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**UNIVERSITÄT
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10TH ANNUAL CONFERENCE
INTERNATIONAL ACADEMIC ASSOCIATION ON
PLANNING, LAW, AND PROPERTY RIGHTS
BERN, SWITZERLAND

15th - 19th February 2016

Land as a Scarce Resource

10th

PLPR

2016

Bern



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Bern, 12th February 2016

2 PLPR 2016



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Table of Content

Welcome Words	4
Team	6
Theme	7
General Information	8
Venue	10
PLPR Affairs	12
PhD Workshop	18
Keynote Speakers	20
Roundtables	22
Excursions & Post-Conf Trips	24
Schedule	26
Social Events	28
Practical Information	32
List of Participants and Presentations	35

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Group 1

Chris Webster, University of Hong Kong, China

Roddy, Kevin William

(Queen's University of Belfast, UK) Community Planning and Asset Transfer in Northern Ireland ; new social justice, community empowerment and property rights and transition to a sustainable commons society?'

Burgos, Vicente (University College London, UK) The relation between Law and Space

Bussels, Matthias (KU Leuven, Belgium) Governing the Flemish Commons - creating space for shared land use within Flemish ownership regimes

Antonic, Branislav (University of Belgrade, Serbia) Housing as an Activator of Urban Development in Shrinking Cities: The Case of Cities in Vojvodina

Van Praag, Phillis (University of Antwerp, Belgium) Rediscovering the Commons: In Search of Legal Instruments for Creating and Governing Commons

Ariani, Camilla (University of Rome, Italy) Public private partnerships for urban regeneration: Stakeholders, processes and responsibilities

Ahern, Joanne (Gran Sasso Science Institute, Italy) Property Vacancy in the Republic of Ireland

Group 2

Marta Lora-Tamayo, UNED, Spain

Yang, Yitu (TU Dortmund, Germany) Land Use and Social Rights: A Boundary Perspective on the Urban Village in Contemporary China

Elmorshdy, Mustafa Ahmed (TU Dortmund, Germany) Towards an integrative approach for Mediterranean cities of Egypt adopting the principles of Integrated Coastal Zone Management; Alexandria governorate as a case study

Bouchemal, Mohamed tayeb (University Center of Constantine, Algeria) How to deal with irrational consumption of land in the Wilaya of Constantine?

Kabahinda, Jackline (TU Dortmund, Germany) Land policy and women's land rights in Uganda

Khoshnood, Sahar (TU Darmstadt, Germany) Cities, towards Missing Identities? Synergy Management of sustainable Protection and Use of Cultural Urban Heritage in the Context of Global Change - the case of Tehran

De la Sala, Safira (Technion - Israel Institute of Technology) Planning Law and Property Rights: Challenges for climate change policies

Group 3

Ben Davy, TU Dortmund, Germany

Hengstermann, Andreas (University of Bern, Switzerland) The effect of land policy strategies on the assertiveness of municipal planning authorities - case studies on food discount stores in Switzerland

Zhou, Lu (The University of Hong Kong, Hong Kong S.A.R. (China)) Property rights, Planning, Efficiency and Inequality: Evidence from a rural-urban integrated land market in China

Wichard, Lars (Wageningen University & Research Centre, Netherlands) Retail property & planning decision making in the Netherlands: the influence of its institutional setting.

Solly, Alys (Politecnico di Torino, Italy) Relationship between spatial planning efficiency and well-being

Nikolic, Sofija (University of Belgrade, Serbia) Legal Regime of Use and Protection of Agricultural Land in the Republic of Serbia

Meijer, Rick (Wageningen University, Netherlands) Changing institutional settings of public land development in the Netherlands

List of Participants & Presentations



The program might be subject to change. Get the detailed and updated conference program online <https://www.conftool.net/plpr2016/> or as download for your mobile device using *Eventor App*.

Adamowicz, W.L. Vic (University of Alberta, Canada) vic.adamowicz@ualberta.ca

150: Alternative Models of Compensation on Alberta's Crown Grazing Lease Lands (Session A2)

Ahern, Joanne (Gran Sasso Science Institute, Italy) joanne.ahern@gssi.infn.it

263: Zoning Policies and Property Rights in the Republic of Ireland (Session B3)

264: Vacant Property in the Republic of Ireland (Session PhD1)

Almeida, Joana (Instituto Superior Técnico-Universidade de Lisboa, PT) joana.c.almeida@tecnico.ulisboa.pt

179: Equity and efficiency in joint urban operations in Portugal: a new instrument is needed? (Session B6)

180: A Real Estate Appraisal Model Based on Real and Actual Data (Session D5)

239: How can Tax Increment Financing improve Land Readjustment performance in Portugal? (Session D1)

288: An approach to improve attractiveness of land readjustment processes to owners and investors (Session B5)

Alterman, Rachelle (Technion - Israel Institute of Technology) alterman@cc.technion.ac.il

142: When Enforcement Fails: Comparative analysis of the legal and planning responses to Non-Compliant Development in Two Advanced-Economy Countries (Session C5)

168: Coastal zone regulation confronting high development pressures: The decisions of the Israel National Coastal Protection Committee and Appeal Outcomes (Session A7)

223: The Role of Planners in Professional Representation in Planning Appeals: Cause for Reflection by Planning Theorists (Session B2)

241: Agreements between Developers and Planning Authorities: (Session D4)

266: A Cross-national perspective of agricultural land rights and planning regulations in OECD Countries – initial Findings (Session A6)

Anguelovski, Isabelle (Universitat Autònoma de Barcelona, Spain) Isabelle.Anguelovski@uab.cat

282: Can green cities be just? Tensions and contentions in land use planning for sustainability (Session X3)

Antonic, Branislav (Faculty of Architecture, University of Belgrade, Serbia) antonic83@gmail.com

113: Urban Patterns of Housing in Post-Socialist Serbia: Between Planning, Law and Reality (Session C2)

114: HOUSING AS AN ACTIVATOR OF URBAN DEVELOPMENT IN SHRINKING CITIES: THE CASE OF CITIES IN VOJVODINA (Session PhD1)

249: The Consequences of Planning Decisions and Legislation on the Transformation of Historic Center: Case Study of Cities in Northern Serbia (Session C6)

- Antunes Ferreira, José (INSTITUTO SUPERIOR TÉCNICO, Portugal) antunes.ferreira@tecnico.ulisboa.pt
 180: A Real Estate Appraisal Model Based on Real and Actual Data (Session D5)
 239: How can Tax Increment Financing improve Land Readjustment performance in Portugal? (Session D1)
- Ariani, Camilla (Dept. of Planning, Design, Technology of Architecture Sapienza University Rome (Italy)) camilla.ariani@uniroma1.it
 270: Public private partnership and urban regeneration Comments on the link between decision making, property rights and spatial outputs of urban transformations. (Session C3)
 271: Critical issues and opportunities in Public Private Partnerships for urban regeneration. Decision making, design quality and socio-economic sustainability (Session PhD1)
- Askew, Janet (University of the West of England, Bristol, United Kingdom) janet.askew@uwe.ac.uk
 246: Islands in the stream: value capture and cost recovery in previously uncharted waters (Session D8)
- Bakarr, Rashid (SIERRA YOUTH, Sierra Leone) sierrayouth1@gmail.com
- Balmer, Ivo (University of Bern) ivo.balmer@giub.unibe.ch
- Baudry, Sarah (Université de Marne la Vallée, France) sarah.baudry@u-pem.fr
 199: From the plan to its implementation: negotiating the rules of land law in order to control spontaneous densification. (Session C8)
- Belof, Magdalena (Wroclaw University of Technology, Poland) magdalena.belof@gmail.com
 294: Privileges and costs of being special – planning regulations for nationally certified health & spa resorts in Poland (Session C4)
- BENABBAS, Samia (Laboratoire AUTES: De l'Architecture à l'Urbanisme: Techniques, espaces et sociétés) benabbas_dz@yahoo.fr
 188: "The land in the Wilaya of Constantine: Regulation, practices and prospects." (Session PhD2)
- Berli, Jan (Swiss Federal Institute for Forest, Snow and Landscape Research WSL, Switzerland) jan.berli@wsl.ch
 237: Throttling the 'Growth Machine': Institutional and Administrative Determinants of Restrictive Local Land Use Regulation in Switzerland (Session D2)
- Bombenger, Pierre-Henri (UNIL, Switzerland) pierre-henri.bombenger@unil.ch
 210: The price of development rights redistribution: Actors' dynamics in a land improvement syndicate (Vaud, Switzerland) and future perspectives (Session D7)
- Bonnefond, Mathieu (CNAM, France) mathieu.bonnefond@cnam.fr
 219: Regulation of rights and uses in bottom valleys: complex arrangements between environmental public policies and private land uses The case of « l'Île Saint-Aubin » (Angers, France) (Session A2)
- BOUCHEMAL, Mohamed tayeb (Laboratory AUTES: De l'Architecture à l'Urbanisme: Techniques, Espaces et Sociétés) m.t.bouchemal@gmail.com
 186: Land in the wille of Constantine; Regulations, practices and perspectives ... (Session C6)
 188: "The land in the Wilaya of Constantine: Regulation, practices and prospects." (Session PhD2)

- Brickley, Alan (Counsel, First American Title Co., Portland, Oregon) abrickley@firstam.com
163: CLIMATE CHANGE RESPONSES FROM SMALLER ENTITIES (Session A4)
- Bridel, Laurent (Université de Lausanne, Switzerland) laurent.bridel@unil.ch
- Brzezinska-Rawa, Anna (Nicolaus Copernicus University in Toru, Poland) rawa@law.umk.pl
204: Planning, law and property rights' overlap in on-shore wind energy plants' location in Poland – lack of space in the huge country? (Session A5)
- Buchsbaum, Peter A. (Retired Judge, Superior Court of New Jersey, United States of America) pbuchsbaum@aol.com
178: AFFORDABLE HOUSING CONTRIBUTIONS, ARE THEY EXACTIONS OR MERE LAND USE CONTROLS? (Session C2)
- Bühlmann, Lukas (Swiss Spatial Planning Association (VLP-ASPAN), Switzerland) lukas.buehlmann@vlp-aspan.ch
283: Land as a scarce resource – the swiss planning system and the spatial challenges (Session X1)
- Buitelaar, Edwin (PBL, Netherlands, The) Edwin.Buitelaar@pbl.nl
293: Simple planning rules for complex urban problems. What they are and why we need them (Session B1)
- Burgos, Vicente (University College London, United Kingdom) vicente.burgos.12@gmail.com
170: Urban norms and divergences (Session B2)
171: The role of urban regulation on increasing conflicts in Chilean Cities. (Session PhD1)
- Bussels, Matthias (KU Leuven) matthias.bussels@kuleuven.be
154: Envisioning slow paths as a landed commons in Flanders (Session D2)
167: Planning the Commons: structuring and governing ownership regimes on shared land use in Flanders (Session PhD1)
- Callanan, Judith (RMIT University, Australia) judith.callanan@rmit.edu.au
123: Infrastructure contributions plan - new developer contribution planning tool for Victoria, Australia. (Session D8)
- Calor, Inês Alhandra (Universidade Nova de Lisboa, Portugal) icalor@gmail.com
142: When Enforcement Fails: Comparative analysis of the legal and planning responses to Non-Compliant Development in Two Advanced-Economy Countries (Session C5)
225: Illegal development in Europe: examples and cross-national perspective of the phenomenon. (Session C5)
- Carmon, Dafna (Technion, Israel) dafna.carmon@gmail.com
168: Coastal zone regulation confronting high development pressures: The decisions of the Israel National Coastal Protection Committee and Appeal Outcomes (Session A7)
- Cathomas, Gierina (Swiss Federal Research Institute WSL, Switzerland) gierina.cathomas@bluewin.ch
128: Instruments of negotiation in Swiss municipal planning: details on a recent phenomenon (Session B4)
- Chao, Tzuyuan Stessa (National Cheng Kung University, Taiwan, Republic of China) tychao@mail.ncku.edu.tw
134: From Blight area to Bright area: the legal feasibility of installing solar photovoltaic systems on former landfill sites in Taiwan (Session A5)

- Chau, K. W. (The University of Hong Kong, Hong Kong S.A.R. (China)) hrrbckw@hku.hk
 215: The relationship between club goods and local public goods in the neighborhood market in China (Session D5)
 196: Unclear property rights and resources allocation efficiency: empirical evidence from Chongqing and Chengdu (Session D5)
 197: Unclear property rights and resources allocation efficiency: empirical evidence from Chongqing and Chengdu (Session PhD3)
- Chen, Ying-Yu (National Cheng-Kung University, Tainan, Taiwan., Taiwan, Republic of China) aromafillyu@gmail.com
 195: THE ACCOUNTABILITY OF URBAN PLANNING COMMISSION IN TAIWAN URBAN PLANNING EXAMINATION SYSTEM. A CASE STUDY OF PU-YU PROJECT IN HSINCHU COUNTY. (Session B2)
- Chiodelli, Francesco (Gran Sasso Science Institute, Italy) francesco.chiodelli@gssi.infn.it
 131: A theoretical exploration on the multifaceted relationship between rules and informality (Session C5)
- Chizewer, Debbie (Northwestern University School of Law) Debbie.M.Chizewer@law.northwestern.edu
 151: Fracking: Private Property Rights and Local Government Regulation in Tension (Session A2)
- Choy, LHT (The University of Hong Kong, Hong Kong S.A.R. (China)) lennonchoy@hku.hk
 196: Unclear property rights and resources allocation efficiency: empirical evidence from Chongqing and Chengdu (Session D5)
 197: Unclear property rights and resources allocation efficiency: empirical evidence from Chongqing and Chengdu (Session PhD3)
- Claeys, Marjolijn (KU Leuven, Department of Architecture, Belgium;Voorland) marjolijn@voorland.be"
 137: A Slender Land Use Plan in a Comprehensive Environmental Planning Process (Session B6)
- Clément, Camille (INRA-SAD, France) camille.clement@montpellier.inra.fr
 227: Farmland preservation issues on the urban fringe: a review in developed countries (Session A6)
- Condessa, Beatriz (Instituto Superior Técnico-Universidade de Lisboa, Portugal) beatriz.condessa@tecnico.ulisboa.pt
 179: Equity and efficiency in joint urban operations in Portugal: a new instrument is needed? (Session B6)
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 202: Territorial value (Session D5)
- D'Alpaos, Chiara (Università di Padova, Italy) chiara.dalpaos@unipd.it
 173: Land consumption, energy sprawl, and distributed generation: questions of ownership, regulation, and planning (Session A5)
- Dalaei Milan, Ebrahim (Iran University of Science and Technology, Islamic Republic of Iran) e_milan@arch.iust.ac.ir
 269: Conflict between property rights and public interests in the context of the limitations of settlements geomorphology (From legal conflicts to customary agreements) (Session C8)

- Davy, Ben (TU Dortmund University, Germany) benjamin.davy@udo.edu
106: LAND VALUES AND THE SOCIAL CONSTRUCTION OF SCARCITY (Session B8)
- De Coutere, Stijn (ProFlow bvba) stijn.decoutere@proflow.be
137: A Slender Land Use Plan in a Comprehensive Environmental Planning Process (Session B6)
- De La Sala, Safira (Technion - Israel Institute of Technology, Israel) safirapls@tx.technion.ac.il
226: When Climate Change Meets Latin American Planning Law (Session A4)
233: Planning Law and Property Rights: Challenges for Climate Change Policies (Session PhD2)
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274: Strategic spatial planning and adaptation to climate change: synergies and challenges for land protection in Greek metropolitan areas (Session A4)
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113: Urban Patterns of Housing in Post-Socialist Serbia: Between Planning, Law and Reality (Session C2)
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- Drori, Micha (Technion Israel Institute of Technology, Haifa, Israel) micha.drori@gmail.com
266: A Cross-national perspective of agricultural land rights and planning regulations in OECD Countries – initial Findings (Session A6)
- Dubey, Jacques (Université de Fribourg, Switzerland) jacques.dubey@unifr.ch
281: Guarantee of property and scarcity of land in Swiss law - Thinking property outside «the thing» (Session X3)
- Elmorshdy, Mustafa Ahmed (TU dortmund, Faculty of Spatial Planning, Department of Spatial Information Management and Modelling, Germany) mustafa.elmorshdy@tu-dortmund.de
250: Application of Remote Sensing and GIS in Integrated Coastal Zone Management (ICZM); Alexandria Governorate, Egypt as a case study (Session A7)
252: Towards an integrative approach for Mediterranean cities of Egypt adopting the principles of Integrated Coastal Zone Management; Alexandria governorate as a case study (Session PhD2)
- Entem, Alicia (University of Alberta, Canada) entemar@si.edu
150: Alternative Models of Compensation on Alberta's Crown Grazing Lease Lands (Session A2)
- Evers, David (PBL Netherlands Environmental Assessment Agency, Netherlands, The) david.evers@pbl.nl
212: European Union impact on planning, law and property rights: the case of compensation (Session D3)
- Falco, Enzo (Gran Sasso Science Institute, Italy) enzo.falco@gssi.infn.it
290: Coastal planning and safeguard in Italy: where do the regulations fail? (Session A7)
- Ferreira, José Antunes (Instituto Superior Técnico-Universidade de Lisboa, Portugal) antunes.ferreira@tecnico.ulisboa.pt
179: Equity and efficiency in joint urban operations in Portugal: a new instrument is needed? (Session B6)
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219: Regulation of rights and uses in bottom valleys: complex arrangements between environmental public policies and private land uses The case of « l'Île Saint-Aubin » (Angers, France) (Session A2)

Fuchs, Sven (University of Natural Resources and Life Sciences, Vienna, Austria) sven.fuchs@boku.ac.at

117: Tradable land use rights in flood risk management: examples from the European Alps (Session B5)

García Pastor, Marta (Municipality of Valencia, Spain) martagarciapastor@gmail.com

175: Negotiated Developer Obligations in Spain (Session D4)

Gerber, Jean-David (University of Bern, Switzerland) jean-david.gerber@giub.unibe.ch

228: Scarcity and the shift toward land policy (Session B4)

Gozalvo Zamorano, Maria Jesús (Polytechnic University of Valencia, Spain) 05004@ctav.es

174: The working of Non-negotiable developer obligations in the Spanish Land Readjustment (Session D4)

Gozdziewicz-Biechonska, Justyna (Adam Mickiewicz University in Pozna, Poland) jusgoz@amu.edu.pl

204: Planning, law and property rights' overlap in on-shore wind energy plants' location in Poland – lack of space in the huge country? (Session A5)

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218: Ground Lease a strategic tool to fight against land scarcity? French experimentation (Session B8)

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202: Territorial value (Session D5)

Hartmann, Thomas (Utrecht University, Netherlands, The) t.hartmann@uu.nl

158: Active land policy in small municipalities in the Netherlands: "We don't do it, unless..." (Session B4)

Hatcher, Craig Nicholas (Technical University Berlin, Simon Fraser University Vancouver) craig.hatcher@geo.uzh.ch

164: Planning for possession: empty homes, urban land scarcity and the paradox of the 'global housing crisis' (Session C2)

Hengstermann, Andreas (University of Bern, Switzerland) andreas.hengstermann@giub.unibe.ch

205: The Role of Land Policy Instruments in Planning Policy (Session PhD3)

228: Scarcity and the shift toward land policy (Session B4)

Hersperger, Anna M (Swiss Federal Research Institute WSL, Switzerland) anna.hersperger@wsl.ch

128: Instruments of negotiation in Swiss municipal planning: details on a recent phenomenon (Session B4)

Holtslag-Broekhof, Sanne (Kadaster, Wageningen University) sanne.holtslag@kadaster.nl

213: The (un)ambiguousness of Compulsory Purchase Compensation (Session B5)

Holzman-Gazit, Yifat (College of Management, Israel) yifat.holzman.gazit@gmail.com

224: Trees in the City: The Intersection between Law, Planning and Property Rights in Israel (Session A5)

Huang, Wei-Ju (National Cheng-Kung University, Tainan, Taiwan., Taiwan, Republic of China) wjhuang@mail.ncku.edu.tw

195: THE ACCOUNTABILITY OF URBAN PLANNING COMMISSION IN TAIWAN URBAN PLANNING EXAMINATION SYSTEM. A CASE STUDY OF PU-YU PROJECT IN HSINCHU COUNTY. (Session B2)

- Hubeau, Bernard (University of Antwerp, Belgium) bernard.hubeau@uantwerpen.be
206: Rediscovering the commons in Belgian property law (Session C1)
- Idt, Joel (Université de Marne la Vallée, France) joel.idt@u-pem.fr
199: From the plan to its implementation: negotiating the rules of land law in order to control spontaneous densification. (Session C8)
- Jacobs, Harvey Martin (University of Wisconsin-Madison, USA, United States of America) hmjacobs@wisc.edu
120: Property Rights Advocacy in Western Europe: The Ambiguous Role of Pro-Market Think Tanks (Session D2)
121: Radical Property for Radical Environmental Conditions? Western Property's Functionality for Sustainability and Equity (Session C1)
- Jacobson, Thomas (Sonoma State University, United States of America) tom.jacobson@sonoma.edu
162: Rules for Regulations: A Healthy Communities Perspective (Session C4)
- Jain, Palash (Hidayatullah National Law University, India) plshjn@hotmail.com
207: The overlapping nature of public and private property rights with a spotlight on the indian subcontinent. (Session C8)
- Janssen-Jansen, Leonie (Wageningen University & Research Centre, Netherlands, The) leonie.janssen-jansen@wur.nl
169: The delivery of housing and retail through the planning system in the Netherlands: recent developments and policy implications. (Session B6)
- Kabahinda, Jackline (TU Doortmund, Germany) jkabahinda@yahoo.com
127: Culture and women's land rights on the ground in Uganda (Session C7)
286: situation of women's land rights in the rural Uganda (Session PhD2)
- Kamara, Georgina Marie (Youths and Childhood Advocacy International, Sierra Leone) mariesallkamara@gmail.com
- Kaplinsky, Eran S. (University of Alberta, Canada) eran.kaplinsky@ualberta.ca
150: Alternative Models of Compensation on Alberta's Crown Grazing Lease Lands (Session A2)
- Kheyroddin, Reza (Iran University of Science and Technology, Islamic Republic of Iran) reza_kheyroddin@iust.ac.ir
269: Conflict between property rights and public interests in the context of the limitations of settlements geomorphology (From legal conflicts to customary agreements) (Session C8)
- Khoshnood, Sahar (TU Darmstadt, Germany) khoshnood@stadtforschung.tu-darmstadt.de
139: A Brief Overview of Management System and National Regulations from the Perspective of Cultural Heritage Conservation in the Case of Tehran, Iran (1986-2015) (Session C6)
140: Cities, towards Missing Identities? Synergy Management of Sustainable Protection and Use of Cultural Urban Heritage in the Context of Global Change - the case of Tehran (Session PhD2)
- Knoepfel, Peter (University of Lausanne, Switzerland) Peter.Knoepfel@unil.ch
280: Land as a scarce resource (Session X2)
- Kolocek, Michael (TU Dortmund, Germany) michael.kolocek@tu-dortmund.de
156: 10 years of PLPR – The content of planning, law, and property rights (Session B1)

- Korthals Altes, Willem K. (TU Delft, The Netherlands) w.k.korthalsaltes@tudelft.nl
124: The performance of EU policies to reuse derelict land and to prevent urban sprawl in the exercise of EU competences (Session D3)
- Lalenis, Konstantinos (University of Thessaly, Greece) klalenis@uth.gr
253: Existing Deficiencies and New Initiatives in Spatial Planning in Greece: Seeking effectiveness in the inter-level coordination (Session B3)
- Le Rouzic, Vincent (UMR 8504 Géographie-Cités, Paris 1 Panthéon-Sorbonne, France) vincent.le.rouzic@gmail.com
218: Ground Lease a strategic tool to fight against land scarcity? French experimentation (Session B8)
- Leinfelder, Hans (KU Leuven, Department of Architecture, Belgium) hans.leinfelder@kuleuven.be
137: A Slender Land Use Plan in a Comprehensive Environmental Planning Process (Session B6)
- Lenferink, Sander (Radboud University Nijmegen, The Netherlands) s.lenferink@fm.ru.nl
145: Financing large public infrastructure after the economic crisis in the Netherlands: focus on developer obligations? (Session D4)
- Leshinsky, Rebecca (RMIT University, Australia) rebecca.leshinsky@rmit.edu.au
122: Statutory instrumentality and real estate valuation for ageing multi-title heritage buildings. Reciprocal learning: Tel Aviv and Melbourne (Session C6)
123: Infrastructure contributions plan - new developer contribution planning tool for Victoria, Australia. (Session D8)
- Levent, Tolga (Mersin University, Turkey) tolgalevent@mersin.edu.tr
272: Recent Restrictions on Private Property Rights and Their Implications in Cities and Urban Planning: The Turkish Case (Session C3)
- Libório, Daniela Campos (Pontifical Catholic University of São Paulo, Brazil) daniela@liboriocortez.com.br
161: Urban Planning in São Paulo, Brazil: a critical comparison between São Paulo's 2002 and 2014 Master Plans (Session C3)
- Lloyd, Michael Gregory (ULSTER UNIVERSITY, United Kingdom) mg.lloyd@ulster.ac.uk
107: Towards a run rig arrangement: Infrastructure, property rights and post-capitalism? (Session D1)
- Loeb, Nancy (Northwestern University School of Law) n-loeb@northwestern.edu
151: Fracking: Private Property Rights and Local Government Regulation in Tension (Session A2)
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287: The impacts of EU law on planning law systems (Session D3)
- Madner, Verena (WU (Vienna University of Economics and Business), Austria) verena.madner@wu.ac.at
275: Negotiated developer obligations – Navigating between Scylla and Charybdis – the Austrian experience (Session D4)
- Magarotto, Mateus (Portugal) mateusmagarotto@gmail.com

- Margalit, Avital (Sapir Academic College) Tali1807@gmail.com
172: The Properties of Property Rights and the need for Urban Renewal (Session C3)
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226: When Climate Change Meets Latin American Planning Law (Session A4)
- Märki, Sarah (University of Bern, Switzerland) sarahmaerki@students.unibe.ch
279: 'We have the land, but not the food': When food systems produce 'productive exclusion'. (Session C4)
- Mayer, Heike (Director, Institute of Geography, University of Bern) heike.mayer@giub.unibe.ch
285: Inaugural Ceremony (Session X1)
- McAllister, Patrick Michael (University of Reading, United Kingdom) p.m.mcallister@reading.ac.uk
109: The Calculative Turn in Land Value Capture: Lessons from the English Planning System (Session D8)
- McCracken, Terri Elizabeth (PlaceWorks, United States of America) mccracken_terri@yahoo.com
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198: Understanding Coastal Regeneration and Resilience: lessons from the island of Ireland (Session A7)
- Meijer, Rick (Wageningen University, Netherlands, The) rick.meijer@wur.nl
184: Changing institutional settings of public land development in the Netherlands (Session B8)
296: Changing institutional settings of public land development in the Netherlands (Session PhD2)
- Melot, Romain (INRA-SAD, France) melot@agroparistech.fr
227: Farmland preservation issues on the urban fringe: a review in developed countries (Session A6)
289: Disputes over preemptions and the "land scarcity" issue in France (Session B5)
- Molina, Pablo (Asociación española de técnicos urbanistas, Spain) pablo.molina@icab.cat
257: 3D PLANNING. LEGAL AND PRACTICAL CONSEQUENCES IN DESIGNING THE CITY (Session B1)
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180: A Real Estate Appraisal Model Based on Real and Actual Data (Session D5)
239: How can Tax Increment Financing improve Land Readjustment performance in Portugal? (Session D1)
288: An approach to improve attractiveness of land readjustment processes to owners and investors (Session B5)
- Moroni, Stefano (Politecnico di Milano, Italy) stefano.moroni@polimi.it
173: Land consumption, energy sprawl, and distributed generation: questions of ownership, regulation, and planning (Session A5)
- Mualam, Nir (Technion-Israel Institute of Technology, Israel) nirm@tx.technion.ac.il
122: Statutory instrumentality and real estate valuation for ageing multi-title heritage buildings. Reciprocal learning: Tel Aviv and Melbourne (Session C6)
159: From Progressive Property to Progressive City: How Legal Conceptions of Property Can Contribute Toward Just and Inclusive City-Planning—Global Lessons (Session C7)

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174: The working of Non-negotiable developer obligations in the Spanish Land Readjustment (Session D4)
175: Negotiated Developer Obligations in Spain (Session D7)
145: Financing large public infrastructure after the economic crisis in the Netherlands: focus on developer obligations? (Session D4)
- Nahrath, Stéphane (UNIL, Switzerland) stephane.nahrath@unil.ch
210: The price of development rights redistribution: Actors' dynamics in a land improvement syndicate (Vaud, Switzerland) and future perspectives (Session D7)
- Nikolic, Dusan Zivan (University of Novi Sad, Serbia) dusan.nikolic.ns@sbb.rs
138: CONTROVERSIES OF THE CONVENTIONAL AGRICULTURAL LAND USE (Session A6)
- Nikolic, Sofija (Faculty of Law, University of Belgrade, Serbia) sofijanikolic@hotmail.com
185: LEGAL REGIME OF USE AND PROTECTION OF AGRICULTURAL LAND IN THE REPUBLIC OF SERBIA (Session A6)
209: LEGAL REGIME OF USE AND PROTECTION OF AGRICULTURAL LAND IN THE REPUBLIC OF SERBIA (Session PhD3)
- Norton, Richard (University of Michigan, United States of America) rknorton@umich.edu
193: Public Trust Powers, Constraints, Duties and Liabilities Along Laurentian Great Lakes Shores (Session A7)
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227: Farmland preservation issues on the urban fringe: a review in developed countries (Session A6)
- O'Malley, Stacey (University of Alberta, Canada) somalley@ualberta.ca
150: Alternative Models of Compensation on Alberta's Crown Grazing Lease Lands (Session A2)
- Oberlack, Christoph (University of Bern, Switzerland) christoph.oberlack@cde.unibe.ch
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200: Do they know, do they care, do they act? An exploration of planners' knowledge and awareness of, and deliberate engagement with land challenges, land law, land policy and land reform in South Africa (Session C7)
- Orni, Nira (Technion – Israel Institute of Technology, Israel) orniny@netvision.net.il
182: The development of the "Public Purpose" issue in expropriation in Israeli law (Session C8)
- Palmieri, Alessandro (University of Siena, Italy) alessandro.palmieri@unisi.it
152: Annulment of the Building Permit for an Inherently Permanent Structure in an Urban Coastal Area: Some Reflections on the Case of Poetto Beach (Session C5)
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223: The Role of Planners in Professional Representation in Planning Appeals: Cause for Reflection by Planning Theorists (Session B2)
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199: From the plan to its implementation: negotiating the rules of land law in order to control spontaneous densification. (Session C8)

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227: Farmland preservation issues on the urban fringe: a review in developed countries (Session A6)
- Pogliani, Laura (Politecnico di Milano, Italy) laura.pogliani@polimi.it
245: Multi-faceted obligations in the Italian practice (Session D7)
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236: Land taxation as a source of public revenues and the instrument of land use-planning (Session B8)
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275: Negotiated developer obligations – Navigating between Scylla and Charybdis – the Austrian experience (Session D4)
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246: Islands in the stream: value capture and cost recovery in previously uncharted waters (Session D8)
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148: Seeking Local Control: When State Legislation and Constitutions Collide with Local Government's Quest to Influence Shale Development within their Borders (Session A2)
- Roddy, Kevin William (Queen's University of Belfast, United Kingdom) kevin.rodgy@talktalk.net
232: Community Planning and Asset Transfer in Northern Ireland ; new social justice, community empowerment and property rights and transition to a sustainable commons society?' (Session C1)
235: Community Planning and Asset Transfer in Northern Ireland ; new social justice, community empowerment and property rights and transition to a sustainable commons society?' (Session PhD1)
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215: The relationship between club goods and local public goods in the neighborhood market in China (Session D5)
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128: Instruments of negotiation in Swiss municipal planning: details on a recent phenomenon (Session B4)
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183: Land scarcity where and for whom? (Session B8)
191: Developer obligations in a booming market (Session D7)
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179: Equity and efficiency in joint urban operations in Portugal: a new instrument is needed? (Session B6)
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276: Findings of Research into Legal Contextualisation (Session B1)
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144: The Investment Risk of Planning: Public investments, cost recovery and redistribution in Amsterdam. (Session D1)
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273: Of Water and Wheels: The Potential for Temporary Structures to Create a Resilient Coast and Satisfy Constitutional Takings Concerns (Session A4)
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163: CLIMATE CHANGE RESPONSES FROM SMALLER ENTITIES (Session A4)
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237: Throttling the 'Growth Machine': Institutional and Administrative Determinants of Restrictive Local Land Use Regulation in Switzerland (Session D2)
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105: Scarce and conflicted agricultural property rights: an Australian perspective (Session A6)
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246: Islands in the stream: value capture and cost recovery in previously uncharted waters (Session D8)
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262: The Residential Red Zone: Lowering Risk Through Large Scale Land Acquisition (Session D5)
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251: When plans become local: an overview of recent changes in Portuguese planning law (Session B3)
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122: Statutory instrumentality and real estate valuation for ageing multi-title heritage buildings. Reciprocal learning: Tel Aviv and Melbourne (Session C6)
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292: Cooperative Land Use Planning Among Local Governments: Toward an Institutional Typology and Theoretical Framework (Session B4)

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143: Coasian approaches to problems of resource depletion: property rights versus regulation (Session C1)
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129: Spatial planning, property rights and well-being: identifying the interactions (Session C4)
130: Spatial planning, property rights and well-being: identifying the interactions (Session PhD3)
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279: 'We have the land, but not the food': When food systems produce 'productive exclusion'. (Session C4)
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146: Land and Financial Resources for Social Housing: the solidarity quotas in São Paulo's Master Plan (Session B6)
161: Urban Planning in São Paulo, Brazil: a critical comparison between São Paulo's 2002 and 2014 Master Plans (Session C3)
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172: The Properties of Property Rights and the need for Urban Renewal (Session C3)
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163: CLIMATE CHANGE RESPONSES FROM SMALLER ENTITIES (Session A4)
126: LAND SCARCITY AND POLICY – AN AMERICAN STORY (Session B6)
- Syblis, Martin (Princeton University, NJ.) syblis@princeton.edu
159: From Progressive Property to Progressive City: How Legal Conceptions of Property Can Contribute Toward Just and Inclusive City-Planning—Global Lessons (Session C7)
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151: Fracking: Private Property Rights and Local Government Regulation in Tension (Session A2)
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125: Negotiated land use plans in the Netherlands (Session B4)
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117: Tradable land use rights in flood risk management: examples from the European Alps (Session B5)
118: The problem with voluntary resettlement processes as a need under changing climate conditions (Session A4)
- Thiel, Fabian (Frankfurt University of Applied Sciences, Germany) bodenrecht@fabian-thiel.de
115: "On the 1" in TTIP" – Landownership and land use patterns in Germany between investment euphoria and social obligations (Session D3)

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 250: Application of Remote Sensing and GIS in Integrated Coastal Zone Management (ICZM); Alexandria Governorate, Egypt as a case study (Session A7)
 252: Towards an integrative approach for Mediterranean cities of Egypt adopting the principles of Integrated Coastal Zone Management; Alexandria governorate as a case study (Session PhD2)
- Thoidou, Elisavet (Aristotle University of Thessaloniki GREECE, Greece) thoidouel@auth.gr
 274: Strategic spatial planning and adaptation to climate change: synergies and challenges for land protection in Greek metropolitan areas (Session A4)
- Tillemans, Leah (University of Lausanne, Switzerland) leah.tillemans@unil.ch
 183: Land scarcity where and for whom? (Session B8)
 191: Developer obligations in a booming market (Session D7)
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 243: The NGO-ization of Spatial Rights in the Israel (Session D2)
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 247: RECONSIDERING 'HYBRID' PLANNING TOOLS FOR PUBLIC PROPERTIES' DEVELOPMENT THROUGH PUBLIC-PRIVATE PARTNERSHIPS. A GREEK CASE STYDY (Session C5)
- Van den Broeck, Pieter (KU Leuven) pieter.vandenbroeck@kuleuven.be
 154: Envisioning slow paths as a landed commons in Flanders (Session D2)
 206: Rediscovering the commons in Belgian property law (Session C1)
- Van der Krabben, Erwin (Radboud University Nijmegen, The Netherlands) e.vanderkrabben@fm.ru.nl
 145: Financing large public infrastructure after the economic crisis in the Netherlands: focus on developer obligations? (Session D4)
- Van Oosten, Thomas (Utrecht University, Netherlands, The) t.vanoosten@students.uu.nl
 158: Active land policy in small municipalities in the Netherlands: "We don't do it, unless..." (Session B4)
- Van Praag, Phillis (University of Antwerp, Belgium) phillis.vanpraag@uantwerpen.be
 206: Rediscovering the commons in Belgian property law (Session C1)
 295: Rediscovering the Commons: In search of legal instruments for creating and governing commons (Session Phd1)
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 157: From rules to values : The New Dutch Environment & Spatial Planning Act (Session B3)
- Van Wyk, Jeannie (University of South Africa, Pretoria) jedaj@telkomsa.net
 200: Do they know, do they care, do they act? An exploration of planners' knowledge and awareness of, and deliberate engagement with land challenges, land law, land policy and land reform in South Africa (Session C7)
- Veziiraniidou, Sultana (Decentralized Administration of Macedonia and Thrace) tanvezirian@yahoo.gr
 253: Existing Deficiencies and New Initiatives in Spatial Planning in Greece: Seeking effectiveness in the inter-level coordination (Session B3)

- Viallon, François-Xavier (UNIL, Switzerland) viallon@gmail.com
 210: The price of development rights redistribution: Actors' dynamics in a land improvement syndicate (Vaud, Switzerland) and future perspectives (Session D7)
- Vols, Michel (University of Groningen, Netherlands, The) m.vols@rug.nl
 133: Proportionality trumps property? A statistical analysis of eviction litigation (Session C2)
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 247: RECONSIDERING 'HYBRID' PLANNING TOOLS FOR PUBLIC PROPERTIES' DEVELOPMENT THROUGH PUBLIC-PRIVATE PARTNERSHIPS. A GREEK CASE STUDY (Session C5)
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 285: Inaugural Ceremony (Session X1)
- Webster, Chris (The University of Hong Kong, Hong Kong S.A.R. (China)) cwebster@hku.hk
 215: The relationship between club goods and local public goods in the neighborhood market in China (Session D5)
 196: Unclear property rights and resources allocation efficiency: empirical evidence from Chongqing and Chengdu (Session D5)
 197: Unclear property rights and resources allocation efficiency: empirical evidence from Chongqing and Chengdu (Session PhD3)
- Werren, Mark (Head of Urban Planning Department, Municipality of Bern) mark.werren@bern.ch
 284: Recent Urban Development and Projects in Bern (Session X0)
- Wichard, Lars (Wageningen University & Research Centre, Netherlands, The) lars.wichard@wur.nl
 169: The delivery of housing and retail through the planning system in the Netherlands: recent developments and policy implications. (Session B6)
 297: The Decision Making Process in Retail Planning in the Netherlands (Session PhD3)
- Witte, Patrick (Utrecht University, Netherlands, The) P.A.Witte@uu.nl
 158: Active land policy in small municipalities in the Netherlands: "We don't do it, unless..." (Session B4)
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 108: Experiences of running negotiable and non-negotiable developer contributions side-by-side (Session D8)
- Yang, Yitu (TU Dortmund, Germany) yitu.yang@tu-dortmund.de
 254: Boundary-making and Property Relations in Land Use: Balancing Diverse Interests in the Urban Village (Session PhD3)
 256: Boundary-making and Property Relations in Land Use: Balancing Diverse Interests in the Urban Village (Session B2)
- Yapicioglu, Balkiz (Dhofar University, Salalah, Oman) kaylabalkiz@yahoo.com
 181: Not just humble walls; the case of Baghdad, IRAQ (Session C7)
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 260: Why Allow Planners to Do What They Do? (Session B1)

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196: Unclear property rights and resources allocation efficiency: empirical evidence from Chongqing and Chengdu (Session D5)

197: Unclear property rights and resources allocation efficiency: empirical evidence from Chongqing and Chengdu (Session PhD3)

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Urban Patterns of Housing in Post-Socialist Serbia: Between Planning, Law and Reality

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Housing has always been considered to be a very complex urban function, where the social aspect of private-life sensitivity confronts the economic fact of every housing unit as a commodity. This confrontation is even more significant if it is known that housing is also the spatially most demanding urban function, usually exceeding city limits and tackling both the urban and regional level. Thus, every society tries to make a balance of these aspects of housing through various measures in legislation, planning and property management.

But, what happens when this balance stops working? A good example is present-day Serbia, as a typical post-socialist country with many unexpected and sudden "transitional" changes. The consequences are fragile and underdeveloped legislative, planning and strategic systems in Serbia, which are the important culprits for the present state in housing. For example, the main legislative act, the national law on housing is very old for transitional circumstances; it has had more than 15 amendments since the adoption in 1992. Many of its elements are obsolete now. The law on social housing is new, but, regarding to very modest funds, it is without much effect in reality. Further, the law on national spatial plan of Serbia does have separate charter of housing; it is included in the charter of social development. Next, national housing policy does not exist as a separate unity. This situation makes huge confusion in the implementation.

Nevertheless, these influences have formed specific urban patterns, very noticeable in Serbian cities and their suburbia. The crucial ones are: the simplification of the housing typology, scarcity of social-housing urban models and still vivid informal housing on the outskirts of Serbian cities. Hence, their influence on future urban and regional development in Serbia is unavoidable.

This realization is the main reason for the research. Therefore, it aims to analyse and understand how housing-related legislative and planning documents have influenced the current urban patterns of housing in Serbian cities. The first step in achieving this would be the selection of appropriate legislative and planning documents. Next, their elements related to the urban dimension of housing will be compared with the current urban patterns in Serbian cities. The mentioned comparison through relevant elements will be the foundation for the expected results, which will try to clarify which specificities of the local urban patterns can be used as possible tools for the improvement of the Serbian legislative and planning system.

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