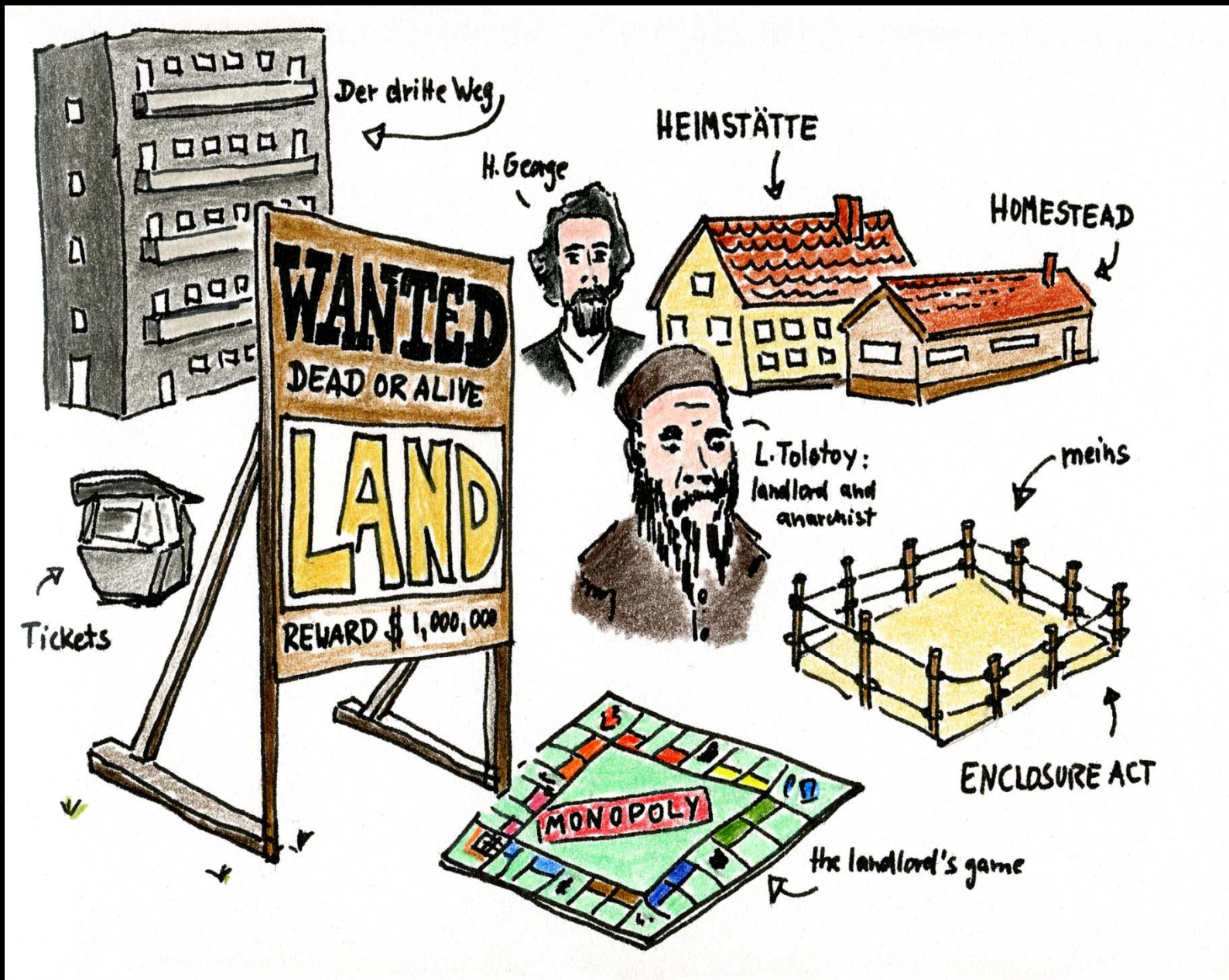
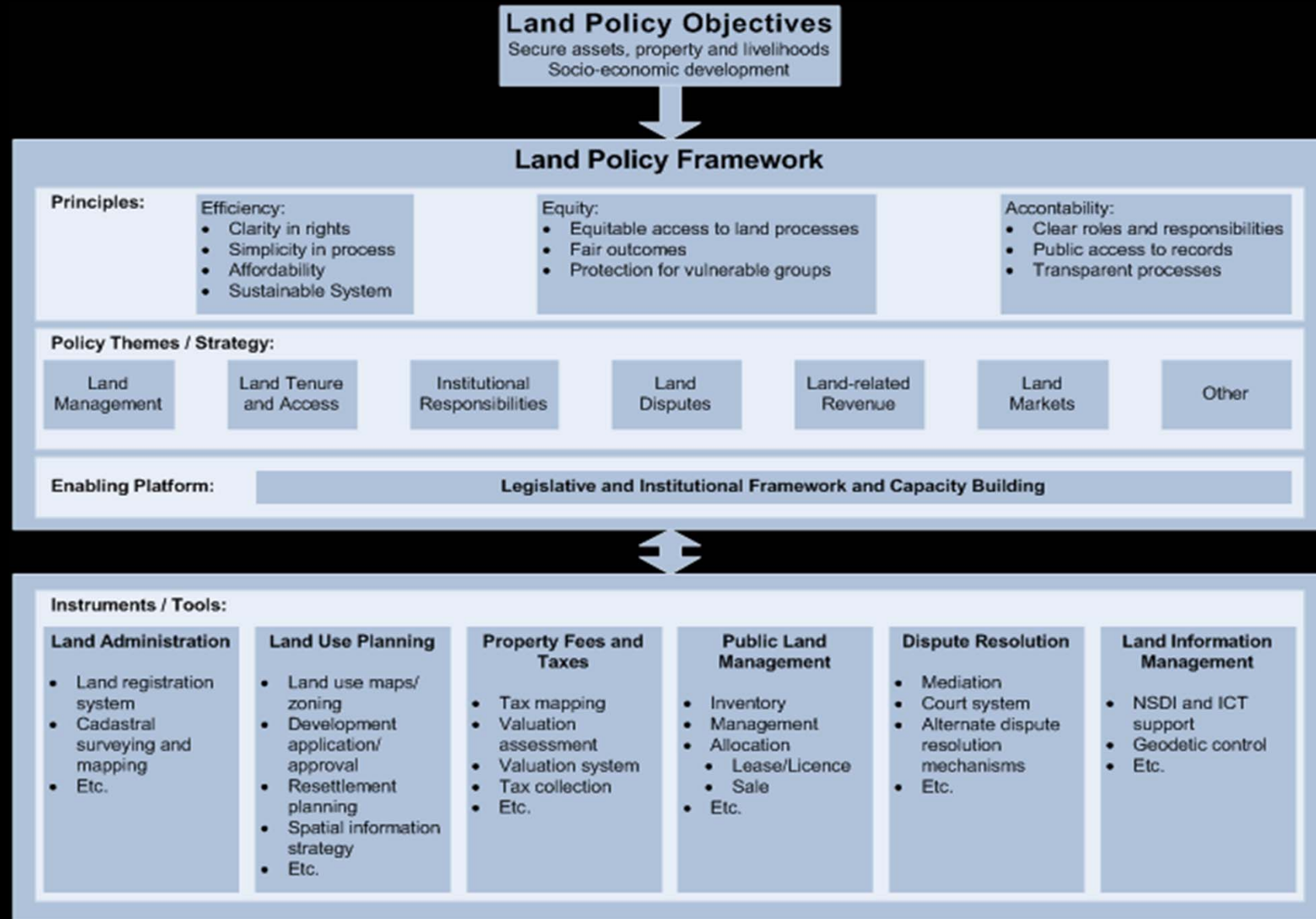


Abb.: Daniela Brahm

Land policy and land management: The concept



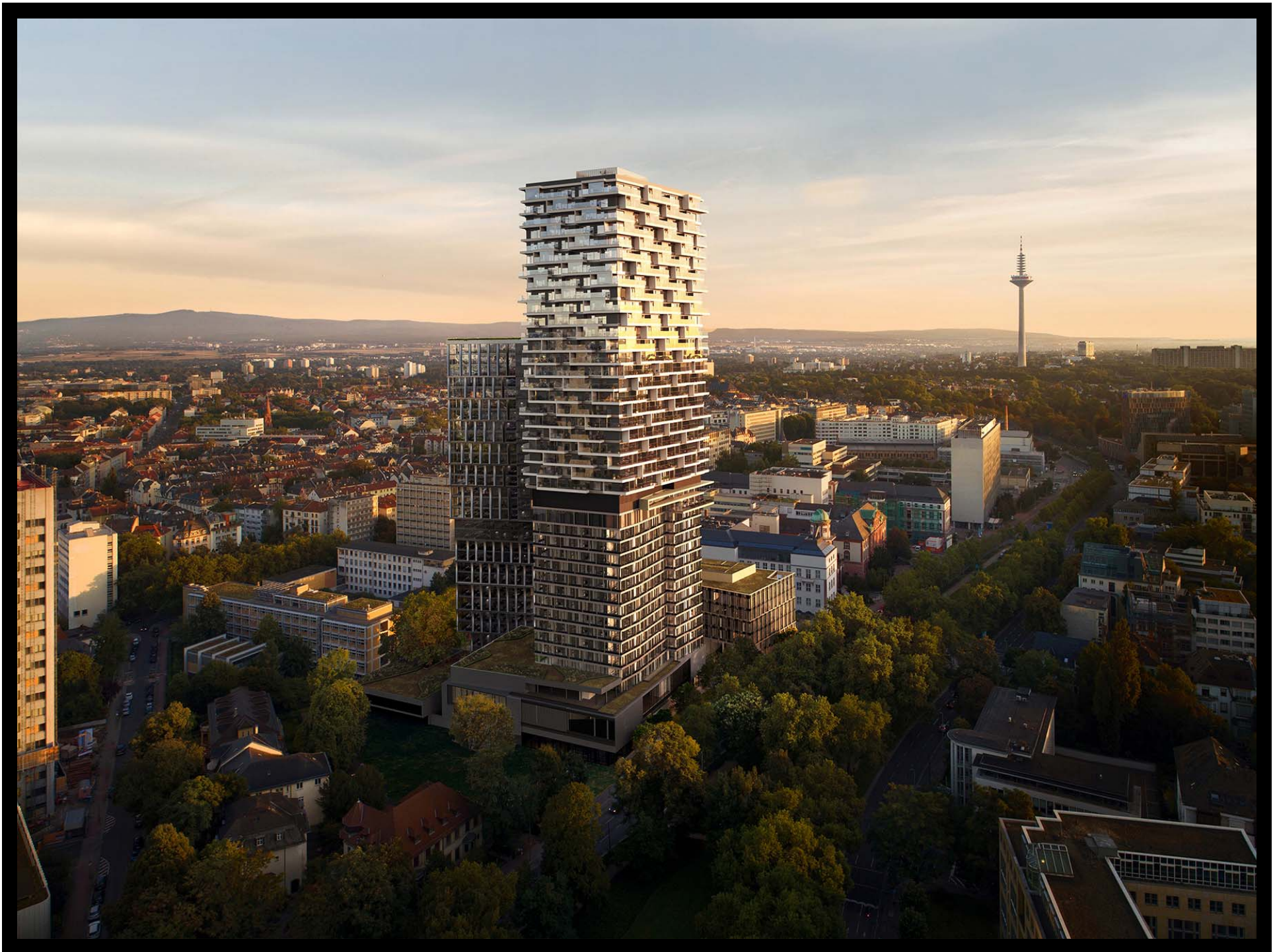




Source: Berlin; deutschlandfunk, Imago/Seliger









Prices

High-rise developments in Frankfurt lead to prices of:

9.400 € /m² in CBD regions

Range in condominium high rise buildings: 7.540 EUR/m²
(Ground floor – 10th floor)

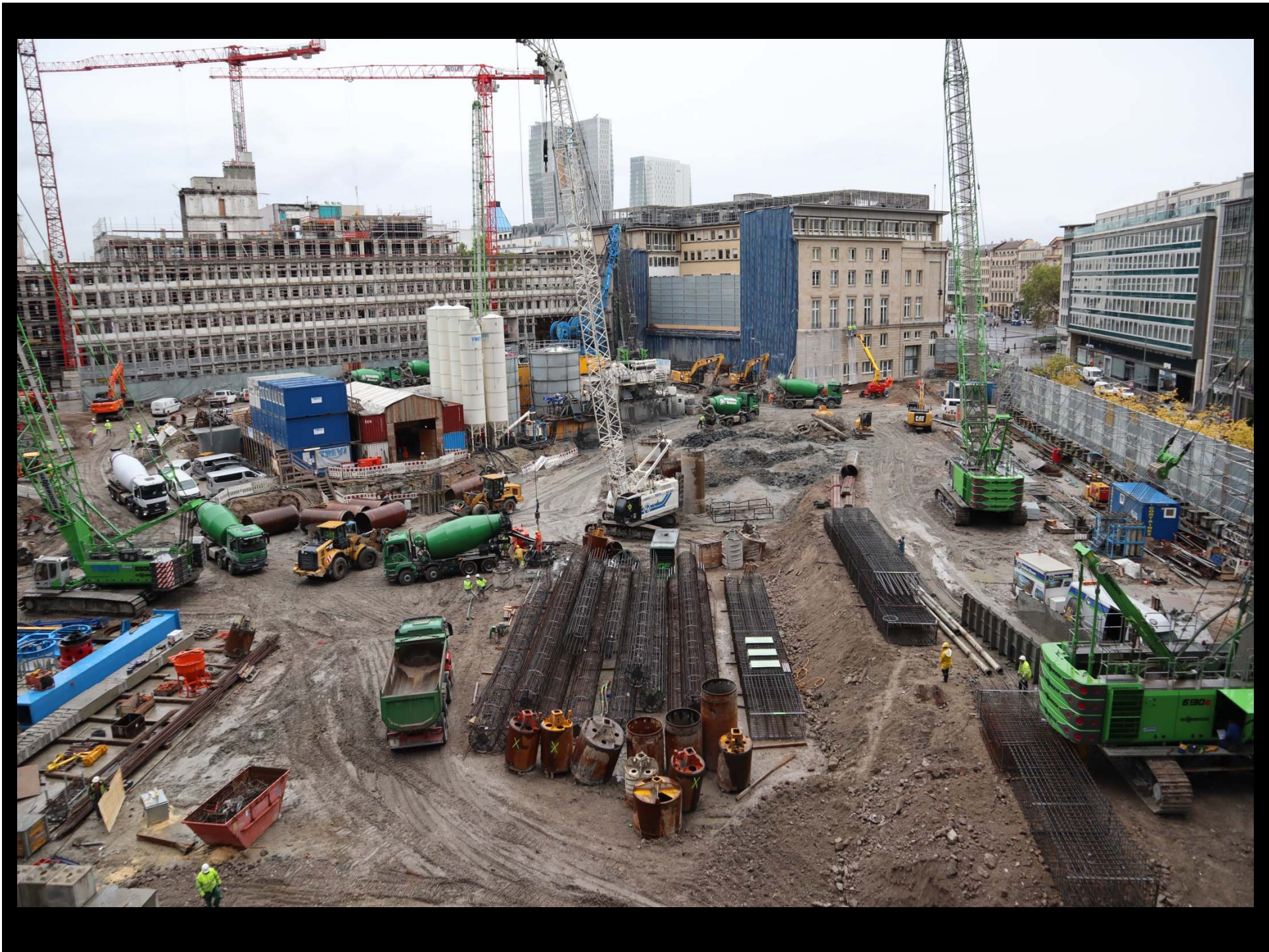
8.500 EUR/m² (11th – 20th floor)

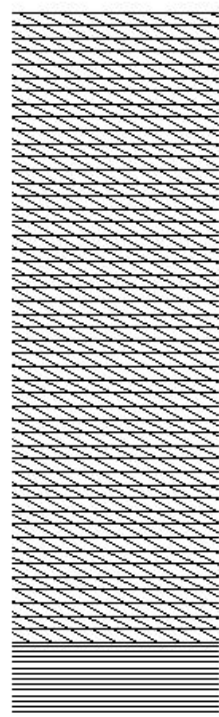
9.300 EUR/m² (21th floor – 30th floor)

11.660 EUR/m² (31th – 40th floor)

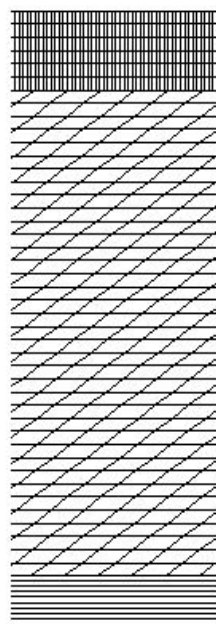
19.530 – 22.500 EUR/m² (Above 41th – 47th floor)



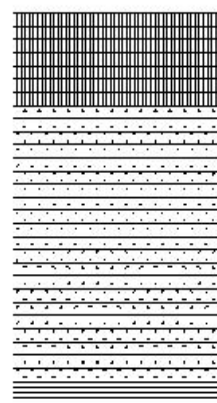




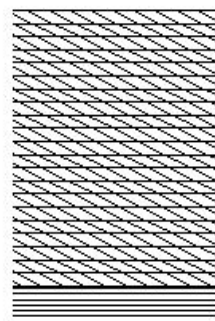
TOWER 1



TOWER 2








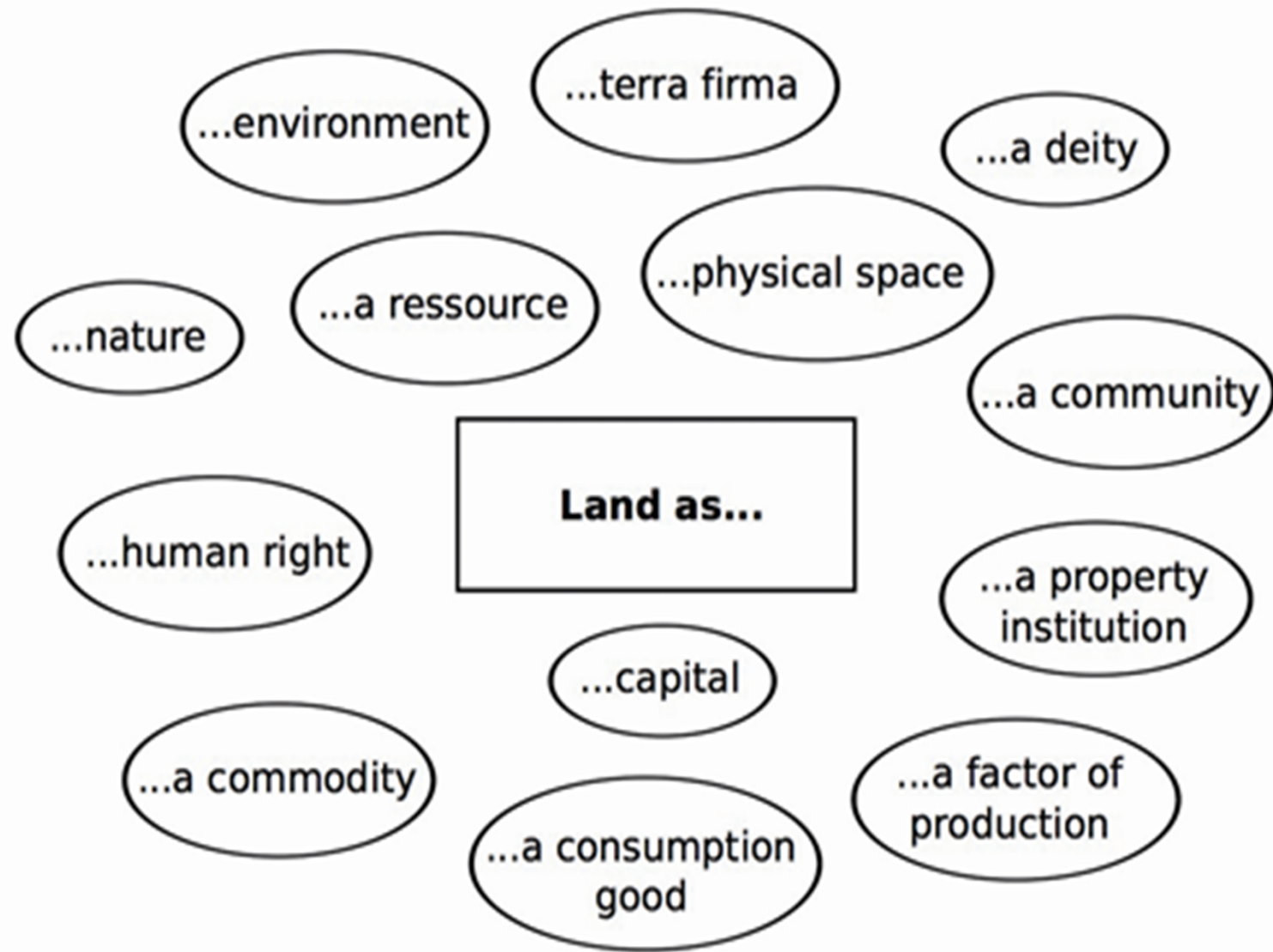
TOWER 3



TOWER 4

OCCUPANCY

91 %	-	-	97 %		Work
-	73 %	-	-		Rented flats
-	-	71 %	-		Comdominium flats
-	21 %	27 %	-		Serviced Apartments Hyatt House (T2), Hotel Kimpton (T3)
9 %	6 %	2 %	3 %		Retail, gastronomy, kindergarten, fitness, spa, health centre
228 m	173 m	120 m	100 m	Height	
55	48	31	25	Levels	



The „Hidden land banks“

Alfred Marshall 1893: Producer's Surplus



www.mcdonalds-regensburg.de

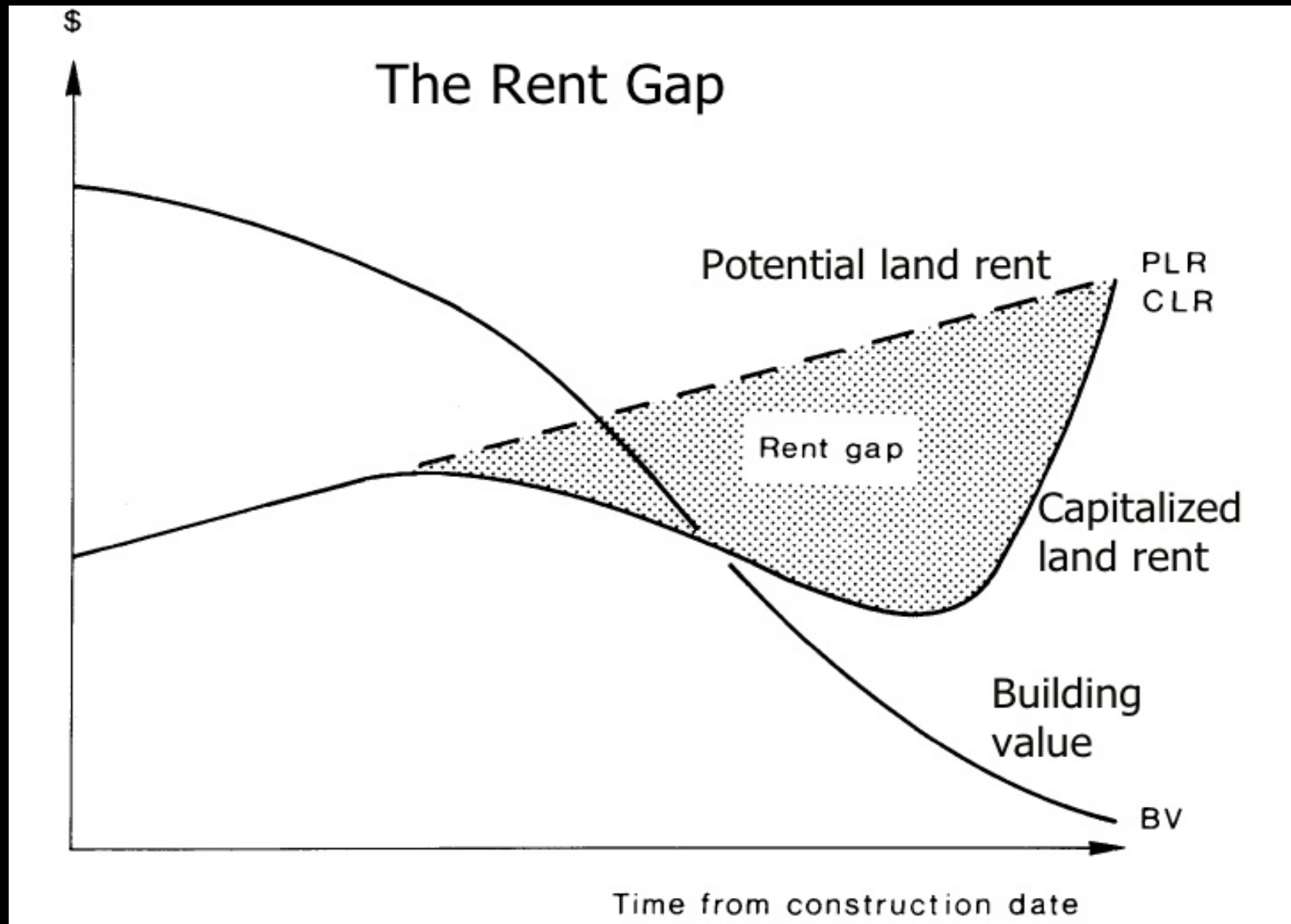


www.independent.co.uk



www.vogue.in

Income Method: ... „The Rent Gap“-Theory



Neil Smith, 1972

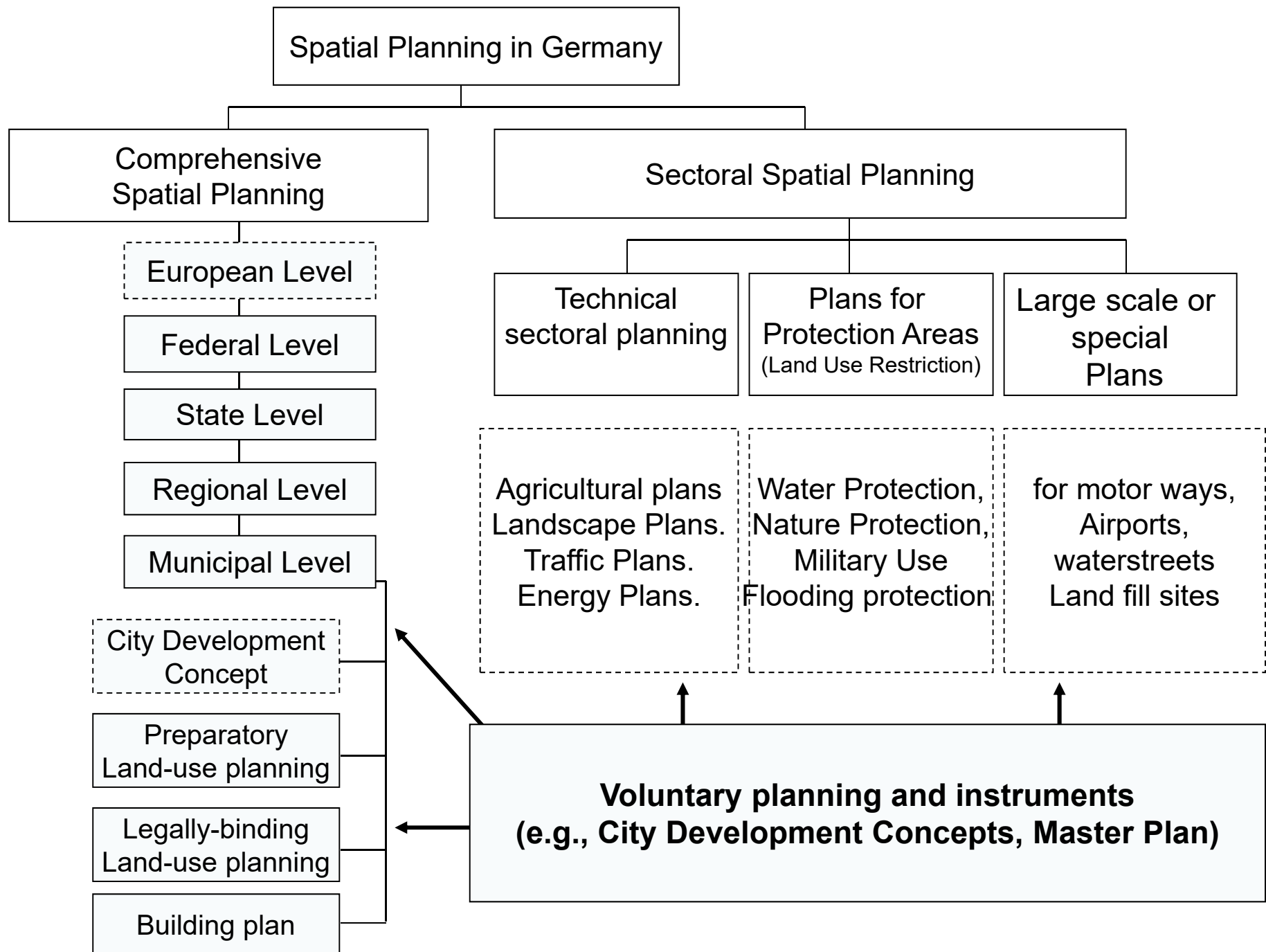




Agriculture land: 0,01-3,50 €/m²



Building land: 5.000-7.000 €/m²
(FSR: 1,6; location: Starnberg)



Development of land values and rents



Developers Profit



Partly „skimmed-off“ by the municipality; „unearned“?

- LULU” – Locally unwanted land use
- “NIMBY” – Not in my backyard!
- “NAMBY” – Not all in my backyard!
- “NIABY” – Not in anybody’s backyard!
- “BANANA” – Build absolutely nothing anywhere near anyone!
- “NOPE” – Not on planet earth!
- “NIMTOO” – Not in my terms of office!
- “YIMBY” – Yes in my backyard!
- “YIMBY-FAP” – Yes in my backyard – for a price



„100 years of zoning“

- social zoning
- exclusionary zoning
- form-based zoning
(see Colin Rowe, Aldo Rossi et al.)
in Denver, Milwaukee, Miami
- „zoning for sale“
- „rent-seeking zoning“



New York City's 1916 Zoning Ordinance

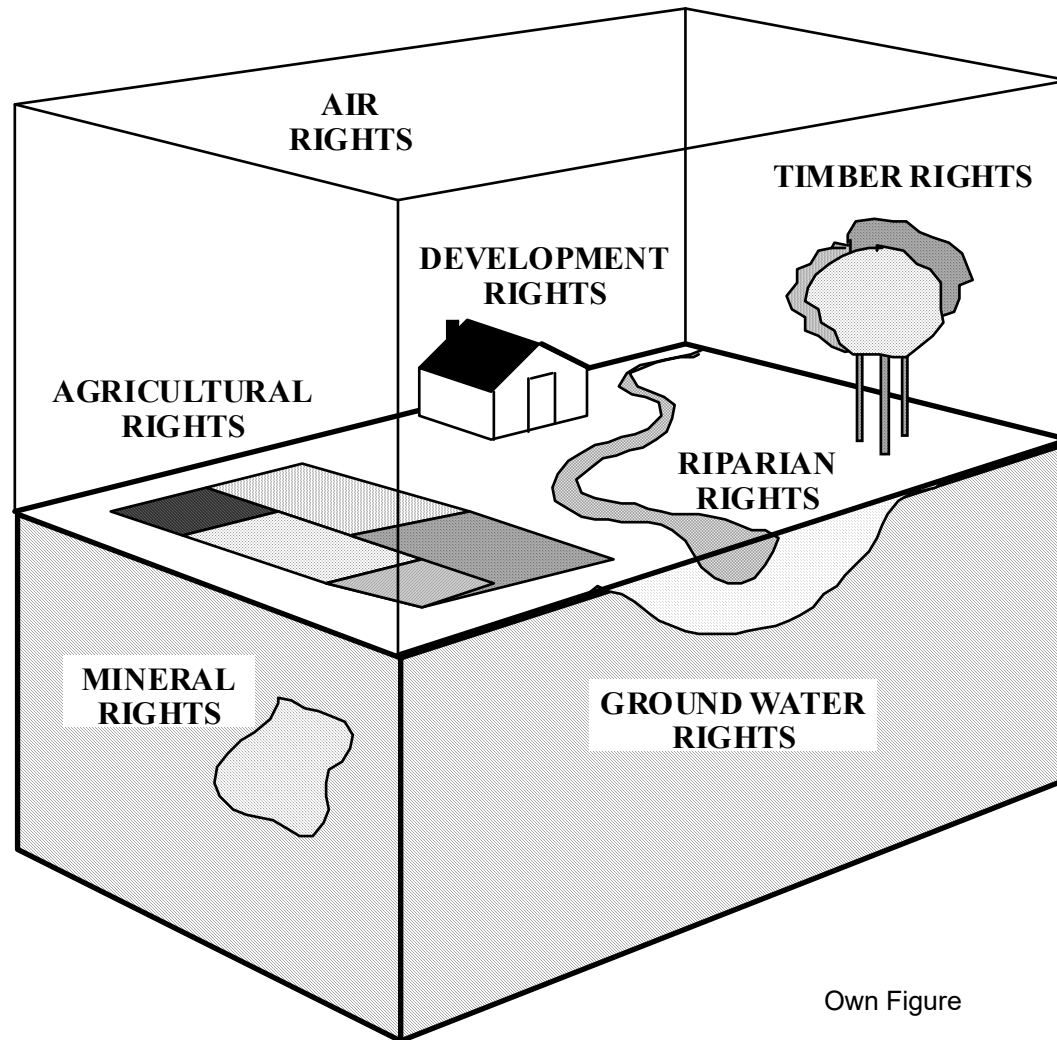
„We shape our buildings, and afterwards our buildings shape us“ (Winston Churchill)

Meaning of “property” according to Article 14 German Basic Law

Property (Art. 14(1) sentence 1)	Content and limit of property (Art. 14(1) sentence 2)	Expropriation of property (Art. 14(3))
↓	↓	↓
Private property rights; Rights given by public law and based on owner's performance; No property rights: Possibilities, (business) expectations, chances and wealth	Government's action to determine contents and limits; Generally: no compensation required; Balance between private and public interests (proportionality); Protection of interest	Legal and administrative action; in the public interest; Civil court procedure for compensation; Compensation (not necessarily due to the market value) No protection of future business profits No indirect expropriation

Figure 2: The construction of property according to Article 14 German Basic Law

Property Rights



Own Figure

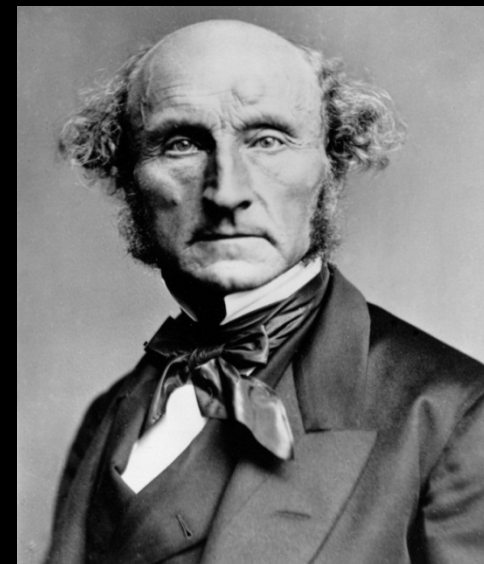
The fathers of land policy: The classics



Adam Smith (1723-1790)

„But it is some hardship to be born into the world and to find all nature's gifts previously engrossed, and no place left for the newcomer.“

(J. S. Mill: Principles of Political Economy, 1848)

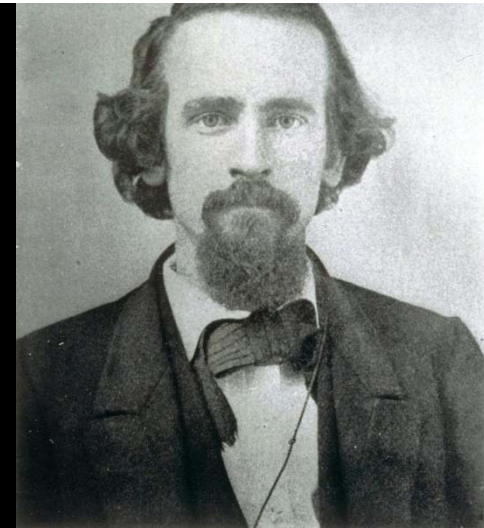


John Stuart Mill (1806-1873)

The fathers of land policy: The reformer

„[i]t is not necessary to confiscate land; it is only necessary to confiscate rent.”

(qf George: Progress and Poverty, 1879)



Henry George (1839-1897)

„A collective property of land (...) are not only two acts of justice, they are acts of essential interest for a nation that wishes to live.“

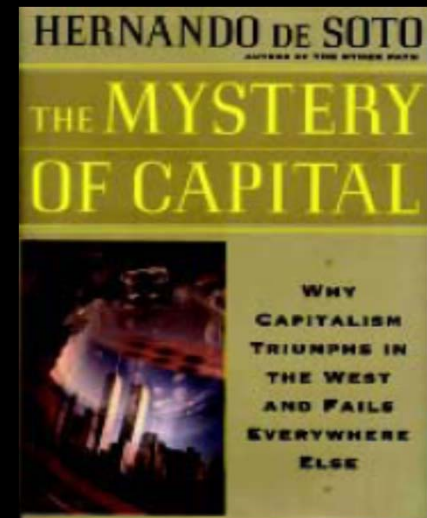
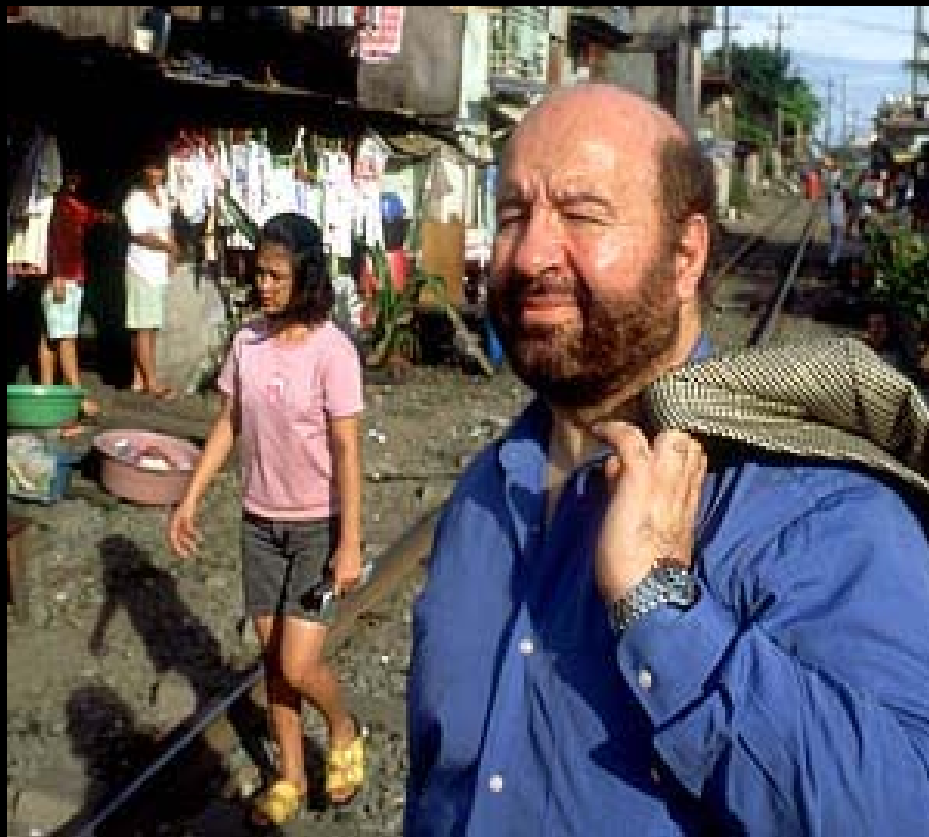
(L. Walras: Etudes d'économie sociale, Paris 1896)



Leon Walras (1834-1910)

"Civilised living in market economies
is not simply due to greater prosperity
but to the order that formalised
property rights bring."

Hernando de Soto - 1993





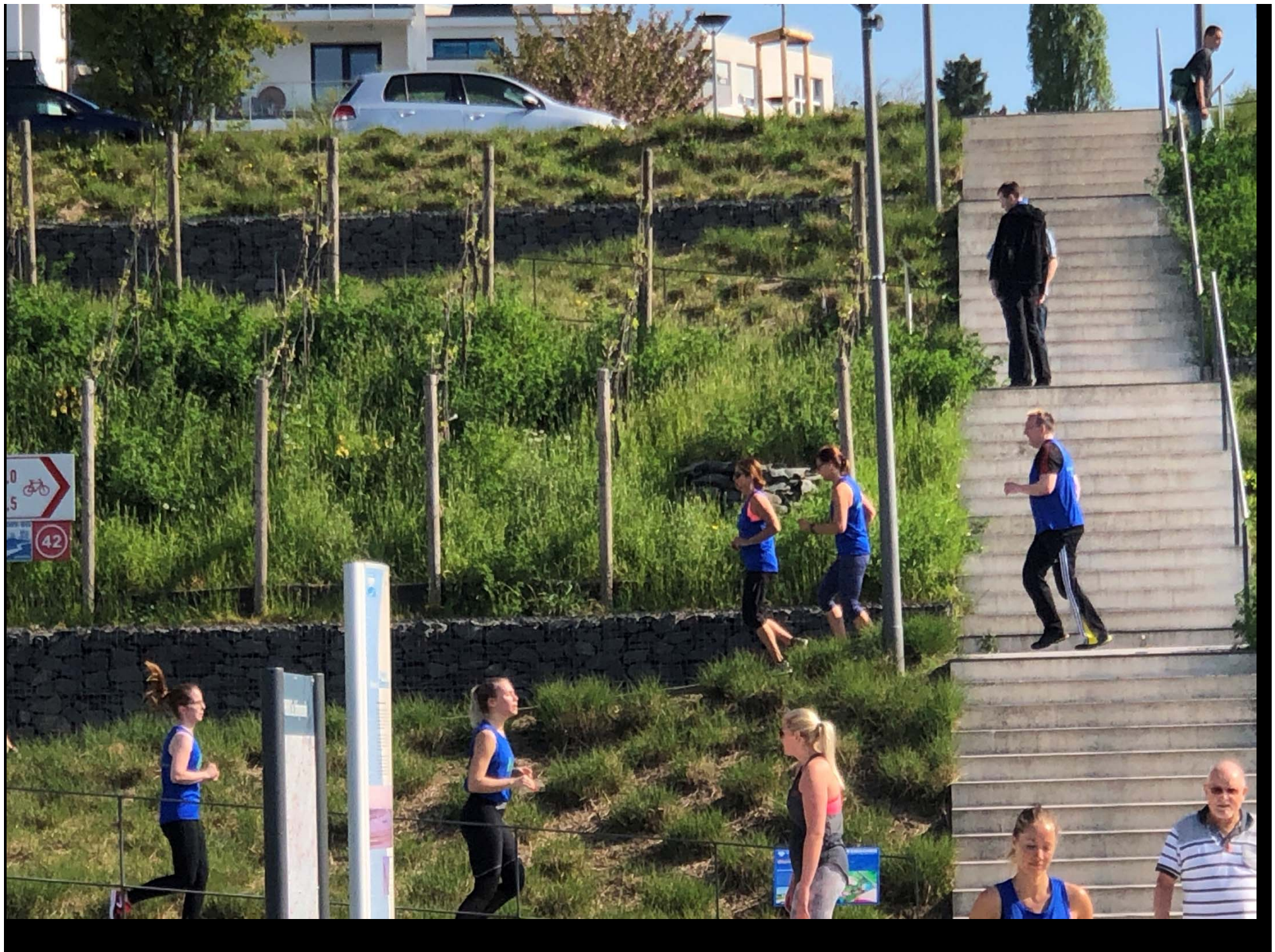
„Once Upon A Time In The West“
Abb: moviepilot.de

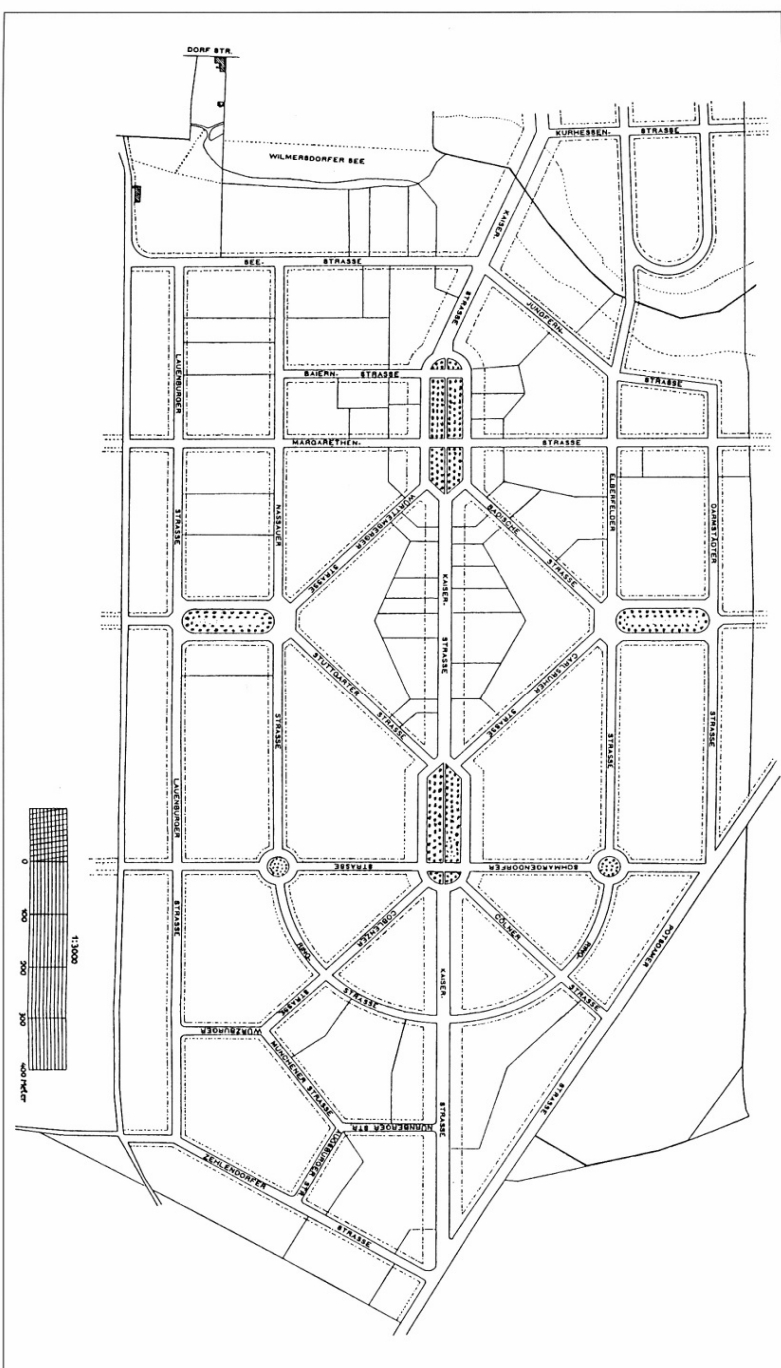
“Property entails obligations”(?) – Berlin, Köpenicker Street





Source.: „Großer Hannibal“, Dortmund-Dorstfeld











Friedrichswerder, Planwerk 2005



ROBERT GRANN / EUROSLIPFELDING / PICTURE ALLIANCE / DPA

Tacheles-Areal in Berlin-Mitte: Baulücken werden zu Goldgruben

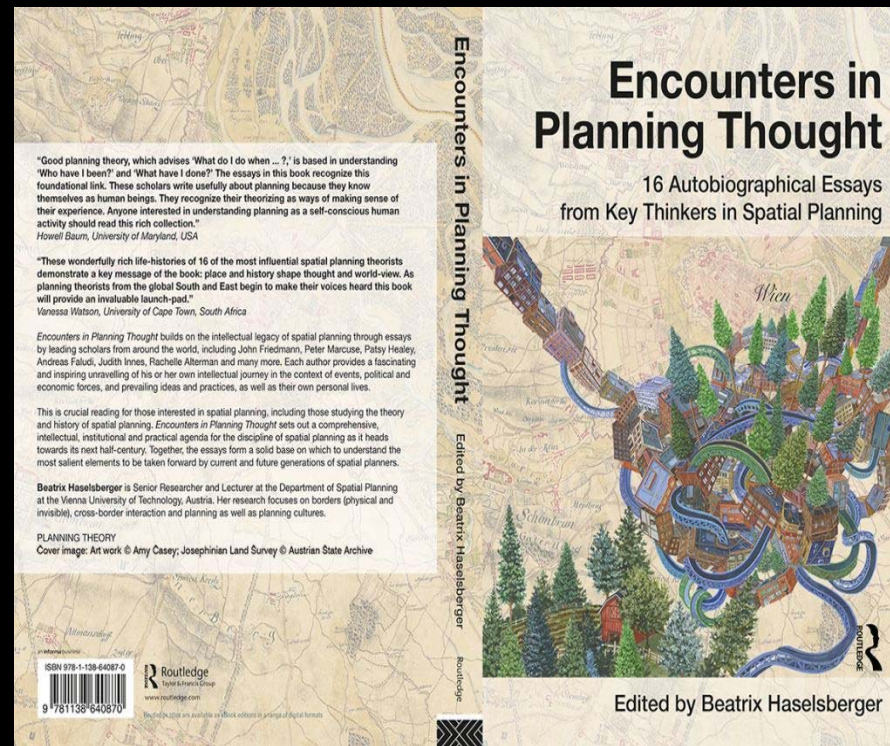








Finally: ... The world of planners



- „In a world where the majority of humanity lives in cities – the hubs of economies, cultures and political decisions – we have a profession of the future“ (Rachelle Alterman)
- „Places matter: Creativity, Culture, Planning and the land rent“ (Klaus Kunzmann)
- „Development projects really matter („spot zoning“), and granting exceptions to plans was the rule in the U.S“ (Andreas Faludi)

Some leading questions ...

- Would planning be easier if there were no private land ownership?
- Can planning ever be “neutral”?
- Can residential skyscrapers meet the demand for living space of the local, mid-income population, and if so, to what extent? Which price segments can be served? Is it possible to create inexpensive living space in high-rise buildings?

Contact

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