

פעולות המכון לחקר שימושי קרקע

בתקופה שבין הופעתה של חוברת "קרקע" 42 ובין ההוצאה לאור של החוברת הנוכחית פעל המכון, בין היתר, בתחומים העיקריים כדלהלן:

1. מחקר

- 1.1 נסתיים מחקרו של ד"ר יהושע פרנקל מהחוג ללימודי ארץ-ישראל באוניברסיטת חיפה בנושא "משטר מקרקעין בארץ-ישראל הממלוכית".
- 1.2 נמשך מחקרו של פרופ' יוסף בן-דוד ממכון ירושלים לחקר ישראל בנושא "הבדווים בישראל".
- 1.3 נמשך מחקרו של פרופ' זאב ספראי מהמחלקה ללימודי ארץ-ישראל באוניברסיטת בר-אילן בנושא "מדיניות קרקעית ושימושי קרקע בכפר בתקופת המשנה והתלמוד בארץ-ישראל".
- 1.4 החל מחקרה של חגית שוורץ בנושא "היבטים חברתיים של מיקום — LULU".

2. החוג למדיניות קרקעית

2.1 בתקופת הדו"ח קיים החוג את הפגישות החודשיות שלו כסדרן. התקיימו ישיבות החוג בנושאים הבאים:

א. "תכנונה ופיתוחה של העיר מודיעין", הרצה: האדריכל יהונתן גולני, סגן המועצה המקומית מודיעין.

ב. "שינוי ייעוד של קרקע חקלאית — סוגיות משפטיות", הרצתה: ד"ר אורית חביב-סגל, המרכז הבין-תחומי ללימודי עסקים, משפט וטכנולוגיה והפקולטה למשפטים אשר באוניברסיטת תל-אביב.

ג. "בעלות על הקרקע בתקופת המשנה והתלמוד — תהליכים ומאבקים", הרצה: פרופ' זאב ספראי, החוג ללימודי ארץ-ישראל, הפקולטה למדעי היהדות, אוניברסיטת בר-אילן.

ד. "הבדווים בישראל — הקונפליקט הקרקעי וסיכויי ההסדר לפתרון", הרצה: ד"ר יוסף בן-דוד, מכון ירושלים לחקר ישראל.

ה. "מדונם ועוד דונם פחות דונם — ארוזיה ביחס לערכי טריטוריה-קרקע בעשורים האחרונים", הרצה: פרופ' ארנון סופר, החוג לגאוגרפיה, אוניברסיטת חיפה.

ו. "תמורות במבנה היישובי ובתפקודו בישראל במאה ה-20", הרצה: פרופ' דוד עמירן, החוג לגאוגרפיה, האוניברסיטה העברית בירושלים.

ז. "הגבלת הבעלות במקרקעין", הרצה: פרופ' יהושע וייסמן, הפקולטה למשפטים, האוניברסיטה העברית בירושלים.

ח. "מדיניות פיתוח תחבורה יבשתית בישראל", הרצה: מר גדעון השמשוני, המכון הישראלי לתכנון ומחקר תחבורה.

3. ביטאון "קרקע"

נמצאת בהכנה חוברת מס' 44. מועד הופעתה המשוער הנו ראשית 1998.

treatment at the hands of attorney Albeck, and is supplemented by instructive commentaries.

At a time that Israel's land policy hangs in the balance, the book serves as a mini-encyclopedia on agricultural land.

Architect **Shahar Shapiro** in **The State of Israel Hits the Road? — Highway No. 6** returns to the endless discussion of the need for a Trans-Israel Highway (Shimon BenShemesh calls the road "Bridging Israel").

The efficacy of the new road, according to the author in this brief survey, rests on two conditions: firstly, that it will be no more than a road, free of auxiliary land uses; and secondly, that concomitantly, it will be possible to operate mass public transportation.

In **The Buildings of Shimon HaTzaddik, Nahalat Shimon and Nahalat Itzhak**, attorney **Samuel Shamir** continues to disclose the history of Jerusalem's old neighborhoods. He describes the suffering of the three neighborhoods of Shimon HaTzaddik, Nahalat Shimon and Nahalat Itzhak during the War of Independence, when they were partially destroyed.

After 40 years of productive life in carpentry, construction, quarrying, tailoring, a life of work and immigrant absorption, the hardship became such that the neighborhoods were abandoned.

The issue concludes with a brief summary of the **Activities of the Institute** since the appearance of **Karka** No. 42.

Prof. **Elisha Efrat**, this time, does not deal with any controversial public issue nor relate to Israel's land policy, but in his article **Fathers and Sons in Israel's Physical Planning** provides a chapter of history on outlooks and conceptions in the past 50 years.

Architect **Dina Rachewsky**, director of the Planning Administration, very generously sent us an abstract of a lecture she delivered recently before Tel Aviv University's public policy faculty. Entitled **Issues in National Planning**, the article discusses the three aspects which in the author's view will be the chief problems facing planners as the new century unfolds: procedure, organization and national planning.

The problems of the Beduin continue to interest Israel's public and media. **Eliyahu Babay**, a former long-standing director of the Beduin Administration, shares with us his wide experience and considerable knowledge in **The Situation of Israel's Beduin**. The article contains a description of the situation, criticism and recommendations, as well as reactions to the claims put forth by Joseph Ben-David and Amnon Barka'i in "Beduin Lands in the North — an Unnecessary Conflict" (Karka 41 and 42). The question of Israel's Beduin remains topical and will no doubt prompt additional articles.

This is followed by an article by **Alon Gelbman** and **Avital Tsairi** on "**Tourism in Industry**" — **Functioning and Uses of Land for Tourism at Industrial Concerns in Israel**.

The article is based on four investigations through which the authors hope to contribute to the further development of a relatively new industrial branch in tourism.

The libraries of all those interested in the problems of Israel's land management cannot fail to be enriched by Gideon Witkon's 600-page book, for which **Plea Albeck** has provided an extensive and penetrating review here, **On Gideon Witkon's Book — The Rights to Agricultural Land**. The article deals with, among other things, the allocation of agricultural land, registering property and plots, safeguarding agricultural land and urbanization on the part of the ILA, leasing fees, transfer of rights and ILA capitalization policy. Each and every subject receives very careful

Zeev Cohen, an engineer and appraiser, devotes his short article to the **Report of the Israel Lands Policy Reform Committee (the Ronen Commission)** and to several comments on it.

He deems the committee's recommendations to be positive and advises ILC members to awake to the times.

The lecture delivered by Gideon Witkon before the land policy forum on December 12, 1995 was a milestone in the public discussion on Israel's land policy. For this reason, it deserves further study and should be considered vis-a-vis any other relevant recommendations on the agenda of land-policy decision-makers.

Dr. **Eliyahu Boruchov**, who for years has followed the development of Israel's land policy in his research, discerns 11 relevant topics in Witkon's lecture. In his article, **Comments on the Land Policy**, he points to the misuse of the instruments of land policy. In his view, it was a mistake to use land policy as an experimental tool to check rising housing prices and to curb inflation by increasing the land supply.

Chaim Fialkoff's article on **Residential Land Policy** is based on material submitted to the Ronen Commission. Dr. Fialkoff sees the causes of rising housing prices in both sectorial factors — such as delayed supply, building and development standards, formal requirements, low labor output, land taxation and construction levies; and national economic factors — such as expectations of peace and linkage to the U.S. dollar.

The author does not proceed to analyze each factor in turn, which is a pity, as this might have yielded a solution to a problem that is much like "Squaring the Circle."

Not all is black, however, nor wracked by crisis like Israel's land policy. Architect **Yehonathan Golani**, the former director of the Planning Administration and now the deputy-head of the Town Council of Modiin, contributes to the issue an article on **The Planning and Development of the Town of Modiin**. The article describes the problematics involved in building a town that is to solve the housing problem of thousands of families wishing to live in the center of the country, and the author's wide knowledge and experience are bound to arouse the reader's interest.