Routledge Companion to Real Estate Development

Edited by Graham Squires, Erwin Heurkens and Richard Peiser
Contents

List of figures ix
List of tables xii
Contributors xiv
Acknowledgments xxii

1 Real estate development: an overview
   Graham Squires, Erwin Heurkens, and Richard Peiser 1

PART I
Social and spatial impact of real estate development 11

2 Leveraging property values for metro railway development in
   Hong Kong: experiences and lessons
   Bo-sin Tang 13

3 Teardowns and reinvestment in the inner-ring suburbs of Chicago
   Suzanne Lanyi Charles 28

4 Public real estate development projects and urban transformation:
   the case of flagship projects
   Nadia Alaily-Mattar, Johannes Dreher, Fabian Wenner, and Alain Thierstein 43

PART II
Markets and economics of real estate development 57

5 Investment and development behavior following the Great Recession
   Raymond G. Torto 59

6 Land use policies and markets in some selected African countries
   Moses M. Kusiluka, Sophia M. Kongela, and Karl-Werner Schulte 70
Contents

7  Residential prices, housing development, and construction costs  
*Paloma Taltavull de La Paz and Raul Pérez*  
80

8  Retail market analysis for development projects: coping with new 
frontiers in retailing  
*Petros Sivitanides*  
94

PART III  
Organization and management of real estate development  
105

9  Private sector-led urban development: characteristics, typologies, 
and practices  
*Erwin Heurkens*  
107

10  Building and leading high performance real estate companies  
*Frank Apeseche*  
122

11  Strategic management systems for real estate development  
*Paul H. K. Ho*  
138

12  Organizing public–private partnerships for real estate development 
through urban finance innovation  
*Michael Nadler*  
153

13  The self-organizing city: an analysis of the institutionalization of 
organic urban development in the Netherlands  
*Edwin Buitelaar, Erwin Grommen, and Erwin van der Krabben*  
169

PART IV  
Finance and investment for real estate development  
183

14  A historical evolutionary and cyclical perspective on models of 
development finance  
*Colin Jones*  
185

15  The future of finance and investment for real estate development and 
investment: changing approach for a new structural era  
*Christopher B. Leinberger*  
196

16  Mechanisms for financing affordable housing development  
*Graham Squires*  
207
17 The value investment approach to real estate development: a case study from Berlin, Germany
   *Stephan Bone-Winkel and Karim Rochdi*
   
**PART V**

**Environment and sustainability in real estate development**

18 Sustainable transformation in real estate developments through conversions
   *Hilde Remøy and Sara Wilkinson*

19 Sustainability of office buildings: lessons learned from academic and professional research
   *Sofia Dermisi*

20 Post-disaster recovery for real estate development: an analysis of multi-family investment from the perspective of a low income housing tax credit (LIHTC) project
   *Elaine Worzala and V. Lynn Hammett*

21 Drivers and opportunities of sustainability in real estate development
   *Sven Bienert and Rogerio Santovito*

22 The foundations of sustainability in real estate markets
   *Richard Reed*

**PART VI**

**Design in real estate development**

23 Actor perceptions of good design for real estate development
   *Peter Hendee Brown*

24 Good design for real estate development: moving beyond the generic city
   *Alex Duval*

25 The design of real estate: a framework for value creation
   *Bing Wang*

**PART VII**

**Land use policy and governance of real estate development**

26 Developing vibrant centers: the public–private development perspective
   *Emil Malizia*
Contents

27 The challenges for effective governance of real estate development in a future urban world 370
   Kathy Pain

28 Local politics, planning, land use controls, and real estate development 385
   John McDonald

29 Trends in land use and government policy affecting real estate development in the USA 396
   David Hamilton and Richard Peiser

Index 410