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**Celebrating
80 Years****H U M P H R I E S**

Planning and Real Estate

Concise Guides to Planning

By Brendan Williams



- Explains clearly how the property-development business works and how key decisions are made regarding financing and pricing and its relationship with planning
- Considers issues such as the role of the government in encouraging and regulating development and whether it is valid to blame the planning systems for dysfunctional housing markets
- Explains the UK's current planning legislation relating to development and compares this to alternative international systems

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Real-estate development is a highly regulated, high-value industry: *Planning and Real Estate* examines its efficiency, its role in shaping the built environment and its relationship with planning and planners. The book considers issues such as the role of the government and property markets and whether it is valid to blame the planning systems for dysfunctional housing markets. It also provides a useful grounding in development companies' decision-making and how the property-development process, financing and pricing systems operate in a market economy.

The book explains Development Led planning systems (as in UK, Ireland and other jurisdictions) and Development Appraisals before comparing them with various alternative international systems to see how they treat, or prioritise, real estate and development interests. It questions which policies might lead to high levels of speculative activity and if so, whether this is sustainable, in political, economic or environmental terms. It then looks to the future to see whether the planning system can prevent future property bubbles and identifies key lessons and implications for planning and property markets.

About the Author

Brendan Williams has taught and researched at a number of universities in North America and Europe for over 20 years and is currently Director of the Urban Environment Research Project at University College Dublin where he lectures in Urban Development, Urban Economics and Comparative Planning systems. His principal research themes are urban development and policy frameworks in Ireland and internationally and applied research on the role of property markets in economic development.

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