

# Property and Values

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ALTERNATIVES TO PUBLIC  
AND PRIVATE OWNERSHIP



EDITED BY  
Charles Geisler and Gail Daneker

# Property And Values Alternatives To Public And Private Ownership

**Nicholas Blomley**



## **Property And Values Alternatives To Public And Private Ownership:**

*Property and Values* Charles Geisler, Gail Daneker, 2000-04-01 *Property and Values* offers a fresh look at property rights issues bringing together scholars attorneys government officials community development practitioners and environmental advocates to consider new and more socially equitable forms of ownership Based on a Harvard Law School conference organized by the Equity Trust Inc in cooperation with the American Bar Association's Commission on Homelessness and Poverty the book explains ownership as an evolving concept determined by social processes and changing social relations challenges conventional public private ownership categories surveys recent studies on the implications of public policy on property values offers examples from other cultures of ownership realities unfamiliar or forgotten in the United States compares experiments in ownership equity allocation affecting social welfare and environmental conservation The book synthesizes much innovative thinking on ownership in land and housing and signals how that thinking might be used across America Contributors including David Abromowitz Darby Bradley Teresa Duclos Sally Fairfax Margaret Grossman C Ford Runge William Singer and others call for balance between property rights and responsibilities between private and public rights in property and between individual and societal interests in land *Property and Values* is a thought provoking contribution to the literature on property for planners lawyers government officials resource economists environmental managers and social scientists as well as for students of planning environmental law geography or public policy

*Public and Private in Natural Resource Governance* Thomas Sikor, 2013-05-13 This volume develops the rich conceptual and empirical content of public private relationships increasingly acknowledged as the dominant realm of natural resource governance Ten wonderful studies from around the world illuminate opportunities for advancing the theory analysis and effective formation of sustainable systems of resource use The book is excellent for courses in governance and public policy in any resource and environmental field

JEFF ROMM PROFESSOR FOR RESOURCE POLICY UNIVERSITY OF CALIFORNIA AT BERKELEY US The book addresses the theoretically and politically most important division of social organization into public and private The authors bring an exciting multidisciplinary perspective to bear on changing and multiple publics and the strength of relationships connecting these two spheres in rural development and natural resource governance The contributions range from consumer health and food safety soil science forestry and water management to sociological and economic aspects of natural resource property and governance

FRANZ VON BENDA BECKMANN MAX PLANCK INSTITUTE FOR SOCIAL ANTHROPOLOGY GERMANY Natural resources have historically been considered as being governed in public or private spheres that is by the state on behalf of the people or by companies or individuals driven by the market This dichotomy between private and public is now recognized as overly simplistic and it is clear that publics and privates operate at a range of levels and with differing degrees of separation or overlap Bringing together a group of internationally respected researchers this book provides a new perspective on prominent issues in resource governance including the state NGOs civil

society communities participation devolution privatization and hybrid institutions highlighting the three dimensional nature of relations between public and private It builds on empirical analyses from six fields of natural resource governance agri environment biodiversity bioenergy food quality and safety forestry and rural water and employs a comparative approach that goes beyond the specificities of individual policy fields recognizing shared elements and allowing for a greater understanding of the dynamics underlying governance processes Introductions to the volume and to each section summarize the key debates and highlight linkages between chapters This is essential reading for academics students and policy experts in natural resource governance development and environmental policy

**Reconstructing Public Housing** Matthew Thompson, 2020 *Reconstructing Public Housing* tells the story of Liverpool's cooperative revolution in municipal housing development in the 1970s how this laid the foundations for the first ever architectural or urban regeneration project to win the artworld's coveted Turner Prize and what this says about how we might renew public housing collectively

*Affordable Housing and Public-Private Partnerships* Nestor M. Davidson, 2016-03-16 With distressing statistics about rising cost burdens increasing foreclosure rates rising unemployment falling wages and widespread homelessness building affordable housing is one of our most pressing social policy problems *Affordable Housing and Public Private Partnerships* focuses attention on this critical need as leading experts on affordable housing law and policy come together to address key issues of concern and to suggest appropriate responses for future action Focusing in particular on how best to understand and implement the joint work of public and private actors in housing this book considers the real estate aspects of affordable housing law and policy access to housing housing finance and affordability land use housing regulation and housing issues in a post Katrina context Filling a critical gap in the scholarly literature available this book will be of particular interest to policy makers academics lawyers and students of housing land use real estate property community development and urban planning

*Innovations in Land Rights Recognition, Administration, and Governance* Klaus Deininger, Clarissa Augustinus, Stig Enemark, Paul Munro-Faure, 2010-10-22 The importance of good land governance to strengthen women's land rights facilitate land related investment transfer land to better uses use it as collateral and allow effective decentralization through collection of property taxes has long been recognized The challenges posed by recent global developments especially urbanization increased and more volatile food prices and climate change have raised the profile of land and the need for countries to have appropriate land policies However efforts to improve country level land governance are often frustrated by technical complexities institutional fragmentation vested interests and lack of a shared vision on how to move towards good land governance and measure progress in concrete settings Recent initiatives have recognized the important challenges this raises and the need for partners to act in a collaborative and coordinated fashion to address them The breadth and depth of the papers included in this volume all of which were presented at the World Bank's Annual Conference on Land Policy and Administration illustrate the benefits from such collaboration They are indicative not only of the diversity of issues related to land

governance but more importantly highlight that even though the topic is complex and politically challenging there is a wealth of promising new approaches to improving land governance through innovative technologies country wide policy dialogue and legal and administrative reforms The publication is based on an on going partnership between the World Bank the International Federation of Surveyors the Global Land Tool Network and the United Nations Food and Agriculture Organization provide tools that can help to address land governance in practice and at scale It is our hope that this volume will be of use to increase awareness of and support to the successful implementation of innovative approaches that can help to not only improve land governance but also thereby contribute to the well being of the poorest and the achievement of the Millennium Development Goals *Growth Management and Public Land Acquisition* Christopher Coutts, 2016-04-15

Bringing together a team of national experts this volume offers a detailed look at the links between public land acquisition programs and efforts to yield smart growth outcomes in the USA Both public land acquisition programs and state and local growth management efforts have been examined in detail but while there is growing recognition that land acquisition can play an important role in smart growth outcomes there has so far been little research into the nexus of these areas of public policy This book investigates various aspects of the land acquisition smart growth linkage and describes model programs and makes recommendations for the adoption of land acquisition efforts nationally and internationally It will appeal to practising planners policy makers public officials and citizen groups as well as academics of urban planning environmental studies geography and other disciplines which examine issues of urban sprawl **Beyond Takings and Givings** Rick Pruetz, 2003

*Unsettling the City* Nicholas Blomley, 2004-06 Contemporary capitalism has produced gentrification socio spatial stratification and racial inequality In this book Nicholas Blomley shows how the concept of property helps to generate and underwrite these pervasive urban processes *Law and Religion in Public Life* Nadirsyah Hosen, Richard Mohr, 2011-04-27 With religion at centre stage in conflicts worldwide and in social ethical and geo political debates this book takes a timely look at relations between law and religion To what extent can religion play a role in secular legal systems How do peoples of various faiths live successfully by both secular laws as well as their religious laws Are there limits to freedom of religion These questions are related to legal deliberations and broader discussions around secularism multiculturalism immigration settlement and security The book is unique in bringing together leading scholars and respected religious leaders to examine legal theoretical historical and religious aspects of the most pressing social issues of our time In addressing each other s concerns the authors ensure accessibility to interdisciplinary and non specialist audiences scholars and students in social sciences human rights theology and law as well as a broader audience engaged in social political and religious affairs Five of the book s thirteen chapters address specific contemporary issues in Australia one of the most ethnically diverse countries in the world and a pioneer of multicultural policies Australia is a revealing site for contemporary studies in a world afraid of immigration and terrorism The other chapters deal with political legal and ethical issues of global significance In conclusion

the editors propose increasing dialogue with and between religions Law may intervene in or guide such dialogue by defending the free exchange of religious ideas by adjudicating disputes over them or by promoting a civil society that negotiates rather than litigates      **Ethnography and Law** Eve Darian-Smith, 2017-11-30 Ethnographies of law are historically associated with anthropology and the study of far away places and people In contrast this volume underscores the importance of ethnographic research in analyzing law in all societies particularly complex developed nations By exploring recent ethnographic research by socio legal scholars across a range of disciplines the volume highlights how an ethnographic approach helps in appreciating the realities of legal pluralism the subtle contradictions in any legal system and how legal meaning is constantly reproduced on the ground through the cultural frames and practices of peoples everyday lives

**Neoliberal Environments** Nik Heynen, James McCarthy, Scott Prudham, Paul Robbins, 2007-11-13 Does neoliberalizing nature work and what work does it do This volume provides answers to a series of urgent questions about the effects of neoliberal policies on environmental governance and quality      *Women's Land Rights & Privatization in Eastern Africa* Birgit Englert, Elizabeth Daley, 2008 This collection examines women s land rights in East Africa in the context of land tenure reforms and privatization      *Fairness in Antitrust* Adi Ayal, 2014-12-01 What drives popular support for state enforced competition policy What is it about antitrust law that garners approval from both the public and courts to the point of demonizing large firms convicted of antitrust offenses In this book Adi Ayal argues that the populist roots of antitrust are still with us guiding sentiment towards a legal regime that has otherwise shifted towards economic analysis Antitrust is very much about fairness and morality this book assesses how modern policy has hijacked popular support based on traditional conceptions of political and economic power to combat market power in narrowly defined micro markets Beginning with history but delving into moral and political philosophy Professor Ayal shows how arguments concerning fairness in antitrust apply both to monopolists and their victims Fairness thus requires a balancing test based on context and respecting the rights of all parties involved While traditionally fairness arguments were used to justify intervention where economic analysis did not this book assesses them from first principles to show that pure efficiency analysis is flawed from a moral standpoint when the state intervenes Protecting weak consumers from strong monopolists may carry rhetorical weight but the reality of antitrust is that the state is much more powerful than almost all firms it regulates Protecting the strong from the weak especially when weak consumers hold legal power and influence might very well be a moral imperative This book offers a philosophical account of the conundrum facing competition policy which challenges widely held yet often implicit and unfounded beliefs      Trust in the Land Beth Rose Middleton Manning, 2011-02-15 The Earth says God has placed me here The Earth says that God tells me to take care of the Indians on this earth the Earth says to the Indians that stop on the Earth feed them right God says feed the Indians upon the earth Cayuse Chief Young Chief Walla Walla Council of 1855 America has always been Indian land Historically and culturally Native Americans have had a strong appreciation for the land and what it

offers After continually struggling to hold on to their land and losing millions of acres Native Americans still have a strong and ongoing relationship to their homelands The land holds spiritual value and offers a way of life through fishing farming and hunting It remains essential not only for subsistence but also for cultural continuity that Native Americans regain rights to land they were promised Beth Rose Middleton examines new and innovative ideas concerning Native land conservancies providing advice on land trusts collaborations and conservation groups Increasingly tribes are working to protect their access to culturally important lands by collaborating with Native and non Native conservation movements By using private conservation partnerships to reacquire lost land tribes can ensure the health and sustainability of vital natural resources In particular tribal governments are using conservation easements and land trusts to reclaim rights to lost acreage Through the use of these and other private conservation tools tribes are able to protect or in some cases buy back the land that was never sold but rather was taken from them Trust in the Land sets into motion a new wave of ideas concerning land conservation This informative book will appeal to Native and non Native individuals and organizations interested in protecting the land as well as environmentalists and government agencies New Directions in Anthropology and Environment Carole L.

Crumley,2002-05-09 Carole L. Crumley has brought together top scholars from across anthropology in a benchmark volume that displays the range of exciting new work on the complex relationship between humans and the environment Continually pursuing anthropology's persistent claim that both the physical and the mental world matter these environmental scholars proceed from the holistic assumption that the physical world and human societies are always inextricably linked As they incorporate diverse forms of knowledge their work reaches beyond anthropology to bridge the sciences social sciences and the humanities and to forge working relationships with non academic communities and professionals Theoretical issues such as the cultural dimensions of context knowledge and power are articulated alongside practical discussions of building partnerships research methods and ethics and strategies for implementing policy New Directions in Environment and Anthropology will be important for all scholars and non academics interested in the relation between our species and its biotic and built environments It is also designed for classroom use in and beyond anthropology and students will be greatly assisted by suggested reading lists for their further exploration of general concepts and specific research Learn more about the author at the University of North Carolina Anthropology Department web pages Understanding Institutional Diversity Elinor Ostrom,2009-11-13 The analysis of how institutions are formed how they operate and change and how they influence behavior in society has become a major subject of inquiry in politics sociology and economics A leader in applying game theory to the understanding of institutional analysis Elinor Ostrom provides in this book a coherent method for undertaking the analysis of diverse economic political and social institutions Understanding Institutional Diversity explains the Institutional Analysis and Development IAD framework which enables a scholar to choose the most relevant level of interaction for a particular question This framework examines the arena within which interactions occur the rules employed

by participants to order relationships the attributes of a biophysical world that structures and is structured by interactions and the attributes of a community in which a particular arena is placed The book explains and illustrates how to use the IAD in the context of both field and experimental studies Concentrating primarily on the rules aspect of the IAD framework it provides empirical evidence about the diversity of rules the calculation process used by participants in changing rules and the design principles that characterize robust self organized resource governance institutions **A Civil Republic** Severyn Ten Haut Bruyn, 2005 Envisions a new model of governance a civil republic which combines the human values of civil society and the market aspects of political economy moving the world beyond conventions of capitalism and nationalism Written for scholars and practitioners of international relations economics political science business international development and international law Provided by publisher The Oxford Handbook of Global Legal Pluralism Paul Schiff Berman, 2020-06-01 Over the past two decades Global Legal Pluralism has become one of the leading analytical frameworks for understanding and conceptualizing law in the 21st century Wherever one looks there is conflict among multiple legal regimes Some of these regimes are state based some are built and maintained by non state actors some fall within the purview of local authorities and jurisdictional entities and some involve international courts tribunals and arbitral bodies and regulatory organizations Global Legal Pluralism has provided first and foremost a set of useful analytical tools for describing this conflict among legal and quasi legal systems At the same time some pluralists have also ventured in a more normative direction suggesting that legal systems might sometimes purposely create legal procedures institutions and practices that encourage interaction among multiple communities These scholars argue that pluralist approaches can help foster more shared participation in the practices of law more dialogue across difference and more respect for diversity without requiring assimilation and uniformity Despite the veritable explosion of scholarly work on legal pluralism conflicts of law soft law global constitutionalism the relationships among relative authorities transnational migration and the fragmentation and reinforcement of territorial boundaries no single work has sought to bring together these various scholarly strands place them into dialogue with each other or connect them with the foundational legal pluralism research produced by historians anthropologists and political theorists Paul Schiff Berman one of the world's leading theorists of Global Legal Pluralism has gathered over 40 diverse authors from multiple countries and multiple scholarly disciplines to touch on nearly every area of legal pluralism research offering defenses critiques and applications of legal pluralism to 21st century legal analysis Berman also provides introductions to every part of the book helping to frame the various approaches and perspectives The result is the first comprehensive review of Global Legal Pluralism scholarship ever produced This book will be a must have for scholars and students seeking to understand the insights of legal pluralism to contemporary debates about law At the same time this volume will help energize and engage the field of Global Legal Pluralism and push this scholarly trajectory forward into another two decades of innovation *Urban Land*, 2001 *Land Policies in India* Sony Pellissery, Benjamin Davy, Harvey M.



Jacobs, 2017-08-10 This book examines how property rights are linked to socio economic progress and development It also provides a theoretical analysis an economic social analysis of planning case studies of the implementation of planning and regulation instruments practices related to law and planning analysis of case laws in a particular segment The interconnection between property law and planning is a running theme throughout the book The land question has been central to South Asian development on two counts First although the majority of the population relies on agriculture and allied activities their livelihood landholding is highly skewed second urban planning is facing unprecedented challenges due to burgeoning property values as well as gush of migrants to cities seeking livelihood The response to these challenges in the form of laws and policies has been very large compared to the academic attention that is received However the measures emerging from planning and policies have had limited impact on the extent of the problems This paradox calls for serious introspection and academic engagement that this book undertakes The book further deals with the emerging discipline of planning law which determines property value and use and argues that regulatory issues of public policy determine the property valuation and property pricing

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