This course will deal with an economic overview of problems related to land use. Specifically, we will focus on the theory and analysis of land rent, land evaluation, efficiency of land as an input to production, property rights, land-based institutions, demand aspects of land and land-based resources, and public policies that address the conservation and management of land resources.

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Scheduled meeting time for Summer Term I 2002: MTWThF 9:00 a.m. - 12:00 noon

Class meeting location: TBA

Office hours: Tuesday, Wednesday, Thursday, Friday: 7:30 a.m. - 8:30 a.m.

Course objectives/intent: The objectives of this course are to provide students with an overview of the economic theory and analysis of issues pertaining to land use. Upon completion of the course, students should be familiar with:

- the basic aspects of land measurement and evaluation
- concepts of land rent and economic welfare
- efficiency and equity of using land within a production context
- alternative forms of land use and approaches to non-market valuation of land-based resources
- public policies affecting land use
- approaches to land use planning
- public land management
- compatibility of alternative land uses

Course requirements: There are three primary requirements of this course:

1. problem sets (20 percent/problem set): There will be three problem sets (due May 21, May 27, and May 31) that will evaluate the student’s understanding of course content. These problem sets will cover material studied during the prior week.

2. final examination (40 percent): The final exam will be comprehensive and intends to evaluate the student’s understanding of topics covered in the course (schedule TBA).

Grading will follow standard percentages as found below:

<table>
<thead>
<tr>
<th>Score Range</th>
<th>Grade</th>
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<tbody>
<tr>
<td>90 - 100</td>
<td>A+</td>
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<tr>
<td>85 - 89</td>
<td>A</td>
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<tr>
<td>80 - 84</td>
<td>A-</td>
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<td>76 - 79</td>
<td>B+</td>
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<td>68 - 71</td>
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<td>50 - 54</td>
<td>D</td>
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<tr>
<td>0 - 49</td>
<td>Fail</td>
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</tbody>
</table>
Reading materials


Additional required readings: I’ve place several copies of the following required readings on-reserve in the MacMillan Library (3rd Floor MacMillan). Dates reflect the days during which material found in the readings will be discussed.


Course Outline: The following schedule is a general road map for topical discussions.

Monday, May 13
Introductions and course outline/expectations An economic concept of land
- land as a factor of production (productive forms of land use)
- alternative forms of land use
- availability of land for economic uses
- social and demographic trends

Reading Assignment: vanKooten pp. 1-11

Tuesday, May 14
Definitions and characteristics of land
- definitions and measurement attributes of land
- characteristics of land-based resources
- land use and compatibility of alternative uses

Reading Assignment: vanKooten pp. 15-29 Barlowe pp. 131-155
Supply of land: The economic determinations of land rent
- economic principles affecting land use
- the concept of land rent
- productivity of land as an element of land rent

**Wednesday, May 15**
Reading Assignment: Barlowe pp. 218-264
- Ricardian land rent (continued)
- distance to market as an element of land rent (VonThunen land rent)
- spatial array of alternative land uses
- the urban bid rent cone
- locational factors associated with land rent

**Thursday, May 16**
Reading Assignment:
- Brueckner reading
- Esparza and Carruthers reading
Locational factors associated with land use
- the economic determinants of urban sprawl
- an economic critique of urban sprawl
- amenities as a driver of exurbanization
- the exurbanization process

**Friday, May 17**
Reading Assignment:
- Rudzitis reading
- Deller et al. reading
Locational factors (con’t)
- amenity resources as an element of land rent
- efficiency of land response to inputs
- externalities of market-based rental determinations
Interaction of urban centers
- urban hierarchy
- estimating extent of urban influences
- gravity models

Distribute Problem Set #1 (due Tuesday – May 21)

**Monday, May 20** (class not held – Victoria Day)

**Tuesday, May 21**
Reading Assignment: vanKooten pp. 30-46
An economic assessment of welfare measurement
- consumer surplus
- producer surplus
Welfare economics
- alternative forms of demand in land economics
- compensating and equivalent variations
- public goods

**Wednesday, May 22**
Reading Assignment: vanKooten pp. 47-77
Relationships between alternative welfare measures
Externalities of land use
- issues of property rights
- public policies to address externalities
- internalizing externalities
Thursday, May 23
Externalities of land use (continued)  
Reading Assignment: 
Project evaluation with respect to land use  
- cost-benefit analysis  
- estimating the costs of alternative land uses  
- estimating the benefits of alternative land uses  

Friday, May 24
Project evaluation (continued)  
Reading Assignment:  
Approaches to non-market valuation  
- a spectrum of land-based “goods” (private to public goods)  
- rivalry and exclusivity as a basis for categorization  
- stated preference approaches  
- revealed preference approaches

Distribute Problem Set #2 (due Monday – May 27)

Monday, May 27
Public policies and land use planning  
Reading Assignment:  
- efficiency and equity in land use planning  
- tools of land use planning

Tuesday, May 28
Land use planning (continued)  
Reading Assignment:  
- intervention mechanisms for land use planning  
- preservation vs. conservation  
- alternative approaches to land management

Wednesday, May 29
Public lands management  
Reading Assignment:  
- the economics of multiple use management  
- timber and rangeland management  
- recreational use of public lands  
- tourism and amenity uses of land

Thursday, May 30
Land use compatibility  
Reading Assignment:  
- alternative forms of compatibility  
- compatibility matrix

Distribute Problem Set #3 (due Friday – May 31)

Friday, May 31
Summary of land economics  
The role of ethics in land use planning  
Conclusions and evaluation  
Review for final examination

Final Examination (TBA)