Curriculum Vitae and Publications List

April 2018

Rachelle Alterman

Professor *(emerita –* ***non-retired***[1]***),***

Urban planner and lawyer

Senior Researcher, Samuel Neaman Institute for National Policy Research

Technion - Israel Institute of Technology

Personal

Born in Jerusalem. Lived in Winnipeg, Canada during junior-high and high school years, and again for my B.A.Hon. and M.C.P. degrees. Since my academic appointment in Israel, I had 4 sabbatical years, all spent in the USA with my family (last sabbatical also partly in The Netherland).

Married to Doron Alterman (a senior civil engineer in construction management); mother of two: Edan[2] Alterman (a famous Israeli TV, theater and movie actor and comedian); and Neora (B.Sc. in chemistry and biology and M.Sc. in microbiology in health sciences, both *magna cum laude* from Tel Aviv University). She is now pursuing a PhD degree in peri-natal studies at Oxford University Department of Population Health as a Clarendon Fellow. We have four wonderful grandchildren.

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ACADEMIC DEGREES, APPOINTMENTS, AND PRIZES

Degrees

1968 - B.A. Honours, with First Class Honours, Univ. of Manitoba, Canada. Major: Sociology. (B.A. Honours is a 4-year degree instead of 3.) (First year was taken at Hebrew Univ. sociology major, 1965-6.)

1970 – M.C.P - Master of City Planning, Special Honours, University of Manitoba.

1976 - Doctor of Science (Urban & Regional Planning), Technion - Israel Institute of Technology.

1985 - LL.B., Faculty of Law, Tel-Aviv University. Citation for Distinguished Achievements.

At the Technion (faculty member since March 1976):

Emeritus Professor (*non-retired)* – Technion – as of Oct. 1, 2014
Senior Researcher, Samuel Neaman Institute for National Policy Research

Full Professor, Technion - Israel Institute of Technology (since March 1994)

(Previous academic ranks: Lecturer (tenure track), 1976; Senior Lecturer with Tenure, 1980; Associate Professor, 1986)

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[1] Emeritus status in Israel does NOT necessarily entail retirement. Academic rights of lab research, PhD supervision, submission of research proposals etc. may be retained, while teaching is elective.

[2] *People often misspell Edan's first name in English as Idan. In Google, I recommend searching both.*

Visiting academic appointments

2018 – Visiting Lecturer, Gran Sasso Science Institute, l'Aquila, Italy.
http://gssi.it/people/professors/lectures-social-science-gssi-cities

Jan – August 2006 - Visiting Research Scholar, University of Miami, Florida Schools of Law and of Architecture.

Sept. – Dec. 2005 – Visiting professor in The Netherlands: in the Land Use Planning Group, Department of Environmental Science, Wageningen University. And in the Planologie group, Radboud University, Nijmegen.

February- March 2000 – Visiting Professor, Urban and Regional Planning Program, University of Michigan, Ann Arbor, Mich.

Aug. 25-Sept. 30, 1993 - Visiting Professor, Law School, University of Florida, Gainesville, Florida.

Sept. 1992-June 1993 - Visiting Professor, Department of Urban and Regional Planning, University of Wisconsin, Madison.

9.86-8.87 - Visiting Associate Professor, Urban Planning Program, and Research Associate, Urban Research Center, New York University;

8.81-7.82 - Visiting Associate Professor - Department. of City & Regional Planning, University of North Carolina, Chapel Hill.

Adjunct Appointments:

1993-94 - Adjunct Professor, Faculty of Law, Haifa University.
1989-90 - Adjunct Professor, Faculty of Law, Hebrew University, Jerusalem;

Research fellowships and appointments:

Current - Senior Research Fellow, Samuel Neaman Institute for Advanced Studies in Science and Technology, Technion.

Feb. 1994 - Fellow of the Japanese Society for the Promotion of Science; 5 weeks' stay at University of Tsukuba, College of Socio-Economic Planning. [International Fellowship competition].

1992-3 - Fellow of the Institute for Legal Studies, School of Law, University of Wisconsin.

July 88 - Oct.88 - International Fellow, Lincoln Institute of Land Policy, Cambridge, Mass.

Sept. 86- Aug. 87 - Visiting Fellow, School of Architecture, Princeton University.

Feb. 1984 - Fellow of the Salzburg Seminar on urban and regional planning; held at Salzburg, Austria; won full-time fellowship award.

Member of External Review Committees to evaluate Overseas Universities

1) Member, Academic Research Review Committee **of Delft University of Technology** Faculty or Architecture and the Built Environment and of **Eindhoven University of Technology** Faculty of Architecture and Planning. November 2010.

2) **Chair,** International Research Review Committee, School of Architecture and the Built Environment, **KTH – Swedish Royal Institute of Technology, Stockholm.** Led largest university Review Panel (11 members), reviewing 5 Departments: Architecture, Urban Planning and Environment, Real Estate and Construction Management, Philosophy and History of Technology, and Industrial Ecology. June 2012.

3) Member, **Aalto University, Espoo, Helsinki**, Finland. Research, Art and Impact assessment (RAI 2018). August 2018.

Honors and Awards

2018 – Invited as one of **20 "world-class distinguished female scholars**" in urban studies, to take part in the distinguished lectures series at KTH – Royal Institute of Technology, Stockholm.

2017: Selected as one of 16 **International Key Thinkers in Planning.** The academic autobiography of each scholar is published in Encounters in Planning Thought: Autobiographical Essays from Key Thinkers in Planning. Ed.: Beatrix Haselsberger. 2017. Routledge. **http://info.tuwien.ac.at/planning-thought/**

May 16, 2017 – Award for **Exceptional Contribution to Planning Law and Policy in Israel**, by the organizers of the annual Conference on Planning Law, Tel Aviv.

May 2015 – **Certificate of Excellence as Journal Peer Reviewer** – Liverpool University Press for Town Planning Review (one of 2 persons selected; this is the first time the award is granted; thus, the selection is from all reviewers over many years).

July 2012 - Awarded **Honorary Member of the Association of European Schools of Planning (AESOP)** – the highest international honor for a planning academic (previously bestowed on only 4 professors, all Europeans). During AESOP's 25th Anniversary 2012 annual conference, July, Ankara.

September 2010 – **Best Conference Paper Award** at the RICS Legal Research Symposium, COBRA 2010 annual Conference held at Dauphine Université Paris, 2 & 3 September 2010.

February 2010- named **First Honorary Fellow** of the International Academic Association on Planning, Law and Property Rights.

April 2009. Awarded the prestigious national **"Landau Prize for Academic Achievements"** in the category of "urban studies". Prize committee statement: "**undoubtedly the leading researcher in Israel in the area of urban planning".**

July 2007 - Recipient of a special "Certificate of Appreciation" for "special dedication" granted by the **Association of the European Schools of Planning** (where I established the Planning and Law track that later evolved into the International Academic Association on Planning, Law and Property Rights). The only such award granted, and the only non-European to be honored by AESOP. At the annual congress held in Napoli

March 2007 – Recipient of the **Israel Planners' Distinguished Award (Yekir HaTichnun)** for 2007 (the highest honor in the planning field in Israel granted by the Israel Planners' Association).

April 1998 – Award by the **American Planning Association for Best Paper of the Year** in the Journal of the American Planning Association (1997 year). (the first time this prestigious award was given to a non-American).

January 1998 – selected by Mivnim - the monthly journal of the construction sector in Israel – as "Person of the Year" for 1997. For the contribution that my research has made to planning and building practice.

March 1997 - "**Shield of the Israel Minister of Environmental Quality**" - prize for research report on Planning for Women, 1996. With Arza Churchman as lead author, and others.

Nov. 1990 - Local Government Prize for research publications in urban planning. Awarded by Rabbi Arie Deri, the Minister of the Interior, for publications on developer obligations for public services in Israel and in several other countries.

Jan. 1989 - The Ben-Shemesh Prize in Land Policy and Law; for research report titled: "Alternative Methods for Obtaining Land for Public Facilities: Legal Aspects and Planning Considerations". With research assistant: Ms. Miri Vitek.

May 1985 - The Zilbiger Prize in Local Government Law, awarded by the Israel Bar Association, City of Tel-Aviv, and the Tel-Aviv University Faculty of Law, for paper on Exactions of Land for Public Services (while studying for my law degree at TAU).

April 1980 - Research and Science Prize of the Association of Local Government; awarded by the Minister of the Interior in the presence of the President of Israel.

1971-1975 – Technion Graduate Scholarships (for doctoral studies).

1968 – 1970 University of Manitoba Graduate Fellowship (awarded to students with the highest excellence) campus-wide)

1970 – **American Planning Association *Best Student Award*** of the Department of City Planning, University of Manitoba (APA grants annual awards to excellent students in planning schools in the USA and Canada).

Major Academic-Administrative Roles at Technion

Feb- 2008 – Jan. 2015	Co-head, Graduate Program for the Master of Real Estate Degree, Technion. Jointly with Prof. Yerach Doytsher. (*This is Israel's first degree in real estate that I initiated, and then co-founded with Prof. Doytsher)*
January 2010 – 2014	Appointed member of the Technion Academic Board for Continuous Education and External Studies
January 2008 – Feb.2012	Head, Center for Urban and Regional Studies, Technion
June 2007 – June 2009	Member, Technion Board of Governors Executive Committee (as one of four elected representatives of the Faculty Senate)
Feb. 2003 – Dec. 2004	Associate Dean for Graduate Studies and Research, Faculty of Architecture and Town Planning, Technion.
Jan. 1999 – Jan. 2003	Chair, Graduate Program in Urban and Regional Planning, Faculty of Architecture and Town Planning, Technion.
Jan. 1998 – Dec 1999	Elected Member, Senate Committee for Senior Appointments and Promotions.
Jan. 1995 – Dec. 1997	Elected Member, Senate Committee for Undergraduate and Graduate Studies
Nov. 1995 – 1996	Appointed Member, awards and distinctions committee of the Graduate School
Jan. 1995 – 1996	Elected Member, Senate Committee for Honorary Academic Degrees
Oct. 1993 – Oct. 1994	Associate Dean for Graduate Studies and Research, Faculty of Architecture and Town Planning.
March 1994 – 2003	Advisor to the president of the Technion on the status of women.
1994 – 1995	Technion Alumni Association - chair of the internal comptroller committee.
July 89 – Jan. 92	Director, The Klutznick Center for Urban and Regional Studies, Technion.
Jan. 88 – Feb. 89	Chair, Graduate Program in Urban & Regional Planning, Faculty of Architecture and Town Planning.
1988; 1990 – 1994	Elected member of the Faculty of Architecture's Committees for Faculty Appointments and Promotions ("Faculty Preparatory Committee"). Permanent member as of March 1, 1994 (*ex officio* as professor*)*
1988 – current	Representative of the Technion at AESOP – Assoc. of Euro. Schools of Planning
Sep. 1982 – Jan.1985	Chair, Graduate Program in Urban & Regional Planning, Faculty of Architecture and Town Planning. 1.86-4.86 - Acting Chair.
1977– current	Member, Board of Directors, Center for Urban & Regional Studies, Technion.

Editorial Boards

Member of Editorial/ Scientific Advisory Boards of refereed academic journals

April 2018 -	CIUDAD Y TERRITORIO ESTUDIOS TERRITORIALES – the leading academic planning journal in Spain.

January 2016 -	Land Use Policy
Nov. 2014 -	Journal of Urban Management (Taiwan-based)
March 2013 -	Urbanistica – the Journal of the National Institute of Urban Planning, Italy.
July 2012 –	Journal of Surveying, Construction and Property (based at the University of Malaya, Kuala Lumpur)
Feb. 2012 –	Real Estate Management and Valuation – Journal of the Polish Real Estate Scientific Society - Studia I Materiały Towarzystwa Naukowego Nieruchomości. http://www.degruyter.com/view/j/remav
May 2009 –	Journal of Planning Education and Research (journal of the Association of Collegiate Schools of Planning, U.S.A.). Extended to second term till 2015
June 08 –	International Journal of Law in the Built Environment: As of 2018, changed its name to Journal of Property, Planning and Environmental Law
2003 – Aug 08	Journal of the American Planning Association.
1993 –	Town Planning Review (Liverpool University, U.K. – the oldest academic planning journal in the world; several renewed terms). May 2015 – Was honored with "*Certificate of Best Referee"*.
1999 –	Planning Theory and Practice (co published by the Royal Town Planning Institute, U.K., and Routledge).
1983 – 90	Journal of Planning Education and Research (journal of the Association of Collegiate Schools of Planning, U.S.A.)
1987 – 1989	Land Assembly and Development - A Journal of Land Readjustment Studies (U.S.A.). (Ceased).
1987 – approx. 1992	*Ir Ve'Ezor (City and Region)* (Israel). Hebrew. (Ceased)

Occasional Reviewer for academic journals and book publishers

Frequent (blind) reviewer of papers for: Journal of the American Planning Association, Planning Theory and Practice, Town Planning Review, Journal of Planning Education and Research, Urban Studies, Land Use Policy, Journal of Environmental Planning and Management, Urban Affairs Review, International Journal of Urban and Regional Research, Journal of Planning Literature, Urban Design, Social Justice Research, European Planning Studies, Urban Affairs Review, International Planning Studies, Environment and Planning A, Environment and Planning B, Planning Theory and Research, Landscape and Urban Planning, Environmental Politics, European Planning Policy; Urban Policy and Research (Australia-based); American Journal of Comparative Law; Environmental Science and Policy.

Israeli academic journals: Ir VeEzor, Horizons in Geography, Planning.

Reviewer for book and journal proposals for various academic book publishers; recently Oxford University Press (2015), Routledge (2016, 2018)

Reviewer for research proposals – International and national research institutes

Invited (May 2008) to join the **European Science Foundation Pool of Reviewers** (only a few reviewers in each field are selected worldwide)**.**

US Socio-Economic Science Fund; The Netherlands - NWO-NL; Flanders National Research Council – FWO; German-Israel Fund (GIF); Israel Ministry of Science; Israel Science Foundation; Israel Ministry of Environmental Defense; Israel Yad HaNadiv Foundation. Center for Land Use Policy Research, Jerusalem.

COURSES TAUGHT and PROGRAM DEVELOPMENT

Note: Unless otherwise stated, I serve as principal teacher, and the courses are taught at the Technion Graduate Program in Urban and Regional Planning, Faculty of Architecture and Town Planning.

Program development:

Initiator and co-founder of Israel's first Master's degree in **Real Estate Studies (MRE)**, at the Technion. Academic co-head of the program, with Professor Yerach Doytsher of the Faculty of Civil Engineering. Program commenced January 2006. Chair of the inter-school program committee from 2008 to 2012.

Initiator and co-founder of the Master's degree **Master in Urban Engineering.** To be launched at the Technion in 2013.

Co-initiator (with Assoc. Prof. Rachel Kallus leading), Faculty-wide program " **Housing and Communities**". the team won competition for funding by the Israel National Council of Higher Education for projects that bridge academia and communities.

A certificate program **"Planning for Rural Communities"** for practitioners. Jointly with Assoc. Prof. Pnina Plaut. At Technion, through the Center for Urban and Regional Studies. In cooperation with several national government bodies and NGO's.

Courses developed and taught at Technion (recent):

Planning Theory: Technion. Compulsory graduate core course.

Planning Law and Administration: Technion. Compulsory graduate core course at both the Urban and Regional Planning program and the Master's in Real Estate degree program;

Land Policy and the Private Developer: Elective graduate seminar, given annually and highly popular.

Planning Workshop "1 - town scale"- Compulsory graduate core course. Course director (with another teacher and a t.a.). Developed a teaching method that coordinates and applies the concepts and methods taught in parallel in Planning Theory.

Developed and taught in the past at Technion

The Plan-Implementation Process: Elective graduate seminar.

Public Participation in Planning: Elective graduate seminar; University of North Carolina at Chapel Hill (1981-82).

Planning Institutions (for undergraduates in Architecture). Elective course especially tailored to undergraduate architecture students [offered occasionally].

Studio "C1" – town scale (compulsory course for undergraduates in Architecture) (co-taught with others for many years, until the contents of that course were changed in to focus on urban design).

Taught at Israeli law schools:

Planning Law and Administration: Hebrew University, Jerusalem, Faculty of Law (1989-90, elective course); Haifa University Law School, spring term, 1993-4 (elective courses).

Courses Taught during Sabbaticals Overseas

Planning Theory: U. of North Carolina at Chapel Hill (1981-82); and New York University (1986-87).

Public Participation in Planning: Elective graduate seminar; University of North Carolina at Chapel Hill (1981-82).

Land use law in Israel in a comparative perspective (a module in a comparative law course) taught at:

- University of Florida Law School, Oct. 1993.

- Georgia State University Law School, March 2006.

Comparative Land Policy – an International View – University of Wisconsin, Madison (1992-3); U. of North Carolina at Chapel Hill (with Ed Kaiser; 1981-82); New York University (1986-87).; University of Michigan, Ann Arbor, College of Architecture and Urban Planning (a mini-course) – February 2000.

Growth Management and Implementation of Urban Development Projects (University of Wisconsin, Madison 1992-3)

Comparative planning systems and open space preservation: University of Wageningen, Mansholt Graduate School, the Netherlands. Ph.D. intensive course given in November 2005.

Continuing Education and Short Courses (*selected)*

Short courses in **planning law**, **land policy, planning theory, public facilities**, and **public participation**, given to professional groups through the Continuing and External Education Unit of the Technion, the Continuing Education Units of the Ministry of the Interior, the Jewish Agency, the Community Workers' Association, and the Association of Municipal Engineers, Judges' Continuing-Education Institute, Lawyers' Continuing Education Institute, and the Land Surveyors' Association. Specifically, these groups include:

- 1). Elected officials (mayors, councilors); 2) city engineers; 3) planning officials; 4) municipal land officers; 5) Chartered Surveyors (land appraisers); 6) officials of the National Lands Authority; 7) officials of the Ports and Railroads Authority; 8) enforcement officers of development control; 9) community workers and neighborhood planners (in Project Renewal); 10) elected office holders; 11) municipal officials from developing countries; 12) Planning personnel of Haifa City, Course coordinator through Technion Extension; 13) Judges of lower and district courts; 14) town planners and engineers in the Israeli Arab sector; 15) Office holders in the Israel General Comptroller's Office; 16) judges' refresher courses; 17) agronomists and planners of the Ministry of Agricultural and Rural Development; 18) lawyers' refresher courses.
  From 1996 – specific lectures and dates:
- 19) municipal comptrollers' refresher course (1996). 20) Mayors' Forum, 1996. 21) City Engineers/planners refresher courses (1996x3). 22) Officers of the Ministry of Transportation (1996). Officers of the Ministry of Agriculture, 1997. 23) The Independent Association of Engineers and Architects, 1997. 24) Refresher course for local and district planning officers, Nov. 11, 1997 25) Officers of the Israel Ports and Railroads Authority - 1997-8 (through the Technion Continuing Education Unit) – built and organized this extensive course and gave 4 lectures. 26) Bar Ilan University Faculty of Law extension studies; Refresher course on "Law and Land". Lecture on "Expropriation of Land Through the Planning and Building Law", May 25, 1999. 27) Full-day training on Statutory Planning Institutions and Public Participation for the planners and engineers at the Ministry of Construction and Housing, Sept. 2000. 28) Refresher course for State Attorneys and Legal Advisors on property rights and the conversion of agricultural land to development. 29) Bar Ilan University Faculty of Law extension studies, refresher course on planning and property law – lecture on "exactions for public services through agreements", June 5, 2001. 30) Ministry of the Interior refresher courses for planners in local and district planning commissions, on developer agreements, Jan 24, 2002, (at Netanya Municipal Education center - Maf'am). 31) "ELKA" Refresher Course on Public Participation in Governance for town mayors, held in Bnei Ayish local authority October 10, 2002. 32) Refresher course to District and lower court judges, in a special course on planning law. Invited to give the course's final lecture, on "What an international comparative perspective can teach us about Israeli planning law." Neve Ilan, Nov. 28, 2002. 33) Symposium of the Southern Sharon Regional Council – lecture on "The property rights revolution in the agricultural sector", November 2002 (in the Carmel Beach Hotel, Haifa). 34) Workshop of the Association of Municipal Engineers to present options for an academic degree for such officials. Zichron Yaakov Dec. 5, 2002. 35) Workshop for city planners in the Israeli-Arab sector. On "Planning laws and their relationship to private property rights". Nazareth, February 3, 2003. 36) Continuing education for land surveying engineers, lecture on public

services, infrastructure provision, and property rights. Tel Aviv, February 2003. 37) Course for "Public Participation Consultants", Technion Continuing Education unit, lecture on "planning theories and public participation"**,** Dec. 17, 2003. 38) as above, lecture on **"**Israeli planning institutions and public representation", Dec. 24, 2003. 39) Refresher course for planners in local planning commissions, through the Ministry of the Interior MAF'AM program; on "A critical comparative view of the Israeli planning law and institutions", 18.2.2004. 40) Continuing education to high-school teachers of geography nation-wide; on "Planning institutions and the public interest", Sept. 11, 2004, Tel Aviv. 41) Lawyers' Continuing Education Institute, Tel Aviv University, March 2005: Reform of Israel's planning law and the status of plans. 42) Israel Bar Association continuous education for local government attorneys, "Compensation rights according to the Israel Planning and Building Law: The need for reform. Oct. 15, 2007 Tel Aviv. 43) Bar Ilan Continuous Education on Property Law: "An International Perspective on Compensation for Depreciation of Property Values under Israel's Planning Law: the Need for Reform". April 8, 2008. 44) Lawyers' Continuing Education Institute, Tel Aviv University, 2008 45) Israel Institute of Land Appraisers. "Is compulsory dedication of land for public services a dead letter? A cross-national perspective". Eilat Nov. 25, 2008. 46) Advocates' refresher course on local-government related law (Bar Ilan U): The need for reform of Israeli law on compensation for decline in property values due to planning decisions: Lessons from cross-national research. May 6, 2009. 47) Judges' continuous education, Maaleh HaHamisha, June 2009 (on challenges of the planning system in Israel from a cross-national perspective). 48) Bar Ilan University continuous education on law and planning, lecture on land readjustment in Israel in an international context July 14, 2010). 49) The Rehovot Conference for International Development - "The Challenges of Learning and Unlearning by Developing Countries", December 2010. 50) Lawyers of the Haifa District, "The new fast-track legislation for housing 'VADAL'" – Sept. 22, 2011. 51) The certificate program for rural planners, Technion: National land policy in Israel's rural sector, Oct. 2012. 52) Tel Aviv City planners' refresher lecture series: National land policy and its impacts on urban areas. Nov. 2012. 53) The certificate program for rural planners, Technion: National land policy in Israel and the grossly curtailed property rights of Israel's rural sector cooperative villages. Dec. 2014. 54) The certificate program for rural planners, Technion: Land expropriation law in Israel and its impact on the rural sector. Jan. 2015. 55) Weitz Center for Development Studies, Faculty of Agriculture, Hebrew University, Rehovot Campus. "Land-Based Financial Instruments for Development and Infrastructure", August 6, 2015; 56) Israel Planning Administration (through MIFAM South Sharon) refresher course for senior local and district architect/ planners/ engineers, Feb. 4, 2016; 57) Weitz Center for Development Studies, Faculty of Agriculture, Hebrew University, Rehovot Campus. "Land-Based Financial Instruments for Development and Infrastructure". Presentation at the Neaman Institute premises at the Technion, Sept. 22, 2016.

FUNDED RESEARCH AND GRANTS

Note: Principal researcher, unless stated otherwise. Research projects carried out through the Center for Urban and Regional Studies at the Technion, unless stated otherwise. Research proposals submitted but not won are noted in grey

Jan. 2017 (for 2 years). "Grounded Energy: Land-based laws and regulations for siting renewable energy installations– an international perspective. Grant won in a competitive Call, the Israel Ministry of Energy

2016-2017 – "National land ownership in Israel: Asset or liability for housing prices?" Seed money for pilot research, Neaman Institute for National Policy Research

2016-2017 – "National land ownership in Israel: Asset or liability for housing prices?" Seed money for pilot research, Neaman Institute for National Policy Research

January 2016 – Research proposal submitted: INT proposal in the Horizon 2020 EU funding program. Partner in a consortium headed by Prof. Christina von Haaren, University of Hannover. Topic: "Spatial Transformation and Adaptive Infrastructures". TRANSFORM – ADACTURES". My role: Leader of

Work Package 1 – Theoretical Foundations.

Invited to join research team headed by Prof. Ari Ekroos of Alto University, Finland, "Systemic change – efficiency, quality regulation and citizen input in land-use planning", submitted to the Finnish Academy, Oct. 2015.

–Member, research team headed by Prof. Deborah Peel, University of Dundee. "Flourishing Communities and Productive Seas", funded by the Scottish Universities Programme for Knowledge Exchange. Commenced fall 2015.

Invited to join research proposal by Prof. Ari Ekroos of Alto University, Finland, "Institutionalised communicative planning – lost in translation?". Submitted to the Academy of Finland. 2014. Did not win.

Nov. 2013 –Oct. 2016 (PI, with Dr. Michal Palgi of the Kibbutz Center at Haifa University "The Property Rights of Israel's Rural Residents Viewed from a Comparative Cross-national perspective". Won Call for Research by the Chief Researcher, Ministry of Agriculture and Rural Development. 300,000 IS (about $88,000).

July 2013 Submitted under my supervision – Michelle Oren, *EU Marie Curie International Outgoing Scholarship (post docs)* – Global Housing Rights: Bridging the Law-to-Practice Gap. Not won

Feb. 2013 – Feb. 2016 - EU CBC (Cross Border Cooperation) PI, Initiator and Coordinator of a 5-country Mediterranean team: ENPI *Strategic* project: "Bridging the Implementation Gap: Facilitating Cross-Border ICZM Implementation by Lowering Legal-Institutional Barriers in the Mediterranean Sea Basin" (acronymed MARE NOSTRUM). Total budget (all partners) 4.3 m EU.

Oct. 2012 –Oct. 2015 –Israel Science Foundation grant: "Conflicts Over Preservation of the Built Environment: Cross-national Comparative Analysis of the Decisions of Planning Authorities". PI with Dr. Nir Mualam as Co-Researcher.

July 2012 – Feb. 2015 Marie Curie grant - EU FP7 program – international Outgoing Fellowships - won under my supervision by *Dr. Nati Marom*. Topic: Planning in Equality? Urban Strategy and Inequality in Global South Cities". In cooperation with Prof. Ananya Roy, City and Regional Planning, University of California, Berkeley.

2011 – *submitted but did not win* – to Mifal Hapais - Cultural Studies – "Preservation of the History of Urban Design – Learning from the Israel and Other Countries" - with Mike Turner.

2010 – Joint PI with Assoc. Prof. Alon Tal, Ben Gurion University, and Dr. Efrat Eilam as researcher. Ministry of Science and Technology Call for Basic Research in Social Science and Science Policy. "Development of indicators for evaluating the impact on sustainability of decision makers in Israel's civil sectors and development of a strategic plan for education for sustainable development, by sector". Did not win the funding.

2008 (May) for 2 years – with Dr. Emily Silverman. "Statutory planning tools to expand the supply of affordable housing". Won national competition for research proposals (ranked 1) Ministry of Interior. IS 300,000

2007 (Nov.) – *Submitted – high grades but no award:* EU FP 7 Framework*: "*Planning Law and Public Participation: Cross national analysis for mutual learning". Initiator and Coordinator, Lead team of 5 countries, 14 researchers and 15 government and NGO bodies. [Selected for final list not funded].

2006 – The Jordan Valley Rift as a Bridge towards Peace. University of Miami financed, pilot research.
2005-06 – Towards Reform of Israel's Planning and Building Law –alternative legal responses to the property-rights and economic implications of planning regulations in selected countries. Funded by the Planning Administration of the Israel Ministry of Interior, May – Aug. 2005.
2004 – Alternatives to Israel's National Land Policy. "Seed money" received from the Samuel Neaman Institute for Advanced Studies in Science and Technology – Technion.

2004 *Submitted but not awarded:* The German Israeli Foundation for Scientific Research (GIF) proposal, with Prof. Thomas Faist, Bielefeld University. Title: "Housing Policies for Immigrant Absorption in Germany and Israel: Comparative evaluation for mutual learning"

June 2004-2006 – “Sustainable maintenance in high-rise residential condominiums: What can Israel learn from other countries?" Ministry of Interior, National Planning Administration. 60,000 IS.

Dec. 2001-August 2003 – How can planning and land policy be improved in the Bedouin villages of the Misgav Regional Council? Research commissioned by the Misgav regional council. 40,000 IS.

Jan 2001-Feb. 2004 – Design controls in statutory plans: Sticks in the wheels or a blessing to urban form? Rachelle Alterman as PI, Dr. Nurit Corren as co-researcher. Won at-large competition conducted by the Chief Researcher of the Ministry of Construction and Housing. IS 150,000 for one year.

2000-01 – Illegal Construction in Israel: A Failure in Enforcement or Prevention? Won competition for the Joint Research Fund – Technion and Haifa University. PI with Assoc. Prof. Arie Rattner, Department of Sociology (criminology). $5,000. Extension requested for 2001-2.

2000-04 – High-rise buildings in Israel: Legal and administrative aspects. Co-Investigator in a research team, headed by Assoc. Prof. Arza Churchman (with other members from the Faculty of Architecture and the National Research Institute). The team won an at-large tender by the Ministry of Interior for a project to develop planning, design, and construction criteria and regulations for tall buildings. Total team budget: 1.4 million IS.

1998-9 – The language of plans: Instruments for conflict mitigation or conflict enhancement”. Won competition for a research grant from the Tami Steinmetz Institute, Tel Aviv University, $10,000.

1998-9 – “Tools for preserving open spaces in Israel”, research grant from the Keren Kayemet – Jewish National Fund, 72,000 IS (overhead and vat included).

1996 – "Protecting Agricultural Land from the Pressures of Urbanization: Developing New Tools Based on the International Experience". Funded by the Ministry of Agriculture, Chief Scientist's Office, as part of an RFP, March 1995 (Ranked first). Feb. 96. - June 1997; 021-649 - IS 43,000.

1996-7 – "Achieving Higher Densities in Urban Land Uses". Invited research and development project for the Ministry of the Interior and the National Planning and Building Board. 6021-022. With Arza Churchman. Consultant: Meir Garon. Jan. 1996 - IS 135,000.

1995-7 – "National Plan for Israel in the 21st Century", Research project undertaken at the Faculty of Architecture and Town Planning, headed by Adam Mazor; member of the management team. Responsible for two topics: "Institutional alignment for implementing long-range planning" and "National land policy and planning goals". Research assistant: Guy Kav-Venaki. Project sponsors: Government and public agencies (Project number 022-526).

1994 – "Accelerating Planning Procedures: Length of Time in Planning Decisions" - report commissioned by the Ministry of Interior as input toward the preparation of a new planning law for Israel. With Michal Sofer. No. 6021-08. ($6,000).

1992-4 – "The applicability of conflict-resolution methods to statutory planning decisions in Israel". Co-directed with Arza Churchman. Ford Foundation, Israel, grant. (Project no. 021-477; $24,640).

1992-3 – "Resolving conflicts in national highway planning", Israel Ministry of Transportation. Co-directed with Arza Churchman; Ariella Vraneski, D.Sc. candidate, as researcher. (Project no. 021-594; $18,400).

1992-3 – "The impact of mass immigrant absorption on the planning of public services by local authorities: Development of innovative approaches", the Jewish Agency Renewal and Development Dep’t’. Jan. 1992 - Aug. 1992. (project no. 021-549; $15,821). Research assistant: Laurie Goldman.

1991-3 – "National Plan for Israel in the 21st Century", Research project undertaken at the Faculty of Architecture and Town Planning, directed by Adam Mazor; serve as part of the Senior Research Team. Contributed on the legal and institutional aspects; planning methods and goal-setting. Project sponsors: 4 Government agencies (Project no. 022-526).

1991-92 – "Expropriation of Land: A Cross-National Comparison" - grant for M.Sc. research (Nira Orni), funded by a Mifal Hapaiis grant. (Project number 021-453/2; $2,115; listed under Municipal Land Policy).

1990 - 92 – "Compensation for decline in land values due to planning decisions". The Land Use Research

Institute, Jerusalem. (Project number 021-493; $21,447). Research assistant: Orli Naim.

1988-90 – "Developer obligations for public services - a cross-national comparison." Research topic commenced during stay at the Lincoln Institute for Land Policy, Cambridge, Mass.

1989-90 – "Implementing government programs for neighborhood regeneration: A cross-national comparison." Grant received jointly with Goran Cars of the Royal Institute of Technology, Sweden, to support production of an edited book. Sponsor: The Swedish Building Research Council.

1988-90 – "The land betterment levy: The law, its implementation and an evaluation", Technion Research Grant and partial funding from the Land Use Research Institute, Jerusalem. With Irit Gil, M.Sc. student (021-453 - Part I).

1988-90 – "Evaluation of Israel's national agricultural land protection law and policy". Technion Research Grant and partial funding from the Land Use Research Institute, Jerusalem. With Miriam Rosenstein, M.Sc. student. (021-453 - Part II).

1988-89 – "Issues in municipal land policy". Sponsored by the Land Use Research Institute, Jerusalem. (021-453 - Part III; $40,000).

1986-87 – "Linkage exactions and land-use controls for the supply of housing". Report commissioned by Prof. Donna Shalala and Prof. Elizabeth Roistacher for the Task Force on Housing for the Governor of New York State. Carried out at New York University and published through the Lincoln Institute.

1986-87 – "The effect of residential densities on land requirements for public services". Co-principal researcher with M. Hill. Commissioned by the Ministry of the Interior. (Project number 021-161- Part I; $40,000). Miri Vitek, research assistant [completed after Prof. Hill's death]

1986-88 – "Alternative tools for obtaining land for public facilities: The legal basis and evaluation of use in practice" (021-161 - Part II). Commissioned by the Ministry of the Interior. Research assistant: Miri Vitek

1982-86 – "Evaluation study of Israel's neighborhood revitalization program". Co-directing a large research team with N. Carmon and M. Hill. The Samuel Neaman Inst. for Advanced Studies in Science & Technology, Technion (Total project budget - $150,000). Sponsored by the Neaman Institute and the Jewish Agency.

1976-84 – "Development of guidelines for the spatial planning of public services (8-year project; Moshe Hill was principal researcher in the first few years; in subsequent years we were co-principal researchers). Commissioned by the Ministry of the Interior (021-161; cumulative budget approx. $150,000).

1979-82 – "Development of a guide to public participation in planning" (co-director with A Churchman and H. Law-Yone). Sponsored by the Israel National Research Council (approx. $20,000).

1979-81 – "Public Participation in Israel's Project Renewal: Case studies and workshops" (with A. Churchman and H. Law-Yone). The Samuel Neaman Inst. for Advanced Studies in Science & Technology, Technion. Sponsored by the Neaman Inst. and the Jewish Agency. Sub-part of larger program directed by Moshe Hill and Naomi Carmon.

1979 – Part of research team headed by Moshe Hill and Naomi Carmon on "Slum Rehabilitation in Israel - factors in the emergence of distressed neighborhoods." Responsible for legal aspects. Under the auspices of the Samuel Neaman Institute, Technion.

1977-79 – "Urban plan implementation: Toward the improvement of effectuation, monitoring and enforcement" (Principal Researcher; with H. Law-Yone and the collaboration of E. Alexander). Ford Foundation Grant.

1976-77 – "Patterns of use of neighborhood open spaces" (researcher, with Shaul Amir as principal researcher). Sponsored by the Ministry of Housing.

CONFERENCES AND SEMINARS

International Conferences – invited and contributed papers *(not updated)*

***(Invited presentations** are indicated in bold; Presentations are by Rachelle Alterman alone unless noted otherwise).*

* Note: An asterisk denotes conference papers that have appeared (or will appear) in conference proceedings in abstract or in full, depending on conference policy. These are not re-listed under Publications.

1. * 4th International Conference of Engineers & Architects in Israel, Dec. 1976. Paper: "Some aspects on the implementation of urban plans".

2. * French-Israel conference on urbanization, "La Justice Sociale Urbaine", Van Leer Foundation, under auspices of the two National Committees for Research & Development, May 1977. Two papers:

2a a) "Land betterment taxation policy in the light of social goals".

2b b) (with M. Hill), "Distribution criteria for public services".

3. * Conference of the International Technical Co-operative Center on Innovations in Planning, Nov. 1977. Paper: "The problem of setting flexible standards for land allocation for public services" (with Morris Hill); Tel Aviv.

4. American Institute of Planners National Conference, New Orleans, La: Planning and Law Division session", Oct. 1978. Paper: "Decision-making in urban plan implementation: Does the dog wag the tail or the tail wag the dog?".

5. * ***Invited Paper***: Seminar organized by the OECD on Improving Implementation in Urban Management, Milton Keynes, 20 July.79. "Is the Israeli local planning system a failure? An evaluation of performance" (with Hubert Law-Yone).

6. 5th International Conference of Engineers & Architects in Israel. December 1979 Paper: "Toward the development of a guide to strategies of public participation in Israel" (With A. Churchman & H. Law-Yone).

7. * ***Invited paper***: Workshop on Strategic planning, Dept. of Urban & Regional Planning, Technische Hogeschool, Delft, Holland, April 1980. "A method for monitoring land use plan implementation: Case study of an Israeli statutory plan".

8. ***Invited Paper***: 5th International Conference of the International Association for Urban & Regional Research and Education, on "Training planning educators". Arc-and-Senans, Ledoux Foundation for Future Studies, France, May. 18-23, 1980. "Teaching planning implementation: Is a new area of planning theory emerging?"

9. IFHP International Conference on Urban Revitalization, Jerusalem. Nov. 1980. Presentation: "Public participation in Israel's National Project Renewal".

10.* Conference on Planning Theory in the 1980s, Oxford Polytechnic, U.K., April 1981. Paper: "Implementation analysis in urban and regional planning: Toward a research agenda".

11. Association of Collegiate Schools of Planning (ACSP) Annual Conference, Howard Univ., Washington, Oct. 22-25, 1981. Paper: "Current approaches in implementation analysis: How relevant for urban and regional planning?".

12. American Planning Association National Conference, Dallas, Texas, May 8-11, 1982. Paper: "Planning for public participation: The design of implementable strategies".

13. Evaluation Research Society Conference, Baltimore, Ma., Oct. 27-31, 1982. Paper: "An integrated approach to evaluating broad-aimed social programs" (with N. Carmon and M. Hill).

14.* Oxford Conference on Land Policy, Oxford Polytechnic Dept. of Town Planning, March 30-Apr. 2, 1983. Paper: "Design and evaluation of alternative policies for land value recapture: A comparative perspective".

15. Salzburg Seminar on Urban Planning, Salzburg, Austria, Feb. 1984. Presentations: "Comparative

framework for understanding implementation in statutory planning" and "Women and planning in Israel".

16.* 1st Israel-Canada Conference - Planning in Uncertainty. Hebrew University, Jerusalem, July 2-5, 1984. Presentation: "Planning education as a change agent in Israel". (proceedings served as a basis for a book by Morley and Shachar).

17.* Journees d'etudes Juridiques, on "La participation directe du citoyen a la vie politique et administrative". L'Universite Catholique de Louvain, Fac. de Droit, Louvain-la-Neuve, Belgium, Feb. 14-15, 1985. Paper: "Public participation and neighborhood self-government in Israel's Project Renewal: Some paradoxes of decentralization in a centralized state".

18. 21st Int'l Congress ISOCARP - International Society for City & Regional Planners, on Non-governmental actions in urban development. West Berlin, Aug. 23-29, 1985. Presentation: "Trends of privatization in land policy in Israel".

19. Association of Collegiate Schools of Planning Annual Conference, Atlanta, Georgia Nov. 1-3, 1985. Paper: "Are current theories of planning transferable? Lessons from education and practice in Israel."

20.* Conference on "Land readjustment - American style", Lincoln Inst. for Land policy, Fort Myers, Florida, Apr. 27-30, 1986. Presentation: "Land Re-parcellation with built-in equity: Israeli style".

21. Symposium on Neighborhood Policy, Samuel Neaman Inst. and MIT Laboratory of Architecture & Planning, Cambridge, Mass. May 1-2, 1986. Paper: "Paradoxes of decentralization in a highly centralized state: The case of Israel's neighborhood revitalization program".

22.* World Congress on Land Policy - Lincoln Inst. for Land Policy and the Urban Land Inst., London, 6-11 July 1986. Two papers: "Agricultural conservation policy in Israel," and "Exactions of land for public service in Israel: Toward a reevaluation".

23. Annual Conference of the Association of Collegiate Schools of Planning, Milwaukee, Wis. Oct. 10-12, 1986. Paper: "Implementing decentralization policy: Lessons from Israel's Project Renewal".

24. ***Invited Paper***: International workshop on exactions, Univ. of Florida, Growth Management Studies, Jan. 23, 1987. "Exactions policy - the Israeli experience in a comparative perspective".

25. Santa Cruz conference on "The future of planning education into the 21st century", March 1987. Invited participant in the "think tank" sessions and co-led one of the sessions.

26.* ***Invited Paper***: International workshop, Polish Town Planning Society on "Land policy in different political systems", Warsaw and Lodz, Aug. 19-27, 1987. "Land Policy in Israel: Trends of Privatization".

27.* ***Invited Paper***: 27th European Congress of the Regional Science Association, Athens, Aug. 25-28, 1987. Session honoring the late Prof. M. Hill. "Integrated evaluation of Israel's Neighborhood Revitalization Program" (with M. Hill, N. Carmon, A. Churchman & M. Shechter).

28. Inaugural Conference of AESOP – Association of European Schools of Planning, Amsterdam, Aug. 23, 1987. Panel participant on: "The role of research in planning education".

29.* ***Invited Paper***: 28th European Congress of the Regional Science Association, Stockholm, Aug. 23-26, 1988. "Evaluating the implementation of a national neighborhood regeneration program: The case of Israel's Project Renewal".

30. 2nd Conference on "The future of planning education into the 21st Century". Arlie House, Virginia, Sept. 16-18, 1988. Invited panel participant.

31.* ***Invited paper***: Conferences on Land and Property Development in a Changing Context. Newcastle University, U.K., Sept. 22-24, 1988. "Developer obligations for public services in the U.S.A.: Some lessons for British planners".

32. 2nd Annual Congress of AESOP - Association of European Schools of Planning, Dortmund, W. Germany. Paper: "Impediments to comparative research on land use controls". Nov. 10-12, 1988.

33.* International Conference on Planning Education at the 75th anniversary of the British Royal Town Planning Institute, Birmingham Polytechnic, September 12-15, 1989. Paper: "How transferable are planning theories to planning education cross-nationally?"

34. ***Invited International Speaker:*** Workshop on Negotiated Development held at the Swedish Royal

Institute of Technology, October 9, 1989. on "Negotiated or formalized development: Some cross-national lessons."

35.* ***Invited Paper***: International Seminar on "Architecture and the Law" of the International Architects' Association, Moscow, Russia, October 15-21, 1989. "A framework for comparison among national planning laws: Some lessons for the USSR in formulating its new legislation".

36. Third Annual Conference of AESOP, Tours, France, Nov. 16-18, 1989. Paper: "Developer obligations for public services through land use law: Implications of the U.S. experience for European planners."

37. Annual Conference of the Association of Collegiate Schools of Planning, Austin, Texas, Nov. 3-6, 1990. "Developer obligations: A cross-national perspective."

38.* Fourth Annual Conference of AESOP, Reggio Calabria, Italy, Nov. 15-19, 1990. "Planners' ethics and political cleavage: the case of Israel."

39.* Joint AESOP-ACSP international conference, Oxford, U.K., July 8-12, 1991. Paper: "A transatlantic comparison of planning and planning education: Implications for research on transferability."

40.* International Conference on Harmony and Conflict in Rural and Ex-Urban Space, held in Jerusalem, December 15-20, 1991 (organized by the Department of Geography, Bar-Ilan University). Paper: "Agricultural land protection law in Israel: An overdose and its antidotes."

41.* Sixth annual Congress of AESOP, held in Stockholm, June 3-6, 1992. Abstract: "Planning controls, land values, and landowners' rights: Compensation and betterment-recapture policies from a cross-national perspective."

42. Association of Collegiate Schools of Planning annual conference, Columbus, Ohio, Oct. 30-Nov. 2, 1992. Paper: "Can planning theories help in time of crisis? Coping with Israel's wave of mass immigration."

43.* Vraneski, Ariella, Rachelle Alterman, and Arza Churchman. Seminar of the European section of the Regional Science Association, held in Shefaim, Israel, April 1993: Paper “Conflict resolution in national highway planning in Israel". (Paper presented by Vranesky).

44. Vraneski Ariella and Rachelle Alterman. "Conflict Resolution in Urban Planning: Can it be Improved?" I.A.C.M - International Association for Conflict Management, 6th annual congress, Hauthalen, Belgium 1993. Presented by Vraneski.

45.* Law and Society Association, 1993 annual meeting, Chicago, May 27-30. Paper: "Law enforcement amidst political conflict and social cleavage: Illegal development in the Arab sector in Israel".

46. ***Two Invited Talks:*** American Planning Association 1993 Annual Conference, Chicago, May 1-5. 1) An international perspective in the "takings issue"; Member of panel at the Bettman Symposium (May 2). 2) The transfer of American-generated planning approaches to other countries (a panel organized by the International planning division).

47.* Seventh annual conference of AESOP, Lodz, Poland, July 15-18, 1993. "Planners' roles and ethics in time of Crisis."

48. Annual conference of the Association of Collegiate Schools of Planning, Philadelphia, Oct. 28-31, 1993. "Windfalls for wipeouts or givings for taking? A revisit to the still-elusive parallel".

49.* Eighth annual congress of AESOP, Istanbul, Aug. 28-31, 1994. "Farmland preservation Losing Ground: A Cross-national comparative perspective."

50*. Ariella Vranesky and Rachelle Alterman, 8th annual congress of AESOP, Istanbul, Aug. 1994. “Conflicts and conflict resolution in Israeli planning”.

51. Annual conference of the Association of Collegiate Schools of Planning, Phoenix, Arizona, Nov. 3-6, 1994. "Farmland Preservation: Lessons for the U.S.A. from a Six-country comparative perspective."

52.* ***Invited lecture***: The Peace Process and the Environment: An international conference organized by the Tel Aviv University Porter Super-Center for Ecological and Environmental Studies, May 18-19, 1995. "Open space preservation and the Israel Planning and Building Law".

53.* International Association for Conflict Management, 1995 international conference, June 11-14, Ellsinore, Denmark. Paper by Rachelle Alterman and Ariella Vranesky on "The Capacity to Introduce ADR Approaches to Statutory Planning Bodies: The Case of Highway Planning in Israel". Abstract was included in conference proceedings. Were not able to present in person.

54.* ***Invited paper*** - plenary presentation: SCUPAD - Salzburg Congress on Urban Planning and Development, May 5-8, 1995, Salzburg, Austria. "Regenerating Urban Neighborhoods: Results of an International Comparative Study."

55.* Ninth annual congress of AESOP, Glasgow, U.K., Aug. 16-19, 1995. "Exactions International: A cross-national comparison of land use control methods for extracting public benefits from developers."

56. ACSP Annual Conference, Detroit, Michigan, Oct. 19-22, 1995. "International Transfer of Exactions Practices."

57.* ***Invited paper:*** International Conference on "Property Rights and the Environment" (bi-lingual French-English), Centre d'Analyse Economique and the Faculty of Law, University of Aix-Marseille III, Aix en Provence, June 27-29, 1996. "Farmland (Open Space) Preservation and Property Rights."

58.* (2 papers) Joint Congress of the Association of Collegiate Schools of Planning and the Association of European Schools of Planning, Toronto, July 25-28, 1996. 1) Rachelle Alterman and Nurit Corren**,** "Designing Design Control: Dimensions and Dilemmas." 2) Ariella Vraneski and Rachelle Alterman, "Planning procedures and dispute resolution: Can the two find a meeting ground?"

59.* ***Invited Rapporteur's presentation***: Expert Symposium on Planning Law in the European Union held at the Technical University of Berlin, supported by the Adenauer Foundation and Volkswagen, September 10-15, 1996, Berlin. on "Understanding differences among planning systems by understanding differences in contexts": A cross-continent comparative perspective".

60. ***Invited plenary talk:*** Congress of the International Federation of Municipal Engineers, Jerusalem, March 28, 1997. "Negotiations Between City Planners and Developers: From the 'Forbidden' to the 'Highly Desirable' Zones."

61.* ***Invited paper****:* International workshop on Fiscal Autonomy and Urban Development Management sponsored by the Department of Science der territorio - Polytechnic University of Milan and the National Center for Research (CNR), April 3-4, 1997. "Recapture of the Added Value in Land for Financing Urban Services: An International Perspective".

63.* Tenth annual congress of AESOP, "National-Level Planning and Policymaking: Time for a Revisit". Nijmegen, the Netherlands, May 28-3, 1997.

64. ***Invited lecture:*** IFHP (International Federation of Housing and Planning), International Congress, Goteborg, Sweden, Sept. 27-30, 1997. "Strategies for Implementing Policies for Higher-Density Cities: the role of the public."

65.* ***Invited panel lecture:*** "Betterment recapture and exactions: Competing of complementary concepts". ACSP Annual Conference, Ft. Lauderdale, Florida., Nov. 6-9, 1997.

*66** "National-Level Planning and Policymaking: Time for a Revisit". ACSP Annual Conference, Ft. Lauderdale, Florida., Nov. 6-9, 1997.

66* Planning Theory Conference, Oxford-Brooks University, Oxford UK. April 2-4, 1998. "National-Level Planning in Democratic Countries as a Challenge for Planning Theory".

67* 11th annual congress of AESOP, Aveiro, Portugal., July 23-25, 1998. "National-Level Planning and Policymaking: Time for a Revisit".

68 ACSP annual conference, Pasadena, Cal., Nov. 4-8, 1998. "The Role of Planning in Time of Crisis: The challenge for planning theory".

69* International conference, "50 Years of Planning in Israel: Theory and Practice", Technion, December 20-21, 1998. "Plans, Conflict, and Delays – the Israeli Arena", by Ariella Vraneski and Rachelle Alterman. Paper presented at the International conference, "50 Years of Planning in Israel: Theory and Practice", Technion, December 20-21, 1998. [paper presented by Ariella Vraneski]

70* International conference, "50 Years of Planning in Israel: Theory and Practice", Technion, December 20-21, 1998. "Polemics and Practice of Design Control: A focus on the Israeli situation.", by Nurit Corren and Rachelle Alterman. [Paper presented by Nurit Corren]

71. ***Invited paper****: "*Property Rights, Taxation Rules, and Historic Preservation: Lessons from Israel." International conference on revitalization of historic cities, Fulbright Center, Nicosia, Cyprus (organized by UNDP), May 20-22, 1999.

72. Vraneski, Ariella, Arza Churchman and Rachelle Alterman, International Association for Conflict Management annual conference, Bonn, Germany, June 1997. "Cars, Pupils and Urban Planning. Managing NIMBY Conflicts in Tel-Aviv, Israel". Presented by Vraneski.

73* AESOP 12th annual congress, July 7-11, 1999, Bergen, Norway. "Can the Windfalls for Wipeouts Formula work? Land-Value Recapture and Compensation in Practice in Israel".

74 ACSP annual conference, Chicago, October 21-24, 1999. "National-Level Planning Institutions and Processes in 10 Democratic Countries: The death of ideology?"

75* ***Invited lecture and paper:*** Lincoln Institute of Land Policy, Cambridge, Mass., Workshop on Public Land Leasing. June 2000.

76* ***Invited semi-plenary lecture****:* Habitas conference, Perth, Australia, September 2000. "Social exclusion through land-use and design regulations: Emergence by stealth in a social-democratic state" – cancelled attendance for family reasons.

77* AESOP 13th annual conference, Brno, Czech Republic, July 18-23, 2000. "Compensation Rights for 'Downzoning': Can they work?".

78 ACSP annual conference, Atlanta, Ga., Nov. 2000. Invited Discussant for panel on Planning Theory and Property Rights.

79* 2001 Planning Research Conference, Liverpool University, April 9-12. "National-Level Planning in Democratic Countries: Emerging Trends."

80* Nurit Corren and Rachelle Alterman. 2001 Planning Research Conference, Liverpool University, April 9-12. "What Do We Know About Design Control? The Contours of an Emerging Theory".

*81**. Law and Geography Colloquium, University College, London, July 2-3, 2001. "The Trials and Tribulations of Open Space Preservation: Learning Through International Comparison".

82*. First World Congress of Planning Schools – AESOP, ACSP, ASP – Shanghai, China, July 11-15, 2001. Special Session: National Level Planning in Democratic Countries: Differences that Make a Difference.

83. Annual Conference, ACSP, Cleveland Ohio, Nov. 2001. Special Session to mark the appearance of my book. "National-Level Planning in Democratic Countries and the Challenges to Planning Theory".

84. * **Invited Plenary Speaker,** annual congress of AESOP – Association of European Schools of Planning, Volos, Greece, July 2002, "New Trends in National-Level Planning: Implications for planning theory".

85. * **Invited Plenary Speaker,** IFHP (International Federation of Housing and Planning) 46th World Congress, Tianjin, China, September 8-12, 2002. "National planning is relevant again: Implications for urban and regional development" (tentative title).

86. * **Invited speaker:** November 8-9, 2002, Nicosia, Cyprus: Land Management and Land Readjustment as tools of Urban Planning in Developing Areas: International Experience and Investigation of the Prerequisites of their Implementation in Cyprus

87. * Baltimore, November 20-24, 2002. ACSP National Conference, special session on Public Leaseholds. Paper on What Can Be Learned from Large-Scale Public Leaseholds? The Case of Israel. (Paper sent in and discussed by the discussant, but I was unable to attend the conference).

88. **Invited session participant** –Baltimore, November 20-24, 2002. ACSP National Conference, Panel on "Teaching Planning Law", presentation on "An international perspective on teaching planning law". Abstract presented, but could not attend the conference.

89. * **Invited speaker and session organizer and chair**: American Real Estate and Urban Economics Association, Krakow, Poland, June 15-17, 2003. Paper and session on: "Public leaseholds on land and their applicability to post-socialist countries."

90. *** Invited speaker:** Canadian International Development Research Center and the World Bank. Congress titled: Stocktaking II: What is known about the Palestinian Refugees Issue". Invited paper on: "Housing and land policy for mass immigration and refugees: What can the Palestinians learn from the Israeli experience?" Ottawa, June 18-20, 2003.

91. * The third Joint ACSP-AESOP Congress, Leuven, Belgium, July 2003. Paper on: "The Unspoken North-South Divide: Varying attitudes to compliance with planning and building laws."

92. *** Invited panel presentation**, 3rd Joint ACSP-AESOP Congress, Leuven, Belgium, July 2003. "Comparative Planning Cultures: Learning from international comparisons of national-level planning"

93. * Ravit Hananel and Rachelle Alterman. The third Joint ACSP-AESOP Congress, Leuven, Belgium, July 2003. "The Paradoxical Role of Interest Groups in Shaping Israel's Public Land Policy: From Silent Majority to Leading Minority".

94. * Dafna Carmon and Rachelle Alterman. The third Joint ACSP-AESOP Congress, Leuven, Belgium, July 2003. "Public Participation in Statutory Plans: A comparative view of the law in practice".

95. * University of Colorado, Denver and Aspen Institute: ***Invited presentation:*** Israel's Housing and Land Policy for Immigrant Absorption: Lessons for the Palestinian Authority". At: Planning Post-Peace – US, Israeli, Palestinian Leadership Forum" on economic recovery, housing, infrastructure and environmental projects in the Middle East. Held at Aspen Colorado July 19-21, 2003.

96. *Annual Conference of AESOP, Grenoble, France, July 1-4, 2004. "Property rights between two extremes: The paradoxical coexistence of the private and public views of land in Israel ".

97. * Salomon-Maman, Vered and Rachelle Alterman. "Legal-administrative impediments to Historic Preservation: A Cross National View". Paper presented at the 2004 AESOP conference, Grenoble, France, July 1-4.

98. * Stav, Tamy and Rachelle Alterman. "A language of planners: Signs of an emerging professional community". Paper presented at the 2004 AESOP conference, Grenoble, France, July 1-4.

99. *** Invited participant.** Mini-decentralization of plan-making authority in Israel". Hurst International Seminar on Reform and Democracy in Local Government of Countries in Transformation. Ben Gurion University, May 22-24, 2004.

100. **Invited foreign participant.** Symposium on Planning Reform in the New Century. Invited to provide an international perspective to the Law School Symposium on future US planning law, in honor of Prof. Daniel Mandelker. University of Washington, St. Louis, Missouri, Dec. 4-5, 2004.

101. **Invited panel participant**: "*Interdisciplinary Exchange: Cross Discipline Opportunities for Planning Education.* ACSP Administrators' Conference, Cincinnati, April 1-2, 2005.

102. "Contested Planning Law and Land: Caught between the "dark side" and the "bright side" of planning." The annual congress of AESOP Vienna, July 13-17, 2005.

103. * Dafna Carmon and Rachelle Alterman: "Planning theory and the right to be heard by planning bodies". The annual congress of AESOP Vienna, July 13-17, 2005.

104. **Invited speaker:** "Public facilitation of private land readjustment: A 'win-win' solution for property-market failure". Conference on "Property Rights and Private Initiatives", initiated by the Netherlands Institute for Spatial Research and Prof. Barrie Needham at the University of Nijmegen, The Hague, Sept. 15, 2005.

105. "When compensation for 'takings' goes to extremes: What Americans debating property rights can learn from other countries". Annual conference of ACSP, Kansas City, MI., October 27-30, 2005.

106. "Current Eminent Domain Law and Policy in Israel: Balancing property rights and the public interest". Poster presentation. Annual conference of ACSP, Kansas City, MI., October 27-30, 2005.

107. **Invited plenary speaker:** Society for American City and Regional Planning History (SACRPH),

on "Beyond the Ideological Debate: National-level Planning in Ten Democratic Countries". October 20-23. 2005. Coral Gables, Florida.

108. * "Farmland Preservation and Property Rights: The Heightened Dilemma in Israel." Second World Congress of Planning Schools, Mexico City, July 12-15, 2006.

109. * Dafna Carmon and Rachelle Alterman: " The Legal Right to Be Heard in Planning Procedures: A Comparative View of England, the Netherlands and Israel". Second World Congress of Planning Schools, Mexico City, July 12-15, 2006.

110. * Ravit Hananel and Rachelle Alterman. "Ideological Changes in Israel's Public Land Policy: Analysis of Decision -Making by Israel's Land Administration". Second World Congress of Planning Schools, Mexico City, July 12-15, 2006.

111. **Invited lecture*:*** "Property rights and environmental goals". Conference on property rights and law, University of Aix en Provence, France. June 26-28, 2006

112. "Takings International: Cross-national comparison and evaluation for knowledge transfer". ACSP Annual Conference, Nov. 9-12, Fort Worth, Texas, 2006.

113. *** Invited paper:** "Land Readjustment for Post-Crisis Reconstruction: Squaring the Circle of Property Rights" Panel on Reconstruction of Post-Katrina Hurricane Damages. Association of American Law Schools. Washington DC, January 3, 2007.

114. *** Inaugural opening lecture:** The Rationale for the Establishment of the International Academic Forum on Planning, Law, and Property Rights. Inaugural Symposium – International Academic Forum on *Planning*, Law and Property Rights. University of Amsterdam, February 7, 2007.

115. "Compensation Rights for Decline in Land Values Due to Planning Decisions: What Comparative Research Can Teach Us." Inaugural Symposium – International Academic Forum on Planning, Law and Property Rights. University of Amsterdam, February 7, 2007.

116. **Invited presentation:** "Negotiations between Planning Authorities and Developers - a cross-national perspective of planning law". Presentation given at the Inaugural Symposium of the International Expert Platform on Planning Law. The Hague, February 8, 2007. Invited by the Dutch Ministry of Spatial Planning (VROM) and the Institute for Construction Law, The Hague.

117. **Invited Concluding Statement** of the Open Symposium on the New Dutch Planning Law, The Hague, February 9, 2007. Topic: The Need for International Exchange of Knowledge in Planning Law. Invited by the Dutch Ministry of Spatial Planning (VROM) and the Institute for Construction Law, The Hague.

118. *** Invited plenary key lecture:** Symposium on land expropriation for public services, organized by FIG – International Federation on Geodesics and other land sciences and professionals. Helsinki (at the Helsinki University of Technology, Real Estate Department) September 2007.

119. **Invited Participant**, Working Group, EU COST Action Tu0602 – Land Management for Urban Dynamics. Lausanne Switzerland, Oct. 19-20, 2007.

120. **Welcome Address:** The rationale for the establishment of the International Academic Association on Planning, Law and Property Rights (PLPR). Second Annual Conference of the International Association on Planning, Law and Property Rights. Warsaw: February 13-15, 2008.

121. * With Iris Frankel-Cohen. "Planning Regulations and Social Exclusion from Housing Areas: An International Comparative Perspective". Second Annual Conference of the International Association on Planning, Law and Property Rights. Warsaw: February 13-15, 2008.

122. * With Dafna Carmon. The right to be heard in administrative law compared with planning law: A cross-national evaluation. Second Annual Conference of the International Association on Planning, Law and Property Rights. Warsaw: February 13-15, 2008.

123. * "Compensation Rights for Decline in Land Values Due to Planning Decisions: A Cross-National Perspective". International Association of Real Estate Professionals (FIG) annual congress,

Stockholm: June 14-19, 2008.

124. * "Compensation Rights for Decline in Land Values". Joint Annual Congress ACSP-AESOP Chicago, July 6-11. 2008.

125. * With Dafna Carmon. "The right to be heard in administrative law compared with planning law: a cross-national evaluation". Joint Annual Congress ACSP-AESOP Chicago July 6-11. 2008.

126. "Compensation Rights for Decline in Land Values Due to Planning Decisions: What Comparative Research Can Teach Us**"** Legal Research Conference, Royal Institute of Chartered Surveyors (RICS – the British term for real estate professionals). Dublin, Sept. 4-5, 2008

127. **Closing address:** "Topics amenable to cross-national learning in planning law". International Platform of Experts in Planning Law, Second Meeting, Leuven, Belgium, October 2-3, 2008.

128. *With Dafna Carmon. "The Public's Right to be Heard in Urban Planning Procedures: A Comparative View of England, the Netherlands, and Israel". International conference of the Israel Law and Society Association on "Law, Politics and Society in Comparative Perspectives. Hebrew University December 24-26, 2008.

129. * "The analytical power of cross-national research in planning law: Findings from a 13-country study of compensation rights for depreciation in land values due to planning regulations". Third annual conference of the International Academic Association on Planning, Law and Property Rights (PLPR), Aalborg Denmark, February 11-13, 2009.

130. * With Dafna Carmon: "Public participation and planning law in Israel: Empirical analysis of public objections". Third annual conference of the International Academic Association on Planning, Law and Property Rights (PLPR), Aalborg Denmark, February 11-13, 2009.

131. * With Nira Orni: " The Long Road from Planning to Expropriation". Third annual conference of the International Academic Association on Planning, Law and Property Rights (PLPR), Aalborg Denmark, February 11-13, 2009.

132. * ″Planning, Property Values and Property Rights: The betterment and compensation issue revisited." International congress of the Federation International d'geodesie (FIG), Eilat, May 7-10, 2009.

133. * **Invited lecture** RA and Emily Silverman:" Regulatory tools for affordable housing: A Cross-national perspective**":** International seminar on Planning and People, organized by Prof. Naomi Carmon of Technion and Prof. Susanne Fainstein of Harvard, Technion – June 2009.

134. *″ Revisiting the Compensation and Betterment Notions after One Hundred Years: A Global Comparative Analysis of Current Planning Laws". Annual congress of AESOP – Liverpool July 15-18, 2009.

135. * "Revisiting "Windfalls and Wipeouts" After One Century: A Global Comparative Analysis". ACSP Annual Conference, Crystal City, VA, Oct. 1-4, 2009

136. * **Invited lecture,** Expropriation, Land Readjustment and the Dilemmas about the Public Purpose", FIG regional congress, Hanoi, Viet Nam, Oct. 19-22, 2009.

137. *Takings International: Property Rights and Land Use Regulations around the Globe". Fourth Annual Conference of the International Academic Association on Planning, Law and Property Rights, Dortmund, Germany, February 10-12, 2010.

138. **Invited lecture:** "The American Export-Import trade in Legal Instruments for Affordable Housing". Festschrift Symposium on "A 2020 View of Urban Infrastructure", Center for the Comparative Study of Metropolitan Growth, Georgia State University College of Law, March 25-26, 2010.

139. **Invited Lecture:** "Takings International" American Bar Association Section on State and Local Government, Spring Conference, Miami. April 30, 2010.

140. * "Property Rights and Land Use Regulations around the Globe: Similar issues, highly divergent legal and policy responses". AESOP Annual Conference, Helsinki University of Technology. July 7-10,

2010.

141. * Michelle Oren and Rachelle Alterman: "Housing in the constitutional context: Bridging housing studies and housing law". AESOP Annual Conference, Helsinki University of Technology. July 7-10, 2010.

142. * "Compensation Rights for Land Use Regulation: The findings of cross-national comparative research." Royal Institute of Chartered Surveyors, Legal Research Symposium, COBRA 2010 annual Conference, Dauphine Université Paris, 2 & 3 September 2010. ***Paper received best paper award.***

143. * "Is a European-wide view of property rights on the horizon?" ACSP annual conference, Minneapolis, October 7-10, 2010.

144. * "Property Rights and Land Use Regulations around the Globe". ACSP annual conference, Minneapolis, October 7-10, 2010.

145. *** Invited lecture:** "Planning laws and procedures for approving transportation routes: A cross-national perspective". International Expert Platform on Planning Law, 4th meeting, Helsinki, Oct. 28-29, 2010.

146. * "Compensation Rights for Planning Regulations: A Cross-National Perspective. Semi-Plenary at the International Academic Association on Planning, Law and Property Rights, Annual Conference, University of Alberta Law School, Edmonton, May 2011.

147. * Micha Drori and Rachelle Alterman. "Property Rights in the Rural Sector: Israeli land policy from a cross-national perspective". International Academic Association on Planning, Law and Property Rights, Annual Conference, University of Alberta Law School Edmonton Alberta, May 2011. (co-presented).

148. * Michelle Oren and Rachelle Alterman. "Constitutional Housing Rights", International Academic Association on Planning, Law and Property Rights, Annual Conference, University of Alberta Law School, Edmonton Alberta, May 2011. Presented by Michelle Oren.

149. * "Can the "unearned increment" in land values be harnessed to pay for public amenities in urbanizing China? 5th Conference of the International Association on China Planning, Beijing, June 2011.

150. * "Is Capturing the 'Unearned Increment' in Land Values Still a Viable Idea"? Third Global Congress of Planning Schools, July 2011 Perth Australia.

151. * "Comparative Research at the Frontier of Planning Law". International Platform of Experts in Planning Law, Copenhagen Sept. 30, 2011.

152. *** Keynote lecture:** "Urban Planning and Climate Change: Impediments to Policy Implementation from a Cross-National Perspective." Cities and Climate Change Conference, Freie Universität Berlin and Humboldt Institute, Berlin Oct. 2011.

153. **Invited speaker –** "Acquisition of Real Property by Foreigners in Israel – the Law and Practice" – Workshop on the Real Estate Acquisition by Foreigners and Evaluation of Implications for Policy in Turkey. University of Ankara, Ankara, Jan. 9-12, 2012.

154. * "Compensation Rights for Land Use Regulation: the findings of international research". FIG Annual Working Week, Rome May 5-19, 2012.

155. * "Is Capturing the 'Unearned Increment' in Land Values Still a Viable Idea? An International Perspective". 25th Annual Conference of AESOP, Ankara, July 11-15, 2012.

156. * "Agreements Between Local Government & Private Developers - Practice Creates Legitimacy". Hava Erlich and Rachelle Alterman. 25th Annual Conference of AESOP, Ankara, July 11-15, 2012. Presented by me alone (Hava was absent).

157. *** Invited lecture:** "Canadian Property Rights from a Cross-National Comparative Perspective". Canadian Property Rights Institute. Ottawa, Sept. 14-15. 2012. At the invitation of MP Scott Reid.

158. **Invited Lecture:** "Leveraging urban land values for financing public services" Conference on U*rban Planning for City Leaders*" Conference organized by UU-Habitat and Siemens to mark the inauguration of *The Crystal* – Center for Urban Sustainability, London. Sept 20, 2012.

159. **Invited Lecture:** "Land readjustment and value capture". Sixth Urban Research and Knowledge Symposium. World Bank. Session initiated by UN-Habitat. Barcelona. Oct. 8-10,.2012.

160. **Keynote Lecture:** "Private-public partnerships and negotiations between planning authorities and developers: An international perspective". Annual Meeting of the International Expert Group on Planning Law. Lisbon. Oct. 12-13, 2012.

161. **Invited Lecture.** International Week of Cultural and Environmental Heritage, Session on rural, urban and periurban landscapes, Florence, Italy. Nov. 9, 2012.

162. ***Invited Lecture:** "Planning Law and Social Justice: A Strained Relationship". *Law, Justice and Development Week*, World Bank, Washington D.C. Dec.10-14, 2012.

163. **Invited Lecture** "The Unspoken North-South Divide: The varying attitudes to compliance with planning and building laws". Symposium organized by UN ECE and FIG: *Spatial Information, Informal Development, Property and Housing.* Athens, Dec. 2012 13-14.

164. *"Illegal and informal development: A cross-national perspective on compliance with planning laws and lessons for China". 7th annual conference of the International Association for China Planning, Tiao Tong University, Shanghai, zjune 29-July 1, 2013.
http://www.chinaplanning.org/conf/index.php/iacp_7th/7thIACP_shanghai

165. *Dorit Garfunkel and Rachelle Alterman, "Multi Owned High-Rise Housing - New Challenges for Property Law and Property Governance: Lessons from a Comparative Legal Analysis". Paper presented by Dorit Garfunkel at the annual conference of the International Sociological Association RC 43, Center for Urban Studies, University of Amsterdam, July 10-12, 2013. *Dorit is a Master's student and candidate for direct transfer to Ph.D.*

166. ***Invited lecture**: "International innovations and practices with respect to land-value capturing to finance transit facilities", Workshop on Transit Oriented Development, Radboud University and University of Amsterdam, Netherlands. Arnhem and Zaandam, The Netherlands, Sept 19-21, 2013.
http://transportationist.files.wordpress.com/2013/07/130706_pres_invitation-international-seminar-tod.pdf

167. **Keynote lecture: "**Planning Law in Times of Crisis". Annual meeting of the International Expert Platform on Planning Law, Athens University, Athens, Oct. 17-19, 2013.

168. * Rachelle Alterman and Rachel Adam. "The Implementation Gap in Integrated Coastal Zone Management Laws and Policies". The Eleventh International Conference on the Mediterranean Coastal Environment (MEDCOAST), Marmaris, Turkey, Oct. 29-Nov. 2, 2013.

169. ***Invited lecture**. UN-Habitat Spanish Branch: Global Expert Group Meeting on National Urban Policies: *"Towards Effective National Urban Policies: Lessons from Current Practice"*. Madrid, March 17-18, 2014.

170. *"Levying the Land - Land-based instruments for financing public services and their applicability for developing countries". World Bank annual Land and Poverty Conference, Washington Dc. March 31-April 2, 2014.

171. Rachelle Alterman, Dafna Carmon and Cygal Pellach, "The high hopes of Integrated Coastal Zone Management in the face of legal-institutional implementation gaps: Comparative Analysis of Mediterranean Countries". Ninth Annual conference of the International Academic Association on Planning, Law and Property Rights (PLPR). Volos, Greece Feb. 24-27, 2015.

172. Dorit Garfunkel and Rachelle Alterman. "Property and condominium laws in the era of towers: a threat or an opportunity for social cohesion? Ninth Annual conference of the International Academic Association on Planning, Law and Property Rights (PLPR). Volos, Greece Feb. 24-27, 2015.

173. Amit Ofek and Rachelle Alterman, "Criteria for evaluating the enforcement systems of planning and building laws". Ninth Annual conference of the International Academic Association on Planning, Law and Property Rights (PLPR). Volos, Greece Feb. 24-27, 2015.

174. Nira Orni and Rachelle Alterman "Allocation of land for public uses through land readjustment: The relationship with expropriation law". Ninth Annual conference of the International Academic Association on Planning, Law and Property Rights (PLPR). Volos, Greece Feb. 24-27, 2015.
175. Cygal Pellach and Rachelle Alterman, "The Victorian Civil and Administrative Tribunal (VCAT) and heritage preservation conflicts". Ninth Annual conference of the International Academic Association on Planning, Law and Property Rights (PLPR). Volos, Greece Feb. 24-27, 2015.
176. Na'ama Teschner and Rachelle Alterman, "Implementation gaps in the city-port interface". Ninth Annual conference of the International Academic Association on Planning, Law and Property Rights (PLPR). Volos, Greece Feb. 24-27, 2015.
177. 'The challenge of understanding the time factor in planning". Opening lecture in the Special Session on "The Time Factor and Planning Instruments". Ninth Annual conference of the International Academic Association on Planning, Law and Property Rights (PLPR). Volos, Greece Feb. 24-27, 2015.
178. *"Untangling land expropriation law and policy: What developing countries can learn – and unlearn – from advanced-economy countries". World Bank Land and Poverty Conference, Washington DC March 23-27, 2015.
179. Spanish Association of Planners and the Metropolitan Authority of Barcelona. Keynote speaker: "Comparative experiences in land use regulation at a metropolitan level. Disempowerment of municipalities, advantages, disadvantages and experiences". April 17, 2015.
180. UN Habitat, Spanish Office: Invited think-tank participant: "Municipal Financing in Developing Cities: Review of Land-Based Finance Training Package for Financing Sustainable Urban Development". Barcelona, May 20-12.
181. **Invited lecture**: "Dilemmas in Land Expropriation: The International Experience and Lessons for China". International Symposium: Institutions, Land Use and Urban and Rural Development. Tongji University, Shanghai, China. June 6, 2015.
182. *"Compensation Rights for "Regulatory Takings: The Findings of Cross-National Comparative Research". The 2015 Colloquium on Expropriation Law, The Hague, June 18-20, 2015.
183. **Keynote speaker**: "Land Readjustment – a Cross-National Perspective". Concluding conference of the PERCOM project of the Tecnico Institute, Lisbon. June 25, 2015.
184. *Michelle Oren and Rachelle Alterman, "Housing Eligibility in Constitutional Housing Rights" European Network for Housing Research (ENHR), Lisbon, June 29-July 1, 2015.
185. **Invited lecture: "**Corruption, institutional design and legal norms. A cross-national view of urban planning law and practice*"*, First Conference on Corrupt Cities, GSSI, L'Aquila, Italy, July 3, 2015.
186. **"**Untangling Land Expropriation Law and Policy". AESOP Annual Conference, Prague July 13-16, 2015.
187. *"*The high hopes of ICZM in the face of legal-institutional implementation gaps: comparative analysis of Mediterranean countries". AESOP Annual Conference, Prague July 13-16, 2015
188. **Invited speaker in roundtable**: "The Planning Research Agenda" organized by the Planning Theory and Practice and by the Royal Town Planning Institute. AESOP annual conference Prague, July 13-16, 2015.
189. **Keynote Panel Speaker,** "Encounters in Planning Thought: Personal Reflections from Key Thinkers in Planning". AESOP Annual Conference, Prague July 13-16 (on July 16) 2015.
190. *"The high hopes of ICZM in the face of legal-institutional implementation gaps: comparative analysis of Mediterranean countries". The Twelfth International Conference on the Mediterranean Coastal Environment (MEDCOAST), Varna Bulgaria, Oct. 5-10, 2015.
191. "Untangling Eminent Domain: A Cross-National Analysis", ACSP Annual Conference, Houston, Texas. Oct. 27-30, 2015.
192. * **Invited lecture:** "Between Regulation and Over-Regulation: Planning and the Market from a Cross-National Perspective". High-Level Joint FIG / World Bank Conference: Sustainable Real Estate Markets: Policy Framework and Necessary Reforms. Athens, Sept. 19-20, 2016. http://fig-tfrealestate.ntua.gr/images/FIG_WB_Conference_PROGRAM_final.pdf

193. *** Keynote lecture:** "Condominium Towers and Challenges to Urban Governance". APNHR - The Asia-Pacific Network for Housing Research Conference, Guangzhou, China. Dec. 17-19, 2016.

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Organization of Academic Conferences and Session Chair (selected)

1. The National Annual Conference of the Association for Environmental Planning (Israel), Technion, 29 June 1983 (jointly with Prof. B. Kipnis).

2. The 20th Annual Conference of the Association for Environmental Planning, The Hebrew University, Jerusalem, Sept. 19, 1985 (jointly with Prof. Arie Shachar and Prof. Baruch Kipnis). Opening statement. Organized and chaired panel on "Ideologies and values in land policy".

3. Organizer and convener of two sessions on Evaluation of Urban Fabric Renewal, 28th European Congress of the Regional Science Association, European Section, Stockholm, 23-28 Aug.88.

4. Convener, panel on Planning Theory. 2nd Annual Congress of the Association of European Schools of Planning (AESOP), Dortmund, W. Germany. Nov. 10-12, 1988.

5. Chair of Roundtable Session on "Planning and Policy Analysis: Substantive and institutional issues," Annual conference, Assoc. of Collegiate Schools of Planning (ACSP), Austin, Texas, Nov. 2-5, 1990.

6. Session chair on a cross-national perspective on land use planning, Sixth annual Congress of the European Association of Schools of Planning (AESOP), Stockholm, June 3-6, 1992.

7. Session moderator, annual conference of ACSP, Philadelphia, Oct 28-31, 1993.

8. Session initiator and co-convener: Planning for Peace. Annual congress of AESOP, Istanbul, Aug. 28-31, 1994.

9. Panel member: "How to get published?" Panel organized by the women's division, Association of Collegiate Schools of Planning, annual conference, Phoenix Arizona, Nov. 306, 1994.

10. Invited Faculty member, Ph.D. Seminar (summer school for doctoral students and new academics,) AESOP, Glasgow, Scotland, Aug. 12-15, 1995. *Keynote presentation:* Planning and Innovation: How crises may help. (One of 5 senior academics selected from all Europe).

11. Chair, session at the 9th annual congress of AESOP, Glasgow, Aug. 16-19, 1995.

12. Organizer and chair, workshop on land readjustment (re-parcellation). In collaboration with the Extension Office of the Technion in Tel Aviv. Nov. 17, 1995.

13. Organizer and chair, International Workshop on National-Level Planning Institutions, Laws, and Policies. Held under the auspices of the Israel 2020 - National Plan Project. Held at the Faculty of Architecture and Town Planning, Technion, Jan. 10-11, 1996.

14. Chair of session, Sixth International Conference of the Israel Society for Ecology and Environmental Quality, Jerusalem, June 30-July 4, 1996. On Regional Planning and Open Space Policy.

15. Chair of two sessions at the Joint Congress of the Association of Collegiate Schools of Planning and the Association of European Schools of Planning, Toronto, July 25-28, 1996: Session on Conflict Resolution, and session on Urban Design and Design Controls.

16. Discussant at above conference in session on Land Policy and Recoupment of the Added Value in Land, organized by the Lincoln Institute of Land Policy.

17. Rapporteur, Session on Cross-Countries Comparison, "Expert Symposium on Planning Law in the European Union. Berlin, September 10-15, 1996.

18. Chair, Track II, International Congress of ISOCARP - Int. Society of Urban and Regional Planners, Jerusalem, Oct. 13-16, 1996.

19. Invited Senior Academic. AESOP Ph.D. Workshop 1997, Nijmegen, Netherlands, May 24-27,

invited to serve as one of 4 senior academic; the only non-European

20. *Chair*, organizing committee. "Fifty years of planning thought and practice in Israel": International conference held at the Technion under the auspices of the Center for Urban and Regional Sciences and the Faculty of Architecture and Town Planning. Organizer and chair of the track on Planning Institutions and Planners' Roles. Chaired the plenary and 4 parallel sessions. *December 20-21, 1999.*

21. Chair, panel on "methods of historic preservation", International conference on revitalization of historic cities, Fulbright Center, Nicosia, Cyprus (organized by UNDP), May 20-22, 1999.

22. Initiator and co-chair of the Planning and Law track established at the 1999 AESOP Congress, July 7-11, 1999, Bergen, Norway. This is the first-ever international initiative to draw together researchers in planning law and policy. Our hope is that this will turn into a permanent workgroup or even a separate academic association.

23. Chair, Roundtable on Planning Theory: "Is there a shift from collaborative to institutionalist planning theory?" 1999 AESOP Congress, July 7-11, 1999, Bergen, Norway.

24. Chair, panel on Planning Theory and Changing Institutions, ACSP annual conference, Chicago, October 21-24, 1999.

25. Track organizer and Chair, Planning and Law Track, AESOP 13th Annual Congress, July 18-22, 2002, Brno, Czech Republic.

26. Invited Discussant, Property Rights and Theory, Track on Planning Theory, ACSP annual conference, Atlanta, Ga., Nov. 2000.

27. Track initiator and Track Chair: Planning and Law. First World Congress of Planning Schools, Shanghai, July 2001.

28. Track initiator and Track Co-Chair: Planning Law, Planning Institutions and Property Rights. Annually AESOP Congress, Volos, Greece, July 10-14, 2002.

29. Track initiator and co-chair: Planning Process. Administration, and Law track at the 2003 Joint Congress of the Association of Collegiate Schools of Planning (ACSP) and AESOP. Appointed as AESOP representative (Connie Ozzawa ACSP representative).

30. Initiator and co-chair: University of Colorado, Denver and Aspen Institute (jointly with Professor Marshall Kaplan): "Planning Post-Peace – US, Israeli, Palestinian Leadership Forum" on economic recovery, housing, infrastructure and environmental projects in the Middle East. Held at Aspen Colorado July 19-21, 2003.

31. Track initiator and co-chair (with Vincent Renard, Ecole Polytechnique, Paris): Planning Processes, Administration, and Law, AESOP annual congress, Grenoble, France, July 1-4, 2004.

32. Chair, session on Comparing Planning and Development-Control Systems. AESOP conference, Grenoble, as above.

33. Member of the Academic Organizing Committee and Track Chair of the First National Congress on Local Government, Tel Aviv University, held June 2005.

34 Track co-chair (with Prof. Ben Davy of Dortmund), Planning Processes, Administration and Law, AESOP annual conference, Vienna, July 2005.

35 Session initiator: "Balancing Property Rights and the Police Power". ACSP Annual Conference, Kansas City, Oct. 27-30, 2005.

36 Track co-chair of the Planning Laws, Administration, and Property Rights (as AESOP representative, Dennis Keating representing ACSP, Vincent Renard representing France), Second World Congress of Planning Schools, Mexico City, July 12-15, 2006.

37 Session initiator and organizer: Farmland Preservation and Property Rights. Second World Congress of Planning Schools, Mexico City, July 12-15, 2006.

38 Invited *"Senior Faculty Mentor" Annual* Ph.D. Seminar, AESOP, Bristol, U.K., July 24-27, 2006. (Five senior academics, mostly from Europe, are selected each year).

39 Chair and Moderator of the Inaugural Meeting of the International Expert Platform on Planning Law, The Hague, February 8, 2007.

40 Track co-chair. Planning, law, and property rights, 2007 AESOP Annual Conference (with Prof. Willem Salet of University of Amsterdam), Naples, July.

41 Session co-initiator, with Richard Norton of U Michigan: New Philosophies on the Regulatory Takings Issue. Annual conference of ACSP, Milwaukee WI, October 2007.

42 Member, Academic Organizing Committee. Annual Congress of the Association of Planning, Law and Property Rights, Warsaw, February 2008.

43 Track co-chair (with Sanda Kaufman): [Track 11] Planning Processes, Administration, Law and Conflict Resolution. Join Congress of ACSP and AESOP Chicago July 6-11, 2008.

44 Discussant, session on "Property rights and taking of land". Join Congress of ACSP and AESOP Chicago July 6-11, 2008.

45 Chair, Academic Organizing Committee, Third annual conference of the International Academic Association on Planning, Law and Property Rights (PLPR), Aalborg Denmark, February 11-13, 2009.

46 Moderator: Session on Affordable Housing: International seminar on Planning and People, organized by Prof. Naomi Carmon of Technion and Prof. Susanne Fainstein of Harvard, Technion – January 10-14, 2009.

47. Invited to serve as one of four senior academics selected from across the world to serve as mentor for the Ph.D. Seminar of AESOP, to take place in Manchester, July 2009. Presentation: "Theory and method of cross-national comparative research in planning".

48. Discussant at the session on: Institutional Innovations in Property Rights Towards Equity. ACSP Annual Conference, Crystal City, VA, Oct. 1-4, 2009

49. Moderator and convener of roundtable: Instruments for Securing Affordable Housing: Cross-National Knowledge Transfer. ACSP Annual Conference, Crystal City, VA, Oct. 1-4, 2009

50. Member, Academic Organizing Committee (and review of conference abstracts), International Academic Association on Planning, Law and Property Rights. Fourth annual Congress, Dortmund, Germany Feb. 10-12, 2010.

51. Convener and chair: Roundtable session on: *Takings International: Property Rights and Land Use Regulations around the Globe". Fourth Annual Conference of the International Academic Association on Planning, Law and Property Rights, Dortmund, Germany, February 10-12, 2010.

52. Co-chair (with Prof. Kauko Viitanen of Helsinki University of Technology) of the Planning and Law conference track at the annual conference of AESOP, Helsinki, July 7-10, 2010 (track chairs are responsible for reviewing all abstracts and papers (approximately 40), determination of sessions, selected of prize paper nominees).

53. Convener and chair: "Property Rights and Land Use Regulations around the Globe: Similar issues, highly divergent legal and policy responses". AESOP Annual Conference, Helsinki University of Technology. July 7-10, 2010.

54. Member, scientific committee. Fifth International Conference of the International Academic Association on Planning, Law and Property Rights (PLPR), University of Alberta, Edmonton May 2011. Responsible for review of some of the abstracts and papers submitted.

54. Co-chair, planning and law track. Third Global Congress of Planning Schools, July 2011 Perth Australia. Responsible for review of all abstracts and papers submitted.

55. Chair and discussant, Session on property rights. Third Global Congress of Planning Schools, July 2011 Perth Australia.

56. Moderator, session on property rights. FIG Annual Working Week, Rome, May 6-10, 2012.

57. Track co-chair (with Kostas Lalenis, Volos, Greece), "Planning Law, Instruments, Practice" (track 3), 25th Annual Conference of AESOP, Ankara, July 11-15, 2012. Responsible for review of all abstracts and papers submitted.

58. Chair and discussant: Developer obligations from an international perspective. International Expert Forum on Planning Law. Lisbon, Oct. 12, 2012.

59. Member, scientific committee, 7th Annual Conference of PLPR, Portland, Oregon (Feb. 2013). Responsible for review of some of the abstracts and papers submitted.

60. Member, scientific committee, conference on Regional Development, Spatial Planning and Strategic Governance, Institute of Architecture and Urban & Spatial Planning of Serbia, Belgrade, May 22-24.2013 *(was unable to attend personally)*

61. Session Chair: "Informality and Participation". International Association on China Planning, June 31-July 1, 2013, Shanghai.

62. Conference rapporteur and Session Chair. Planning Laws in the Crisis Era. International Expert Forum on Planning Law, Athens, Oct. 17-18, 2013.

63. Chair, Local Organizing Committee, annual conference 2014 of the International Academic Association on Planning, Law and Property Rights, Haifa, Technion Feb. 11-14, 2014.

64. Co-Chair (with Prof. Willem Korthals-Altes, Delft TU) of the "Planning, Law and Property Rights" track at the 2014 annual conference of AESOP, forthcoming July 2014, Utrecht, Netherlands.

65. Co- Organizer and session chair: International Expert Forum on Planning Law, The Hague, Netherlands, Oct. 9-10, 2014.

66. Member, academic abstract-review committee. PLPR Conference, Volos, Feb. 25-28, 2015.

67. Co-organizer (with Thomas Hartmann and Willem Korthas-Altes, Special Session on "The Time Factor and Planning Instruments". Ninth Annual conference of the International Academic Association on Planning, Law and Property Rights (PLPR). Volos, Greece Feb. 24-27, 2015.

68. Co-Chair (with Leonie Jansen-Jaansen), Planning and Law Track, AESOP Annual Conference, July 2015, Prague.

69. Co-Chair (with Dawn Jordan and Benny Schvarsberg) on Planning, Law, Administration and Processes, World Planning Schools Congress, Rio de Janeiro, Brazil, July 3-6, 2016. Acted as Chair and discussant of all 6 Sessions

70. Co-Chair, session on Property Registration in Support of Real Estate Markets (with David Egiashvili). High-Level Joint FIG / World Bank Conference: Sustainable Real Estate Markets: Policy Framework and Necessary Reforms. Athens, Sept. 19-20, 2016.

- - - needs updating

Invited Lectures at Universities and Research Forums (since '82)

1. University of British Columbia, Urban Planning Program. 1982.
2. Haifa University, Department of Political Science. 1987.
3. Land Policy Circle of the Land Use Research Institute, Jerusalem. 1984, 1990.
4. University of Manitoba, Canada, Urban Planning Program. 1982.
5. University of Calgary, Urban Planning Program. 1982.
6. Vancouver Center for Human Settlements.1982.
7. University of Chicago at Chicago Circle, Urban Planning Program. 1982.
8. Rutgers University, Planning Program. 1982.
9. Hunter College: President's special lecture; and Urban Planning Program. 1985.

10. University of North Carolina at Chapel Hill: Policies Analysis Program, 1981 82; and Department of City & Regional Planning, 1981-2 and 1985.
11. Haifa University, Department of Geography, 1986.
12. University of Minnesota, Humphrey Institute of Public Affairs. 1986.
13. University of Wisconsin, Madison, Urban Planning Program. 1986.
14. Van Leer Institute, Jerusalem. 1986.
15. University of Florida, Gainesville, Department of Urban Planning, Jan. 1987.
16. Florida Atlantic University and Florida International University, Joint Center for Environmental & Urban Problems. 1987.
17. Princeton University: Woodrow Wilson School, Planning Program and School of Arch., 1987.
18. New York University, Urban Research Center. 1987.
19. University of Florida, Gainesville: School of Law; and the Department of Planning. 1987.
20. Hebrew University, Jerusalem: Faculty of Law, 1988; Dept. of Geography, 1989.
21. SABO Summer University, at the University of Umea, Gavle, Sweden, 1988.
22. Lincoln Institute of Land Policy, Cambridge, Mass. Moley House Lecture, 1988.
23. Harvard University and Lincoln Institute Growth Management Group, speaker at their Feb. 1989 meeting, Cambridge, Mass.
24. Hebrew University, Faculty of Agriculture, Rehovot. 1990.
25. Tel Aviv University Law School, Continuing education unit, Nov. 1991.
26. University of Wisconsin at Madison, Department of Urban Planning. Nov. 1991
27. University of Wisconsin at Madison, Real Estate Program. Dec. 1992.
28. Queen's University, Kingston, Ont. Feb. 1993.
29. Ryerson University, Toronto, Feb. 1993.
30. University of Newcastle Upon Tyne, Dep't of Town and Country Planning. June 1993.
31. Technische Universitat Berlin, Institut fur Stadt-und Regionalplanung, July 1993.
32. University of Florida, Gainesville, College of Law, Sept. 1993.
33. Florida State University, Tallahassee, Dep't of Urban and Regional Planning, Sept. 1993.
34. University of Florida, Gainesville, Department of Urban Planning, Oct. 1993.
35. University of Tsukuba, School of Socio-Economic Planning, Japan. Feb. 1994.
36. Harvard University, Kennedy School of Government, Taubman Center. April 1994.
37. Hebrew University of Jerusalem, The Urban Planning Institute. Jan. 1995.
38. Tel Aviv University, Department of Geography. May 1996.
39. Royal University of Technology, KTH, Stockholm, Dep't of Regional Planning. Sept. 1997.
40. Hebrew University, Faculty of Agriculture, Rehovot. Feb. 7, 1999.
41. University of Michigan, Ann Arbor, Taubman College of Architecture and Urban Planning. Michigan Lecture (College-wide publicized lecture series). Feb. 9, 2000.
42. University of Southern California, Los Angeles, School of Policy, Planning, and Development. "The Comeback of National-Level Planning: Implications for Planning Theory". Feb. 9, 2001.
43. University of Thessaly, Greece, Department of Planning. Two guest lectures: On preservation of open space; and on national-level planning in democratic countries. May 25-6, 2001, Volos, Greece.
44. MIT, Cambridge, Mass. Department of Urban Studies and Planning, Feb. 11, 2002, on "Comparative Planning Cultures", as part of the special MIT colloquium series.
45. Tel Aviv University, Symposium on "Planning policy and politics in Israel: Reality and Vision". Invited lecture. Department of Political Science, January 24, 2002.
46. Lincoln Institute for Land Policy, Cambridge, Mass. Invited paper on Land Readjustment in Israel. Comparative Seminar on Land Readjustment, March 21-22, 2002.
47. Bar Ilan University, Departmental Seminar – Department of Geography: "The High Court Decision on Agricultural Land: What's Next?" November 3, 2002.
48. Neaman Institute for Advanced Research, Technion. "From Agriculture to Shopping

Centers". Opening lecture in the Environment series of lectures. Nov. 15, 2004.

49. University of Nijmegen, The Netherlands. "Land development provision of public services in Israel". Guest lecture at the graduate real-estate development course, Sept. 22, 2005.
50. University of Groningen, Sept. 27, 2005. "National-Level Planning and Challenges to Planning Theory".
51. Wageningen University, Land Use Group. "National-Level Planning as a Challenge to Planning Theory". Nov. 2005.
52. Radboud University, Nijmegen. "National-Level Planning as a Challenge to Planning Theory". Dec. 2, 2005.
53. Netherlands Institute for Spatial Research (RPB). "National-Level Planning in Democratic Countries: Challenges to Planning theories". The Hague, Dec. 8, 2005.
54. Delft University. "Should the "plus value" of planning decisions be reaped for the public purse, and how? A cross-national view". Dec. 13, 2005.
55. University of Miami, School of Architecture: "Land Readjustment as an Alternative to Eminent Domain". Symposium on: Law, Negotiations and Approvals in Real Estate". Knight Program Continuing Education.
56. Florida State University, Tallahassee. The Broad Public Lecture (campus-wide): "National Level Planning in Democratic Countries: Are We Witnessing a Comeback?" February 9, 2006.
57. Georgia State University, College of Law. Special lecture: " Israel's property law and land use policies and the Mid-East Conflict: Beyond CNN. Atlanta, Georgia, March 28, 2006.
58. Georgia Institute of Technology, planning department: "Beyond the *Kelo* Decision: An international perspective on property rights and an alternative to eminent domain". Atlanta, Georgia, March 29, 2006.
59. University of Miami, School of Law. Faculty Colloquium. "Beyond Kelo: An international view and some alternatives to Eminent Domain. October 9, 2006.
60. Harvard University, Graduate School of Design. Land Readjustment and the Built Environment: Squaring the Circle of Property Rights October 11, 2006.
61. Kent School of Law, Chicago. "Eminent Domain Law from a Cross-National Perspective". November 5, 2006.
62. University of Helsinki: "Planning, Land Values, and Property Rights: A cross-national perspective on the plus-value capture and compensation issues". Helsinki University of Technology (HUT), Centre for Urban and Regional Studies (YTK), September 2007.
63. Rutgers University, NB, Edward J. Bloustein School of Planning and Public Policy. Annual invited Lecture in cooperation with the Bildner Center for the Study of Jewish Life: "the Evolution of Israel's Housing Policies: Planning in the Face of Crisis". February 25, 2010.
64. Rutgers University, NB. Edward J. Bloustein School of Planning and Public Policy. Invited departmental lecture: "Takings International". Feb. 24, 2010.
65. University of Alberta, City Region Study Center, "Canadian Property Rights Viewed from a Cross-National Perspective". May 24, 2011.
66. Ryerson University, Graduate Urban Planning program, Toronto: "Can the Plus Value in Land Values be Captured to Finance Public Services? A Cross-national perspective". Sept. 17, 2012.
67. Lisbon Tecnico University, Department of Urban Management. "Can the Plus Value in Land Values be Captured to Finance Public Services? A Cross-national perspective". October 11, 2012.
68. UN Habitat 24th Governing Council, Nairobi. Plenary presentation, Nairobi: "Levying the Land: Land-based instruments for public revenue and their applicability to developing countries". April 15-17, 2013.
69. Delft University, Netherlands, OTB research institute. Windfalls and Wipeouts policies from an international perspective. Sept 18, 2013.
70. Alto University, Helsinki (Espoo), Department of Real Estate, Planning and Geoinformatics.

Seminar on Comparative Law and Policy: Land Use Planning and Environment. Lecture: "The challenge of Comparative Research in Land Use Law". Oct. 25, 2013.

71. Department of Administrative Law (Derecho Administrativo), UNED (National University for Distance Education) Madrid. "Issues of law, regulation and implementation of coastline preservation: A cross-national perspective". March 19, 2014.
72. Taipei National University. "Land Use Regulations and Property Values: The Windfall Capture Idea from a Cross-National Perspective". International Program on Urban Governance – International Speakers' Program. May 6, 2014.
73. National Chang Kung University, "Resilient City: Regulatory Regimes and Planning Law". Keynote Speaker, seminar on Climate Change, Regulatory Regimes and the Law, May 9, 2014.
74. The Evolution of Planning Thought – Lecture Series by the 16 "Leaders in Planning Thought". Vienna University of Technology, Austria - May 21, 2014. http://info.tuwien.ac.at/planning-thought/
75. The Development Research Center of the State Council, Lincoln Institute for Land Policy and Peking University. High-level seminar with leading world experts. "Eminent domain practices and regulatory takings in major countries". Beijing, May 31-Jun2 2014.
76. Peking University, Beijing May 30, 2014
77. Peking University, Shenzhen Campus, June 4, 2014.
78. Shenzhen City Planning Department. "The Dimensions of Planning Laws: What to Learn and Unlearn from Advanced-Economy Countries"
79. Harvard Law School seminar on "The Use of Land Conference". Invited member of seminar speakers. On a view of American land use law from a cross-national perspective. Nov. 17, 2014. Cambridge, Mass.
80. National Agriculture University, Beijing Nov. 6, 2014. Expropriation Law from an International Perspective: Lessons for China.
81. *The Beijing Forum* – annual international event, organized by Peking University inviting leading international scholars in many fields. Opened by China's Vice President. **"**Expropriation and Beyond: Obtaining Land for Public Services for China's Metropolitan Areas". *Nov.* 7-9, 2014.
82. University of Lisbon and Comissão de Coordenação e Desenvolvimento Regional de Lisboa e Vale do Tejo. "Unlocking multiple land ownership: alternative strategies to enable development". April 1, 2015.
83. Tongji University, College of Architecture and Urban Planning, Tongji University, Shanghai. "Planning Law, Problems of Non-Compliance and Enforcement: Is China Unique? June 8, 2015.
84. Invited speaker: Royal Town Planning Institute Annual Convention – "The New Politics for Planning". London. July 7, 2015. "The Free Market Versus Intervention". (had to cancel due to sprained foot)
85. Hebrew University of Jerusalem, School of Public Policy. Special Master's program for Public- Sector Cadets. Lecture: Israel's National Policy in the Urban and Rural Areas: Not what you had in mind". Dec. 10, 2015.
86. Peking University in Shenzhen, "Farmers' Property Rights in OECD Countries". December 14, 2016.
87. Lincoln Center, Peking University, Beijing, China, Special expert seminar for high-level government officials and academics: Issues of planning law and property rights in OECD countries: Lessons for China. Dec. 13, 2017.
88. Hebrew University, School of Business Administration. Conference to mark the launching of a new Executive MBA in Real Estate Finance. Topic: Israel's Housing Crisis and the "Reverse Tender" mass condominiums-housing program. March 22, 2018.

Invited lectures at Israeli local conferences, professional associations and government agencies (to be updated)

- Israel Association for Environmental Planning. Addresses at plenary sessions of the annual conferences: 1983, 1985, 1989. Special conference, 1990.
- Israel Association of Engineers and Architects: 1977, 1985.
- Israel Association of Chartered Land Appraisers. 1984, 1985.
- Israel Center of Developers and Contractors. 1989.
- City Engineers and Legal Counsels to municipalities, refresher courses organized by the Ministry of the Interior, 1977, 1987.
- Legal Counsels to municipalities, refresher course, the Israel Bar Association. Tel Aviv University, 1988
- Government roundtable of Directors General, convened by the Minister of the Interior, 1988 (re-assessment of the current planning law.)
- Elected officials of the Central District, 1989.
- Building inspection engineers. 1988, 1989, 1990.
- Officials of the City of Netanya, 1989.
- Planners with the Municipal Strategic Planning Program of the Joint, Jerusalem 1989.
- Association of Municipal Engineers, 1990.
- Judges in Israel's Southern District; refresher session held in Nahariya, 1990.
- Planners of the Jewish Agency for Israel, Tel Aviv, 1990 and 1991.
- Planning officers in the Haifa and Northern Districts. Acre, 1990 and 1991.
- Annual conference of city engineers, Eilat, March 1991.
- Mayors and elected officials, Haifa and Northern Districts, Haifa, April 1991.
- Local government directors of municipal land departments, Herzliya, Oct. 1991.
- Land Use Institute, Jerusalem, Nov. 1991.
- Legal advisors to local governments and planning commissions, Tel Aviv, Nov. 1991.
- Elected council members and senior officials of the City of Jerusalem. Dec. 1991.
- Israel Society for the Protection of Nature, annual meeting. Ramat Hasharon, Dec. 1991.
- Planning inspectors' conference, Tiberius, Jan. 1992.
- Israel Association of Environmental Planning, conference on recent planning legislation. Tel Aviv, January 1992.
- Symposium on planning for accelerated growth in local authorities, convened by the Jewish Agency, Renewal and Development Department, Jerusalem, June 1992.
- Annual conference, National Association for Environmental Planning, on changes in the planning law. May 1994.
- Forum of director generals. On land policy and expropriation for roads in Japan. 1994.
- Israel Institute of Land Appraisers, annual meeting, Tel Aviv. Compensation for decline in land values. Oct. 1994.
- Judges' In-training Institute. Neve Ilan, Jan. 1995. On the Israel planning law in comparative perspective.
- Tel Aviv Municipality Planning and Related Departments. Jan. 1995. On the strategic planning approach.
- Conference on District Plan #3 - Central District. Talk on Open Space Preservation: Learning from an International Perspective. Feb. 1995.
- Local-authority planners and related professionals in the Arab Sector: Course on Planning and Municipal Land Policy - guest lecture. April 1995.
- Public congress on municipal affairs organized by Globes. 2 presentations on planning of public services in high-density neighborhoods. May 1995.
- International Conference on Environment and the Peace Process. Tel Aviv University, June 1995. Invited talk on "Agricultural land preservation under crisis."
- Conference on Planning Law, Bar Ilan University, July 1995. Paper on "The legal and policy aspects of agricultural and open-space preservation in Israel from a comparative perspective."
- Ministry of Agriculture officials. Invited talk on "Agricultural land preservation in Israel in need of reassessment."
- Technion, Center for Urban and Regional Studies, May 1995. "Conflict Resolution and the Israel Planning and Building Law: A Backwards March."
- Lawyers' in-training institute, Eilat, Oct. 1995. On "Planning and land expropriation law and policy."
- Public congress on amendment 43 to the Israel Planning and Building law, 1995. "Public

participation and the law: One step forward or two in reverse?"
- International Workshop on National-Level Planning Laws and Institutions in 10 Western Countries. Opening and concluding lectures: "Why look at national-level planning?" and "Who will implement the Israel 2020 National Plan?" Technion, Faculty of Architecture and Town Planning, Jan. 10-11, 1996.
- Conference of Local-government comptrollers. On "Agreements Between Developers and Planning Authorities and their Implications for Public Ethics."
- Annual conference of the Israel Association of Urban and Regional Planners; chair of session. May 1996.
- Conference of the City Engineers' (Planners') Association, July 1996: "How to Design Agreements between Planning Authorities and Developers".
- Tel Aviv Law School, conference on Innovations in Real Property Law; presentation on "Is the Continued Holding of National Land Justified? A Long-Range View." October 31, 1996.
- National Planning and Building Board, presentation on my analysis and recommendations for the Israel 2020: Master plan for Israel in the 21st Century. Dec. 1996.
- In-training Institute of the Ministry of Justice, Attorney General's office, on Property Law. Invited lecture on Israel's Land Policy and Planning Goals: Recommended changes. Maaleh Hahamisha. Feb. 1997.
- Appearance before the National Planning and Building Board, 1997. "Implementing the Israel 2020 Master Plan".
- 13th Congress of the International Federation of Municipal Engineers, Jerusalem, April 1997. Invited lecture on "Negotiations between planning authorities and developers: The emerging paradigm".
- Public Symposium on Innovations in Planning, organized by Haaretz Newspaper Enterprises, Tel Aviv, June 15,1997. Presentation on Increasing the Density of Residential Areas - State of the Art and Policy Guidelines.
- Ministry of Agriculture, Symposium on Tools for Agricultural Land Preservation - what can we learn from other countries. Kiryat Anavim, June 17, 1997.
- Association of Architects and Town Planners in Israel, Middle East design Forum. Symposium on Ideology, planning, and Ethics. Panel address: "Planners' Ethics and the Mid-East Conflict", June 26, 1997.
- The Sapir Economic Policy forum. Held at Tel Aviv University, June 29, 1997.
- The Israel Society for the Protection of Nature - DESHE group (for promoting "green" planning): High-rise buildings: Are they the solution for better utilization of land? Tel Aviv, July 31, 1997.
- The Independent Organization of University Graduates in Architecture and Engineering national meeting, talk on "The pros and cons of high-rise buildings", *Aug.*6, 1997.
- The Haifa Citizens' Planning Forum. Oct. 30, 1997, public lecture at the Haifa Cinematheque on "Public participation in planning".
- The Israel Management Center ("MIL"), symposium on "Israel 2000 – Green spaces or paved asphalt", Country Class, Glilot, Nov. 18, 1997.
- Technion – Faculty of Architecture and Town Planning, Jan. 29, 1998. "Implementation of the Israel 2020 Plan". Lecture presented at the presentation of the Israel 2020 Master Plan to the President of Israel.
- The Association of Architects and Planners, the City of Tel Aviv and the Technion – Symposium on the Israel 2020 Master Plan. "Land policy for the future". Einav Center, May 11, 1998.
- Israel Comptroller General Office senior staff, June 9, 1998. "Land policy – current versus desired policies".
- Ministry of the Interior (plus all District Planners), July 1998. "Increasing the density of housing in Israel.
- Technion – Neaman Institute Center for Negotiation and Conflict Management – workshop on Conflict Resolution in Urban and Environmental Planning, June 3, 1998: "Conflicts in the Urban and Regional Statutory System".
- Technion – seminar on Urban Design and Real Estate: Paper co-presented with Sara Gazit-Weizman, on "Design Control and Land Values". 1998.
- International high-school teachers' workshop on "The Future of the Environment", Reali High School, Haifa, Israel, February 1999.
- Professional-development course for planning officials in local and district planning commissions organized by the Israel Center for Local Government, Tel Aviv, Jan. 2000. On "Negotiated and other Innovative approaches to the supply of land and financing of public services."
- Symposium on research reports commissioned by the Jewish National Fund. November 29, 2000. On "Innovative tools for preserving open space from development".
- Invited speaker, Israel-Spain joint workshop on Urban Democracy, Jerusalem Center for Israel Studies and the Israel Ministry of Environment, on "Planning urban infrastructure" scheduled Feb.

2001 but postponed indefinitely due to the security situation.
- State attorneys and legal advisors' conference (some 250 participants): "Property rights and the issue of rural land conversions for development". Feb. 22, 2001.
- Decision-making regarding high-rise construction in Israel from a cross-national comparative perspective: Legal and policy aspects. March 18 and June 6, 2001 as part of a symposium organized by the Ministry of Interior for the Technion research project on high-rise development.
- Ministry of the Environment, Refresher Course in Planning. May 17, 2001: Public participation in planning.
- Ministry of the Comptroller General, June 6, 2001. Invited presentation to its senior personnel on "The statutory planning system and its impact on the Arab sector in Israel", in preparation for their evaluation of government policies towards the Arab sector in Israel, for the Comptroller' statutory 2002 Report.
- First National Conference on Land Policy organized by the Institute on Land-Policy Research, Jerusalem, June 25, 2001, Jerusalem Theater. Invited plenary opening speaker: "Israel's National Land Policy and Planning Considerations: A Collision Path?"
- Invited paper: Rachelle Alterman and Tamy Stav: Changing government attitudes to the Arab Sector as expressed in the language of district and local plans. Session on the Language of Planning. Annual Conference of the Israel Geographers' Association, Tel Aviv University, December 12, 2001.
- Institute for Land Policy Research, Jerusalem. Israel Forum for Land Policy, invited lecture: "Grounding property rights and Land-Use Changes in the Eyes of Academia", Jerusalem: January 29, 2002.
- Upper Galilee Development Corporation. Meeting of 40 Kibbutz CEO's or treasurers. Upper Galilee Kibbutz Center, February 17, 2002.
- The Arab-Jewish Center for Economic Development, symposium on "National land for all citizens?" Invited presentation on "Israel's national land policy at a crossroad." September 3, 2002.
- Haifa University Law School: Symposium on Distributive Justice Regarding Israel Lands – following the High Court Decision. Panel on Future Directions in Land Policy in Israel. November 6, 2002.
- Symposium on High –Rise Buildings, January 21, 2003. Organized by the Center for Urban and Regional Studies at Technion and the Ministry of the Interior. Azrieli Center, Tel Aviv. Presentation on the legal aspects of policies regarding high-rise construction.
- Israel Council for Historic Preservation and the Law Bar. Symposium on Historic Preservation and the Law – Center for Urban and Regional Studies at Technion. Lecture on Historic Preservation from a Cross-National Comparative Perspective. March 27, 2003.
- **Conference initiator.** Urban and regional planning and the Arab Sector in Israel: Symposium in memory of Arch. Dov Czernobroda. Center for Urban and Regional Studies, June 2 Technion, Haifa. Lecture on: "The changing attitude of national plans to the Arab sector in Israel."
- Bank of Jerusalem Real Estate Forum, Lecture on "Are changes to the Israel Planning and Building Law necessary?" Held at the Dan Tel Aviv hotel, September 3, 2003.
- Tel Aviv University, Institute for Research on Nature Preservation. 19.10.03. Symposium on "Open Spaces Preservation: Ecological, Planning, and Social Aspects. **Chair and moderator** of expert panel.
- Bar Ilan University, The Center for Local Government Studies, Department of Political Science, December 18, 2003: Conference on "Municipal Planning and the Fiscal Structure of Local Government in Israel: Constraints and Opportunities". Rachelle Alterman and Einat Gabrieli on "Decentralization of plan-approval authority in Amendment 43 of the Planning and Building Law: Too little too early?"
- Ministry of Interior, National Planning and Building Board. Special conference in honor of the retirement of the Chair, Mr. Amram Kalagy. Jan. 22, 2004. "The Crisis-Led Transformation in Israeli Planning since 1990".
- Annual meeting of the Israel Political Science Association, Beer Sheva March 25, 2004. Paper with Ravit Hananel: "Trends in the Decisions of the Israel Lands Council: Can One See the Forest for the Trees?". [Paper presented by Ravit Hananel].
- Israel Architects' Association (*Amutat Ha-Adrihalim)* Nov 23, 2004. "The status of strategic plans – between law and policy." Symposium on the Tel Aviv Strategic Plan.
- Symposium on the Guide to High Rise Buildings. Invited presentation on the legal aspects and maintenance. Central District Planning Commission, Dec. 26, 2004.
- Tel Aviv University, Porter School of Environmental Studies. Symposium on "Land, Capital and Powers". Plenary lecture on "National land and distributive justice". Jan. 6, 2005.

- Annual conference of the Israel Architects' Association. Presentation on "The differences between how architects and planners relate to political issues". Jan. 6, 2005.
- Haifa University, Center for Arab-Jewish Studies. Symposium on "Land and Local Government in the Druze Minority Sector". January 2005.
- Symposium on the Guide to High Rise Buildings. Invited presentation on legal aspects and maintenance. Tel Aviv District Planning Commission, February 2, 2005
- Israel Bar: The 2005 Annual Conference of Israeli Lawyers' Association: Invited speaker: Innovations in Planning Law – the status of statutory plans and the need for legislative reform. Eilat, May 31, 2005.
- Ministry of Construction and Housing – Symposium on Regulatory Considerations in Housing Development – new research. Invited speaker on my research financed by the Ministry on: Design Supplements in Statutory Plans for Residential Areas. Tel Aviv ("Exhibition Gardens"), April 5, 2006.
- Ministry of the Interior, Planning Administration and open invitation to planners: Revisiting Residential Towers Policy: Can sustainable maintenance be ascertained? Report on research project. April 11, 2007
- Symposium on land expropriation organized by *Mekarkein* - the Israel Journal of Real Property: The Israeli Planning and Building Law on compensation for injuries to property values: Need for reform. Tel Aviv, Nov. 6, 2007.
- Law School, Hebrew University. Symposium on "Social Privatization" on the occasion of the publication of Shraga Biran's book. On:" Agreements between Developers and Planning Agencies". April 2, 2008.
- Conference "60 Years of Planning in Israel" organized by Tel Aviv University School of Business Administration. Plenary lecture: "National planning in Israel compared with selected Western countries". Held at Hebrew University, April 13, 2008.
- Symposium on Druze Land Rights organized by the Democracy NGO. Lecture on "Property rights of the Druze and Arab Minority in Israel: Some positive trends and action items". Druze village of Osfiya May 2008.
- Panel discussion, "Is the Revival of the Kibbutzim a Reality"? held during the Multi-Generational Gathering of the Shomer Ha-Zair Movement, Givat Haviva, Sept 20, 2008.
- Israel Planners' Association symposium: "The status of the planning profession in Israel from an international perspective". Tel Aviv, September 21, 2008.
- The Sderot National Social-Policy Forum. Chair of session on the Israel Planning Law Reform and its Social Implications.
- The Israel Association on Public Law. "The Reform in Israel's Planning and Building Law". Nov. 2010, Caesarea.
- Bar Ilan University, Department of Geography. Forum on the rural sector. "Property Rights in the Rural Sector: Israel from a cross national perspective. February 2011.
- Israel Lawyers' Association annual conference, Eilat, May 21, 2012, on "Land Expropriation in Israel from an international perspective – a critique of the "double stage doctrine".
- Town of Yarka (a Druze minority town in the Galilee) – "How should the Druze local governments empower themselves in planning". Yarka, July 22, 2012.
- Elected councilors meeting initiated by the Female Councilors Association, Kefar Yona, Oct. 27, 2011 on "Affordable Housing and Local Governments".
- The Sederot Annual Congress on Social Affairs, "The reform in the Israel Planning and Building Law", Nov. 9, 2010.
- The Interdisciplinary Center (IDC), Herzliya, Gazit-Globus Center for Real Estate Research. Symposium on: "How to Burst the Housing Price Bubble". Spoke on the role of the planning system and national land policy in housing prices. December 18, 2012.
- Symposium on the "Reform Amendment 101" to the Israel Planning Law", Herzog, Fox & Neeman Law Firm. Presentation: "Criticism on the Reform from a Cross-National Perspective. June 12, 2014, Tel Aviv.
- Roundtable Forum on the Rural Sector, Sapir College, Sederot). "The Disparity between the socio-economic contributions of the rural sector and the unjust land and planning policies towards it".21 Oct. 2014.
- "Reform Amendment 101" to the Israel Planning Law", Herzog, Fox & Neeman Law Firm. Presentation: "Why this Reform Won't Meet its Goals".
- Symposium on "Amendment 101 to the Israel Planning Law", Presentation: "The Reform from a Cross-National Perspective." Herzliya, Dec. 1, 2014.

- The Land Issue of the Kibbutzim: Need for a fresh perspective in time and cross-national space". Presentation to the Land Coordinators of the Kibbutzim. Granot Agricultural Center, Sept. 7, 2015.
- Rethinking National Land Policy for Israel's Rural Sector. Presentation at the Annual Conference of the Kibbutzim National Leadership. Maaleh Hahamisha, Nov. 4, 2015
- The Unaffordability Housing Crisis and National Land Policy: Not What you had in Mind. Public lecture at the "Majdi Forum" called "pubic parliament of Kfar Sabba". Jan. 8, 2016.

- Needs updating -

Membership in scientific and professional associations

ENHR – European Network of Housing Research 2016

Global Town Planning Day Conference – Member, international organizing committee. Conferences held Nov. 5-8, 2014 and Nov. 5-8, 2015.

Global Urban Development Organization – Committee member, from 2014. http://www.globalurban.org/

IPA - Israel Planners' Association

AESOP - Association of European Schools of Planning awarded HONORARY MEMBER (personal) July 13, 2012.

AESOP - Representative of Israel (Technion is a corresponding member – Israel cannot be a full member)

ACSP – Association of Collegiate Schools of Planning. (Corresponding) representative of the Technion

Past memberships

APA - American Planning Association, Planning and Law Division; International Planning division.

AEAI – *In the 1990s* Association of Engineers and Architects in Israel – the Architects and Town Planners section.

ABA - American Bar Association, Foreign Associate Member. Division of State and Local Government Law. *Till 1994*

ISOCARP –Int'l Society of City & Regional Planners. Deputy Head of the Israeli delegation (until 1996).

SCUPAD - Salzburg Congress on Urban Planning & Development (International association of planners who have been fellows of the Salzburg Seminar).

LSA - Law and Society Association. *(Till 1995)*

PUBLIC-PROFESSIONAL SERVICE

a. International

Founder of the world's first **International Academic Association on Planning, Law, and Property Rights**. Inaugural symposium – Amsterdam Feb. 7, 2007. To promote interdisciplinary and cross-national exchange between academics in planning, law, and real estate studies. http://www.plpr-association.org/

Elected **President of the Association** during the second international conference, Warsaw, February 14, 2008, term ended February 2010.

Founder of a sister-forum to enable cross learning among legal government practitioners and scholars: **The International Expert Platform on Planning Law**, in cooperation with the Dutch Government and the Institute for Construction Law, The Hague.

http://www.internationalplanninglaw.com/templates/mercury.asp?page_id=1508

1994 – current – Invited Observer - Council, AESOP - Association of European Schools of Planning - Representative of Technion (in 1989 in Leuven, Belgium, negotiated "full corresponding member" status for the Technion – the first school to be awarded this status; subsequently converted to regular member of a corresponding school).

b. Israel

2007-2009 – Chair – Committee for the Nomination of the Honorary Fellows of the Israel Planners' Association (two consecutive years). Initiator in 2007 of a new honor – Trustee of the IPA (for exemplary service to the organization)

2005- Member, Strategic Planning Committee of DESHE – an environmental NGO associated with the Society for the Protection of Nature in Israel.

2004 – Founding member of the task for creating an International Association of Jewish Architects and Planners for Human Rights (temporary title).

Jan. 2003 – Dec. 03 Appointed by the Council for a Beautiful Israel to the Jury for the first David Azrieli Prize for Excellence in Urban Planning.

2003 – Member, Academic Committee. The Rural Area Research Unit, The Kibbutz Research Institute, The University of Haifa. New center established October 2003.

2003 – Member of the Prize Committee for the Distinguished Planner Award, Association for Environmental Planning in Israel. Prize to be awarded Feb. 2004 at the Annual Conference of AEPI.

2003 – Member of the Continuing Education committee of the Association of Environmental Planning in Israel.

2000 – Member, Academic Advisory Committee for the Israel Institute for Land Policy (Jewish National Fund, Jerusalem)

2000 - Member, NGO think-tank on the Future of the Kibbutz. Ramat Efal Institute.

1996 (Nov.) – March 2002 – elected member of the Executive Board, Israel Association for Environmental Planning.

1994, 1997 - Member, Committee for Public Transportation, People, Nature, and Law Association (a public-

action group)

Nov. 1996 - Elected member of the Executive Committee of the Israel Association for Environmental Planning . Reelected Nov. 1998 for an additional term.

1996 – 97 Appointed member, board of directors, the Israel Center for Mediation - an N.G.O. volunteer group of professionals.

Dec. 1994 - Founding member and member of the Presidential Board, Council for Open Space Preservation in Israel.

1991 – 1992 Member, Board of Directors, Society for the Protection of Nature in Israel (Hevra Le'Haganat Ha'teva). Subsequently, member of the DESHE think tank group re. "green" planning.

1983-87 - National Deputy Chair of AEPI. In 1983 I initiated the Israel Distinguished Planner Award (implemented in collaboration with Prof. Baruch Kipnis and Prof. Arie Shachar). Served on the first two nominating committees. The award was granted in 1983 to Arie Sharon, Eliezer Brutzkus and Zion HaShimshoni., later to Arie Eliav and Baiga Schochat, and in 1986 (or 85) to Slyper and Raanan Weitz.

1978-82 - Elected member of the Executive Committee of the Association for Environmental Planning in Israel.

1978 – appox 85 -Member of the Planning Committee, Society for a Beautiful Israel, Haifa District.

C. Service – membership in Public or Government Boards and Committees

2016 - Member (academic seat), Statutory Advisory Committee to the Israel Lands Authority on Land Expropriation

2015 - Member, Steering Committee, National Marine-Coastal Spatial Planning, team headed by the Ministry of the Interior's Planning Administration.

2013 -14 Member, National Committee for Indicators for Quality of Life, subcommittee for Housing and Infrastructure. Appointed by the Planning Administration, Ministry of Interior

2010 -11 Appointed member of the Search Committee for the new Director of the Israel National Planning Administration (Ministry of the Interior)

2007- Appointed member, National Committee on Post-Earthquake Recovery (*never activated…)*

2005 – 6 Member, Planning Law Reform task force, formed by the Ministry of the Interior.

2004 – 10 Member, Israel National Planning & Building Board. appointed by the President of the Technion to the Technion seat.

Appointed member of the Appeals Sub-committee of the National Planning and Building Board of 2006 there are 3 parallel committees)

July 2003 - Appointed by the Minister of Construction and Housing to a 5-person committee to advise on housing policy (*never* activated…..)

Jan. 2001- Re-appointed by the President of the Technion as Deputy-Representative of the Technion to the statutory National Planning and Building Board. Member of the subcommittee for Appeals

Jan. 2001– 3 Appointed by the Minister of Interior as Chair of the Statutory Investigation Committee for Boundaries Changes in the Modiin-Shoham region.

July 2000 Invited by the chair of the Knesset Committee on Internal and Environmental Affairs (M.K. David Azolia) to serve as Academic Advisor to the Committee regarding a proposed private bill on Coastline Preservation. Pro bono.

1998 - 1999 Member, steering committee of National Outline Plan #35.

April 1997 - Member, Think-tank on "The future of rural communities", Ministry of Agriculture.

Feb. 1997-8 Member, Advisory Group on Acceleration of Planning Procedures, associated with the Ministry of Construction and Housing.

1995-6 Member of the "Deshe" task team of the Society for the Protection of Nature in Israel (SPNI) on strategies to encourage open-space preservation and intensify land use.

Jan. 1996 - Appointed by the President of the Technion as Deputy-Representative of the Technion to the statutory National Planning and Building Board. Member of the subcommittee on Major Planning Subjects (for a few years subsequent to the initial appointment).

May, 1995 Appointed by the Minister of Economics & Planning to: sub-committee on urban and regional development, National Council for Economics and Planning (abolished in 1996).

1995 - Member, steering committee, National Plan #31 - Monitoring and Update

1994 – 1997 Member, Board of Directors (public representative), BEZEK - Israel Telecommunications Corporation.

1994 – 1995 Member (public representative) - Haifa City municipal property committee.

1991- 1992 Member of task force established by the Renewal and Development Department of the Jewish Agency, on "The local impacts of accelerated growth due to mass immigration".

1990-92 - Member, Municipal Boundaries Commission for Tel Aviv and Ramat Gan; appointed by the Minister of the Interior.

1990 - Member, Municipal Commission on the Proposed Secession of the Kiryat Ha'im Quarter from the City of Haifa. Appointed by the Mayor of Haifa.

1986-88 - Member, Board of Trustees, Educational Facilities Institute (quasi-governmental).

d. Advice to the Knesset, government ministries, local authorities (pro-bono)

As needed - Public service **pro-bono** advisor on planning law and procedure to various public bodies: the Knesset Committee for Internal Affairs, the Council for Beautiful Israel, Israel Assoc. for Environmental Planning, the Assoc. of the Handicapped, and various neighborhood and citizen groups. Among these:

Feb. 2015 – Head of the Israel Planning Administration, Ms. Binat Schwartz, asks for pro bono advice on planning law (meeting). Feb. 18, 2015.

Jan 2014 –Head of the Israel Lands Authority (RMI), Mr. Benzion Lieberman, requested a personal meeting to hear my opinions on the housing affordability crisis and land policy issues.

Nov. 2013 – newly elected Mayor of the City of Yehud-Monosson, Ms. Yaela, Maklis, requested personal meeting with her and her elected council to point out strategic issues and policies.

May 2012. Ministry of the Interior, Planning Administration. Participation in a team appointed by the Administration's head, Binat Schwartz, to develop guidelines for the newly introduced Comprehensive Plan format. Critique of the proposed concepts.

Feb. 14 2012. Ministry of the Interior, Planning Administration, advice (pro bono) to Doron Druckman and Jonathan Rokem to comment on their new organizational Strategic Plan and for the Planning Admin.

Jan 22, 2012. Ministry of Finance, meeting with Reuven Kogan and his colleagues from the National Budget Department regarding financial implications of the proposed new Planning and Building Law.

June 2011 – pro-bono advice at the request of the Bank of Israel regarding the 'reasons" for the unreasonable length of time it takes to receive a building permit in Israel, and what could be done.

2011 - pro-bono advice to the OECD – Israel referees – regarding housing policy, land policy and the forthcoming reform in the planning and building law. Requested by the OECD and the Bank of Israel.

June 2009 – December 2010 (approx.) pro-bono advice to the Prime Minister's Office regarding the need for thorough reform to the Israel Planning and Building Law – based on my cross-national knowledge.

June 9 2009 – at the request of the Prime Minister's Office – meeting with the representative of the OECD

Public Governance Committee during its visit to evaluate Israel's eligibility for membership. I was asked to analyze the degree of access to public participation in government decisions with particular focus on local governments and land use planning.

2008 (Dec. 15-16) *Invited as pro bono evaluator:* Delft University and **Netherlands Ministry of Housing**, Spatial Planning and Environment. Invited to be a member of 10 international experts to evaluate the new Dutch Regional Plan for the Randstadt, – *could not attend due to illness.*

June – August 2005 - Meeting with Member of Knesset Ilan Leibowitz (at his request), to initiate public action and legislation to ensure sustainable maintenance finance for high-rising (condominium) residential buildings that are becoming so prevalent in Israel. (Following my publications, public lectures and newspaper stories warning about the danger of fast deterioration of such housing in all non-luxury cases). On Aug. 16 2005 we jointly held a "think tank" meeting with invited mortgage bank CEO's and others to hear feedback on my proposed policies. Received front-page coverage of the Real Estate Supplement of *Haaretz* newspaper, Aug. 26, 2005.

September 2004- Feb. 2005 – Initiative to ensure public information, participation and local government discretionary powers in approving building permits for cellular antennas according to National Plan 36a; in cooperation with the Mayor of Herzliya Yael German and a variety of NGOs regarding possible legislation to require more transparency in the approval process for locating cellular antennas.

August 2004 – Invited input to the Committee for the Preparation of a Comprehensive Constitution for Israel, on the topic of land and property rights. The Institute for Democracy, Jerusalem.

Feb. 4 2004 - Invited presentation before the Knesset Constitution and Law Committee on whether it is appropriate to include the status of Israel Lands in the new constitutional law in-the -making.

March 2002 - Meeting requested by the new Knesset Commissioner for the Coming Generations, Judge Shoham, re. priorities for his work in changing planning procedures and issues.

January 1 2002 – testimony to the Knesset Science Committee re. cellular antennas planning issue (see below), during an urgent meeting called by the Chair, MK Anat Maor where Israeli scientists were asked to report about the current state of knowledge regarding degree of radiation risks from cellular phones and antennas. I raise the problem of the absence of obligation to serve any public notice when applying for planning permission to construct antennas in urban areas.

December 2001 – invited testimony to the Knesset Committee for Interior and the Environment on the issue of public notification about planning permits for cellular antennas (National Plan no. 36). The debate in the Knesset followed a November 2001 decision of the National Planning Board that – at the Cabinet's request - reversed the Board's decision a year earlier, to require the cellular companies to supply a notice to neighbors when making applications for building permits to construct antennas in urban areas. That earlier decision was orchestrated by me as a member of the Board; the National Plan draft had initially been tabled for Planning Board approval without any clause requiring such public notice.

May-June 2001 Invited presentation of my research regarding the (re-proposed) "Valal" law (accelerated planning procedures that existed in 1990-1995), to the Ministry of the Interior and Ministry of Construction and Housing; interview for the Globes national newspaper, published June 3 2001.

Mach 2001- Requested by the State Comptroller General to provide my research-based opinion on planning and land-policy issues regarding the Arab Sector within Israel. In-depth meeting with their team.

July 2000 –invited by the chair of the Knesset Committee on Internal and Environmental Affairs (M.K. David Azulay) to serve as Academic Advisor to the Committee regarding a proposed private bill on Coastline Preservation. (Also noted under Public Service on Boards and Committees)

May 2000 -Invited by the Chair of the Knesset, M.K. Avrum Burg, to a closed meeting on how to improve government policies towards the Arab sector in Israel in the planning and land-policy areas.

1998 - Invited presentation to the Knesset-initiated public Committee on Environmental Policy, regarding the anticipated (negative) impacts if the "Valal Law" is reintroduced, calling for extreme streamlining of procedures and time-frames.

Jan 1997 - Invited appearance before the Boaz Ronen Commission on National Land Policy.

1996-5 Invited by Minister of Economics and Planning, Yossi Beilin, to two personal meetings regarding the

Israel 2020 plan policies.

1996 (Oct). - Meeting with the Minister of National Infrastructure, Ariel Sharon, to lobby for open-space preservation, with the Israel Nature Society group.

1994, Aug. 30. Invited presentation to the Knesset Committee for Financial Affairs (chair: MK Gedalya Gal), on Expropriation of Land for National Roads - what can Israel learn from the international experience, Sept. 1994. (extensive coverage in the daily papers - Yediot, Globes, Jerusalem Post).

1994 - Meeting with the Minister of Agriculture, Ariel Sharon, re. strategies for farmland preservation organized by the Nature Protection Society

1988-1997 - Frequent invited appearances as academic expert witness at the Knesset parliamentary Committee for Internal Affairs, re. amendments to the Israel Planning and Building Law. Amendment 23, 1986; Amendment 26 - 1988-9; Emergency legislation and the Planning Procedures Law, June, 1990; Amendment 43, Dec. 1994-July 1995 (weekly meetings attended throughout the pre-legislative process). [Appreciation of my contribution was expressed by the Chair and Deputy Chair of the Knesset Committee and recorded in the Knesset Proceedings, July 1995]..

PROFESSIONAL CONSULTING

My policy is to reject most consulting offers in order to retain my independence as a researcher and devote my time to academic and public service. The exceptional cases where do I agree to serve as consultant are usually for public bodies.

2016 – Pro-bono consultant to UN Habitat, during the preparation of: Land-Based Finance - Trainer's Guide, UN Habitat, 2016. Credited on p. 77. http://gltn.net/index.php/publications/publications/publications-list/send/1-root/2351-leveraging-land-land-based-finance-for-local-governments-a-trainer-s-guide

Sept. – Dec. 2015 – Consultant to the OECD to evaluate Israel's planning and building laws and land policies.

Jan. 2013 – 2014 – Consultant on Housing Policy for the City of Or Yehuda Master Plan. Part of team headed by Architect Eli First that won the tender competition for the contract.

Oct. 2012 – 2014 – Consultant on Housing Policy for the City of Kfar Sabba Master Plan. Part of team headed by Architect Eli First that won the tender competition for the contract.

June 2012 – 2013 – Consultant to Rotem Strategy Corp. – a firm hired to advise the Ministry of Interior's Planning Administration on future strategic alignment. In charge of recommending alternative formats for a future planning law for Israel, based on the comparative experiences of other advanced-economy countries.

November 2010 – 2013 – Appointed by the Knesset (Israeli Parliament) to serve as Expert Advisor to the Knesset Committee on Interior Affairs and Environmental Quality, regarding the new Israel Planning and Building Bill and related legislation.

August 2010 – 2013 – Consultant on Housing Policy for the City of Raanana Master Plan. Part of team headed by Architect Eli First that won the tender competition for the contract.

2010 –February – February 2011. Invited to serve as International Expert Advisor to the OECD (along with one more expert from the USA) on an OECD team to assess the planning system and policies of Poland. Member of the field-visit Evaluation Committee.

2009 – Limited-term Consultant to the Prime Minister's Office on a strategy to reform the Israel Planning and Building Law

2008 – Consultant (single meeting) to the legal counsels for the Jewish National Fund, regarding its land policy

2005 (June) – Consultant to the UNDP – UN Office for Project Services – for the Nicosia Master Plan Bi-Communal Development Programme – Nicosia June 12-16 2005. Wrote Expert Report.

2005 – 2006 (May 05 – Jan.2006) Consultant to the Ministry of Interior and Inter-Ministerial Committee,

Israel, on comparative cross-national laws and practices regarding property rights in planning (especially compensation for "regulatory takings")..

2005 (March) – Consultant to Moshav Nahalal (cooperative village) on its land policy.

2003 – 2005 Consultant to the Haifa Master Plan, on public participation policy and methods.

2003 - Appointed by the Tel Aviv District Court (with the agreement of both litigating sides) as an expert in a real-property and planning law dispute.

2002-3 – Consultant to the Association of Municipal Engineers on their strategies for professionalization and for developing an academic degree or continuing-education course.

2003 - Consultant to the Ministry of Interior on the preparation of a new Planning and Building Law for Israel. Analysis of international models and development of alternatives (applied-research outline submitted at the request of the Ministry of Interior in May 2002).

Jan. 2002 - Pro Bono team member of an ECF (Economic Cooperation Foundation) thin-tank team for improving policies towards the Israeli Arab sector regarding land policy, land use planning and housing.

May 2001-Aug 2001 Consultant to the **World Bank** on the lessons to be learned from Israel's housing and land policies applied during the mass-immigration crisis in Israel in the 1990s .

December 2001 – participant in an RFP competition for the new outline plan for the City of Haifa. With the Boaz Barkai-Yinon partnership. As consultant on the methodology and public participation.

1997 - Consultant to the RFP response for National Plan # 35 - Housing and Employment - for the joint venture of the Urban Institute (Adam Mazor) and Edna and Rafael Lerman, Architect-Planners.

1995-6- Consultant to the City of Tel Aviv Planning Division on the preparation of a new strategic plan: Process, Organization, and Plan Formats.

1995- Consultant to the Union of Developers and Builders - team on higher-density reuse of inner cities.

1994 - Expert opinion on the legality of compulsory dedication of land for public services in view of the new Basic Law on Personal Dignity and Freedom. Commissioned by the Ministry of Interior as input to the preparation of an extensive amendment to the planning and building law.

1988- 89; 1991-2 - Consultant to the office of Hertz and Fogel (Tel Aviv) re.: The Central District Outline Plan - planning process and methods.

1990 - Impact assessment report evaluating the effects of proposed annexation of parts of the Mateh Yehudah Regional Council to Jerusalem. Presented September 1990 to the Municipal Boundaries ad hoc Committee appointed by the Minister of the Interior, headed by Mr. Haim Kubersky. In collaboration with Prof. Shaul Amir and Mr. Amnon Frenkel. Center for Urban and Regional Studies, Technion.

1989-90 - Consultant to team headed by attorney Yoram Barsela (Jerusalem) for the Ministry of Construction and Housing, on the development of a new planning law for Israel.

1989 - Consultant to the Ministry of the Interior re. the Emergency Law proposed by the Minister of Finance, intended to shorten planning procedures (the so-called "Hundred Projects Law".) (August-Sept. 1989). Wrote an analysis of the likely impacts of the new law, which was then successfully defeated.

1980-81 - Expert Witness re. planning law litigation for the law firm of Olshansky-Granot, Tel Aviv.

1977-78 - Scientific consultant to the Open University (Educational TV and Radio) on a course on Man and His Environment (urban unit).

1977 - Consultant to the Urban Institute, Tel Aviv, on the application of a non-parametric statistical model for the selection of a site for a new town in the Jerusalem area.

1973-74 - Planner, Office of Arch. A. Livnat, Haifa: prepared planning briefs for 5 new neighborhoods in new towns; Commissioned by the Ministry of Housing.

1972 - Project Coordinator & member of planning team headed by Prof. M. Hill commissioned by the Israel National Planning Board on alternative sites for power plant location (the Hadera plant).

1970 - Planner - Winnipeg Metropolitan Government Re: Housing, land use, demographic analysis.

1969 (May - Aug.) - Planner, Department of Public Works, Canada Federal Government, Winnipeg Branch. Wrote plan for Churchill, Manitoba, re: phasing out of the military-based community.

Technion - Israel Institute of Technology Faculty of Architecture and Town Planning

Rachelle Alterman (Leichter)

Urban planner and lawyer

List of Publications

Including Citations by the Courts

For a partial list of my publications in Hebrew-language journals see MALMAD - Israel Center for Digital Information Services

Most of my publications can be downloaded in-prepublication format from my personal web site

Web page: **http://alterman.technion.ac.il**

THESES

1. M.C.P. Thesis: The intervention of values in the planning process (230 pp.). University of Manitoba., 1970. Supervisor: Prof. Father John Page.
2. D.Sc. dissertation: Selected aspects in the implementation of urban plans: Empirical measurement of effectuation and identification of influencing factors. (207 pp.). Technion, 1975. Supervisor: Prof. Moshe (Morris) Hill. (in English).

Books, Guidebooks and Monographs

Published Internationally

1. Alterman, Rachelle. 1982. Land value recapture: Design and evaluation of alternative policies. Occasional Paper No. 26, Center for Human Settlements, University of British Columbia, Oct. 1982 , 70 pp. (Monograph).
2. Alexander, Ernest, Rachelle Alterman & Hubert Law-Yone,1983. Evaluating plan implementation: The national planning system in Israel. Progress in planning monograph series . Pergamon Press, Vol. 20, Part 2 (a free-standing monograph, 73 pp.). Fully refereed as part of a special journal-series.
3. Alterman, Rachelle (Ed.). 1988 (1990). Private supply of public services: evaluation of real estate exactions, linkage and alternative land policies. New York University Press, 1988 (256 pp) ISBN 0-8147-0596-0. (Also see particular chapters under Chapters in Books). Paperback edition, 1990. A fully refereed academic book.
4. Alterman, Rachelle. Evaluating linkage, and beyond. 1989. Monograph published by the Lincoln Institute of Land Policy, Cambridge, Mass., Feb. 1989. (Items 72 and 73 under Papers in Refereed Journals are based on this monograph). *Reviewed in: Town Planning Review, Vol. 60 no. 4, 1989, pp. 475-6.*
5. Alterman, Rachelle and Goran Cars (eds.). 1991. Neighborhood regeneration: An international evaluation. London: Mansell Pubs., 1991 (230pp). ISBN 0-7201-2073-x. (Also see particular chapters under Chapters in Books).
6. Alterman, Rachelle (ed.)*, 2001 :* National-Level Planning in Democratic Countries: An International Comparison of City and Regional Policy-Making, Liverpool University Press - Town Planning Review book series. Also see particular chapters in Chapters in Books. Book fully refereed by anonymous referees, through the editorial board of Town Planning Review at Liverpool University.
7. Alterman, Rachelle. 2002. Planning in the Face of Crisis: Housing, Land-Use, and Mass Immigration in Israel. London: Routledge, Cities and Regions Series. A book fully refereed by

anonymous referees and the Urban and Regional series editor – Prof. Seymour Mandelbaum of University of Pennsylvania.

8. Alterman Rachelle (2010). Takings International: A Comparative Perspective on Land Use Regulations and Compensation Rights. Chicago: **American** Bar Association Publications. (390 pp).
9. Alterman Rachelle (Editor). International Handbook of Planning Law. under preparation Book contract signed with Routledge.
10. Alterman, Rachelle and Cygal Pellach (Eds.) accepted, probably 2018. Coastlands International: The legal and regulatory challenges in managing coastal zones Accepted by Routledge .

Published in Israel

11. Alterman, Rachelle, (Editor): Urban renewal planning in Israel, Symposium 1970, Center for Urban & Regional Studies, Technion, 1972.
12. Alterman, Rachelle, Arza Churchman, & Hubert Law-Yone, 1987. Guide to public participation in planning. Michlol (Technion Textbook Publishing House). (Hebrew, Eng. abstract; 110 pp). (First edition was issued by the Center for Urban and Regional Studies, 1981). *Second edition (new Introduction and Update by RA), 1996.*
13. Alterman, Rachelle, & Morris Hill. 1985. Guidebooks for land standards for planning public services - Summary Volumes I and II (Vol. I: A Concise Guidebook (190 pp.); vol. Multi Use of Public Services (160pp). Center for Urban and Regional Studies, Technion, 1985. Hebrew. (Second edition of summary volume published May, 1992. (The 5 research reports that served as a basis for these guidebooks are listed under Research Reports).
14. Alterman, Rachelle. 1990. Comparison of statutory planning systems in selected countries. Monograph. Klutznick Center for Urban and Regional Studies (Hebrew). 1990 (130 pp).
15. Alterman, Rachelle and Arza Churchman. 1991. Israel's Neighborhood Renewal Program: The great experiment and its lessons. Published by Samuel Neaman Institute Books, Technion (Hebrew, 390 pp). ISBN 965-386-005-4.
16. Alterman, Rachelle with Miri Vitek. 1991 (1996). From expropriations to agreements: Methods for obtaining land for public services. Published by the Klutznick Center for Urban and Regional Studies, Technion. First Edition 1991. (Hebrew; 190 pp). ISBN 965-409-001-5. *Second edition (new Introduction and Update by RA), 1996.*
17. Alterman, Rachelle and Miri Vitek. 1991. Guidebook for calculating land requirements for public services. Published by the Klutznick Center for Urban and Regional Studies, Technion (Hebrew). 1991 (170 pp). ISBN 965-409-000-7. *Second edition (new Introduction and Update by RA).* See under **Citations by the Supreme Court.**
18. Alterman, Rachelle and Miriam Rosenstein. 1992. Israel's Agricultural Land Protection Policy: The Law and Its Implementation. Published jointly by the Land Use Research Institute, Jerusalem, and the Center for Urban and Regional Studies, Technion. (Hebrew; ISBN 965-409-004-X; 200 pp.) Cited by the Supreme Court **Cited by the Supreme Court**
19. Alterman, Rachelle and Orli Naim. 1992. Compensation for decline in land values due to planning controls. Published jointly by the Land Use Research Institute, Jerusalem and the Klutznick Center for Urban and Regional Studies, 1992.
20. Orni, Nira and Rachelle Alterman. 1996. Landowners versus the Authorities: A Cross-National Comparison of Expropriation of Land for Public Purposes. Center for Urban and Regional Studies, 1994. Hebrew. *Second edition 1996 (new Introduction and Update by RA).*
21. Gil, Irit and Rachelle Alterman. 1990. (1996) The land betterment levy in Israel: The law and an evaluation of its implementation. Klutznick Center for Urban and Regional Studies, the Technion. (Hebrew; 130 pp.).] *In 1995 issued in book form, with new Foreword.* **Cited by the Supreme Court.**
22. Margalit, Lirit and Rachelle Alterman. 1998. From Fees to Contracts: Methods for Encouraging

Developers to Participate in the Supply of Public Buildings and Services. Book published jointly by the Center for Urban and Regional Studies, the Technion, and the Israel Center for Local Authorities. (Hebrew, 150 pp).

23. Alterman, Rachelle. 1998. Farmland Preservation in the Face of Urbanization Pressures: What Can We Learn from the Experiences of Other Countries? Monograph published jointly by the Israel Ministry of Agriculture and the Center for Urban and Regional Studies, the Technion. (Hebrew, 75 pp).

24. Alterman, Rachelle and Arza Churchman (in collaboration with Meir Garon). 1998. Density of Housing Areas: A Guidebook for Increasing the Efficiency in Utilizing Urban Land. Center for Urban and Regional Studies, Technion (Hebrew; 130 pp). [Cited as a basis for the Central District Planning Commission's response to an appeal to the **District Court for Administrative Matters**, Central District; 2001].

25. Alterman, Rachelle. 1999. Between Privatization and Continued National Ownership: A Future Land Policy for Israel. Floersheimer Research Institute, Jerusalem, 1999. (Heb., 76 pp.). *This booklet includes the updated contents of the Iyunei Mishpat* paper *(under "Refereed Papers"), plus several additional sections not, previously published.* **Cited by the Supreme Court.**

26. Corren, Nurit and Rachelle Alterman. 1999. Design Control in Israel: Between freedom of architectural practice and public-planning goals. Center for Urban and Regional Studies, Technion (Heb. 120 pp.). **Cited by the Supreme Court**

27. Rachelle Alterman and Tamy Stav. 2001. Conflict and Consensus Through Language: Trends of Change Toward the Arab Sector in Israel as Expressed in Urban and Regional Plans. Research Books series, The Tami Steinmetz Center for Peace Studies, Tel Aviv University (Hebrew; fully refereed anonymously by the Steinmetz Center and TAU).

28. Rachelle Alterman and Tal Zafrir. 2004. High-Rise Buildings: Legal and Administrative Aspects. Technion: Center for Urban and Regional Studies (Hebrew; 85 pp).

29. Rachelle Alterman and Iris Hann. 2004. Instruments of Open Space Preservation: What can Israel learn from other countries? Center for Urban and Regional Studies and the Neaman Institute, Technion, with the Jewish National Fund, Jerusalem. Published at the Technion [Hebrew]. Cited by the Supreme Court

30. Rachelle Alterman and Einat Gavrieli, 2008. Between Excessive Centralization and Hesitant Decentralization: Plans Under Local Jurisdiction in Israel's Planning and Building Law. Center for Urban and Regional Studies, Technion. [Hebrew].

31. Aviva Tsubari and Rachelle Alterman. 2008. Agreements Between Planning Authorities and Developers: Tel Aviv's Innovative policies for exacting public amenities Center for Urban and Regional Studies books [Hebrew].

32. Hedva Hevroni and Rachelle Alterman. 2008. Distributive Justice and Real Property: Land Readjustment according to the Israel Planning and Building Law. Center for Urban and Regional Studies and the Neaman Institute, Technion (Hebrew).

33. Rachelle Alterman and Sarah Gazit-Weizman, 2009. The Weak Link: Design Control and Planning Law in Practice. Center for Urban and Regional Studies, Technion (Hebrew).

34. Rachelle Alterman. 2009. Failed Towers: The Condominium Maintenance Conundrum. Ministry of the Interior and the Center for Urban and Regional Studies, Technion (Hebrew).

35. Doron Druckman and Rachelle Alterman. 2010. Public Objections to Local Plans: Can they be foreseen? Center for Urban and Regional Studies, Technion (Hebrew).

36. Shira Brand and Rachelle Alterman. 2010. Compensation Claims for Depreciation of Property Values Due to Planning Decisions: The Law and Practice in Israel. Center for Urban and Regional Studies, Technion. 2010. (Hebrew).

37. Dafna Carmon and Rachelle Alterman. 2011. Will My Voice Be Heard? Public participation and the right to be heard in planning procedures in Israel. Center for Urban and Regional Studies,

Technion (Hebrew).

38. Rachelle Alterman, Emily Silverman and Haim Fialkoff (2012). Affordable Housing: Planning Instruments and Municipal Policies. Center for Urban and Regional Studies, Technion. Hebrew.
39. Nir Mualam and Rachelle Alterman (2013). Legal Aspects of Affordable Housing in Israel. Center for Urban and Regional Studies, Technion. (Hebrew). (second edition; first edition 2012).
40. Ravit Hananel and Rachelle Alterman. 2015. The 'Guardians' over the Land: Israel's National Lands Council. *[Neturey Karta]*. A leading Israeli publisher – *HaKibbutz Hameuhad Publishers*. (Hebrew).

Chapters in Academic Books

41. Hill, Morris & Rachelle Alterman, "The problem of setting flexible norms for land allocation for public facilities". In New trends in urban planning, ed. by Dan Soen, Pergamon Press, 1979, pp. 94-102. (See also under refereed journals).
42. Alterman, Rachelle, "A method of monitoring land use plan implementation: Case study of an Israeli statutory Plan". In Henk Voogd (ed.), Strategic planning in a dynamic society, Delftsche Uitgevers Maatschappij, Holland, 1981, pp. 205-224.
43. Alterman, Rachelle "Implementation analysis in urban and regional planning: Toward a research agenda". In Planning Theory: Prospects for the 1980's, ed. Patsy Healey, Glen McDougall and Michael Thomas, Planning Series, Vol. 23, 1982, Pergamon Press. Chapter 15, pp. 225 - 245.
44. Alterman, Rachelle & Morris Hill , "Land use planning in Israel". In Nicholas N. Patricios (ed.), International handbook on land use planning, Greenwood Press, 1986, pp. 119-150.
45. Alterman, Rachelle, "Exactions American style: The context for evaluation". In R. Alterman (Ed.), Private Supply of Public Services: evaluation of real-estate exactions, linkage and alternative land policies". New York University Press, 1988, pp. 3-21.
46. Alterman, Rachelle and Jerold Kayden, 1988, "Developer provisions of public benefits: Toward a consensus vocabulary". In R. Alterman (Ed.), (above), pp. 22-32.
47. Alterman, Rachelle, "Exactions law and social policy in Israel". 1988. In R. Alterman (Ed.), (above), pp. 182-202. [This article was expanded and revised for the legal community in two papers with similar titles listed under Papers in Refereed Journals].
48. Hill, Morris, Rachelle Alterman, Naomi Carmon, Arza Churchman & Mordecai Shechter, 1990, "Integrated evaluation of Israel's program for neighborhood revitalization", in Evaluation Methods of Urban and Regional Plans: Retrospect and Prospect", eds. Daniel Shefer and Henk Voogd
49. Alterman, Rachelle, 1990. "Implementation Analysis of a National Neighborhood Program: The case of Israel's Project Renewal", pp. 123-141 in N. Carmon (ed.), Neighborhood policy and programs - past and present. London: Macmillan Press. (expanded version of the PSJ article listed under Papers in Refereed Journals). [See also under Referees Papers, for the Policy Studies Journal version]
50. Alterman, Rachelle, 1990, "Developer obligations for public services, American style: Lessons for British planners." pp. 162-174 in Land and property development processes in a changing context, ed. by Patsy Healey and Rupert Nebarro, Gower Publishing co., [Expanded version of #29 above]
51. Alterman, Rachelle, 1991, "Planning and implementation of Israel's 'Project Renewal': A Retrospective View" pp. 147-169 in Neighborhood Regeneration: An international evaluation. Editors: Rachelle Alterman and Goran Cars. London: Mansell Pub. , 1991. [Selected parts of papers no. 22 and 25 are incorporated into this essentially-new paper).
52. Alterman, Rachelle, 1991, "Dilemmas about cross-national transferability of neighborhood regeneration programs," pp. 209-221 in Neighborhood Regeneration: An international evaluation.

Editors: Rachelle Alterman and Goran Cars. London: Mansell Pub. (Revised and expanded version published as journal article in Urban Affairs Review – see under Papers in Refereed Journals).

53. Alterman, Rachelle, 1993, "Opening up the 'Black Box' in evaluating neighborhood programs: The implementation process in Israel's project renewal". Paper first published in the Policy Studies Journal (listed under Refereed Journals) was reprinted with permission in From Policy to Practice: International Perspectives on Housing and Social Renewal. Edited by Rolf Froessler, Dortmund, Germany. Arbeitsgruppe Bestandsverbesserung (AGB).

54. Churchman, Arza and Rachelle Alterman. 1997. The conflict over public open space in Tel Aviv-Jaffo. In D. Nahmias and G. Menahem (Eds.). Tel Aviv Studies, Tel Aviv University (Hebrew): 39-64.

55. Alterman, Rachelle. 1999. Tributi sullo sviluppo immobiliare e offerta di servizi pubblici in Israele. In Fausto Curti (ed.), Urbanistica e fiscalita locale. Rimini, Italy: Maggioli Editore, 1999: 151-174 (Italian version of items 90 and 91).

56. Alterman, Rachelle, 1999. "Can national land ownership in Israel be justified?" pp. 265-309 in: Dagan, Hanoch (ed.). Land Law in Israel: Between Private and Public. [Hebrew; slightly revised version of the **Iyunei Mishpat** paper under Refereed Journals.] Tel Aviv University: Ramot Press.

57. Alterman, Rachelle. *2001*. National-level planning in democratic countries: A cross-national perspective. Chapter 1, pp. 1-42 in National-Level Planning in Democratic Countries: An International Comparison of City and Regional Policy-Making, edited by Rachelle Alterman. Liverpool University Press - Town Planning Review book series. A book fully refereed by anonymous referees, through the editorial board of Town Planning Review at Liverpool University.

58. Alterman, Rachelle. *2001*. National-level planning in Israel: Walking the tightrope between centralization and privatization. Chapter 11, pp. 257-288, in National-Level Planning in Democratic Countries: An International Comparison of City and Regional Policy-Making, edited by Rachelle Alterman. Liverpool University Press - Town Planning Review book series. A book fully refereed by anonymous referees, through the editorial board of Town Planning Review at Liverpool University.

59. Alterman, Rachelle, *2003. "*The Land of Leaseholds: Israel's Extensive Public Land Ownership in an Era of Privatization". Chapter 6 in : Steven C. Burassa and Yu Hung Hong (eds.) , Leasing Public Land: Policy Debates and International Experiences. Publisher: The Lincoln Institute of Land Policy, Cambridge, Mass: 115-150.

60. Rachelle Alterman, 2003. "Planning, Property Values, and Property Rights: The value capture and compensation issues revisited", chapter in: Betania Alfonsin and Edesio Fernandes, Eds. Memorias del IV Seminario Internacional: Derecho et Espacio Urbano". UN: UNDP and Habitat. Cuaderno de Trabajo 101.

61. Alterman, Rachelle. 2005. "A View from the Outside: The Role of Cross-National Learning in Land-Use Law Reform in the United States". Chapter 19 (pp. 309-320) in Planning Reform in the New Century, edited by Daniel R. Mandelker. Chicago: Planners Press.

62. Alterman, Rachelle, *2007*. "Much More than Land Assembly: Land Readjustment for the Supply of Public Services". Chapter 3, pp. 57-86 in: Barrie Needham and Yu Hung Hong (Eds.) International Experiences in Land Readjustment.. Lincoln Institute for Land Policy, Cambridge, Mass.

63. Alterman, Rachelle, 200*7. "*Land and Housing Strategies for Immigrant Absorption: What the Palestinians Can Learn from the Israeli Experience". Chapter 9 pp. 163-217 In: Rex Brynen (ed.) Palestinian Refugees: Challenges of Repatriation and Development. IB Tauris, London and New York.

64. Mitschang, Stephan, Dan Tarlock, Rachelle Alterman and Tim Schwartz (2010). "Summary", in Stephan Mitschang (Ed)., Energy Efficiency and Renewable energy in Town Planning Law (in English and German). Frankfurt am Main: Peter Lang Verlag, pp: 167-174.

65. Iris Frankel Cohen and Rachelle Alterman, 2010. "Exclusionary zoning international", in Amnon Lehavi and Meni Mauntner (Eds), "Spatial Exclusion in Israel". Tel Aviv University Law School. Hebrew.
66. Alterman, Rachelle, 2010. "Regulatory takings and the role of comparative research". Chapter 1 pp.3-20 in Alterman Rachelle . Takings International: A Comparative Perspective on Land Use Regulations and Compensation Rights. Chicago: American Bar Association Publications.
67. Alterman, Rachelle, 2010. "Comparative analysis: A platform for cross-national learning". Chapter 2 pp. 21-74 in Alterman Rachelle. Takings International: A Comparative Perspective on Land Use Regulations and Compensation Rights. Chicago: American Bar Association Publications.
68. Alterman, Rachelle., 2010. The US property rights debate viewed through international lenses", Chapter 3 pp. 76-90 in Alterman, Rachelle, Takings International: A Comparative Perspective on Land Use Regulations and Compensation Rights. Chicago: American Bar Association Publications.
69. Alterman, Rachelle, 2010. "Israel", chapter 16, pp. 316-341 in Alterman Rachelle . Takings International: A Comparative Perspective on Land Use Regulations and Compensation Rights. Chicago: American Bar Association Publications.
70. Alterman, Rachelle, 2010. "The Maintenance of Residential Towers in Condominium Tenure: A Comparative Analysis of Two Extremes – Israel and Florida ". Chapter 5 pp. 73-90 in.. Multi-Owned Housing: Law, Power and Practice. Edited by Sarah Blandy, Jennifer Dixon and Ann Dupuis. Aldershot, UK: Ashgate Publishing.
71. Alterman, Rachelle, 2012. "Land use regulations and property values: The "Windfalls Capture" Idea Revisited. Invited Chapter 33, pp. 755-786 in: The [Oxford] Handbook of Urban Economics and Planning edited by Geritt Knaap and Nancy Brooks.
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Note: Most of these reports are fully elaborated monographs about planning in the specific Israeli context. They are in extensive use and citation by the academic and professional community in Israel. Due to the shortage in academic publication avenues in Hebrew, they are issued in the *format* of Research Reports rather than published as journal articles or books.

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204. Alterman, Rachelle and Arza Churchman. Conflicts over the Planning of Public Spaces and Their Mitigation: The Case of Public Parks and Parking in Tel Aviv. Final report to the Israel Association for Research and Educational Funds (Ford). Center for Urban and Regional Studies, Technion, 1995. In revised form in the Center's booklet series, Nov. 1996. [Hebrew; 100pp].

205. Churchman, Arza and Rachelle Alterman, and Ariella Vranesky. Conflicts over the Planning of Public Spaces and Ways of Alleviating Them: The Attempts to Replace Parks in Tel Aviv with Underground Parking. Center for Urban and Regional Studies, 1996.

206. Alterman, Rachelle. Editor: National-Level Planning Institutions and Policies: A 10-Country Comparison. Introduction by RA in Eng. and Heb. Report # 9 in Stage 3 of: Israel 2020: A national plan for Israel in the 21st century. Guy Kav Venaki, Research Assistant. Project director, Adam Mazor. Summer 1996. **[English** with bi-lingual introduction. 205 pp.]

207. Alterman, Rachelle. Editor. Israel's Future Land Policy: Position Papers. Report # 10a in Stage 3 of: Israel 2020: A national plan for Israel in the 21st century. Guy Kav Venaki, Coordinator. [Project director, Adam Mazor]. Fall 1996. [Hebrew; 180pp].

208. Alterman, Rachelle. From Long-Range Planning to Implementation: Institutional Changes and Decision-Making. Policy Report in the Set of Final Reports of: Israel 2020: A national plan for Israel in the 21st century. Research assistant and coordinator: Guy Kav Venaki. [Project director, Adam Mazor]. Feb. 1997. [Hebrew; 120pp].

209. Alterman, Rachelle. Land Policy for Israel's Future: Projected Trends and Tools for Implementing Planning Policies. Policy Report in the Set of Final Reports: Israel 2020: A national plan for Israel in the 21st century. Research assistant and coordinator: Guy Kav Venaki. [Project director, Adam Mazor]. March 1997. Hebrew.

210. Alterman, Rachelle and Ariella Prengler-Rosmarin. 1997. Planning Legislation During the Mass-Immigration Crisis: The Good, the Bad, and the Controversial. Working paper, Center for Urban and Regional Studies, Technion [in Hebrew].

211. Alterman, Rachelle and Arza Churchman (in collaboration with Meir Garon). Density of Housing Areas: A Guidebook for Increasing the Efficiency in Utilizing Urban Land. Research report submitted to the Ministry of the Interior, Center for Urban and Regional Studies, 1998 (140 pp; Hebrew).

212. Alterman, Rachelle and Iris Hann, Dec. 2000. Legal and Administrative Methods for Protecting Open Space from Development: The International State of the Art Compared with the Israeli Set of Tools. Research report submitted to the Keren Kayemet Le'Israel (Jewish National Fund).

213. Alterman, Rachelle and Tal Zafrir. 2000-2002 Legal-administrative aspects of high-rise buildings. Interim reports submitted to the Ministry of Interior. Research Reports Stages 1- 3, edited by Arza Churchman and Amir Mann: Evaluating High-Rise Development, Center for Urban and Regional Studies Technion.

214. Alterman, Rachelle and Tal Zafrir, 2003. Legal-Administrative Considerations in Planning High-Rise Buildings. Part of a multi-disciplinary project headed by Arza Churchman that produced the Guidebook to Assessing Plans for High Rise Development. Center for Urban and Regional Studies, Technion, and the Ministry of the Interior. Financed by the Ministry of the Interior.

215. Alterman, Rachelle, 2003. Municipal co-existence or separation: Arab-Bedouin and Jewish villages in regional councils in Israel. Research assistants: Karmit Ohayon, Anan Salameh and Noa Gecht. Report submitted to the Misgav regional council.

216. Alterman, Rachelle, with Nurit Corren, Yael Geist and Iris Levin (*2005)* Design Control in Neighborhood Plans: Advantages and Constraints. Final report submitted to the Ministry of Construction and Housing. Technion: Center for Urban and Regional Studies.

217. Carmon, Dafna and Rachelle Alterman. 2005. Public Participation and the Right to be Heard under the Israel Planning and Building Law (research report , financed by a Mifal HaPaiis Local Government grant.

218. Alterman, Rachelle with Iris Levin, Tamar de la Zerda.and Doron Alterman.. The problem of maintenance in high-rise condominium housing in Israel: Are there lessons from overseas? Report prepared for the Ministry of the Interior, March 2006.

219. Alterman, Rachelle, Rachel Adam et al (eds ; 2014.) Existing Knowledge on Legal-Institutional Frameworks for Coastline Management: The International, EU and National Levels. First Interim Report of the Mare Nostrum Project: Bridging the Legal-Institutional Gap in Mediterranean Coastline Management. Project financed by the EU ENPI-CBP Program.

220. Alterman, Rachelle, Cygal Pellach and Dafna Carmon (2016). Final Report of the *Mare Nostrum,* EU-Med strategic project Bridging the Legal-Institutional Implementation Gap in Coastline Management in the Mediterranean . http://marenostrumproject.eu/project-outputs/reports.

221. Safira de la Sala, Melinda Maldenado and Alterman, Rachelle, (2017). Land Policy, Urban Law and Climate Change: Can current constraints become future opportunities for Latin America? Stage 1: Identification of potential value-capture instruments and case studies. Research report – working paper – Stage 1 of a research project financed by the Lincoln Institute on Land Policy, Cambridge, Mass.

222. Alterman, Rachelle, with Michal Palgi and Micha Drori (2017). Property Rights of Farrmers in OECD Countries: What Israeli policymakers can learn from comparative research. Final research report submitted to the Ministry of Agriculture and Rural Development, Nov. Heb.

Professional and Consulting Reports

223. Alterman, Rachelle, Planning for Churchill's Communities. Planning report submitted to the Federal Department of Public Works, Province of Manitoba Office, Winnipeg, Canada, 1969 (120 pp.).

224. Livnat, Amos & Alterman, Rachelle. Five Planning Briefs for the following new towns or neighborhoods: Tirat Carmel, Yokneam, Nesher, Nahariya, and Kiryat Yam. 1973-4. Submitted to the Ministry of Housing. Hebrew.

225. Amir, Shaul, Rachelle Alterman, and Amnon Frenkel. Evaluation of impacts of the proposed annexation of areas of Mate Yehuda Regional Council to Jerusalem. Klutznick Center for Urban and Regional Studies, November 1990. (Hebrew; 130 pp.)

226. Expert opinion submitted to the Ministry of Interior and appended to the consultation version of the large-scale amendment to the Planning and Building Law. Expropriation without Compensation (Exactions) and the Israel Basic Law: Personal Dignity and Freedom. June 1994. [Hebrew; 30 pp].

227. Alterman, Rachelle. (Research assistant, Julia Ziplinger). 1996. Comparative Analysis of Plan Documents from Selected Countries. Report submitted to the Tel Aviv Municipality as part of the consultation re. methodology of strategic plan preparation. [Hebrew; 50 pp]

228. Alterman, Rachelle (Research assistant, Gilad Hazan). January 2002. Land and Housing Strategies for Immigrant Absorption: What Can the Palestinians Learning from the Israeli Experience. Unpublished report (130 pp) commissioned by a major international agency.

229. Alterman, Rachelle. 2005 (July) Planning for the Re-Unification of Nicosia with Emphasis on Its Historic Center. Report commissioned by the United National Development Programme and the Nicosia Master Plan Bi-Communal Project.

230. Alterman, Rachelle (2011).(part of team) OECD Urban Policy Review: Poland. Member of the OECD Country Evaluation Team and author of major parts of the final report. http://www.oecd-ilibrary.org/urban-rural-and-regional-development/oecd-urban-policy-reviews-poland-2011_9789264097834-en

231. Alterman, Rachelle (2010). Professional Opinion requested by the Knesset Committee on Internal Affairs and Environmental Protection during the deliberations on the "reform" Planning and Building Bill: On How are infrastructure and other government-promoted projects handled under planning laws in other countries? Nov. Heb. Posted on the Knesset Committee's web site. www.knesset.gov.il/.../heb/.../OPPla081110_1.doc

Written or oral pro-bono inputs to Knesset (Israel parliament) legislation:

Meetings or written communication with individual Knesset members, government minister, and interest groups re. amendments to the Planning and Building Law: in 1986, re. encroachment on citizen participation rights; in 1988 re. the comprehensive Amendment 26; in summer 1989 re. Emergency Law for Shortening Planning Procedures (proposed to combat unemployment; pre-immigration); in July 1990, re. short-term legislation to shortcut planning procedures in connection with construction for the waves of new immigrants; in autumn 1991, re. proposals to extend and expand the short-term legislation; in September 1993, re. criticism of special bill to exempt the Dead Sea Chemical Co. from some planning regulations; and alignment for planning for peace; in Jan. 1994 - re. a proposed extensive revision of the Planning and Building Law. 1995- lobbying to curtail proposal to fine so-called unmerited objections by citizens to deposited plans (my personal lobbying, newspaper report, plus appearance before the Knesset Committee in March 1995, successfully averted this proposal). Pro-bono consultation for M.K. Anat Ma'or and attorney Abe Neeman re. land policy reform on kibbutz land (1996). Preparation of a personal brief on the future of agricultural land under the Israel Lands Administration, sent to 10 Knesset members and other officials, May 1997. 2005 – Lobby Knesset members to initiate legislation to ensure sustainable maintenance of high-rise residential condominium buildings, based on my recommendations in a research report. January and February 2005 – meetings with the Knesset Commissioner for Future Generations about national land policy. January 2009 – meeting with a referee of the Ministry of Finance (at his request) to discuss reform in the Israel Lands Administration and in planning laws. (During 2009 and 2010) Oral evaluation comments regarding the Planning and Building Bill 2010 – requested by the National Planning and Building Board, the Director Generals' Steering Committee for the Bill, public and private meetings convened by the leadership of the National Planning Administration. 2010-2012 – regular oral and written inputs as consultants to the Knesset Committee for Internal and Environmental Affairs during the legislative process of the Reform Bill – Israel Planning and Building Law.

Media appearances and media reporting of my research

Television, radio (since 1989)

- National TV Evening News, Sept. 4, 1989, criticizing the Emergency Law to Shorten Planning Procedures proposed by the Minister of Finance. Radio interview and news conference on same topic.
- National TV talk show re. hike in land prices, May 23, 1994.
- National TV morning news interview, May 24, 1995 re. expropriations - what can the "average citizen" do

to reduce the risk and damage.

- National radio program (Gal b) on Social Justice and Land Policy, served as expert-anchor for 2 hours. June 17 1997.
- Local TV news for the Haifa area, 1997-8 – several appearances on public participation in planning and on illegal development.
- Local TV news for the Netanya area – 1997-8 – two appearances regarding planning and housing issues in the Netanya area, including issues of "exclusionary zoning", open space preservation in the region, etc.
- National TV program (Channel 1) – "Politika", Feb. 22, 1999, on the issue of privatization trends in land and development interests.
- National TV program (Channel 2), "So and So" ("*kakha ve'kakha"),* April 24 1999, on "It Will Be Dense" (issues of national land use and planning).
- National radio interviews or talks on current issues in planning law, land policy, and on Project Renewal, in the legal-affairs program Din u' Devarim and other programs.
- 1998 – several radio interviews on changes in the Planning Law proposed by the Minister, intended to reduce public participation.
- 1999 - national radio program on "Israel in the Year 2020" – a simulation. Hour-long Reshet Aleph.
- 1999 – Oct. 4 – interviewed and cited extensively on the national news ("reshet bet") regarding the proposal to transfer the national planning administration to the Prime Minister's Office under a proposed National Planning Authority.
- February 2001 – national TV ("academic channel") program on the issue of agricultural land conversion for development.
- January 1 2002 – national TV evening news ("Mabat la'hadashot"), inserted a report about the recent decision by the National Planning Board not to require any public notice regarding applications to site cellular antennas in urban areas. I do not appear in person, but my testimony at the Knesset Science Committee that same day serves as the direct basis for this report.
- March 11 2002 – regional TV evening program (TEVEL Cable TV for the Northern Region), debate on the property rights of leaseholders of agricultural land in Israel.
- October 6-7, 2002 – regional TV, Netanya Region, interview about planning issues regarding housing densities, public services, and social-justice issues (such public objections to the location of old-age homes, tax-load distribution, and distribution of terrorist-security burden) in the City of Netanya.
- October 10 2002 – regional TV Haifa Region, interview about planning issue regarding high-rise building in the Carmel Mountain Center area of Haifa, proposal to provide incentives to preserve and regenerate historic housing in the Hadar area, and public participation rights.
- November 2002 – regional TV Haifa Region, panel interview regarding recent community-based interest groups that have tried to influence public planning in Haifa (for better, and for worse).
- September 7 2003 – National TV, Channel 1: *Al Ha-Kavenet* weekly program about the Middle East. Interviewed about my World Bank report on lessons that the Palestinian Authority can draw from Israel's land and housing policies for immigrant absorption, as input into the Authority's plans to take in Palestinian refugees.
- October 2003 – National TV, Channel 10. "London and Kirschenbaum" current affairs program. Interviewed at length about my World Bank report on lessons that the Palestinian Authority can draw from Israel's land and housing policies for immigrant absorption.
- July 25, 2004 – repeated showings in 2005 – National TV, Science Channel (8). "Bulldog" – environmental affairs program. On open-space preservation. Repeated showings on prime-time National TV Channel 10 (as Bulldog prime time).
- March 4 2005. National TV Channel 2 weekend news (prime-time) - Interview about and credit for my long-term fight (as a member of the National Planning and Building Board) to insert a public-information clause in National Plan Number 36 A for regulating Cellular Antennas.

- National TV – Interview and commentary about "examples of 'planning failure' and social –environmental justice".
- National cable TV – Channel 32 – "Home Plus". August 2005 (shown several times) – interview regarding urban planning, high rise housing and open-space preservation.
- National Radio appearances on the International News Hour, Reshet Bet (network 2, IBC), Interview about the implications of the Katrina disaster for urban policy in the USA" (in May and September 4, 2006); Interview about trans-border environmental policy in Cyprus, June 2006.
- National TV Channel 10 – "London and Kirshenbaum" current affairs program (7-8 PM). Nov. 28, 2006. About the national program to stimulate development of the Negev desert area. Spoke about the need for open-space conservation and infill of existing towns.
- National TV Channel 2 – Economics corner. On affordable housing. Nov. 2007.
- National TV Channel 1: *Politica* Regarding open space preservation and urban development. 2008.
- Local TV Tel Aviv area: News. On urban regeneration and housing. 2008.
- Local Radio interview [*Be-emza Ha-derech]* on the need to streamline the Israel Planning and Building Law. July 26 2009.
- National TV Channel 1 (Public channel), *Madad Yomi* (Daily Index – an economics program) – interview regarding the proposed reform in Israel's Planning and Building Law and my recommendations based on my cross-national research. (Debating Iris Hann, my former thesis advisee as a graduate of the Technion master's degree in planning, who is today a leading spokesperson for the environmental movements). September 23 2009.
- National TV - Channel 2: two-part interview – 1 hour each - regarding the discipline and profession of urban and regional planning and its importance for people's day to day lives as well as national policies. Shown on Israel's leading commercial channel. Oct. 1 2009 Part 1; Oct. 8 – Part II.
- National TV Channel 10, May 5 2010, *London and Kirshenbaum* evening news show. Interview on the spiraling housing prices in Israel and public policies for mitigating them
- National radio interview on the new planning bill in *Haarachat Matzar (Situation Assessment)*. Station 2 radio, evening of Monday May 24 2010.
- National radio – Galei Zahal – member of live panel with the Director General of the Prime Minister's Office – Mr. Eyal Gabay and the Director General of the Israel Lands Administration Mr. Yaron Bibi – about the statutory reform of the Israel Lands Authority Law. Nov. 2010.
- National radio – Galei Zahal – interview about National Outline Plan 38 which provides incentive zoning – additional development rights – in the entire country in exchange for enforcing older buildings against earthquakes. To what extent does this stimulus fulfill its goals? Morning show with Nurit Canetti Jan. 18 2011.
- Knesset (Parliament) web page – My input as consultant to the Knesset Committee for Internal Affairs and Environmental Protection in its deliberations about the Planning and Building Bill ("reform bill). Statement that the term "City Engineer" is anachronistic and it's about time that Israeli planning law recognize the existence of planners and the planning profession (today only civil engineers or architects can hold the position of the professional arm of local Planning and Building Commissions. Jan. 26 2011.
- National radio – Station 2 – Morning show with Amikam – interview regarding the Prime Minister's proposal to introduce legislative amendments to shortcut planning procedures for government-initiated housing projects. March 7 2011
- National radio – Galey Zahal – aired what I said at the meeting of the Knesset Committee for Internal Affairs and Environmental Protection regarding the Prime Minister's proposal to introduce legislative amendments to shortcut planning procedures for government-initiated housing projects. March 8 2011
- Regional Radio North - interview regarding the Prime Minister's proposal to introduce legislative amendments to shortcut planning procedures for government-initiated housing projects. March 9 2011.

- Regional Radio South - interview regarding the Prime Minister's proposal to introduce legislative amendments to shortcut planning procedures for government-initiated housing projects. March 10 2011.
- Regional Radio – Tel Aviv (Radio Le Lo Hafsaka) – Gabi Gazit. About affordable housing. Oct. 4 2011.**http://www.103.fm/programs/Media.aspx?ZrqvnVq=FGILFM&c41t4nzVq=EE**
- National TV, Channel 1 (Public TV), "*Politica"* panel on housing: Should Project Renewal be reintroduced"? July 24, 2012, 9 pm.
- National Radio Channel 2 (reshet bet). Prime-time "Hakol Diburim" morning news program. Interview about housing bubble and the forthcoming elections. Dec. 24 2012.
- National TV, Channel 23 (Educational), *Ossim Seder*. About affordable housing. Jan. 23 2013.
- National TV Channel 22 (highest-view channel), morning program "Talk of the Day" *(sihat Ha'Yom).* Interviewed by Lucy Aharish about the impacts of Israel's increasing high density on transportation and parks (following the Passover holidays). April 2015.
- National TV Channel 10, evening main news program (second highest rating). May 2017 extensive interview on-site: criticism of tower housing in Israel.
- YNET internet video channel. On planning challenges for Israel's anticipated large population increase. May 29 2017.
- National TV Channel 22 [as Educational TV}: Between the Lines Around the World – Cities . Oct. 2 2017. https://www.youtube.com/watch?v=qx-DZNNOzdU

National-Newspaper Articles written by me (Op Eds)

Alterman, Rachelle. "Backwards March," article published in the Davar national newspaper criticizing a change in the planning law intended to diminish public objection rights, enacted by the Knesset July 7, 1986.

Alterman, Rachelle. "Building [*Crying*] for Generations," Haaretz national newspaper, July 16, 1990, commenting on legislation proposed in the wake of mass migration that would re-centralize planning powers, analyzing its likely long-term effects. *Play on words in a Hebrew idiom.*

Nati Marom and Rachelle Alterman. "Israel Should Enhance its Aid in Urban Policies in Developing Countries". *The Marker-Haaretz* national newspaper. Feb. 5 2015.

Alterman, Rachelle. "Excessive Regulation Will Hamper the Rental Housing Market and Cause Price Rise". *Globes* Op-Ed, July 19-20, 2015.

Alterman, Rachelle. "The storm over developer indemnification agreements: the Supreme Court nullified its own creation". *The Marker* Economics national newspaper, March 2 2017.

Newspaper and magazine coverage of my research or views on planning and planning law

Israel: Over 100 newspaper stories and reports by the daily press on my publications, public or professional presentations, or special interviews on subjects of planning legislation, planning decisions and enforcement, planning legislation, land policy, land use, design control, housing, and women in academia. Many full-length articles on my research written by journalists in Haaretz (in both the Hebrew and English editions),The Marker (paper and online editions) Yediot, Ynet, Calcalist, Globes, Maariv, NRG, Walla, the Jerusalem Post, Davar (till 1996), and various magazines (The Marker monthly, Link, Monitin, La'Isha, Att,). Additionally, interviews and reports on publications in several local newspapers in the Haifa, Northern, South, Sharon, Jerusalem, and Tel Aviv areas.

International press: In 1988 interviewed for Newsweek on "linkage" policies for housing; while in Cambridge, Mass. Interviewed for NPR National Radio USA May 14 2015 about land expropriation for rail in Europe. http://www.newsworks.org/index.php/local//item/81944-why-the-northeast-corridor-cant-handle-fast-trains-/ ; Interview about tower-housing in Israel, for Al-Monitor. http://www.al-monitor.com/pulse/originals/2018/01/israels-skyscrapers-change-skyline.html#ixzz56BXeSoP1

Graduate Students' Theses and Dissertations

Note: S*tudents registered outside the Technion are listed at the end.*

http://www.graduate.technion.ac.il/theses/Advisors.asp?Key=14178

Postdocs:

Raphael Fischler, 1993-4, Lady Davis Post-doc. Research topic: Planning regulations and design. He is currently a faculty member at McGill University, Montreal, Canada, in urban and regional planning.

Karel Martens, 2000-2, Lady Davis Post-doc scholarship. Research topic: Changing views of governance and planning: Comparison of Israel and the Netherlands. He is currently a faculty member at Radboud University, Nijmegen, Netherlands.

Nathan Marom, 2009-2011, Lady David Post-Doc Scholarship (extended in 2011 without remuneration). In 2010 co-supervisor with Prof. Naomi Carmon. In 2011 sole supervisor. Topic: Conceptualization of affordable housing. July 2012: He won the Marie Curie (EU FP 7) award for research on urban inequality in the global south. Co-supervisor with Ananya Rob, Berkeley.

Elena Korotkova, 2014-2015. Researching comparative housing and property rights in agricultural sector in East Europe; and coastline management issues in East Europe, especially illegal development.

Naama Teschner- 2015-present. Collaborating in research on: 1) Port-City relations under alternative regulatory and property regimes in various countries. Part of the *Mare Nostrum* research project. 2) Renewable energy – legal-regulatory aspects of siting on land and buildings.

Completed master's theses and doctoral dissertations

(Master's theses at Technion are full-scale research; they are written in Hebrew with English summaries, except where noted)**:**

Theses completed from 1990 on - abstracts can be downloaded at:
http://www.graduate.technion.ac.il/theses/Advisors.asp?Key=14178

1. Frenkel, Amnon. M.Sc. thesis: "Land use patterns in new towns". 1979.
2. Harris, David. M.Sc. thesis: "Public involvement in the production of structure plans in Great Britain". Co-supervisor with Moshe Hill as first supervisor. 1979. (in English) (See under Refereed Papers)
3. Benari, Nehama. M.Sc. thesis: "Land re-parcellation as a tool in the implementation of plans". 1980.
4. Izhaki, Menahem. M.Sc. thesis: "Comparative analysis of local outline schemes in Israel". 1981.
5. Ma'or, Ya'acov. M.Sc. thesis:" Integrating ecological considerations into urban outline plans". 1982.
6. Vranesky, Ariella. M.Sc., thesis: "Public participation and the Israeli Planning and Building Law". With A. Churchman as co-supervisor, 1985. Received Mifal HaPaiis grant (See under Research Reports)
7. Murray, Benjamin. M.Sc. thesis: "Exactions of land for public services: Case study of Haifa".1985. (in English).
8. Hershkowitz, Hanna. M.Sc. thesis: "The Israel National Planning Council: Its structure, goals and functions". 1985.
9. Magen, Nava. M.Sc. thesis: "Statutory district plans in Israel: their goals, implementation and

evaluation". 1986. See under Research Reports.

10. Sabo, Eli. M.Sc. thesis: "Toward the phasing out of project renewal: Considerations for evaluation". Supervisor, with Moshe Hill as co-supervisor (until his death in 1986). 1987.
11. Vitek, Miri, M.Sc. thesis: "Land requirements for public services in urban neighborhoods: Development of a method for quantitative estimation". 1987. See under Books.
12. Gil, Irit. M.Sc. thesis: "The implementation of Israel's land betterment tax." 1990. (Won the Ben Shemesh third prize in land policy, Jan. 1990, a Faculty prize, and the Duchan prize in land law.). See under Books.)
13. Rosenstein, Miriam. M.Sc. "Implementation of Israel's agricultural land preservation policy". 1990. (Won the Ben Shemesh first prize in land policy, Jan. 1991, plus a Faculty prize.). (See under Books).
14. Gertel, Shulamit, M.Sc. "Ethics for planners amidst political conflict". (Faculty prize.) 1991. (in English). (See under Books).
15. Enden, Ariella, M.Sc. "Israel's National land policy: Analysis of interest-group positions". 1991.
16. Gerzon, Dorit. M.Sc. "Effectiveness of planning and implementation of outline plans in Arab villages". 1992.
17. Avishai, Semadar, M.Sc. "Illegal construction in Israel's Arab sector: Um El Fahem". 1992.
18. Michelle Sofer. M.Sc./ Doctoral candidacy report. "The time factor in land use planning and controls: Theory, and its manifestation in planning law in Israel." Thesis completed; in view of its exceptionally high level, the student was transferred directly to the doctoral program. See #23.
19. Orli Naim, M.Sc. "Claims for compensation under the Planning and Building Law." (part of a financed research project where the student serves as research assistant; see among Research Reports). 1992. Won Faculty of Architecture Graduate Thesis Prize. (See under Books.)
20. Nira Orni. M.Sc. "The authority to expropriate land: A cross-national comparison" (final paper). 1992. Won the Ben Shemesh Prize for Research on Land Policy, 1993 and a grant from the National Lottery (see under Books).
21. Ariella Vranesky, **Ph.D.** "Applying conflict resolution methods to decisions under the Israel Planning and Building Law." Dec.1994. (During my sabbatical 1992-3 A. Churchman filled in). See under Research Reports.
22. Relli Prengler-Rosmarin. M.Sc. "Evaluation of the 1990 legislation for streamlining planning controls through an opinion survey of decision-makers and stakeholders". Thesis. Dec. 1994.
23. Michelle Sofer. **Ph.D.** "The time factor in land use planning and controls: Theoretical Framework, and its manifestation in planning law and planning administration." Feb. 1995. (During my sabbatical, Avraham Wachman filled in).
24. Aviva Tsubari. "Agreements Between Developers and Planning Authorities". 1996.
25. [Avi Mosseri. **Ph.D**. "National strategic planning in Israel". I served as principal supervisor for most of the research period. In March 1996, after the student had received four annual extensions and was asking for a fifth, but had not yet submitted for my review any written outputs of his *empirical* research findings, I proposed to transfer him to Prof. Avraham Wachman, who had served as co-supervisor, and have had no further involvement with this student. He received his degree in 1998.]
26. Nurit Corren, **Ph.D.** "Design Control and the Architecture Profession". (In the Architecture graduate program.) Exam, July 1997. (See under Books.)
27. Leerit Margalit. M.Sc. "Developer exactions in Israel: Types, extent and impacts". 1997. (See under

Books.)

28. Sarah Gazit-Weizman. M.Sc. "Public information versus flexibility in planning: The problem of urban design-controls." 1997. (*an updated book publication, under Books.)*
29. Hava Erlich. M.Sc. "Similarities and Variations in the Form and Content of Statutory Detailed Urban Plans". 1998.
30. Natti Lazarovitz. M.Sc. "Municipal land ownership as an urban-policy tool: the international experience in Western and formerly socialist countries." Final Paper, M.Sc., 1999.
31. Aviv Be'eri, M.Sc. "Land Readjustment in the Arab Sector in Israel: Applicability of Conflict Resolution Methods". Additional supervisor, Dr. Ariella Vranesky principal supervisor. 1999.
32. Ronit Sasson, M.Sc (final paper). The role of the inspector under the Israel Planning and Building Law. Additional supervisor. Dr. Ariella Vranesky is the principal supervisor. Exam, August 2000.
33. Hadas Litvak-Cohen. M.Sc. The use of regulations about housing-unit sizes as a means of social exclusion in Israel (Final Paper). Examined 2001.
34. Lisa Tangy, **Ph.D.** Illegal Development and Property Rights. Passed Candidacy Exam 2001. (Self-Terminated 2004 without graduating, and emigrated from Israel)
35. Iris Hann. M.Sc. Land policy aspects of open space preservation tools. Examined September 2001. Awarded *With Distinction (distinctions made available starting 2002; Hann is the only graduate in 2002 among 31 to receive distinction). In 2003 the thesis was awarded a prize by the Jewish National Fund Institute for the History of Land Policy.* Part of this research appeared as a book, Alterman-Hann 2004.
36. Einat Gavrieli. M.Sc. Amendment 43 to the Israel Planning and Building Law: Assessment of the Attempt at Decentralization. Won a Mifal Ha'Pais (Israel Lottery) research award. Thesis approved March 2002. (See under Books published in Hebrew*)*
37. Hedva Hevroni, M.Sc. "Land Readjustment as a tool for obtaining land for public services." Thesis approved Aug. 2004. Will be awarded a Faculty of Architecture and Town Planning excellence prize.
38. Tamy Stav. **Ph.D.**, 2004. The Language of Plans as Public Discourse. Won Guthwirth special excellence scholarship in 1999. Won Faculty prize of excellence for the PhD. dissertation, June 2002.
39. Constantinos Alkides. M.Sc. November 2004. Cross-National Comparative Analysis of Local-Central Government Relations in Planning Systems: The case of Land Use Plans. .
40. Vered Salomon-Maman. M.Sc. February 2006. Legal-Institutional Aspects of Historic Preservation in Israel: a comparative international perspective. (Won a Balaban Foundation research grant in 2004, and a Mif'al Ha'Paiis research grant oriented to local governance in 2005.)
41. Ravit Hananel, **Ph.D.** January 2006. Research area: The politics of land in Israel: Analysis of the decision making by the Israel Lands Council. Won best-dissertation award granted by the Israel Planners' Association. Won faculty dissertation award.
42. Tal Zafrir, M.Sc. Privatizing the obligation to compensate landowners for reduction of development rights due to plan amendments (Change from former topic - Applying Criteria of Environmental Justice in Legislation and Statutory Plans.) Examined February 2007.
43. Doron Druckman, M.Sc. (in the Architecture graduate program). Identifying the "objections potential" of Local and Site Plans: A tool for architects and planning and building commissions. Won a 2002 Mif'al Ha-Payis Municipal Applied Research Grant. Completed Sept. 2007. Won Faculty Prize for excellent thesis.
44. Karmit Ohayon. M.Sc. Majority-Minority Relations in Local Governments in Israel: The Case of the

Jezeriel Valley Local Council. Completed August. 2007

45. Shira Brand, M.Sc. Compensation Claims for Decline in Property Values Due to Plan Amendments ("Downzoning") - the law and practice. Completed Oct. 2007
46. Dafna Carmon, M.Sc.- **Ph.D.** Legal aspects of public participation and the right to a fair hearing in statutory planning processes: An international perspective. (Won a 2002 Mif'al Ha-Paiis Municipal Research Grant.) Graduated summer 2008.
    Was invited to open the Technion campus-wide series of excelling graduate student on their lectures
    Won the Israel Planners' Association Prize for the best PhD dissertation for 2008.
    Won the Faculty of Architecture and Town Planning top prize for highest excellence for a PhD dissertation.
47. Udi Carmel. M.Sc. Environmental NGOs and their influence over time in Israel. Final Paper approved after minor revisions following examination. September 2009.
48. Galia Birenbaum (principal supervisor, with Uri Shoshani). Master's Final Paper. Utilization of underground space for urban development: property rights and policies. Final exam: July 2010.
49. Sebastian Wallerstein (co supervisor with Dr. Emily Silverman). Is there gentrification-led displacement of Palestinian Israeli citizens from Jaffa? March 2011.
50. Nir Mualem, **Ph.D**. Conflicts Over Preservation of the Built Heritage: A Cross-National Comparative Analysis of the Decisions of Planning Tribunals. Final exam August 2012.

Won the Jacobs Technion Prize for high excellence in graduate studies. Won a Faculty prize for excellence in his dissertation. Won a Princeton post-doc fellowship; also taught at the Public Policy School Sept. 2012 – Aug. 2013.

51. Dorit Garfunkel, M.Sc. (*final paper)*. Multi-Owned High Rise Housing and Its Challenges for Property Law: Lessons from a Cross-National Analysis. Transfer to direct-track PhD in 2014.
    Won the Jacobs Technion Prize for high excellence in graduate studies
52. Nira Orni, **Ph.D.** The Time Factor in Land Expropriation: An international comparative perspective. Degree approved March 2014.
53. Hava Erlich, **Ph.D.** Negotiations between developers and planning agencies: A cross-national comparison. Dissertation submitted Jan. 2014. Examined June 2014.
54. Cygal Pellach. M.Sc. Conflicts over Historic Preservation as Reflected in Planning Tribunals: The Case of Australia. Examined December 2015. Won the Jacobs Technion Prize for high excellence in graduate studies.
55. Michelle Oren. **Ph.D.** With co-Supervisor: Professor Yaffa Zilbershatz, of the Bar Ilan University Law School. The right to housing: A cross-national comparative perspective. Final exam July 21, 2016.
56. Iris Frenkel-Cohen. **Ph.D.** Gated Communities – Between Regulation and Exclusion: A Cross-National Comparative Analysis. Final exam August 10 2016.
57. Micha Drori. **Ph.D**. Property Rights in Israel's Rural Sector from a Cross National Perspective. Began March 2011. Candidacy exam, Feb. 2013. Final exam March 2018.

In Progress

58. Bat-Sheva Ronen, **Ph.D.** Information and planning law – an international comparison. Passed the Candidacy Exam, February 2010. Left studies due to family constraints, Oct. 2014.
59. Dorit Garfunkel, **Ph.D.** Towers v. the City. Candidacy exam, Jan. 26 2015. Won the Jacobs Technion Prize for high excellence in graduate studies.
60. Safira de La Sala, **Ph.D.** Planning Law and Property Rights: Challenges for Climate Change Policies. Passed Candidacy Exam July 18 2016.
61. Einat Mendelson, M.Sc. The Regulation of Outdoor Murals in Cities. Co-supervisor, with Dr. Nir

Mualam, until 2017. Transferred to sole supervision by Nir Mualam.

62. Cygal Pellach, **PhD.** Inflexibility of Statutory Plans in the Face of Urban Dynamics

Ph.D. supervision at other universities (member of PhD committees):

63. Gabi Golan, Hebrew University, Geography Department. Member of the Ph.D. Committee. Main supervisor: Prof. Arie Shachar. Completed 2000.

64. Asaf Renzler, Law School, Hebrew University. "Building permits under the Israel Planning and Building Law". Main supervisor in 2000; transferred to Dr Dafna Levinsohn-Zamir of Hebrew U Law School in 2001. Member of his Ph.D. Committee, as of December 2003. Completed 2009.

65. Esther Rosenblum. International Law and Planning Law. Co-Supervisor, with Dr. Yaffa Zilbershatz. Law School, Bar Ilan University. Commenced March 2003, Completed 2008. *Cum laudum.*

66. Johannes Nissen. Transfer of Development Rights for Farmland Preservation – comparative law. Faculty of Law, University of Antwerp. Main supervisor: Dr. Ester van Zimmeren.

Supervision of Final Papers in the non-thesis track:

The Final Papers were prepared for the Master's in Urban and Regional Planning (M.URP), unless it says otherwise (for the MRE program)

Haran Yelin (2003), "In the wake of the High Court decision regarding rural land holdings: The case of the Carmel Foothills Regional Council"

Lana Haddad (2003), "The betterment tax and its application in Israel's Arab sector"

Yael Zohar (2004), "In the wake of the High Court decision regarding rural land holdings: The impact on the Moshavim of the Sharon area".

Tamar de la Zerda (completed 2005). "Maintenance obligations in high-rise residential condominiums: Are there sustainable legal-economic tools available?

Elad Pinhas (2010). "The impacts of the High Court decision on the property rights of the Moshavim and Kibbutzim: A revisit after six years".

Omer Ben-Arie (2010). "The Role of the Admissions Committees in the New Neighborhoods in the Kibbutzim".

Erez Sarfaty. (2010). "Transfer of Development Rights for Historic Preservation in Israel" .

Ronen Bar Lev. (2011). "The Relationship Between the Betterment Tax, Developer Obligations and Nationally Owned Land". In the Graduate Program in Real Estate Studies (MRE)

Maya Ashkenazi (2012). Direct intervention by central government in local planning decisions: Analysis of Israeli law." Graduate Program in Real Estate Studies (MRE).

Examiner of Ph.D. and M.Sc. dissertations at other universities in Israel and abroad

In Israel: Examiner of dissertations proposals and final dissertations: Hebrew University Law School, Hebrew University Department of Geography, Tel Aviv University Department of Political Science, Tel Aviv University Department of Geography, and Ben Gurion University.

Abroad:

University of North Carolina at Chapel Hill – 1981-82 (Roz Greenstein, Timothy Beatley and Bruce

Stiftel). Examiner in comprehensive exams or dissertation defense. (All three became leading American planning scholars).

University of Wageningen, The Netherlands. Examiner of M.Sc. thesis in land use planning at the. Nov. 2005.

Law School, University of Toronto. Examiner, Ph.D., Eran Kaplinsky On subdivision regulation. April 2006. (Today he is an associate professor at the Law School University of Alberta).

Examiner, Ph.D. defense (*"Disputation")*, Michael Kolocek, Dortmund University Urban Planning, May 18 2015.

Examiner, Ph.D defense of Oriol Caudevilla Paerellada, Law School Autonomous University of Barcelona. October 2017.

Examiner of Master's theses and Ph.D. dissertations at Technion:

Have served as Examiner in scores of master's thesis and Ph.D. dissertation committees at Technion – mostly at the Faculty of Architecture and Town Planning. Occasionally also at the Faculty of Civil and Environmental Engineering and the Faculty of Industrial Engineering and Management.

Court Citations of Rachelle Alterman's Publications

(needs updating)

This list includes cases known to the author. Since there is no open-access search engine for Israeli district and local court decisions, the list is partial. It is full only for the Supreme Court. The list also includes one know US Court citation. The listing is classified by the topics of the publication cited, in chronological order for each publication separately.
Note: all Israeli court decisions are delivered and published in Hebrew (recently a few are also translated into English); All High Court and Supreme Court decisions are available in Hebrew through the Supreme Court web site: www.court.gov.il; the search engine can be used to search for Alterman – אלתרמן). District court decisions can likewise be electronically searched, but only by paying clients.

A. Paper on the goals and format of outline plans in Israel published in *Mishpatim* (1981):

has been repeatedly cited and applied by the Israel Supreme Court and has in effect helped to establish - through a series of court decisions - a revised status for outline plans that accommodates current conceptions of urban planning. This new status allows for more flexible plans and direct inclusion of social and economic considerations previously thought to be outside the legal bounds of outline plans.

Israel Supreme Court:

1. High Court. 440/80, Taig Co. Ltd., vs. Haifa District Planning Commission, Piskei Din P.D. Vol. 36, p. 85. Excerpts from the paper are cited in the decision with approval. The decision is clearly based on the paper's position. **Regarded as a major contribution to Israeli planning law.**
2. H.C. 362/82. C.A.N. Engineering and Construction Co. vs. the Haifa District Planning Commission, P.D. Vol. 37, p. 57. Excerpts from the above decision where the paper is cited and applied, are re-cited with approval.
3. H.C. 468/81, Notzar Trust Co. vs. Orbit Medi-Center, P.D. 35(4), 736. Paper cited as a reference (re: question of the legality of economic considerations in an outline plan).
4. H.C. 2920/94, Adam, Teva Vadin (Person, Nature, and the Law) et. al. v. The National Planning Board et. al. Article cited, with approval, as support for the view that an outline plan should be a flexible document and may further socio-economic and environmental goals, not only land use. [Not yet published].
5. Civil Appeal 6291/95, Ben Yakar Gat Engineering and Construction Co. Ltd. V. The Special Planning and Building Commission for Modiin New Town et. al. Article cited, with approval, as support for the minority opinion of Supreme Court Judge Y. Tirkel.
6. H.C. 288/00. Adam, Teva, va Din (Israeli Association for the Protection of Nature) vs. the Minister of the Interior. Paper cited (by Judge Cheshin, speaking for the Court) with approval as the basis for the Court's analysis that the National Afforestation Plan is to be interpreted as a broad statement that requires further detailed planning before it can authorize construction work.
7. C.A. 1216/98 Ester Abutbul vs. Central District Appeals Committee . Paper cited extensively (by Judge Rivlin) with approval, as a basis for interpreting the bounds of flexibility in an outline plan. The Judge relies on the paper to establish the need for flexibility in plans. (Delivered July 2001).
8. C.A. 1054/98 Carmel Beach Development Corp. vs. Adam Teva vaDin. Paper cited by Judge Beinish as support for the merit of including some flexibility in outline plans.
9. Administrative Appeal 2273/03 The Light Blue Island (Ee Ha-Thelet) Co. vs. The Society for the Protection of Nature in Israel. Paper cited with approval regarding the need to interpret that scope

of authority of statutory plans as including social, economic and environmental goals, not only physical ones.

District Courts

10. Civil File (Tel Aviv) 874/89, Neve Hadar Co. vs. The State of Israel et al., Citation of the relevant sections from Taig (see 1 above).

B. Paper on land expropriation and compulsory dedication for public facilities in Israel

published in Mishpatim (1985), as well as other publications on exactions and land expropriation. Several Supreme Court decisions have applied various aspects of my paper in Mishpatim, which presents the first comprehensive legal analysis published in Israel on compulsory land dedication, and raises many issues of distributive justice and interpretation of the law. After the paper was published and to this date these issues have become of high importance among legal analysts, planners, and real-estate professionals.

Supreme Court:

11. Civil Appeal 474/83, Local planning and building commission of Rishon Le'Zion v. Hamami, P.D. Vol. 41 (3), p. 370. Delivered Aug. 1987. 5. The President of the Supreme Court, Judge Shamgar, offers an extensive *obiter dictum* where he cites and applies my **Mishpatim** paper's position that an earlier Supreme Court decision in Feizer was in error since it permitted deduction of compensation due for expropriation, in lieu of a permitted dedication requirement that was not exercised. **Regarded as a major contribution to Israeli planning law.**

12. C. A. 761/85, Eliahu Lifshitz v. Local planning and building commission of Rishon Le'Zion, P.D. 46 (1): 342 (at p. 351). **Mishpatim** paper cited by Supreme Court President Shamgar to reinforce the distinction between exemptions from compensation for dedication permitted in the law, and compensation for decline in value due to plan amendment.

13. C.A. 210/88, Pri Haaretz Co. Ltd. vs. The Local Planning and Building Commission, Kfar Sabba et al. P.D. 46(4): 655. **Mishpatim** paper cited to support the Court's analysis that the 40% dedication rule is not a substitute for a planning norm, but only a legal basis, which cannot be the grounds for deducting the compensation due for injuries to property values.

14. C.A. 6417/97 Local Planning and Building Commission of Kiryat Atta vs. Holtzman et al. This landmark case, delivered in June 2001, has made legal history. In an expanded format of 7 (rather than 3) judges, the Supreme Court reverses itself on the Feizer doctrine about expropriations, which has held since the 1970s. The court specifically bases its decision to a great extent on my 1985 **Mishpatim** article where I present a detailed legal criticism of that decision. The article is cited, with approval and praise, 10 times in this decision, both by Judge Dorner, who gives the Court's unanimous decision, and President Barak, who adds his own analysis. **Regarded as a major contribution to Israeli planning law.**
http://www.nevo.co.il/search/Highlighter.aspx?type=1#0 (Hebrew)

15. C.A. 79/00 Yehezkel Ezer et al vs. Haifa Local Planning and Building Commission. Cited with approval as providing guidance in expropriation cases, regarding injuious affection to the remainder of a lot that has been partially expropriated. Cited is my criticism re. the Court's interpretation (in a case in the 1980s) of that clause, where the court (erroneously to my mind) narrowly interpreted that clause, in its relationship with the "takings" protection requiring compensation for decline in value to do a planning amendment.

16. C.A. 9749/03 Local planning and building commission for Kiryat Atta vs. Yoram Eliyahu. Cited with approval regarding criteria for assessing the injurious affection to the remainder of a partially expropriated plot. Cited is my question regarding the legal ambiguity in the statute, whether

compensation is also due for the negative externalists caused by the activities that will take place on the expropriated part, or only for the physical reduction in the size of the remainder. My interpretation that the correct interpretation is that such externalities should be compensable because land appraisal cannot be made "in a vacuum". Also cited, my critical analysis of the Feizer case.

District Courts

17. Civil File 57/94, Hanna Holzman et al v. The Local Planning and Building Commission for Kiryat Atta. Judge Bilha Gilor applied my criticism of the Supreme Court Feizer case, featured in the 1985 **Mishpatim** paper on expropriations and exaction, almost verbatim, point by point. Based on my arguments, she in effect "overturns" the Supreme Court decision given 12 years earlier (the 1992 Basic Law: Human Dignity and Freedom makes it possible, in theory, for district courts to decide in contradiction to an old Supreme Court decision). This is a daring decision regarding landowners' rights when local authorities wish to deduct an "exaction" when expropriating a plot of land *in full,* which the Feizer case allowed. My paper criticized this ruling, and the District Court decision followed suit. Case was appealed to the Supreme Court. **Regarded as a major contribution to Israeli planning law – served as the basis of the landmark Supreme Court's self-reversal opinion in *Holzman* above** (no. 13)**.**

18. Administrative Appeal 000118/99 (Haifa). Rubinstein et al vs. Local planning and building commission, Carmiel et al. Delivered Feb. 8 2001, Judge Bilha Gilor. Cites **Mishpatim** paper 4 times, on different counts, with approval, and applies the paper's arguments on these points to the case at hand.

19. Summary procedure [HP] 1109/06 Yosef Koter vs. The State of Israel and the Ministry of Transportation. Cites with approval my analysis that the law distinguishes between full expropriation and partial expropriation, and my recommended rough quantitative guideline.

C: Book: From Expropriation to Developer Agreements: Methods for Obtaining Land for Public Services (Rachelle Alterman and Miri Vitek) and related publications

20. Civil Appeal 2515/94, Advocate Joseph Levy v. The City of Haifa and the Haifa Local Planning Commission, P.D. 50 (1): 723 (at p.734). Citation of the book by Rachelle Alterman *with* Miri Vitek re. **From Expropriation to Developer Agreements: Methods for Obtaining Land for Public Services**, Center for Urban and Regional Studies, Technion, 1991. Findings cited are re. the frequent practice of trading public benefits for additional development rights).

21. Civil Appeal 3535/03. Local planning and building commission vs. The Jewish National Fund. Cited with approval – recommendation that expropriation proceedings should only be commenced after negotiated purchase has been attempted.

22. Civil File (H.P.) 916/95,The State of Israel, Haifa District Planning and Building Commission v. Ron Zak et. Al., Judge S. Berliner twice cites my paper **"Transferring the Burden of Financing Public Services to Developers"**, Center for Urban and Regional Studies, Technion, 1990 (in Hebrew), with a full citation of sections that clarify the legal and planning status of "public buildings", and its implications for the legal limits on compulsory land dedication.

D. Papers and monographs on Israel's national land policy and the Israel 2020 Report

(see under Refereed Journals and under Books and Monographs published in Israel; see also under Research Reports – Israel 2020. For a partial English version see under Chapters in Books):

23. Civil Appeal Permission 8733/96. Robert Lendbert et al vs. The Israel Lands Administration (available on the internet; not yet published). Cited, with approval, by the Supreme Court of Israel (Judge Dalia Dorner).

24. H.C. 6698/95 Kaadan vs. The Israel Lands Administration et al. Delivered 2000. Available on the internet). Mentioned with approval.

25. Civil Appeal 8116/99 Adam Teva ve Din (Person, Nature, and Law) Association vs. Local Planning and Building Commission Shomron et al. Cited, with approval, by Judge England, re. the need to strengthen attitudes to open-space preservation among planning authorities. Cites a paragraph from my research report re. Land Policy from Israel 2020 Project Series, 1997, p. 209.

26. H.C. 5145/00 Local Planning and Building Commission for Hof HaSharon vs. The Minister of the Interior Delivered February 6 2003. Available in the Supreme Court web site. Re-cites the Civil Appeal in 20 above, quoting the particular section with the citation of my research and conclusions (with approval).

27. Civil Appeal 3901/96 Raanana Local Planning and Building Commission et al vs. Yehudit Horwitz Delivered 28.1.2003. President Barak cites and applies a section in my Report on National Land Policy (part of the 2020 National Plan project) where I argue that Israel's compensation rights for even minute "takings" through planning decisions is unprecedented internationally.

E. Research Report with Arza Churchman on recommended housing densities (see under Research Reports), Report cited extensively as a basis for the Central District Planning Commission's response to an appeal against refusal of a planning application on the grounds of excessive height and density.

F. Book with Miriam Rosenstein, 1992 on Agricultural Land Preservation (see under Books published in Israel)**.**

28. 27.H.C. 244/00 Siah Hadash Association (The Mizrahi Rainbow) vs. The Minister for National Infrastructure – interim decision (the famous "national land" appeal to the High Court of Justice).

G. Book with Nurit Corren on Design Control. See under Books published in Israel.

29. H.C. 5145/00 Local Planning and Building Commission for Hof HaSharon vs. The Minister of the Interior Both the majority opinion, delivered by Judge Cheshin, and the minority opinion, by Judge Ayala Prokachia, cite sections from this book , with approval, as bases for their opinion.

H. Paper on Weaknesses in the Israel Planning and Building Law and Directions for Reform (see under Other Journals).

30. H.C. 5145/00 Local Planning and Building Commission for Hof HaSharon vs. The Minister of the Interior . Cited with compliments by Judge Cheshin.

I. Paper on "Land-use Law in the Face of a Rapid-Growth Crisis: The case of the mass-immigration to Israel in the 1990s". Washington University Journal of Law and Policy, (See under Papers in Refereed Journals)

31. H.C. 5145/00 Local Planning and Building Commission for Hof HaSharon vs. The Minister of the Interior Both the majority opinion, delivered by Judge Cheshin, and the minority opinion, by Judge Ayala Prokachia, cite sections from this book , with approval, as a bases for their opinion.

J. Book with Orli Naim on compensation for decline in property value ("taking") See under Books Published in Israel.

32. Administrative Appeal 214/02 (Tel Aviv District Court). Netanya Local Planning and Building

Commission vs. Mordechai Har *et al*. Delivered Nov. 03 by Judge Michalle Rubinstein. Cited with approval as a basis for pointing to the underlying purpose of the right to compensation.

(see also C/A 3901/96 - Yehudit Horwitz – noted above where President Barak cites my argument about Israeli law on compensation for takings – but draws on my Israel 2020 report rather the above book).

K. Book on the Land Betterment Levy in Israel. With Irit Gil. (1990, 1996, see under Books published in Israel).

33. CFH 3768/98. Kiryat Beit HaKerem Inc. et al vs. The Jerusalem Local Planning and Building Commission. Delivered Dec. 23 2001. Cited with approval by the Supreme Court in a Civil Further Hearing (a second-round procedure that the Supreme Court President may decide to allow in cases of key legal importance where the supreme court hearing had a split vote):

34. Administrative Appeal to the Supreme Court 2090/16. The Herzliya Local Planning and Building Commission vs. Acro Ltd. Cited with approval.

L. Paper - Land Readjustment: An infringement on property rights or an optimal planning instrument? Rachelle Alterman and Hedva Hevroni. 2006.

35. Administrative Appeal 5839/06 Alfred Brown (or Bar-on) vs. Chair of the District Planning and Building Commission – Central District. Cited with approval regarding the advantages of land readjustment ("re-parcellation") since in most cases, this instrument usually created added value for all landowners, and thus that compulsory dedication is legally acceptable without a quantitative limit (though the Court adopts a somewhat different line of reasoning but comes to a similar conclusion).

M. Paper on linkage-exactions policy in the U.S.A., published in **Washington University Journal of Urban and Contemporary Law** (1988; see under Papers in Refereed Journals).

36. Cited by the Supreme Court of New Jersey in Holmdel Builders Assoc. v. Township of Holmdel, 121 N.J. 550; 583 A.2d 277; 1990 N.J. Lexis 316. Prof. D. Mandelker describes Holmdel as "an important case upholding a linkage requirement but not applying the nexus test." [In letter, Dec. 29, 1991).