

:

kalskait@yahoo.com

Abstract

Riyadh is one of the most active cities in Saudi Arabia in terms of land speculation. Land value are relatively high given its original cost and the low cost of utility provision. Real estate brokers and propety developers have realized the importance of utility provision in the form of high return after sale. Although, residential property decline in value in Riyadh and although propety development is intermitted and scattered, land values are in the rise. This paper aims at assessing the relationship between land values and the cost of utility provision and providing an overview of the land development process in order to facilitiate the emergence of quality residential communities within the reach of the average citizen.

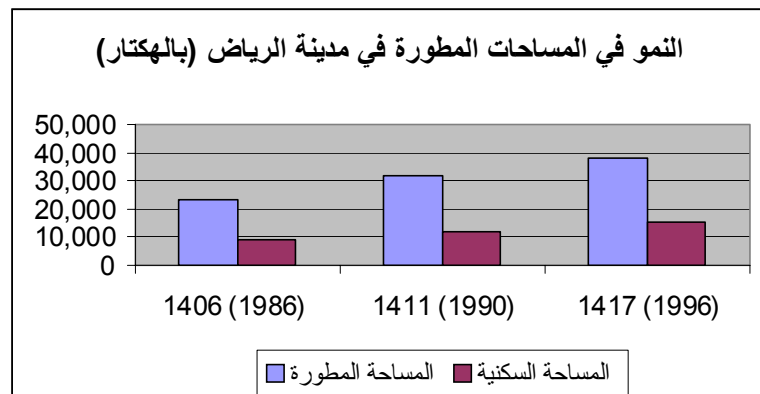
%

%)

(

(-)

:()



[]

:

%
%

. []

kent land
Gaithersberg

. []

" Clapp . [] % "

. []

Olima Rukwaro .

. []

. []

% -

%

%

1416-17

(-)	:	()
()	()	
561,278	454,476	

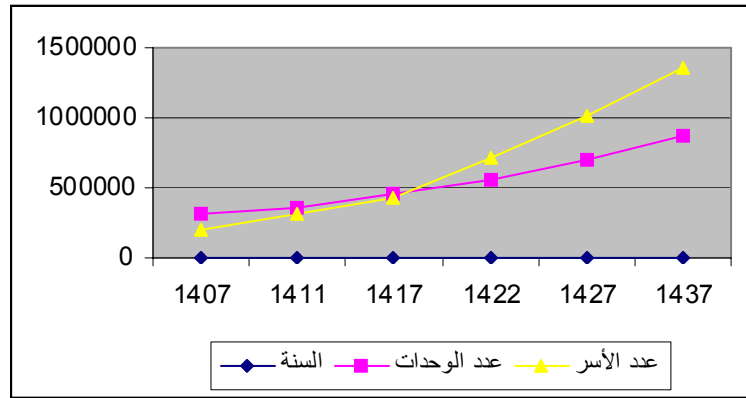
. [] () :

:

Mayer

. []

()



. [] (

)

:

: []

Kone

.Market Study

. Project Financing

.Site Selection

.Site Analysis

.Environmental Analysis

.Developing The Master Plan

.Development Documents (+)

. Selecting Housing Type ()

.Units Design & Developers Selection

.Site Engineering

.Infrastructure Development

. Starting The Development Process

.Marketing The Developed Units

.Community Governance

()

:

...

()

.

:

:

)

.(

)

—

...

.(

—

...

.

—

...

.(

)

—

—

—

)

.(...

%

:

:

% ,

% -

:

:

:

:

. []

% %

()

:()

/	/	/	/	

: ()

/	/	/	/	
-	-			
-	-			

. []

-:

%

%

%

%

.[]

%

% ,

)

(

%

%

%

—

—

(+)

...

...

%

%

%

(...)

%

(%)

%
%

.[[])

%

.[[]

.[[]

.[]

.(x% -) ÷)
% ,) ()
.(.... % ,

% ...
... %

% %
) ...

(

: ()

	,			%
	, ,			% ,
	,			% ,
	,			% ,
	, ,			% ,
	,			% ,

[]

:

[]

:

%

"

"

()

- []
- []
- []
- Clapp, j. and others. Residential Land Values and the Decentralization of Jobs. []
The Journal of Real Estate Finance and Economics. 2001. V. 22,1. P.43-61
- Rukwaro & Olima, “Developer profits undermine residents' satisfaction []
in Nairobi's residential neighbourhood: implications for local government in Kenya”.
Habitat international. 2003. V. 27,1. P. 143-157.
- []
- []
- Mayers, D and others. Estimation of Housing Needs amid Population Growth []
and Change. Housing Policy Debate. 2002. V.13,3.P. 56
- Kone, L. Land Development, Home Builder Press, National Association []
of Home Builder, 1994.
- []
- []
- Alskait, k. “Subdivision Planning in Riyadh: Problems & Remedies” Emirates []
Journal for Engineering Research, 8 (2), 39-50 (2003)
- []
- Architectural & Planning Journal, Volume 15, Issue 1, Jan. 2003 []
- []
- Havard, T., Contemporary Propety Development RIBA Enterprizes, 2002 []