

LAND PROPERTIES FOR RECREATION – THEIR MARKET ASPECTS AND ROLE IN REGIONAL DEVELOPMENT SHAPING

Dariusz Koreleski

University of Agriculture in Cracow

Abstract. The paper attempts to present the role of land properties for recreation in the process of rural areas development shaping within the region and also the price and extra-price determinants for such properties on the market. An important point is how the local spatial structure including land properties for recreation may affect regional development in a positive way. Some questions referring to determinants of demand, factors influencing the price level, as well as kinds of motivation during market search for land properties for recreation have been answered.

Key words: land properties for recreation, market aspects, land properties structure, determinants, regional development

INTRODUCTION

The market aspects of land properties for recreation refer to the structure and, consequently, proportions between supply and demand on this kind of fixed properties. These proportions are related to certain socio-economic trends. The trends, in turn, are strictly combined with determinants, especially determinants of demand. Altogether they form a complex structure of easily measurable factors and difficult to quantify imponderables which in fact seem to be of the utmost importance, often determining the final price of a defined property. Additionally, the issue of the structure of fixed properties (real estate) presents a widespread mosaic of various types of properties destined for different purposes. Besides the fact that all types of properties have a complementary character in terms of spatial structure management in a definite area, e.g. commune, the hierarchy among them has also been created. This hierarchy refers to the market value of different

properties expressed in market prices. These prices, in turn, are a resultant of the supply-demand market relations being determined by various factors. Thus, the aim is to show the structure of determinants of demand for properties on the example of a chosen type of real estate called land properties for recreation which seems to be of intrinsic importance, especially in the welfare states of Europe and North America.

STRUCTURE OF PROPERTIES

Analyzing the structure of properties, one should firstly consider two issues: the problem of estimation and the problem of functions of real estates. In the process of estimation we may distinguish four different types of properties [Hopfer 1997]:

- land properties,
- agricultural properties,
- building properties,
- establishment properties.

Land properties are the main point of interest in this article. In order to call a definite property – a land property we have to consider the following two aspects:

- spatial delimitation – denoting the physical aspect, i.e. separated part of ground;
- ownership delimitation – meaning legal aspect, i.e. separated subject of ownership.

Regarding the functions of each of the properties we may single out the following groups [Hopfer 1997]:

- flat/apartment properties,
- commercial properties,
- industrial properties,
- agricultural and forest properties,
- recreational properties,
- institutional (school, hospital, office) properties,
- special destination properties (e.g. exploitation of mineral resources),
- others.

Concentrating on the recreational properties and going further into their structure we face three different types of these properties considering the level of urbanization [Hopfer 1997]:

- open areas,
- resorts,
- individual properties for recreation.

Open areas are the not-built up areas in the cities or in rural areas surrounded by built-up areas which give a distinctive impact in terms of urbanization. Thus, the neighbourhood causes that these areas are perceived as the highest degree of urbanization areas. Resorts are also urbanized to a considerable extent, functioning like small towns. Individual properties for recreation are characterized as areas of the lowest level of urbanization, creating very often the places of sheer natural countryside values.

QUESTION OF LAND PROPERTY FOR RECREATION

With the passage of time and the increase of welfare in affluent societies of Western Europe and North America the leisure time activities are playing a constantly growing role in human life. There are two reasons for that phenomenon. Firstly, people want to make maximal use of free time which they always lack. Secondly, they understand the key role of holidays within the process of active private and professional life. Thus, we have a feedback chain consisting of two alternating elements: work and vacation (free time). Work provides us with money whereas holidays supply us with new vital forces to work. Hence, the intrinsic role of recreation is a fact. Consequently, if we put the question of recreation in a time-space dimension we notice the need for not only free time but also definite space. The space meaning a place to implement (realize) the recreation which concerns the areas called land properties for recreation but also forest areas and waters. The land properties for recreation refer mostly to the not-urbanized areas where people are able to realise the process of recreation aimed at the regeneration of psychological and physical forces as well as the development of personality.

MARKET ASPECTS OF LAND PROPERTIES FOR RECREATION

The issue of the market in relation to the turnover of land properties for recreation concerns especially the problem of demand for this sort of properties on the market. There exist many determinants of demand which may act as stimulating or anti-stimulating, thus increasing or lowering the price for the individual properties. These determinants may be of price or extra-price character. Price determinants may refer to the search for bargain, while the extra-price ones concern different reasons for demand reflected by the needs and cravings of population. There also exists a problem which touches the issue of motivation for purchasing the land properties for recreation. Hence, we face three questions:

- What are the main determinants of demand for recreational land properties?
- Which factors influence the price level for recreational land properties?
- What kind of motivation may occur during market search for land properties for recreation?

Responding to the first question, we may count, among the most intrinsic extra-price determinants of demand for land properties for recreation, the following problems:

- the income level,
- the comparison of the price level of different types of land properties,
- the individual preferences within the segments of population (age, gender, education, place of living, profession, etc.),
- the ecological location of the land property,
- the accessibility from the city or local small town in terms of food supply,
- the local infrastructure *in situ* and in the neighbourhood.

Passing to the second question we may rate the following factors determining the price level of the land property for recreation:

- the location of the land property,
- the existence of natural values (*in situ* or in the neighbourhood) and cultural values (in the surrounding area) with regard to the distance between the land property and cultural attractions,
- the road infrastructure in terms of the accessibility of the land property,
- the ecological aspects of local environment,
- the direct neighbourhood of border properties,
- the area of the land property for recreation and its relief.

Referring to the third question one may assume the following types of motivating the purchase of land property for recreation [cf. Larson 1969]:

- the need to run away from the city, e.g. for the weekend or holidays,
- the wish to possess one's own area with a small "rural" household,
- the wish for playing the chosen sport on a private, isolated and healthy area,
- the wish to organize a family meeting place in one's own recreational land property,
- the need to relax and recover (in case of chronic illnesses) presuming the land property provides its own healthy water and not polluted fresh air,
- the way to invest the capital.

All needs and wishes for recreation are related with various segments of population and refer to the place of living, the kind of job and work done, the level of education, i.e. difference in mentality between white collar workers and blue collar workers.

LAND PROPERTIES FOR RECREATION AND REGIONAL DEVELOPMENT

The process of regional development with special regard to the development of rural areas consists in the right trends for ordering the spatial structure while maintaining natural and cultural relics of the past. This ordering of the spatial structure concerns the proportions of the areas, i.e. land properties destined for recreational purposes within the individual districts of a region. These proportions, in turn, depend on natural and cultural values in the district area as well as on the plans of spatial management which refer to the individual communes. Thus, we face three determinants of proportions between recreational land properties and other lands within a given area:

- natural values given by nature, shaping the natural landscape, referring to relief, variety of flora and fauna, etc.,
- cultural values reminding the anthropogenic activity and consequently tradition of a definite area, considering religion, language, habits, etc.,
- plans of spatial management treated as administrative decisions influencing the present structure of land, its distribution (layout) and various conditionings.

All these factors exert impact on the structure and proportions of different types of land properties within a defined commune. Two first determinants act in a passive way providing the area with a certain natural and cultural potential but the third factor influences in a direct and active way the status of different types of area within the commune and, consequently, the district.

The regional development should be convergent with the possessed potential and adequate to its administrative spatial decisions presented in spatial management plans. The point is that the immanent feature of regional development is the differentiation which in case of spatial planning should be presented in a positive form. A positive form, i.e. diversification, refers to a constructive mosaic of different land properties within a definite district. This mosaic depends on the local potential and therefore all administrative spatial decisions should be adjusted to this potential. The role of the local authorities is to protect the governed area against spatial chaos and provide proper spatial diversification. In case of communes with great natural and cultural potential all types of pollution may constitute a real danger changing immediately the actual status of the land properties for recreation. Thus, the equilibrium in terms of space, environment and development in the rural areas of a region should definitely be maintained. Only the balance, referring also to spatial structure, may guarantee the right trend of changes within the whole regional development.

CONCLUSION AND FINAL REMARK

The market for land properties is combined with certain features regarding different aspects of the ownership of a defined land. This comes down to three different rights related to this property, which each owner of a land property, (e.g. for recreational purposes), holds:

- *ius possidendi et disponendi* (the right to possess and dispose),
- *ius utendi* (the right to use),
- *ius fruendi* (the right to take advantage and benefit).

The right to possess and dispose is important especially for people who treat the land properties for recreational purposes as the way to invest capital. The importance of the right to use the land concerns more the people who wish to run away from the city, e.g. for weekends or holidays and organize there family or friends meetings. The right to take advantage and benefit refers to the people who need the recreational land property for playing the chosen sport on a private, isolated and healthy area or wish to relax and recover (in case of chronic illnesses) presuming the land property offers its own healthy water and not polluted fresh air, thus becoming a private health resort.

Concluding, the role of land properties for recreation is constantly growing while the societies are getting wealthier. Thus, the demand for superior (luxury) goods is steadily increasing, resulting from the higher needs, wishes and cravings. This in turn, influences the market prices for recreational land properties. There are many very complex local conditionings which exert intrinsic impact on the price level for this sort of properties. Hence, the role of regional development is to face the process of changes and find the proper rhythm of organizing and managing the rural areas eligible for recreational purposes in a region.

Final remark: the global economic crisis cannot stop permanently the earlier mentioned trends referring to the land properties for recreation. What the crisis does is the short-time market slowdown regarding the land properties.

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GRUNTOWE NIERUCHOMOŚCI REKREACYJNE – ICH RYNKOWE ASPEKTY ORAZ ROLA W KSZTAŁTOWANIU ROZWOJU REGIONALNEGO

Streszczenie. W artykule zaprezentowano rolę gruntowych nieruchomości rekreacyjnych w procesie kształtowania rozwoju obszarów wiejskich w regionie, jak również cenowe i pozacenowe determinanty dla tego typu nieruchomości na rynku. Istotnym problemem było to, w jaki sposób lokalny układ przestrzenny, w skład którego wchodzi wspomniany typ nieruchomości, może wpłynąć pozytywnie na rozwój regionalny. Autor udzielił odpowiedzi na pytania dotyczące determinant popytu, czynników wpływających na poziom ceny, jak też rodzajów motywacji podczas zakupu na rynku gruntowych nieruchomości rekreacyjnych.

Słowa kluczowe: gruntowe nieruchomości rekreacyjne, aspekty rynkowe, struktura nieruchomości gruntowych, determinanty, rozwój regionalny

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