

1

Grüßwort des Rektors  
EU PRO MA  
(European Property Market)  
Leitung: Prof.Dr. Hartmut Dieterich  
10. September 1991, 9.30 Uhr

Industrie- u. Handelskammer

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Dear Under-Secretary of the Federal Ministry of Building, Mr.  
~~Gerhard~~ von Loewenich,  
Dear Dr. Aden,  
Dear guests from abroad,  
Dear Colleague Mr. Dieterich,

borders and walls are falling overnight, many a former border will be reestablished within a matter of days; these are some of the most important events we recently witnessed in Eastern Europe. But in Western Europe the situation is different. Here borders and walls only exist - if they do at all - in the minds of the people. I believe and hope that this conference is going to help to remove some of these imaginary boundaries. Europe will have to be considered as what it is in reality: That is as an entity - as an interdependent economic and cultural area of many nations. And thus it is logical and consequent to discuss at this conference the subject of "Land and Property Markets in Western Europe".

Dear guests

I am convinced that within the coming decades the development of Europe will be marked by exceptionally many quantitative and qualitative dimensions. Interdependent spin-offs effects of these changes will reach far into all spheres of living. The Europe of the future, ~~for example in thirty years, in which we and our children shall live,~~ has not yet reached a concrete shape. This is still an ideal at the most. But in order to suit this ideal to the reality, we will have to combine the scientific and technical findings with the idea and bind the two together. Problems and their solutions can no longer be seen at a regional or national level. They will have to be considered in union with all European neighbours. This is why I am pleased that so many scientists from different European countries, namely from Great Britain, France, Italy and the Netherlands, have found their way to Dortmund.

Belgium  
Sweden

The University of Dortmund is an excellent location for this conference. Our urban and regional planning department is representative in Germany. In this way this conference is an excellent activity of our planners taking place in the european context. Our university belongs to a consortium called PRODEST EUROPE (Property Development and Planning Studies in Europe), a University-Training Partnership in the field of urban planning and property development.

The staff of our planning department is interdisciplinary so that all relevant problems of today and of the future can be discussed. Speaking for the quality of our planners is their possibility to find interesting jobs easily.

A short time ago a high official of a Ministry in Duesseldorf mentioned in a letter to me that the number of planners from Dortmund, applying for a job at this ministry was constantly decreasing, although there was an increasing demand for such experts. Investigations proved that the number of graduates has not dropped but that our planners, now with growing success are applying for jobs in other areas. As ~~the~~ vice-chancellor of the University of Dortmund I am particularly proud to find vacancies in supra-regional or international periodicals where explicitly "Planners made in Dortmund" are requested.

As an economic-scientist I am pleased to state that our planners are no longer trying to get public financial implementation of the planning, but they have also been striving to establish contacts with property market and property economic agencies. Lately every planning policy is being implemented mainly by private investments.

Dear guests

In recent years the University of Dortmund has followed the patterns of the structural and economic changes in our region. Since 1985 our institution has registered the strongest growth → rate among the universities of North Rhine-Westphalia. This applies to new students as well as to the total university attendance. In both cases we are by far, the number one. This is quite a success but it also implies great responsibilities towards our students.

are not only  
working in  
the public  
sector, but

Therefore this conference will play an important role in our academic life, as we shall integrate the results of the various speeches and discussions into the training of our students. This is an excellent investment in the future, since qualified and well trained students are always requested, particularly in the case of the urban and regional planning branch.

This conference is taking place within the frame of scientific projects financed by the Federal Ministry of Building. Therefore I wish to express my special thanks to the Federal Ministry for Building (Bundesbauministerium), represented by Mr. Gerhard von Loewenich, and to the Chamber of Industry and Commerce, represented by Mr. Walter Aden, which both have sponsored generously this conference. I also thank my colleague ~~Mr~~ Hartmut Dieterich and his team who have been responsible for all the planning and the organisation. Without their support this conference would not have taken place today. Thank you very much.

I wish all the participants a pleasant and successful time. I am convinced that your discussions will have a long-term impact upon us.

Thank you very much.

*7 may be in the evening with a well-looking and well-tasting Dortmunder beer*

It is expected that inside of Europe the introduction of the European Single Market will lead to a higher competition of the markets and site-locations as well as to a higher demand on the land and property markets in general, a development, which has already begun and has affected the actual regions of economical growth in particular. This demand hits quite different, but nonetheless historically grown and well functioning, land markets. These will be additional important criteria for the decision to select a site.

The situation of competition on the land and property market may not be evaluated with regard to the business decisions of potential investors, exclusively. Its importance and efficiency for the housing market and criteria for the stability of the natural environment have to be regarded as well.

In order to evaluate the chances of the Federal Republic of Germany in this competition, a comparative study of the general framework and particularities of the functioning of the land markets in EC member states was thought to be useful.

This conference will give aspects and informations of the tax-treatment of properties, costs of the transfer of property, conditions of finance, participants on the market and the average time-range of realisation of projects by prepared case studies, dealing with the markets involved. First evaluations of advantages and disadvantages of the different national planning-, ground- and tenancy-legislation will be discussed.

This conference is set up within the framework of the currently running research project "Functioning And Framework Of Urban Land And Property Markets", implemented on behalf of the BMBau - by the chair "Vermessungswesen und Bodenordnung", department of "Raumplanung", Universität Dortmund. The conference is organized by the Industrie- und Handelskammer zu Dortmund, the Bundesbauministerium and the Universität Dortmund.

**09.30 Uhr** Welcome by:  
Hauptgeschäftsführer der IHK zu Dortmund Dr. Walter Aden  
Rektor der Universität Dortmund  
Prof. Dr. Detlex-Müller-Böling

**09.45 Uhr** "Importance of the Land and Property Market in the European Single Market"  
Staatssekretär Gerhard von Loewenich  
(Bundesbauministerium)

**10.15 Uhr** "Framework and Functioning of the Land and Property Markets"  
Italy: Prof. Dr. Franco Corsico  
(Polytechnico de Torino)  
Dr. Gastone Ave  
(Corep - Univ. Enterprise)

**11.00**

**Uhr**

Coffee

**11.15**

**Uhr**

Netherlands:

Dr. Barrie Needham  
(University of Nijmegen)

**12.00**

**Uhr**

France:

Prof. Vincent Renard  
(École Polytechnique Paris)

**12.45**

**Uhr**

Lunch

**14.00**

**Uhr**

Great Britain:

Dr. Richard H. Williams  
Dr. Barry Wood  
(University of Newcastle u. Tyne)

**14.45**

**Uhr**

Germany:

Dipl.-Ing. Egbert Dransfeld  
Dipl.-Ing. Winrich Voß  
(Universität Dortmund)

**15.30**

**Uhr**

Coffee

**15.45**

**Uhr**

Panel Discussion:

"Advantages and Disadvantages of the National Regulations"

Introduction and presentation:

Prof. Dr. Hartmut Dieterich  
(Universität Dortmund)

Participants:

- MinRat Wolfgang Kleiber  
(Bundesbauministerium)
- Dr. Lutz Aengevelt  
(Aengevelt Immobilien, Düsseldorf)
- N.N.  
(real estate agency)
- Prof. Franco Corsico /  
Dr. Gastone Ave
- Dr. Barrie Needham
- Prof. Vincent Renard
- Dr. Richard Williams

Open Discussion

**18.00**

**Uhr**

Finis

Early Answer Requested  
for Registration Purposes

Participation will be free  
of charge

Communication-language  
will be English

Accommodation can be made  
available by:  
Verkehrsverein Dortmund  
e.V.

Königswall 18  
D-4600 Dortmund 1  
Phone: 0231-140841

Postkarte

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Fachgebiet VBO  
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Absender: (please give correct address)