

LAND USE SUCCESSION CRITERIA AND THE SUSTAINABILITY OF BUILDINGS

Ivan M. Johnstone

Department of Property, The University of Auckland, Private Bag 92019,
Auckland, New Zealand

The author completed a BSc(Physics) in 1974 and a BArch(Hons) in 1978. He then practiced as an architect in the public and private sector until 1990 and completed his PhD "The mortality of New Zealand housing stock" in 1993. He has worked as a senior lecturer in the Department of Property since 1994.

ABSTRACT: Each day professionals in the property industry make financial decisions that determine the current level and affect the future level of resources used to sustain services provided by buildings. This paper has examined whether the standard land use succession criterion applied to an individual building leads to results consistent with that of a benefit-cost ratio criterion applied to a stationary and stable stock of buildings. A typical New Zealand dwelling has been used as an example building and the effects of taxation have not been examined. The author has demonstrated that the standard land use succession criterion is anomalous due to the criterion being a function of the assumed service life of buildings whereas the benefit-cost ratio criterion provides a single unambiguous estimate of the costs to sustain a given quantity of services provided by a stationary and stable building stock.

Keywords – buildings; demolition; optimisation; replacement; stock; sustainability.

INTRODUCTION

Professionals in the property industry throughout the world make financial decisions each day that determine the current level and affect the future level of resources used to sustain the services provided by buildings. These decisions are based on and are driven by economic theory underpinned by Fisher (1906). For example, capital theory forms the basis of the valuation of buildings and investment criteria used to determine capital expenditure, levels of maintenance and refurbishment, and the timing of land use succession. Standard procedures of discounting have serious deficiencies from an environmental and intergenerational perspective, for examples see Price (1993), and these deficiencies apply especially to buildings that are among the most durable forms of capital stock. Investment criteria as applied to buildings are normally applied only

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Color Image Processing Rastislav Lukac, Konstantinos N. Plataniotis, 2018-10-03 Color Image Processing Methods and Applications embraces two decades of extraordinary growth in the technologies and applications for color image processing The book offers comprehensive coverage of state of the art systems processing techniques and emerging applications of digital color imaging To elucidate the significant progress in specialized areas the editors invited renowned authorities to address specific research challenges and recent trends in their area of expertise The book begins by focusing on color fundamentals including color management gamut mapping and color constancy The remaining chapters detail the latest techniques and approaches to contemporary and traditional color image processing and analysis for a broad spectrum of sophisticated applications including Vector and semantic processing Secure imaging Object recognition and feature detection Facial and retinal image analysis Digital camera image processing Spectral and superresolution imaging Image and video colorization Virtual restoration of artwork Video shot segmentation and surveillance Color Image Processing Methods and Applications is a versatile resource that can be used as a graduate textbook or as stand alone reference for the design and the implementation of various image and video processing tasks for cutting edge applications This book is part of the Digital Imaging and Computer Vision series

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