

Abstract

The difference in the exchange values between the land and construction lies in the fact that the construction's life is limited while land is long-lasting. This difference in values between land and construction results in a dual economic value and a secondary variable exchange. This study analyzes real estate values into two components: land exchange value, which is long-lasting and permanent; and the value of construction, whose utilization is limited. Both components are assigned negotiable securities and traded in the stock market.

Giving stock value to land and making it available in the stock market will develop its own characteristic form of securities trading. On the other hand, land securities and its future exchange value in the market will become more current because investors will easily predict the market price and land stock trading will imperceptibly become part of the money market.

Consequently, land value through land securities market will directly enlarge investors participation and will also provide funds through its normal channel, satisfying the financial needs of land title holders as well as act as a stabilizing tool for other ordinary investors.

The special characteristic of land securities is simplifying trading trifles, lowering the general capital of land trading and offering a timely market base price. Thus, the spreading effect of land prices in surrounding areas, as well as investor speculation of the market value will adjust according to the timely rate of investment. Moreover, land securities will lower the ceiling of investors from the general public; by means of the general public, land will naturally increase in price and will be commonly shared.

Regarding land securities applications, this thesis include unused land, residential land, newly established urban land, business, and public land. The study elaborates each type of land in the securities market and their corresponding relationships in the coming years. The study also discusses the varied benefits of land securities in the creation of various investment channels, public land exchange and trading, the increase in the money flow of real estate, and the promotion and use of land

Finally, the study offers its conclusions of the research regarding the contents in the aforementioned areas.

Keywords: value of usage, exchange value, land securities, land securities market