

A View From The Ground

Implications for the literature on the ‘models of the development process’ based on a model of praxis and an associated mapping study.

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Abstract.

This article identifies limitations in ontology and epistemology in the literature related to ‘models of the development process’, through a mapping exercise, which places existing views gained through visors of economy, political economy, institutional and social theory in perspective with a relative view of praxis.

Proponents of this field of study who have reviewed it over the twenty years since its contemporary categorical analysis (Healey 1991, 1992), (Gore & Nicholson 1991) suggest, in many cases, that they could gain collectively from an increased view of praxis in the property development mechanism, and associated empirical engagement with property developer actors.

A model of praxis in the commercial ‘property development mechanism’, is introduced which is founded on a taxonomy of ‘lots and land parcels’, ‘value tension’, ‘arbitrage transaction’, ‘title distribution’ and a ‘plurality of developer types’ who ‘transition the parcel’ within a series of alignments, both constrained and empowered by prior ‘collective manifestations’ by ‘creating parties’.

The bookends of the literature used in this paper, are set at 1991 and 2012 over two decades, starting with Patsy Healey’s articles on the development process (Healey 1991, 1992) and ending with David Adam’s very recent article on ‘notional property developers’ (Adams 2012). The literature is first mapped, dissected and surveyed for limitations due to existing theoretical frames. The central tenets of the author’s model are then used as a lens for clarifying inadequacies based on praxis.

The study discovers attraction to the topic by the most erudite of scholars, with often brilliant and revealing high level accounts, which are through sometimes conflicting visors. Amongst this chorus however, the voices are still trying to come to terms with what is really happening on the ground. The article provides increased definition of the property development process from a view of praxis, and an associated way forward for filling gaps in the knowledge base on this important topic.

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1.Introduction

Property development transforms the face of our cities, and is responsible for many of the physical shells that form our skylines and their sometimes grandiose building forms. The property developer is a significant transactional actor in this phenomenon, the often un-popular gatekeeper who commands the mechanism, and a member of our society who primarily holds a key to a growing channel through which much of our cities must pass, to change and grow. As such, despite it being the realm of what is seen often as remote, romantic and even dangerous ‘archetypal’ characters, this mechanism enjoys a powerful and unique position in our urban creation and associated societal processes.

The literature on the ‘*models of the development process*’¹ which describes the overall world and modalities of the property developer, whilst it once invested considerable effort into research into this enigmatic realm, in the past twenty years is lacking somewhat in collective terms with this same endeavor. Local authorities and their urban planners however, still continue to rely substantially on private commercial developers to provide new supply in housing and other building markets.

This paper both clarifies this, and uses a literature mapping study and a comparative model of praxis, as a means of quantifying other specific gaps and recommendations for moving forward with any future research.

The often recognized themes relating to inadequacy in the literature, include a lack of direct knowledge of commercial property development and paucity of engagement with developer actors as a source of empirical data. Of controversial deliberation also, is the incidence of conflicting theoretical perspectives, which have shown fashions and signs of bias to prior regimes and academic disciplines. This study will add to this chorus at conceptual level; the prevalence of amorphous descriptions of processes that are not grounded in any particular site, snapshot views where a time lapse approach is required, and a lack of mechanistic emphasis in favour of structural, institutional and sequential descriptors.

At the heart of the gap also, is a central theme related to the lack of detailed treatment of the dynamics of land parcels and title pattern transitions, which goes to the heart of the developer dynamic and mechanism, together with a disconnect with the literature in the area of commercial valuation theory and legal property rights, (generalist textbook accounts aside) which could help bridge this gap, and serve as a guide to further research in this area. These themes will be explained in some detail through the introduction of a model of praxis proposed by the writer.

For those unfamiliar with the term ‘models of the development process’, they chart or describe ‘the realm of property developers’ and its related actors, events, structures, roles, rules and relationships through either words or graphical means. It

¹ Terms noted in italics are defined in a glossary at the end of the article.

should be noted that the subject has courted continuous conflict and controversy in the field, due to the obvious disparity between visions (of city planners) and implementation (by developers).

Those from the planning and urban theory arena who have been credited with a central definition of this topic are Patsy Healey with her 'Institutional Model' (Healey 1992) and Michael Ball (Urban Development Theorist) with his 'Structures of Provision' (Ball 1998, 2002). These and others' works in the field will unfold through this article, as well as the limitations of the current models and their relevance to contemporary practice and industry structures, which have grown since the early 1990's.

For clarity also, the author's general area of study is 'the influence of the property development mechanism on the growth of cities'. A brief outline of the author's work is provided at the rear of this article in the appendix.

1.1 Some Definitional Matters

This paper explains the nature and extent of the disconnect in the literature, with essential aspects of the property development process, as well as other limitations due to historical and sometimes fashionable theoretical perspectives. The study involves a survey of the literature on the '*models of the development process*', with a graphical mapping output which brings this and other *ontological* and *epistemological* inadequacies to life. The writer guides this exercise also, through a proposed model of *praxis* that is founded on a *taxonomy* based on the nature of title, entitlement and the dynamics of land parcels and their distribution and transition, through what is termed *fallow*, (or obsolete/dilapidated) to a fully developed state.

The need to rely on terms such as ontology, epistemology and praxis arose from the increased awareness by the author of the range and difference in theoretical perspectives, the level of engagement with property developer actors, and the associated data collection methods, all of which are subsets or forms of either ontology and epistemology. A glossary (see appendix) was an inevitable result of this, and terms requiring definition are shown in *italics* in the text for the assistance of the reader.

For ease the term *epistemology* is used here in the context of 'how we source knowledge' and relates predominantly to data collection methods. *Ontology* is used in the context of 'theoretical perspective' or 'how we see the world'. *Taxonomy* is used in the natural sciences as a means of classification of organisms, and here is used in a phenomenological perspective, to classify different traits of what is termed the development mechanism and its central elements and forces. *Praxis* is defined as 'practical philosophy', or a concept or theory of actual practice (and is not framed in the Marxist context).

1.2 Basis of the Proposed Model of Praxis: Case Studies Townsville

The model of praxis introduced here is based on two case studies: The Palmer St Precinct and The Railway Precinct in a regional city- Townsville in Far North Queensland, Australia, where two separate *fallow* (or obsolete/dilapidated) precincts became the subject of intense commercial ‘mixed re-development’ stimulation, over a period of 5 years in 2003 to 2008. The study is part of a PHD dissertation by the author, who is a professional commercial builder, and a prior practising property developer.



Figure 1- Map of Australia & Townsville. (Google Maps)

Townsville is seen by Queenslanders as ‘the capital of the north’ and enjoys a multi-sector economy which includes, government, defense, tertiary education, resources and tourism, together with one of the major ports in Australia (Figure 1).



*Figure 2- Aerial view of the Palmer St Precinct in Townsville.
(Previously the old harbour area). (Google Maps).*

The cases include interviews with developers and related actors, and reviews the transformation of the former historical harbour area in Townsville, into a mixed use precinct (Figure 2). One site within the Palmer St case study is used to bring the model to life called the Gateway Project, see Figure 2 above and photograph (Figure 3) below. The case studies are still in progress at time of publication.



Figure 3: Gateway Tower Project: 112 Apartments.

From its harbour origins the site was used first as a meat works then languished at its lowest point of dilapidation, where it became a temporary surface car park site. Between 2003 and 2008 it went through a series of transitions including a rezoning (related to the precinct), a title consolidation, a development approval and a series of market and financial pre-commitments, to become a 112 apartment mixed use tower as shown above.

The model is also grounded on the observation of several other commercial mixed use sites of this nature found in the two case studies, as they moved historically through phases from dilapidated to developed, the transitions of which are marked and measured by both value improvements and parallel ‘title pattern transitions’. This observation of transitions by these two ‘markers’ in a ‘time lapse’ sense is seen as the central platform of the praxis model, around which all other activities, forces and plays revolve in cycles as depicted in Figure 4. The model is explained in more detail below.

1.3 Comparing The Praxis Model to the Literature

The proposed model is used with its themes and categories, as a lens to distil the state of the literature, and the areas that need to be addressed when moving forward. The limitations of a singular account of praxis, and the basis of two case studies is recognized, but strengthened by discourse based on the author’s direct commercial building experience over the decades from 1976 to 2012, which parallels a large part of the study period of the literature (1954- 2012). The author was also directly involved in the Gateway Project as initiating developer.

2. A Model of Praxis: The Development Mechanism

The proposed model takes a different view of the development process, by depicting it more as a mechanism and phenomenon, driven by various actors in spasmodic intermittent interactions, which occur under certain circumstantial alignments and collective manifestations. Since land is the key resource to a property developer, the model focuses on land as the central platform for all the various plays and circumstances that occur. These principles are shown in figure 4 below, which centres on the land parcel, and the essential elements and dynamics that constitutes its transition from one titled state to the next.

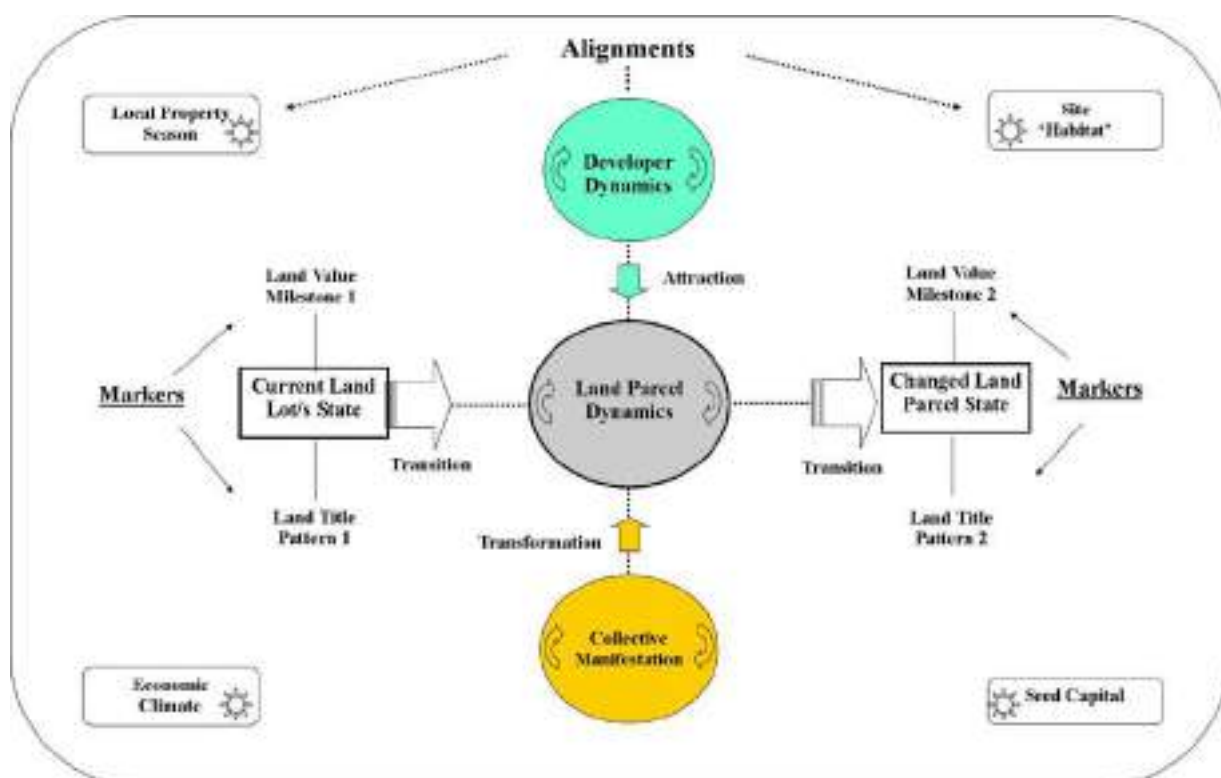


Figure 4 - A 'Three Elements' Model of Land Transition
Leading to Construction & Titled Property.

Three essential elements rotate independently in their own spheres, and combine in an alignment of elements and other conditions, to create a transition in the land parcel, which together with other ongoing transitions, lead over historical time to a constructed building and titled property. These elements are 'Land Parcel Dynamics', 'Developer Dynamics', and 'Collective Manifestations'. These and their associated traits are expanded below and in a taxonomy later in the article.

The elements are depicted in terms of underlying forces behind the transition of land: attraction- the land parcel dynamics ‘attract’ developer types; transformation-creating parties manifest a vision for the land parcel and its surrounds; and circumstance- a series of alignments occur under certain political and economic circumstances which are identified by environmental factors including economic climate, local property season, developer ‘site habitat’ and seed capital. Developer habitat includes pre-conditions conducive to development including prior zoning, acquisition capacity and parcel potential. The three forces combine with the elements to transition the parcel to its next state. Taking these elements and forces in turn:

Land Parcel Dynamics: The model focuses fundamentally on the ‘land lots’ that constitute a potential land parcel which has commercial possibility and then viability, for the construction of a building which then becomes a titled property. For clarity, a land lot of itself may attract no commercial development interest, but its relationship and collection with other adjacent land lots forms what is termed here a land parcel. Like an animation of a stick figure which moves with the flick of pages in a note book, the model centers its view on the lots in the land parcel, and how they change title patterns and transition toward a construction state, based on the alignments noted in the model. Since the transitions rely on circumstance, they may take months, years (or even decade/s) to occur, and this concept is at the key of understanding the time lapse nature of the model of development (and as a mechanism and not just a process).

Developer Dynamics: The many transitions are effected by different ‘developer types’ who are suited (and attracted) to the stage of transition that the land parcel is undergoing. A developer might be suited to just purchasing, rezoning or ‘optioning’ a land parcel and consolidating title before holding it or selling it to another developer type or party. Similarly another developer might be suited to taking the consolidated site and obtaining a scheme approval with a local authority, before selling the site to another developer or party.

A central ingredient to all the transitions is the notion of *third party title distribution*, where existing title patterns are changed to achieve a greater yield of titles that are tradeable (without title, there is no tradability). A farm may be consolidated then subdivided into hundreds of sub-lots or titles, or a former city car park site may be schemed to achieve a multiple apartment block with numerous titles.

Alignments: The trigger for these separate actions is related to the notion of ‘attraction’ to the land parcel by the developer parties, ‘arbitrage’ and ‘value tension’ which relates to the differential potential value of the land parcel related to surrounding or ‘influencing’ parcels and ‘amenity’. These factors will, together with conducive economic ‘climate’ and local ‘seasonal’ business factors, determine viability and eventual transition, but only at specific alignments.

Collective Manifestations: For the total historical length of the land parcel transitions, ‘creating parties’ such as city planners, public lobby groups and elected officials manifest the desired outcome for the land parcel, within the realms of city plans and visions, while developers adapt or reject the visions to their own ends! This ‘troubled tango’ appears to attract a great deal of the attention in the related literature on development and city planning.

The collective action of all the creating and developing parties acts as a ‘collective manifestation’ process which spans the historical period of the transition of the land lots.

Figure 5 below illustrates this mechanism in action for the Gateway Tower site. The figure charts the two key markers; land value change and title pattern change that occurred on the site over historical time from its ‘fallow state’ as a surface car park to its ‘re-titled property’ state as a new apartment tower over a five year period.

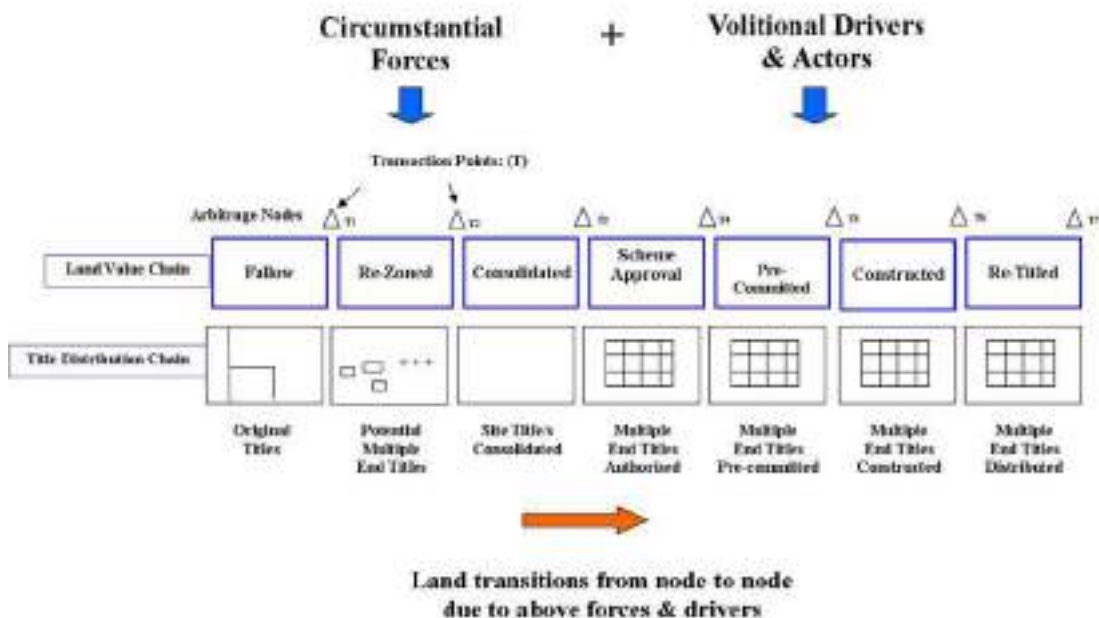


Figure 5 - Example of land transitions & value changes based on the Gateway Tower site, Townsville Australia (from the author’s dissertation, in progress).

2.1 Central Themes of The Model of Praxis

The themes narrated to this point in this article and graphically depicted by figure 4, (above) are summarised in the following thematic statement, and used in the study as a basis for the model of praxis, and its comparison to the current models and theories.

Thematic Statement: *The model is founded on a taxonomy of ‘lots and land parcels’, ‘value tension’, ‘arbitrage transaction’, ‘title distribution’ and a ‘plurality of developer types’ who ‘transition the parcel’ within a series of alignments, both constrained and empowered by prior ‘collective manifestations’ by ‘creating parties’.*

3. The Literature on ‘Models of the Development Process’

Bounded by the term ‘models of the development process’, the survey of the literature was guided by three categorical articles on the subject (Healey 1991, 1992), (Gore & Nicholson 1991) which uncovered 26 relevant models to that date going back to 1954, (Form 1954) and ended with a very recent article by David Adams (Adams 2012). The period from 1991 to 2012 was surveyed based on key scholarly papers on the topic related specifically to models, including David Adams, Alan Hooper, Simon Guy, John Henneberry, Michael Ball and Eddie Coiacetto.

The survey was conducted (where possible) in date order of the articles/books, to obtain a sense of history and context, as well as the sequential development of models, through cross fertilization of ideas. Several texts of an historical nature were included in the survey, and provided the author with industry context and theoretical trends of the day. The more detailed findings and graphs are covered in the next sections, whilst this section is more descriptive of the nature of the models and their limitations.

Of interest is the fact that the ‘trail nearly runs dry’ in 1992, with the work of Patsy Healey and her, “*institutional model*”, (Healy 1992) which provided an intricate, potential commercial and social template for the development of a grounded model, based on both empirical and theoretical layers, guided by a ‘Giddensian’ lens, (Giddens 1984). Gore and Nicholson’s advocacy for Ball’s “*Structures of Provision*” model (Ball 1986) also has significant merit, providing a flexible modeling method based on changing process and contingent circumstance, the absence of which marks much of the literature. Although Michael Ball has held both a candle, (Ball 1998) and then a torch (Ball 2002), for his ‘Structures of Provision’, this also has not been the subject of further development except in its use by David Adams in his review of ‘speed of supply of house building’ (Adams 2009). From these ‘beginnings’, little eventuated except for ongoing erudite commentary and analysis of the state of the understanding of the development process, and the lack of empirical engagement (Adams 2012). Adams is even bold enough to say this year:

“The substantive academic account of what typifies the property developer has still to be written”, (Adams 2012).

3.1 The Limitations of Theory

How is one to view a phenomenon, which for the majority of its existence remains either invisible, or observable to only a few actors, and then through the alignment of mere circumstance, and the power and action of ‘creating and developing parties’ manifests a structure (in this case a building then a titled property)?

It is often thought, and a key limitation of most of the models surveyed, that the ‘development process’ precedes the immediate construction of the building and ends with its completion. This misconception is perhaps understandable as the most visible and tangible stage of the process attracts the most attention, and so there is an impression across most of the models that the development process is represented as a finite set of processes which are captured in a snapshot when a time lapse view is more relevant.

There are those who would argue that those preceding processes are the subject of planning and city strategy, however going back in time on a building development that has just been placed on a ‘land parcel’, the common thread into deep history of this event is the actual series of original lots that eventually, by some folly, luck or design combined, or were combined and melded into the ‘parcel’ that became able to be commercialized, and which led to the subject building. It will be shown that this history constitutes in effect a collection of sub-projects and time-lapse transitions in the land parcel which in total, form the ‘development mechanism’ and result in the building’s creation. The dynamics of interaction of each of these sub-projects has its own individual complexion and participants, some of whom may have no continuity and no link to actor parties in later or prior ‘sub-projects’.

Another theme that predominates the literature is the notion of amorphous process descriptors, which occur without reference to a site or the history of these sub-projects, that occurred well prior to the final construction project, and on the very same site.

For now, the key explanation lies in the nature of available theoretical perspectives that prevailed in the period studied. Emerging from the 1950’s where the key relevant academic disciplines were Economics, Geography, Architecture and Town Planning, and the primary theoretical stances were Urban Ecology, Marxism, and Classical Economics, the models were both enabled and constrained by these points of view.

Sociologist William Form (Form 1954) interestingly, broke ranks with the urban ecologists and advocates of classical economy, by establishing a sociological emphasis, developing a model which mixed four ‘congeries’ (developer, industry, home owners and Government authorities) with six themes related to their political and organizational characteristics, yet his work remained substantially un-followed.

Instead the neo-classical schools predominated in parallel with the neo-Marxist views that emerged, the latter of which formed a ground wave it would seem in both the works of sociologist Anthony Giddens, (Giddens 1984) which influenced then geographer David Harvey (Harvey 1985). His three circuits of capital based on a Marxist and economic philosophy extended Marx’s non spatial emphasis to an ‘historical geography’. In viewing this model however it seems to ‘hover’ well above the cityscape at a theoretical level. Harvey’s three circuits, although reaching into the realms of housing fabric and production/consumption landscapes, also provides an interesting precursor to a deeper understanding of what would become known as ‘corporate real estate’. The ‘circuits of capital’ are seen here however to be more a macro, industrial, urban fabric creation model, than a direct model of the property development process itself (as outlined here).

The ‘circuit broke’ it would appear in the late 1980’s, with the publishing of Susan Barrett and Patsy Healey’s work on structure and agency (Healey 1990) which, together with McNamara (Healey et al. 1988) who critiqued the prevailing theoretical traditions (Neo-Classical and neo-Marxist), took the Giddensian notion of structuration, (Giddens 1984) and applied its central concepts to a model of development. Here it would seem the models were left in an unfinished state and woven into the ongoing works of Healey and others.

Theoretical assumptions	Economic processes	Event-sequence	Agency
Neo-classical	{ Fraser Harvey, J.	{ Muntton and Goodchild	{ Kniser and Weiss Drewett Barrett et al. 1978
Marxist	{ Harvey, D.	{ Boddy	{ Ambrose Ball

Fig. 11. Models of the development process²

Table 1- Patsy Healey’s summary of theoretical assumptions and model categories (Healey 1991, p 236).

Healey captures the state of theoretical stances that underlie the models to that date in table 1, showing and further describing the limitation created by a lack of empirical engagement, as well as the constraint of theoretical visors used to chart the phenomenon.

Exceptions to the lack of grounding of the models in the concept of title and land parcels are prominently; Doreen Massey and Alejandrina Catalano’s (Massey & Catalano 1978) work on exposing the rise and prevalence of ‘landed capital’, and the change in the nature of ownership of land from the earlier era of ‘landed gentry’.

Her use of a Marxist visor clarifies the era of landed gentry, whilst oversimplifying the era of 'landed capital' but delves helpfully into the then, historical nature of ownership, and assists as an historical foundation of any ongoing development of a model in this area.

'Land use transition' itself is covered to a certain extent in the literature through Drewett's 'transition layers model', showing changes in state from rural to urban (Drewett 1969), (Hall et al. 1973). Kaiser and Weiss also illustrate land transitions from 'urban interest' to 'active development', and then 'residence', (Kaiser & Weiss 1970) although this does not concentrate on the complexity of title transition and associated interactions in the process. Other notables on land transition include Bryant, (Bryant 1982) who draws on Drewett's transition table, but informs on the nature of 'latent landscape', which alludes to the uncertainty of and potential for change in land parcels based on their existing condition, whilst Goodchild and Munton extend the understanding of the complexity of parcel transition, and the varying and contingent nature of different role plays and interactions (Goodchild & Munton 1985).

Property rights and the relationship to the development process are covered to some extent by Julie Grove-Hills (Grove-Hills et al. 1990) in the rural context, and suggest a useful research strategy which has seen no apparent ongoing development.

Refreshingly David Adams describes the principles of land title and entitlement in some detail through the 'Doctrine of Tenures and Estates', (Adams 1994) which forms an essential understanding of the foundations of the development process, missing in other accounts of development models.

Due to the number of models (26) and the body of articles and books that are related to the study, (103) the categorization and description of the difference and limitations of the models is best summarized in the following section, where the literature is mapped based on historical, geographical and theoretical perspectives, and data collection methods. It is also reviewed in light of the proposed model of praxis which is described in the next section.

4. Analysis

Literature mapping is a recognized method of analysis, involving the graphical depiction of themes and categories within literature sources through a mapping process. The process helps clarify and classify literature and establish commonalities, constraints and gaps (Hart 2005).

The analysis was based on the review of the literature of the 'models of the development process', and sought to discover the inadequacies due to both ontological (theoretical perspectives) and epistemological (sources of knowledge) factors through the following:

1. A Mapping Study: The dissemination of models and study types based on a categorical analysis, and associated graphical depiction through a series of literature maps.
2. A Proposed Model of Praxis which is compared to current models: The placement of existing models and studies gained through visors of economy, political economy, institutional and social theory, in perspective with a relative view of praxis (the proposed model noted herein) on a literature map.

4.1 Dissemination/Categorisation of Articles

The literature under survey involved 103 articles/books, and within these 14 ‘graphical models’ and 12 textual models guided by Healey and Gore and Nicholson, as well as other key theorists works.. The articles chosen for study were based on the term ‘models of the development process’ and relevant cited references. These articles/books were classified into five types: graphical model, textual model, study, history and general (the latter including theoretical analysis/summary/text books) in table 2. These categories were used and identified by use of their own graphic marker across all outputs of the survey, including charts and maps (figure 6).

Table 2 below shows the 103 articles broken down into the various article types and figure 6 the graphical markers used to identify the various article types:

	Graphical Models	Models	Studies	History	General	Total
No	14	12	33	7	37	103
%	14%	12%	32%	7%	36%	100%

Table 2- Breakdown of literature by type of article.

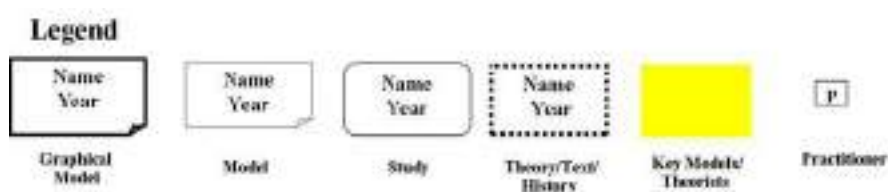


Figure 6: Legend for graphical mapping showing study and model types

The articles are drawn from academic literature, including books and journals that are recognized and referred to by the various key authors. Table 3 shows only six practitioners were noted within the author ranks. (See note 1 in appendix for list of practitioners).

	No	%
Academic	98	94%
Practitioner	6	6%
	<u>104</u>	<u>100%</u>

Table 3- Breakdown of literature by academic versus practitioner.

The topic of ‘models of the development process’ has been studied by five main disciplines as noted in table 4 below. Town and urban planning predominates at 38%, whilst economists (23%) and sociologists (10%) are also well represented. Of interest is the lower percentage of business and finance based articles (7%) although it is suggested that theory building of the nature found in the studied disciplines differs from the more financial and econometric nature (Harris & Cundell 1995) of the business literature, although Robert Beauregard breaks ranks with his rich depiction of the texture of property markets (Beauregard 2005).

A recent commercial article on the development process (Costello & Preller 2010) shows low intersection with articles studied here. This is however a subject for further study outside the bounds of this article.

	No	%
Economics	40	23%
Geography	13	7%
Town Planning	66	38%
Sociology	18	10%
Finance/Business	13	7%
General Text/History	26	15%
<u>Totals</u>	<u>176</u>	<u>100%</u>

*Table 4- Breakdown of literature by disciplines applied to the articles.
(Please note the total exceeds the number of authors, because the above represents the number of times a specific discipline was used in articles).*

The categorization of articles was based on identification of the traits shown in table 5 (below).

Categories										
Type	Theory/ Praxis	Position	Data Collection	Discipline	Theoretical Stance/ (Bias)	Sector	Participants	Towns/City	Country	Geo Position
Sub-categories										
History	Theory	Academic	Theoretical Analysis	Economics	Classical	Residential	Policies	Place	Canada	CBD/Urban
Theory		Practitioner	Statistical Analysis	Geography	Marxist	Commercial	Planners		USA	Fringe
Model			Case Study	Architecture	Pol Economy	Industrial	Agents		UK	Regional
Summary (Text)			Survey/ Questionnaire	Town Planning	Institutional	Mixed	Builders		Other	Rural
Study			Interview	Sociology	Morphology		Developers			
Mixed	Praxis		Focus Group	Finance			Mixed			

Table 5- Categories and sub-categories used in the mapping study.

The literature was read based on the above filters and (for economy) based on a ‘search hierarchy’ of abstract-section/chapter-relevant text, i.e. where abstracts did not provide the necessary information, chapters or sections then text relevant to the categories were read and filtered for relevant information. Key models were however all reviewed in detail.

A spreadsheet was used to record relevant chapters, text, quotes and charts. The information was distilled into the relevant charts in this article. Content analysis was therefore not based on purely technical computer searches of key words.

4.2 Mapping Typology

The mapping study was founded on the proposition that there were limitations in the literature due to existing theoretical perspectives and data collection methods. The research design included the potential revelation and quantification of these limits.

The following literature maps were devised as part of this design:

1. Theory-Praxis/Data Collection type.
2. History/Theoretical Perspective.
3. Geography/Sector/Country type.

(Please note that the maps have been designed to fit into the A4 portrait format of this article, however larger size versions are shown in the appendix in landscape format for the assistance of readers).



Theory-Praxis/Data Collection Map

The theory-praxis map (see figure 7 over page) distilled ‘theory versus praxis’ against a comparison of data collection methods, which ranged from purely literary/theoretical accounts, to secondary data collection, then actual engagement with actors through case studies, questionnaires, surveys and interviews. For clarity y-axis grading of ‘theory’ was defined by a more *objectivist* stance whilst praxis a more *constructionist* approach (Bryman 2008). See glossary.

History/Theoretical Perspective Map

The history-theoretical perspective map (see figure 8 over page) placed authors in a timeline across six decades from the 1950’s to the current decade, (2010’s) and within their theoretical category of Neo-classic, neo-Marxist, political economy, institutional, praxis and sociology. The grading of these categories from top to the bottom of the chart reflected an increased depiction of actors, and their associated drivers and relationships.

Geography/Sector/Country Map

The geographic/sector/country map (see figure 9 over page) identified actual field studies undertaken within the articles and plotted them by Country, City/Town and Sector (residential, commercial etc). It also created a concentric mapping pattern, emanating from the center of the map, which represented city studies, to outer circles which included fringe, regional and rural studies. This was designed to reveal concentration on particular sectors and geographical predilections.

Model of Praxis Versus Current Theory

The proposed praxis model was distilled from figure 4 and its key thematic statement noted earlier, which covered the essential components and themes of the model and its drivers and mechanisms. The taxonomy was divided into three ‘phenomenal’ elements: ‘Land Parcel Dynamics’, ‘Developer Dynamics’, ‘Manifestations’ as well as alignments as shown. Each of the underlined themes were split into traits which were placed on a matrix on the y-axis, and against a historical timeline on the x-axis.

Existing theories were then plotted onto the matrix based on author name and year, to show graphically the incidence of ‘coverage’ of a particular theme (of the proposed model) within the current theory, and within an historical period. Coverage could mean specific or general mention of such themes in the article or book. It should be noted that the review of all articles and books was based on distilling key aspects of the sources, to allow this process to be done effectively and economically, within the bounds of this article.

5. Results

The literature maps showed the changes, evolution, predilection and cross fertilisation of theoretical stances across seven decades, as well as data collection tendencies. Statistical table 6 draws from the Theory-Praxis map (figure 7) and shows the predominance of more constructivist theoretical stances (72%) to objectivist, (28%) however a high incidence of the use of secondary data and literature, (60%) compared to direct engagement (40%).

Data Collection Method	Objectivist	Constructionist	Totals	%
Secondary Data				
Literature only	6	11	17	
Statistical Data	11	8	19	
<i>subtotal</i>	<u>17</u>	<u>19</u>	<u>36</u>	60%
Direct Engagement				
Case Study	0	10	10	
Questionnaire	0	5	5	
Interviews	0	9	9	
<i>Subtotal</i>	<u>0</u>	<u>24</u>	<u>24</u>	40%
Totals	17	43	60	100%
%	28%	72%		

Table 6: Statistical representation of theory types and data collection methods.

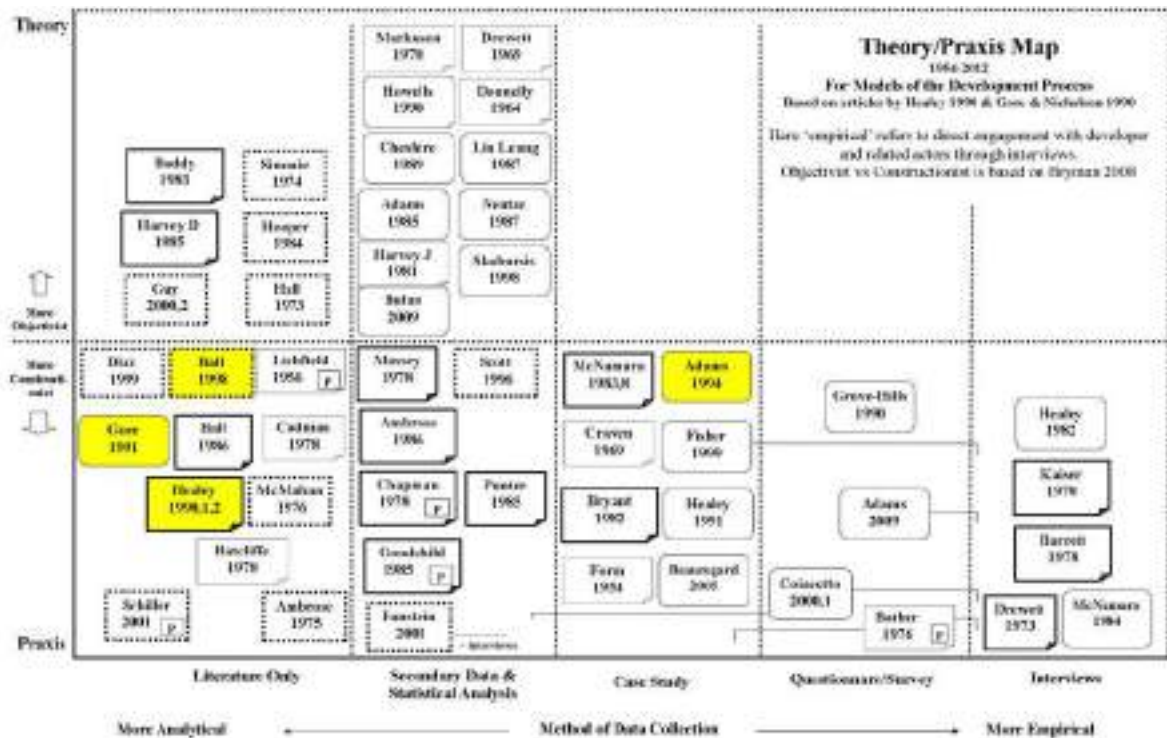


Figure 7-Theory/Praxis Map for Models of the Development Process 1954-2012.

Figure 7 illustrates 60 key author's out of the total of 103 articles, (based on their standing and relevance to the models studied) in the theory-praxis/data collection grid. Only 5 articles involved questionnaires and 9 articles the use of interview of developer related actors. Amongst the three forms of 'direct engagement', case studies were the highest form of interaction with 10 recorded. This however seems a low incidence over all.

Only three articles could be classified as a description of praxis (Bather 1976), (Drewett 1973 and (McNamara 1984) grounded by direct interaction with developers and related actors. Whilst Goodchild and Munton (1985) provided the closest model to a view of praxis (perhaps due to Goodchild's professional status as a chartered surveyor), it was not accompanied by direct engagement (except for Goodchild's obvious experience). Similarly Coiacetto's study (2000) revealed a more contemporaneous view of developer behavior, grounded by secondary data collection and interviews.

The vertical grading (theory/praxis) also served to filter out positivist approaches which relied on the statistical analysis of secondary data, which 'floated' to the top and middle of the chart. Collectively however, this and the other articles did not make for a substantial current depiction of either developer behavior, nor a development model.

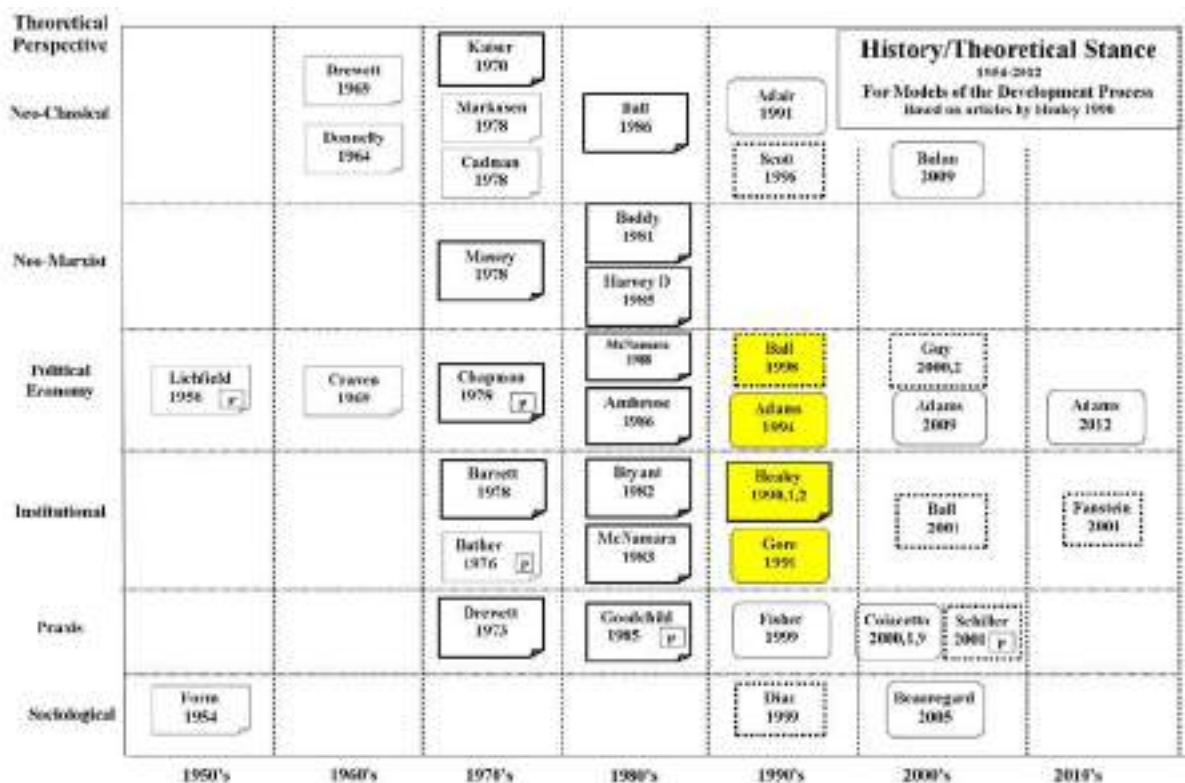


Figure 8- History/Theoretical Stance Map for Models of the Development Process 1954-2012.

The history/theoretical stance map, (figure 8) showed the limitations brought to the development of theory by a predilection toward theoretical visors with camps forming across neo-Marxist, Neo-classical and then institutional frames.

The map is useful in showing the fading of neo-classical and neo-Marxist emphasis over the decades, as the apparent ground wave of institutional and social frames invaded the theoretical landscape. All graphical or other models run dry however in the early 1990's. The remaining decades were spent in debates by the leading theorists as shown.

The geography/sector/country map, (figure 9) reveals an emphasis on regional and fringe studies, a paucity of both commercial and central business district studies, and the fragmentation of international research coordination. Residential studies dominate the literature and in fringe/regional settings. The UK leads in this research by study number, and there remains an apparent divide in theoretical perspective with USA's roots in a more neo-classical and statistical modeling tradition.

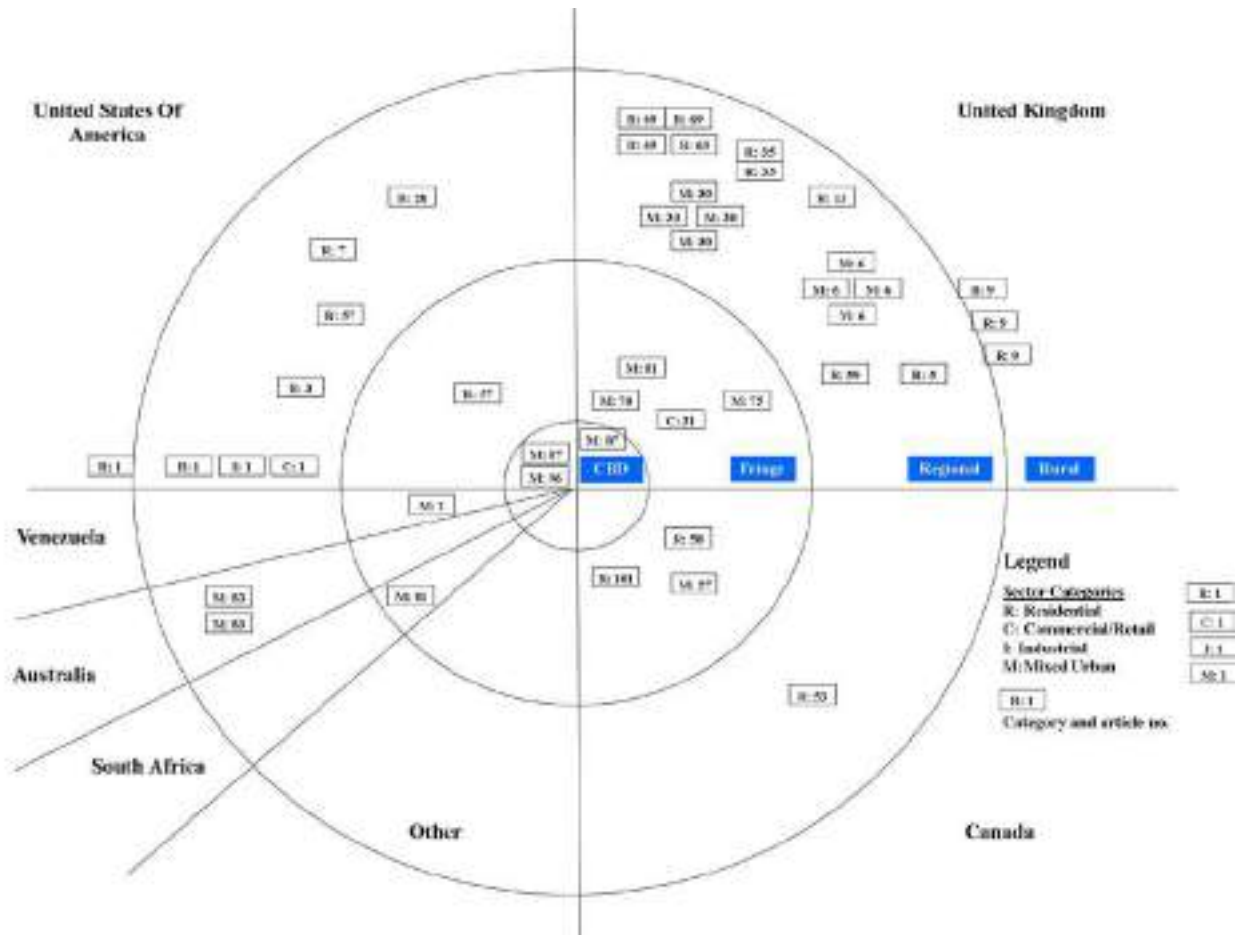


Figure 9- Geography/Sector/Country Map for Models of the Development Process 1954-2012 (a register of articles on the map is shown in the appendix)

5.1 Praxis Matrix versus Current Theory- Taxonomy Tables

The taxonomy tables for the model of praxis showed how the existing literature ‘covered’ the various components and themes in the taxonomy. The areas shaded in grey highlight ‘coverage’. The gaps are circled. It should be noted that the taxonomy diverges from typical ‘process depictions’ by establishing a foundation of dynamics and traits that underlie a mechanism. Another distinction which drives the descriptors in the taxonomy is the occurrence of ‘conditions and factors precedent’ to transition occurring, in favor of a sequential list of events. This introduces a mechanistic theoretical lens which is contingent and flexible.

Table 7 - Land Parcel Dynamics: Showing Gaps in the Literature (Circled).

Taxonomy (Elements-Themes-Traits)	Existing Theories						
	1950's	1960's	1970's	1980's	1990's	2000's	2010's
1. Land Parcel Dynamics							
Lots and Land Parcels							
Individual adjacent lots					Adams 1994		
Adjacent lot relationships- physical & commercial			Bahter 1976		Adams 1994	Schiller 2001 Seuengard 2005	
Adjacent oblique amenity relationships			Bahter 1976	Bryant 1982	Adams 1994	Schiller 2001 Seuengard 2005	
Potential change in lot patterns- distribution or consolidation					Grove-Hills 1999 Grove-Hills 1999		
Potential change in lot title and entitlements-change in use							
Land parcel potential - initial and potential title patterns							
Land parcel potential transition							
Land parcel genesis							
Title Distribution							
Tradeable title patterns					Harley 1991 Adams 1994 Grove-Hills 1999 Grove-Hills 1999		
Lot/title pattern change-distribution or consolidation							
Change in lot /title and entitlements-change in use							
Parties to distribution- Ownership change			Messy 1978	Hooper 1984,5	Adams 1994	Schiller 2002	
Potential titles/property/product						Schiller 2003	
Value Tension							
Differential adjacent lot/parcel value	Uffield 1956	Drewett 1965		Adams 1985	Adams 1994	Schiller 2001	
Differential adjacent amenity value				Bryant 1982	Adams 1994	Schiller 2001 Seuengard 2005	
Commercial potential and viability- residual value			Barnett 1978	Hooper 1985	Adams 1994	Schiller 2001 Seuengard 2005 Adams 2005 Bulan 2005	
Attraction to transition status			Bahter 1976			Schiller 2001 Seuengard 2005	
Arbitrage Needs							
Arbitrage needs based on differential value tension						Nautai 1987	
Transaction potential for transition		Drewett 1965		Bryant 1982			
Developer attraction					Adams 1994	Schiller 2002	
Third party attraction to transaction (e.g. purchaser/investors)					Adams 1994	Schiller 2002	
Volitional transaction potential							

Table 7 illustrates clearly gaps in the essential description of the dynamics of the distinction between lots and land parcels, parcel genesis and associated title transitions/patterns. The existing theory in effect is by this ruler, in its early stage of development in these areas.

Table 8- Developer Dynamics: Showing Gaps in the Literature (Circled).

Taxonomy (Elements-Themes-Traits)	Existing Theories						
	1950's	1960's	1970's	1980's	1990's	2000's	2010's
2. Developer Dynamics							
Plurality of Developer Types- land based interests							
Individual suitability to land transition type	Farm 1954 Litchfield 1956	Drowatt 1963 Craven 1964	Kaiser 1970 Murray 1975	Bryant 1962 Healey 1962 McNamara 1988	Gord 1991 Healey 1990,1 Adams 1994 Diar 1999	Colacott's 2000,1 Gay 2000 Adams 2009	Adams 2012
Disparate individual adapted strategies		Drowatt 1963 Craven 1964	Kaiser 1970 Drowatt 1975 Bothor 1975	McNamara 1983,4 Goodchild 1985	Gord 1991 Healey 1990,1 Adams 1994 Diar 1999	Colacott's 2000,1 Gay 2000 Adams 2009	Adams 2012
Strategy suited to transition phase dependency					Grove-Hy 1990		
Nomadic operation in fields and sectors							
Adaptive deal templates							
Financial risk typologies							
Surveillance and initiation methods							
Parcel Transition							
Intermittent and separate parcel transition		Drowatt 1963 Craven 1964	Kaiser 1970 Drowatt 1975	McNamara 1988 Bryant 1962 Goodchild 1985			
Intermittent and separate parcel projects		Dennally 1964		Goodchild 1985			
Transaction chain reaction effecting parcel transitions							
Volitional conspiracy of creating parties to effect alignment				Bell 1966			
Intermittent time-lapse perspective				McNamara 1988 Houser 1985	Adams 1994		
Transition inertia and triggers							
Time lapse: inertia, compression and elasticity							

Table 8 illustrates that ‘Developer Dynamics’ are well covered in the understanding of the plurality of developer types and adaptation to different land uses and phases. However their essential nomadic behaviors and associated adaptive strategies types including nomadic site selection, adaptive deal templates, financial risk typologies and surveillance methods are not covered and particularly in the current context. Parcel transition and its both visible and invisible natures are not well identified.

Manifestations & Alignments

Table 9 shows an extensive coverage of the area of collective manifestation which is related to the collective visions of creating parties, as this is a central tenet of the architectural and urban theory areas. The notion of circumstantial and volitional alignment is also well covered although in a classical economic and econometric manner (collectively).

Table 9- Manifestations and Alignments: Showing Gaps in the Literature (Circled).

Taxonomy (Elements-Themes-Items)	Existing Theories					
	1950's	1960's	1970's	1980's	1990's	2000's
3. Alignments and 4. Collective Manifestation						
Series of Alignments						
Circumstantial alignments- local and non local conditions	Jaffee 1950	Claver 1969	Sarrett 1973	Healey 1983 Hooper 1985 Goodchild 1985 Hobley 1985 Ambruce 1986	Healey 1990,1 Adams 1991 Adams 1994	Guy 2000 Schiller 2001 Adams 2009 Baker 2009
Economic climate/sentiment- external to the site	Jaffee 1950	Claver 1969	Sarrett 1973	Healey 1983 Hooper 1985 Goodchild 1985 Hobley 1985 Ambruce 1986	Healey 1990,1 Adams 1991 Adams 1994	Guy 2000 Schiller 2001 Adams 2009 Baker 2009
Commercial Season- local commercial incentive	Jaffee 1950	Claver 1969	Sarrett 1973	Healey 1983 Hooper 1985 Goodchild 1985 Hobley 1985 Ambruce 1986	Healey 1990,1 Adams 1991 Adams 1994	Guy 2000 Schiller 2001 Adams 2009 Baker 2009
Volitional drivers and actors- local and non local acts			Sarrett 1973	Healey 1983	Healey 1990,1	
Developer habitat- opportunity for initiation						
Creating Parties						
City fathers, strategists & planners			Sarrett 1973	Healey 1983	Healey 1990,1 Adams 1994	Healey 2002,2
City developers, financiers and implementers			Sarrett 1973	Healey 1983 Hooper 1985	Healey 1990,1 Adams 1994	Healey 2002,2
Developer/city authority tension			Sarrett 1973	Healey 1983	Healey 1990,1 Adams 1994	Healey 2002,2
City land owners and transitional land owners, the public			Sarrett 1973	Healey 1983	Healey 1990,1	
Collective Manifestations						
Circumstantial manifestations- local and non local visions and plans	Finn 1954		Sarrett 1973 Finn 1973	Healey 1983	Healey 1990,1 Adams 1994	Healey 2002,2
Volitional manifestations- local and non local acts			Sarrett 1973	Healey 1983	Healey 1990,1 Adams 1994	
Generalist Papers/Books of Significance					Bill 1984 Scott 1990 Parker 1999	Bill 2002 Wilmington 2000 Fainstein 2003 Guy 2002 Montgomery 2007 Corbett 2009

6. Conclusion

Using literature mapping techniques, the study clarified limitations in the literature on the ‘models of the development process’, based on the nature and conflict of various theoretical perspectives, lack of empirical engagement with developers and related actors, the need for greater understanding of developer practice and a substantial lack of emphasis on commercial and city centre studies. Most importantly, in the last two decades there has been virtually no growth in research in this area, especially like earlier eras, which paralleled the booms of the 1970’s and 1980’s and their aftermath.

The model of praxis introduced a mechanistic view based on three key elements: ‘Land Parcel Dynamics’, ‘Developer Dynamics’, ‘Manifestations’ which rotated in their own spheres but aligned under certain conditions, to trigger transitions in land

parcels. This ‘reactive’ model is based on a more phenomenological and ethnographic representation and understanding of the contingent and mechanistic nature of property development. This was compared with relevant theories in the literature, and the area of land parcel dynamics and land title transitions is not covered in detail at site level, nor the nomadic adaptive tendencies of the developer.

Development theory is outdated and in need of placement in the context of the contemporary (current) property development industry. Since the time of creating such models (1991) for example property trusts, both un-listed and listed have been created as a receptacle for the distribution principles noted in the proposed model. Equity and debt funding has taken other dimensions with the invasion of the equity layer with ‘mezzanine finance’, clouding the notion of ownership of individual project investments, and luring unsuspecting members of the public into often dodgy ‘second mortgage’ funding schemes.

Parallel with any further concerted studies and theoretical representations on the development mechanism, a current depiction of industry structure (Coiacetto 2009) as well a current history of the industry is essential, since Scott’s excellent history went only until 1996 (Scott 1996) and that was in Great Britain.

Patsy Healey’s institutional model remains, even after two decades, an extensive important timeless framework for theoretical and empirical analysis, but sits in a state of suspended animation. Michael Ball’s model on ‘structures of provision’ also provides another key contingent perspective that has not been adopted substantially. Both are compatible with the proposed model of praxis, and it is suggested that this paper perhaps form a catalyst and framework for further investigation into this important area.

Amongst all the articles and books however, one passage rings in the author’s ears, and was said apparently only in passing by Alan Hooper to Patsy Healey (Healey 1991, p. 232);

“Hooper (personal communication) has described such models as a ‘machine waiting for a power source’.”

The proposed model of praxis is a first step in revealing and understanding the nature of this, as well as a focus on theoretical perspectives that recognize that although the overall property development mechanism holds within its structures, actors, institutions and associated behaviors, as well as the essence of economies and political economies, the overall phenomenon ultimately has at its central platform the time lapsed, spasmodic transition of titled land to titled property.

Any study and associated theory of this vast and complex topic therefore, should perhaps be founded in this perspective, in effect– a view from the ground.

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(Please also see 'Historical Register of Articles on Models of the Development Process' in the appendix of this article, which were the subject of the study).

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Notes

1. Practitioner Authors.

<u>Name</u>	<u>Year</u>	<u>Profession</u>
Lichfield	1956	Planner and consultant
Bather	1976	County Planning Officer
Chapman	1978	Town Planning Institute
Goodchild	1985	Chartered Surveyor
Collins	1999	Bank Professional
Schiller	2001	Property/Real Estate Professional

About Jonathan Drane

Jonathan Drane is a commercial builder, property developer and educator who started his career in 1976. In 2011 he was drawn to write about the property development mechanism and its part in the growth of cities, through a PHD candidacy at the Faculty of the Built Environment at UNSW, Sydney Australia.

His topic is named *The Seed in the Cityscape- A proliferation model of high growth cityscapes based on the property development mechanism*, and he is in his second year of candidacy.

His supervisors are Emeritus Professor Ian Burnley, Senior Lecturer, Associate Dean (Education) Nancy Marshall. His panel includes Professor Michael Neuman and Dr Jinu Kim.

Appendix

Glossary of Terms

Term. <i>(and dictionary definition where appropriate)</i>	The concept relevant to this article.
Academic	The author's discipline as noted on the relevant article as represented by an academic institution. Reference to prior other experience out of the academic field is not included (unless specifically noted).
Constructionism	<i>"Constructionism is an ontological position that asserts that social phenomena and their meanings are continually being accomplished by social actors. Also called constructivism".</i> (7, pp.19)
Epistemology <i>"the theory of knowledge, especially with regard to its methods, validity, and scope, and the distinction between justified belief and opinion."</i> (1)	Here it is used in context with <i>"Sources of Knowledge"</i> : how knowledge is gained through empirical or other forms of data collection. (2, pp.977).
Fallow	A 'fallow cityscape' is termed in context with the proposed model, and seen to be a dilapidated, obsolete or undeveloped area whose use is not consistent with the surrounding areas of the city, and which has not been rejuvenated for a long period. Put simply: (obsolete, dilapidated and at their lowest use).
Institutional Model	As defined under 'institutional theory' by Healey see below.
Institutional Theory	Refers broadly to a view of social systems and the relationships between structure and agency in the modern context. As noted by Healey: <i>"the link between structure and agency empirically through relating the construction of roles, and the strategies and interests of agencies, to the material resources, institutional rules and organizing ideas which agents acknowledge implicitly and explicitly in what they do"</i> (6, pp. 35).
Neoclassicism	Refers here to the return to classic economic theory in the mid to late 20th century by relevant

<p><i>“the revival of a classical style or treatment in art, literature, architecture, or music.”</i>(1)</p>	<p>theorists and as noted by Healey: <i>“preoccupation with the processes and consequences of the formation of prices in markets”</i>. (3, pp.232).</p>
<p>Neo-Marxist</p>	<p><i>“an interest in the way markets are structured through the power relations of capital, labour and landowner”</i>. (3 p232).</p>
<p>Models of the development process</p>	<p>Theoretical representations of key components and their relationships in either a graphical or textual format which offers insight into structures, roles, processes and behaviours of relevant actors in the development process.</p>
<p>Morphology</p>	<p>The study of cities through the charting and analysis of its ‘face’ and patterns.</p>
<p>Objectivism</p>	<p><i>“Objectivism is an ontological position that asserts that social phenomena and their meanings have an existence that is independent of social actors”</i>. (7, pp.19)</p>
<p>Ontology <i>“the branch of metaphysics dealing with the nature of being”</i>. (1)</p>	<p><i>“The nature of existence and the categorical structure of reality.”</i> (2, pp.670). Here it is used in the context of the way we see the world through different theoretical perspectives.</p>
<p>Political Economy</p>	<p><i>“The production, distribution and consumption of wealth”</i>. (5)</p>
<p>Practitioner</p>	<p>Where the author is noted as representing a practitioner company or body on the relevant article. Reference to prior other experience out of the practitioner field is not included (unless specifically noted)</p>
<p>Praxis <i>”practice, as distinguished from theory”</i>. <i>Accepted practice or custom”</i>. (1)</p>	<p><i>“Aristotle once refers to his whole “practical philosophy” as the part of philosophy concerned with the problems of man.”</i> (4, pp. 11)</p>

	Here it is used in context with the notion of a ‘practical philosophy’- a ‘model’ or concept of actual practice which has theoretical significance.
Property Development	Relates to third party distribution of titled land and property, and excludes property investment for the sake of holding property and improving it without changing title structures.
Structures of Provision	<i>A structure of building provision refers to the contemporary network of relationships associated with the provision of particular types of building at specific points in time. Those relationships are embodied within the organisations associated with that type of building provision, and they may take a market or a non-market form. ‘Provision’ encompasses the whole gamut of development, construction, ownership and use.”</i> (Ball 1998)
Study	Studies involve an empirical study of an aspect of the development process.
Taxonomy <i>“the branch of science concerned with classification, especially of organisms; systematic”</i> . (1)	Here it is used in classifying the elements and forces involved in the mechanistic phenomena of the property development process.
Textbook	Involved a text book or similar approach. This involved purely descriptive accounts with a lesser emphasis on theoretical content.
Theory	Theoretical analysis that involved a review of the development process based on literature or theory alone.
Third party title distribution	The act of trading property title/s from one party to the other in the form of increased numbers and yields of title.



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Register of Field Studies : For Models of the Development Process.
 (Refer to figure 9:) *Geography/Sector/Country Map for Models of the Development Process 1954-2012.*

Article No.	Year	Author	Title	Journal/Publisher	Data Collection	Discipline	Sector	Town/city	City	Geo Position
1	1954	Form WH	The place of social structure in the determinants of land use	Social Forces 32, 317-325	Case Study	Sociology	Mixed: Res, Retail, Industrial	Lansing	USA	Mixed: Fringe, Rural
3	1964	Donnelly TG Chapin FS Weiss SF	A Probabilistic Model of Residential Growth	Centre for Urban and Regional Studies, University of Carolina, Chapel Hill NC	Statistical Analysis- variables nominated by actors	Economics/Urban Theory /Town Planning	Residential	Greensboro North Carolina	USA	Regional Fringe
5	1969	Craven EA	PRIVATE RESIDENTIAL EXPANSION IN KENT 1956-64: A STUDY OF PATTERN AND PROCESS IN URBAN GROWTH	URBAN STUDIES Vol. 6 February 1969 No. 1	Case Study	Town Planning	Residential	Kent	UK	Regional Fringe
6	1969	Drewett JE	A stochastic model of the land conversion process. An interim report	Regional Studies Volume 3, Issue 3, 269-280, 1969	Statistical Analysis	Economics Geography	Mixed	Reading, South Hampshire, Coventry, Leicester, Manchester.	UK, Wales	Regional Fringe
7	1970	Edward J. Kaiser & Shirley F. Weiss	Public Policy and The Residential Development Process	Journal of the American Institute of Planners, 36(3), 30-37	Interviews in-depth with decision agents	Economics/ Town Planning	Residential	North Carolina Piedmont	USA	Regional Fringe
9	1975	Hall P Gracey H Drewett R Thomas R	The Containment of Urban England: The Developers Vol 2: Decision Processes p163-199	Allen & Unwin London; Sage Publications Beverly Hills	Survey/ Questionnaire, In- depth interviews	Geography Economics	Residential	Berkshire on the East Midlands, Cheshire-Lancashire border near Manchester	UK	Regional/ Rural
13	1976	Bather NJ	The Speculative Residential Developer and Urban Growth	Reading Geo Papers, Dept of Geography, Uni of Reading, England	Case Study Personal interviews survey	Town Planning	Residential	Reading	UK	Regional
27	1982	Bryant CR	The Rural Real Estate Market: an Analysis of Geographic Patterns of Structure and Change within an Urban Fringe Environment,	Publication Series, Dept of Geography, University of Waterloo, Ontario Canada	Case Study	Town Planning	Mixed	Kitchener Waterloo Ontario	UK	Mixed on rural fringe with regional city
29	1982	Lauria M	Selective urban redevelopment : a political economy perspective	Urban Geography 3 (3), 224-239	Case Study	Economics Town Planning	Residential	Minneapolis	USA	Regional
30	1982	Healey, P., Davis, J., Wood, M. and Dixon, M.J.	The implementation of development plans, Report for the Department of the Environment, Department of Town Planning, Oxford Polytechnic.	The implementation of development plans,	Statistical Analysis / Interviews	Town Planning	Mixed	High Wycombe, Buckinghamshire, Wokingham, Central Berkshire and Banbury, Oxfordshire	UK	Regional
31	1983	McNamara F	Towards A Classification of Land Developers.	Law and Policy 6 (1983) 87-94	Case Study	Sociology	Commercial	Edinburgh	UK	CBD/Urban
35	1984	McNamara F	Land Release & Development in Areas of Restraint: Restraint Policy and Development Interests: Housing in Davonum and North Hertfordshire	Oxford Polytechnic Department of Town Planning Working Paper no 76	Statistical Analysis & Structured Interviews	Town Planning	Residential	Davonum & North Hertfordshire UK	UK	Regional



Article No.	Year	Author	Title	Journal/Publisher	Data Collection	Discipline	Sector	Town/city	City	Geo Position
53	1987	Lin Leung H	Developer behaviour and development control	Land Development Studies, 4:1, 17-34	Statistical Analysis	Town Planning	Residential	Scarborough, Ontario, Toronto	Canada	Regional
57	1988	Gottdiener M	The Social Production of Urban Space		Theoretical Analysis Broad Case Studies	Sociology	Mixed	Levittown NY & Cedar - Riverside Minneapolis	USA	CBD/Urban/Regional
58	1988	Skaburskis A	Speculation and Housing Prices : A Study of Vancouver's Boom-Bust Cycle	Urban Affairs Review 1988 23: 556	Case Study Using Statistical Analysis	Economics Finance	Residential	Vancouver 1979-81	Canada	CBD/Urban
59	1989	Paul Cheshire and Stephan Sheppard	British Planning Policy and Access to Housing: Some Empirical Estimates	Urban Studies (1989), 26, 469-485 p 1989 Urban Studies	Statistical Analysis	Economics	Residential	Reading and Darlington	UK	Regional/CBD/Urban
60	1991	A.S. Adeir, J.N. Berry & W.S. McCreel	Land availability, housing demand and the property market	Journal of Property Research, 8:1, 59-69	Statistical Analysis	Economics	Residential	Belfast London-derry Ban-bridge Lismavady	UK Ireland	Regional
70	1991	Healey P	From shipyard to housing estate-The transformation of Hebburn Riverside 1979-1989; A Case Study	Project report, Newcastle University Newcastle upon Tyne	Case Study	Town Planning	Mixed	Hebburn Tyne-side	UK	Fringe
75	1994	Adams D	Urban planning and the development process	UCL Press Ltd University College London	Case Study	Town Planning	Mixed	Greenwich Reach	UK	Fringe
81	1999	Fisher P Collins T	The commercial property development process	Property Management, Vol 17, No 3, 1999, pp219-230	Case Study & Interviews	Economics	Commercial	Newcastle & Cape town	UK & South Africa	Fringe
83	2000	Cofoeetto EJ	Places Shape Place Shapers? Real Estate Developers' Outlooks Concerning Community, Planning and Development Differ between Places	Planning Practice & Research, Vol. 15, No. 4, PP. 353-374, 2000	Secondary data and Interview	Town Planning	Mixed	Bellina and Byron	Australia	Regional
87	2001	Fainstein S	The City Builders: Property Development in New York and London 1980-2000 eds 2, edn 1:1994		Statistical Analysis Interviews	General	Mixed	London New York	USA UK	CBD
96	2005	Beauregard RA	The Textures of Property Markets: Downtown Housing and Office Conversions in New York City	Urban Studies, Vol 42, No 13, 2431-2445, Dec 2005,	Case Study	Economics Business Sociology	Mixed	New York	USA	CBD/Urban
101	2009	Bolan L, Mayer M, Somerville CT	Irreversible investment, real options, and competition: Evidence from real estate development	Journal of Urban Economics 65 (2009) 237-251	Statistical Analysis	Finance	Residential	Vancouver	Canada	Fringe

Historical Register of Articles Related to ‘Models of the Development Process’ 1954 to 2012

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Year	Author's	Title	Publication	Country
1954	Furn WH	The place of social structure in the determinants of land use	Social Forces 32, 317-323	USA
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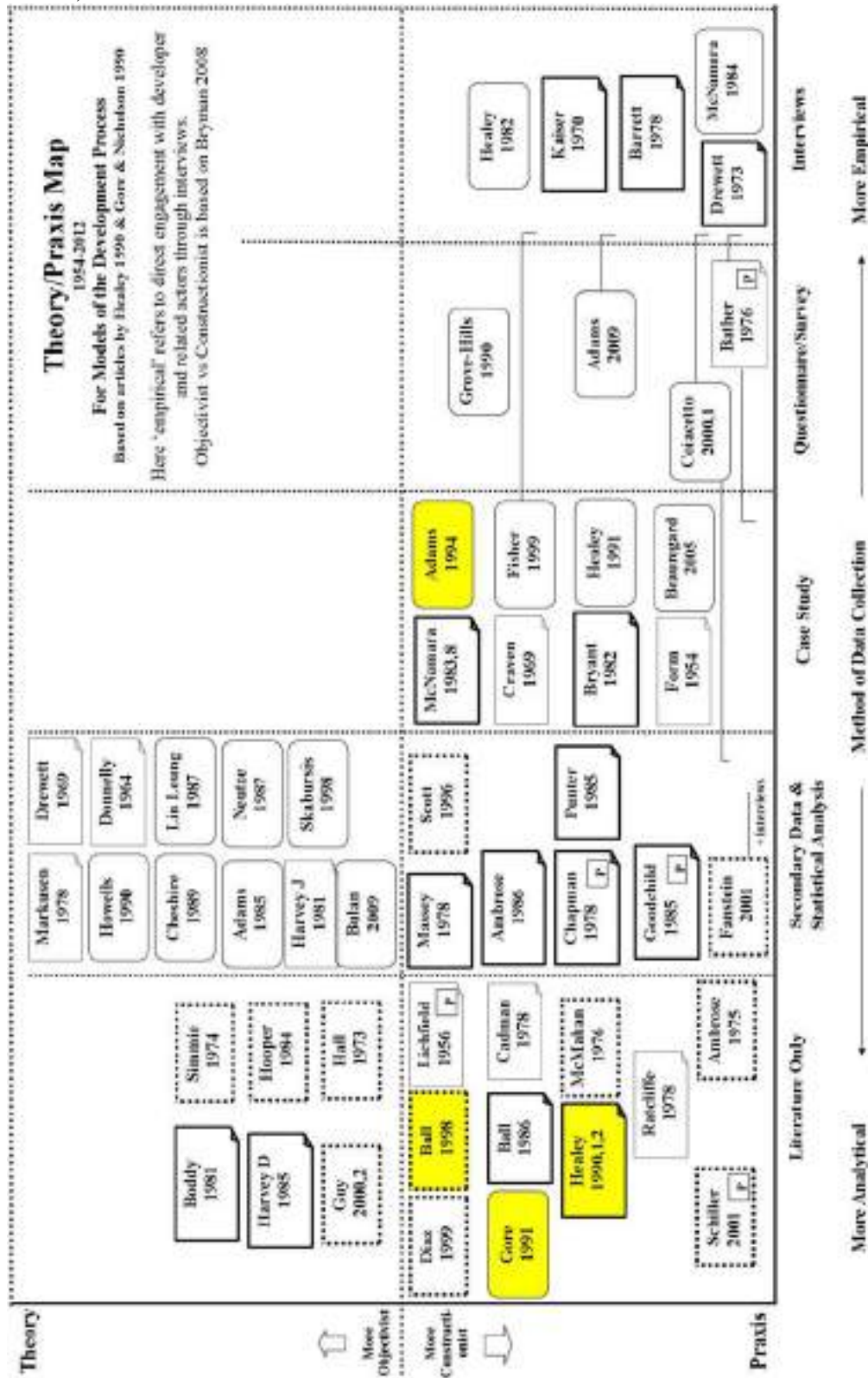
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Literature Maps – Larger Size

(The charts from within the article are shown here in full size for the assistance of the reader).



Theoretical Perspective	History/Theoretical Stance 1954-2012 For Models of the Development Process Based on articles by Healey 1990					
	1950's	1960's	1970's	1980's	1990's	2000's
Neo-Classical		Drewett 1969 Donnelly 1964	Kaiser 1970 Markusen 1978 Cushman 1978	Ball 1986	Adair 1991 Scott 1996	Balan 2009
Neo-Marxist			Massey 1978	Boddy 1981 Harvey D 1985		
Political Economy	Lichfield 1956 P	Craven 1969	Chapman 1978 P	McNamara 1988 Ambrose 1986	Ball 1998 Adams 1994	Guy 2000,2 Adams 2009 Adams 2012
Institutional			Barrett 1978 Barber 1976 P	Bryant 1982 McNamara 1983	Healey 1990,1,2 Gore 1991	Ball 2001 Fanstein 2001
Praxis			Drewett 1973	Good-child P	Fisher 1999	Coiacetto 2000,1,9 Schiller 2001 P Beauregard 2005
Sociological	Form 1954				Thax 1999	

