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Land acquisition has become a source of major conflict and political upheaval in the last half decade. This book brings clarity, depth, and understanding to this contentious issue by providing answers to three fundamental questions: What are the realities of land acquisition today? How did the situation get to this impasse? What are the ways forward? A history of the public and private acquisition of land for conservation and an analysis of its effectiveness in protecting the environment. Land Acquisition, 7th edition is an examination of the principles of the law governing the compulsory acquisition or resumption of land in Australia. It

summarises the principal legislative provisions and the case law that has emerged over 150 years. Reference is made to nine federal, state and territory states and to approximately 450 reported cases. This work has been selected by scholars as being culturally important, and is part of the knowledge base of civilization as we know it. This work is in the "public domain in the United States of America, and possibly other nations. Within the United States, you may freely copy and distribute this work, as no entity (individual or corporate) has a copyright on the body of the work. Scholars believe, and we concur, that this work is important enough to be preserved, reproduced, and made generally available to the public. We appreciate your support of the preservation process, and thank you for being an important part of keeping this knowledge alive and relevant. This book examines key issues concerning land acquisition, and puts forward policy suggestions. Land acquisition is one of the most important issues besetting India's political economy today. There have been many conflicts surrounding acquisitions; but there have been ample peaceful acquisitions, too. Growth in any economy requires more land. Hence in India too, in the future more and more land will be required for the purposes of infrastructure expansion, industrialization, urbanization etc. The book also examines a number of broader policy issues in the context of land reforms and shows how a successful resolution of the land acquisition matter is vital to attaining a high rate of growth. Using a case study method, the book examines the process of land acquisition in detail and its implications for farmers. It finds that the development of acquired land leads to higher growth and higher employment; and it also leads to improvements for the dalits (the backward class people). Benefits in terms of higher revenues for the government are also observed. It argues that, if the acquisition process is properly executed, those farmers who lose land will not oppose acquisition but will instead become partners in the process of growth. Looks at the nuances of land and resource politics and summarizes the long-standing land acquisition and mining debate. Large-scale land acquisitions, or 'land grabbing', has become a key research topic among scholars interested in agrarian change, development, and the environment. The term 'land acquisitions' refers to a highly contested process in terms of governance and impacts on livelihoods and human rights. Focusing on South-East Asia, this book presents a series of thematic papers and detailed case studies to put this phenomenon into specific historical and institutional contexts. These standards have been prepared to promote uniformity in the appraisal of real property among the various agencies acquiring property on behalf of the U.S., by both direct purchase & condemnation. Contents: standards for approaching the solution to certain recurring appraisal problems (cost approach, income approach, highest & best use, etc.); data documentation & appraisal reporting standards (zoning & other land use regulations, contents of appraisal report, etc.); general standards of a miscellaneous nature (impartiality, witness composure, leasehold takings, etc.). Cases & statutes. Rapid growth of emerging economies, emerging interest in biofuels as an alternative to fossil fuels and recent volatility in commodity prices have led to a marked increase in the pace and scale of foreign and domestic investment in landbased enterprises in the global South. Emerging evidence of the negative social and environmental effects of these large-scale land transfers and growing concern from civil society have placed "global land grabs" firmly on the map of global land use change and public discourse. Yet what are the processes involved in these large-scale land transfers? This paper provides a comparative analysis of legal and institutional frameworks and actual practices associated with large-scale land acquisitions in Ghana, Mozambique, Tanzania and Zambia. Drawing on policy documents, interviews with government officials from diverse sectors and discussions with customary leaders and affected communities, we explore some of the deficiencies in legislation and practice which currently undermine the ability to safeguard customary rights in the context of large-scale land acquisition. Development of Environmental Laws in India highlights the dynamic nature of environmental law-making in India between the judiciary, the executive and the parliament. This has led to the creation of a wide range of environmental institutions and bodies with varied roles and responsibilities. The book contains a large volume of materials from the late 1990s, which show a marked shift in the nature of environmental governance in India. These materials offer an understanding of the contemporary debates in environment law in the context of India's economic liberalisation. The materials are thematically organized and presented in an accessible manner. The chapters contain definitions and specific clauses from the legal instruments and refer to court orders and judgements on these themes. Expansion and development of urban areas require acquisition of land, which, in turn, often requires physical relocation of people who own or occupy this land. Land acquisition and resettlement may also be required to improve the lives of the more than 1 billion people who currently live in slums around the world, most of them in developing countries. Therefore, any effort to embark on significant, sustainable urban development needs to ensure that there are adequate processes for land acquisition and, so that resettlement does not become a constraint to much needed urban development. Planners, policy makers and social scientists can try to implement urban development programs in a way that make people who lose their land, houses or livelihoods become equal partners in the development process. The combination of the high price of urban land, presence of creative individuals in close proximity in urban areas, and the ability of urban space to generate innovative solutions, can help convert urban resettlement into a development opportunity for all. The report illustrates how urban resettlement can become a development opportunity. The Mumbai example shows how the private sector can play a key role, to unleash the potential created by high-value land to provide sustainable housing solutions to those adversely affected, at no cost to the government or the resettlers. Examples from Morocco and Pakistan show how well designed and implemented, citizen-driven resettlement can result in enhanced skills and livelihoods, and can promote overall sustainable urban development. The Mauritania example demonstrates how collective approaches with strong community participation can help address difficult challenges related to housing. The Brazil case shows how resettlement practices with demonstrated, strongly positive outcomes and contributions to urban development can influence governments to incorporate them into their own laws and regulations, helping millions of affected people to benefit from them. This book discusses development and land acquisitions in India and analyzes a conceptual framework based on "paradox of values" and "plural value of land." The research links the issue of valuation to its roots in classic economic theory and to its individual perception. The project offers an insightful perspective on current challenges of urbanization and development in the Global South, where land use regimes are in a highly dynamic transition to allow for urban amenities, housing and industrial land. The author concludes with a derived scheme or framework that addresses various potentials to better address values of land during land acquisition. It is an ideal book for anyone interested in land markets, land appraisal and land economics and land acquisition in the Global South. The Asia-Pacific region with its rapid urbanization has generated an immediate need for both land use control and compulsory purchase by national and local governments. This book takes a comparative look at land use laws in ten Asia-Pacific countries (Australia, China, Hong Kong, Japan, Korea, Malaysia, New Zealand, Singapore, Taiwan, Thailand) as well as in the United States. A land use scholar from each country describes and analyzes compulsory land acquisition and the means through which property owners can seek compensation when government regulations or policies become so burdensome that they approach the effect of compulsory purchase. The book's major themes are land use control and eminent domain (compulsory purchase). Contributors examine land use control by focusing on land ownership, statutory framework, land use plans and planning, zoning, building regulations, courts and common law, and regulatory taking among the eleven countries. Sections on eminent domain cover the right of government to take or reclaim private property. General topics discussed include the source of authority (often a country's constitution), the public purpose and the extent of power, compensation, due process, the importance of plans, the effect of a "colonial" legal system, and the accommodation of indigenous peoples' land rights. With the publication of this volume, legal scholars and practicing land use lawyers will be able to analyze and compare for the first time the individual legal approaches of developed and developing countries in the Asia-Pacific region. Contributors: David L. Callies, Li-Fu Chen, Anton Cooray, Glenys Godlovitch, Tsuyoshi Kotaka, Murray J. Raff, William J. M. Ricquier, Eathipol Srisawaluck, Won Woo Suh, Grace Xavier, Zhen Xian Bin.

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