FACTORS that determine TRANSLOCALITY on the REAL ESTATE MARKET

– GLOBALIZATION and GLOCALIZATION

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Agenda

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Concepts and definitions

Factors and variables

Analysis of dependencies

Concepts and definitions

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Globalisation

is perceived as the progressing integration of countries and people resulting from the elimination of barriers to the global flow of goods, services, capital and knowledge

Locality

Locality generates impulses to the global dimension and transfers impulses from that dimension.

Local processes are a set of relations and characteristic features of the means of production (land, capital, labour, technology, enterprise, information) that are essential for the functioning of economies and societies.
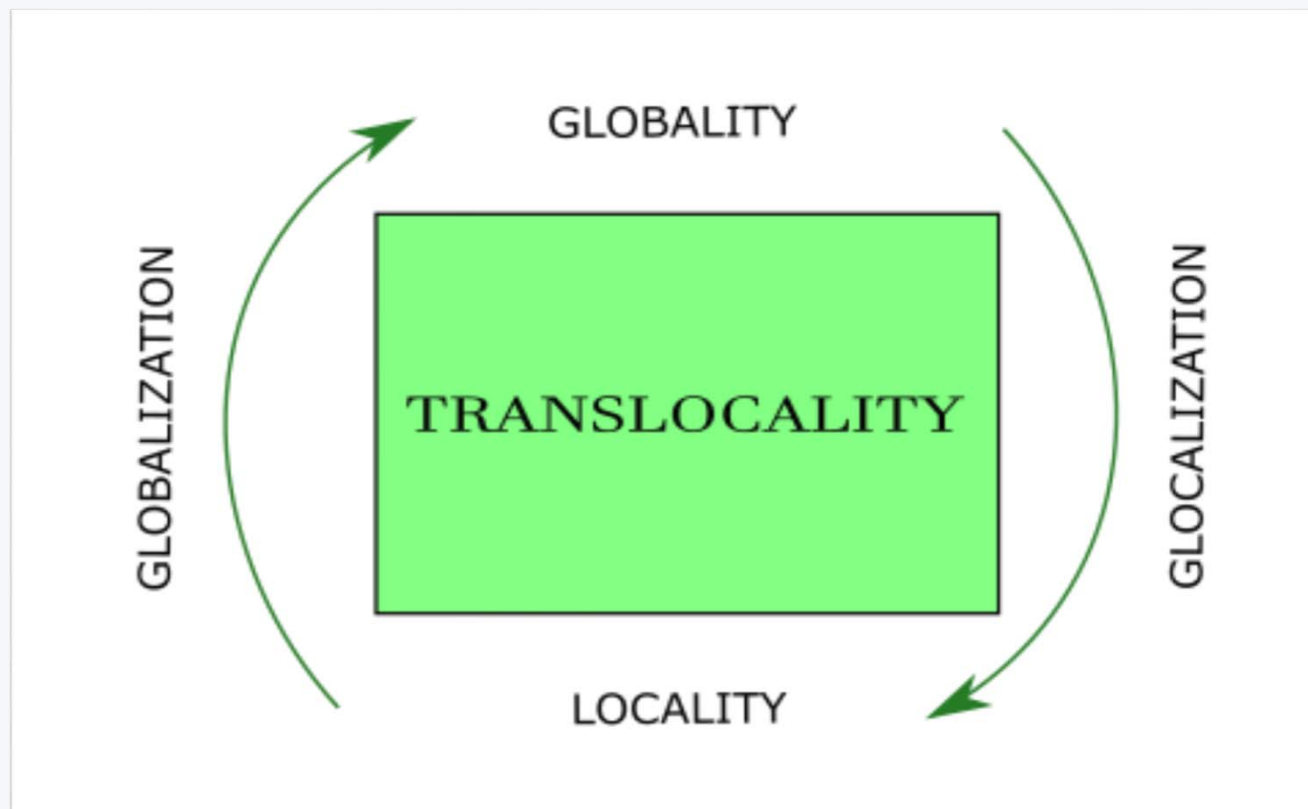
Concepts and definitions

Glocalisation

describes global processes under local conditions, and it represents the local dimension of globalisation; glocalisation redefines locality under exposure to new circumstances
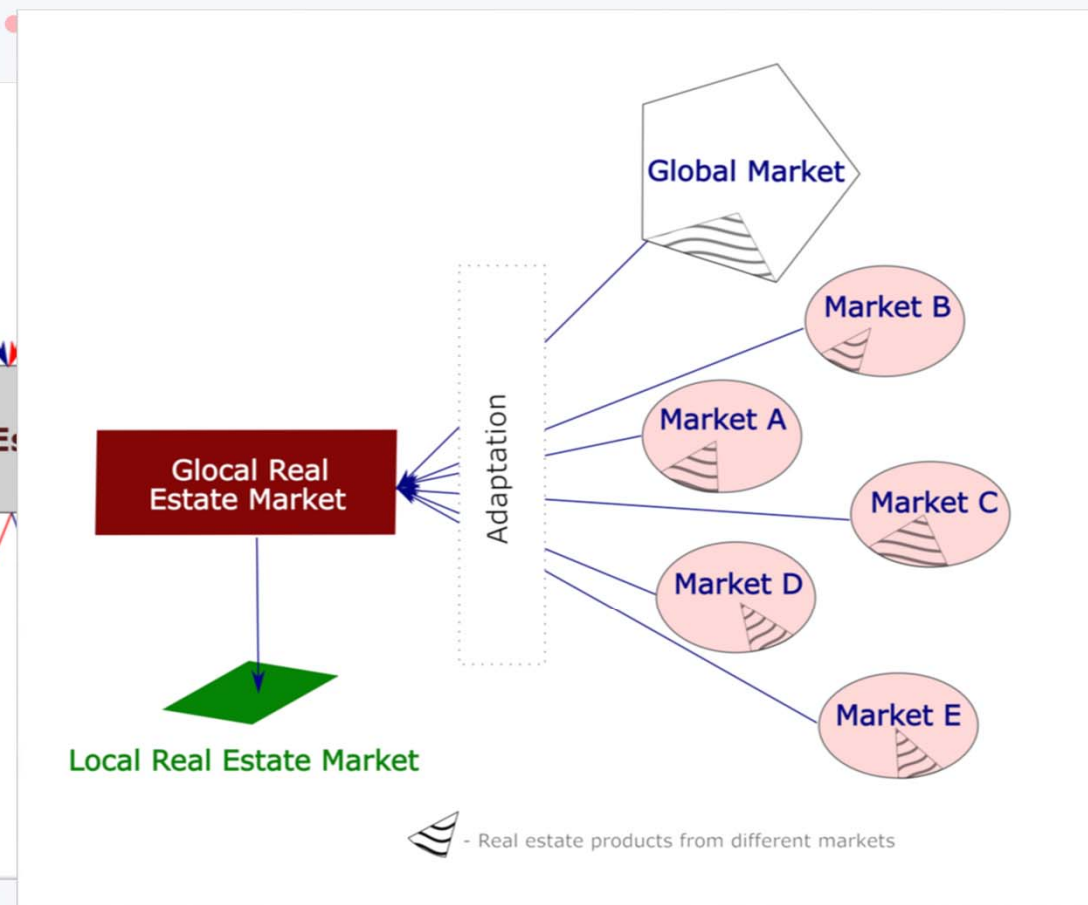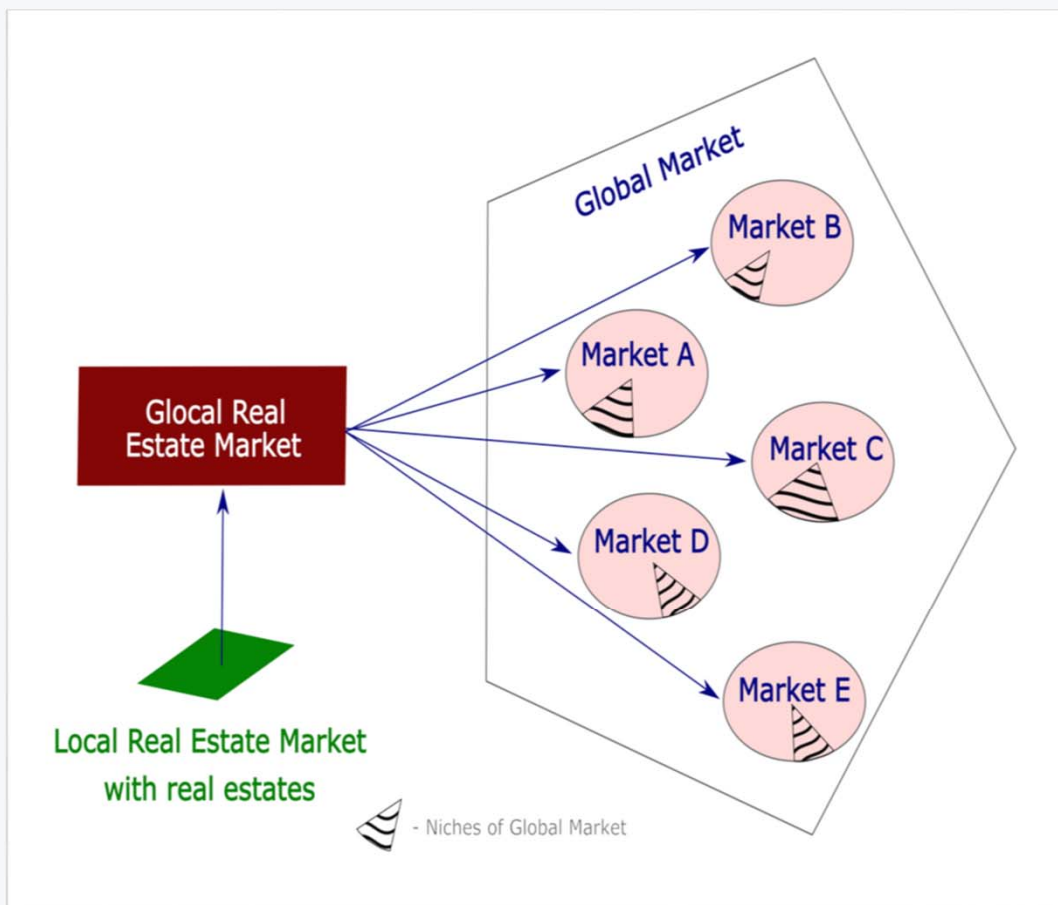
Translocality

create complex conditions for the production and reproduction of locality, in which work, business and leisure weave together various circulating populations with kinds of 'locals'
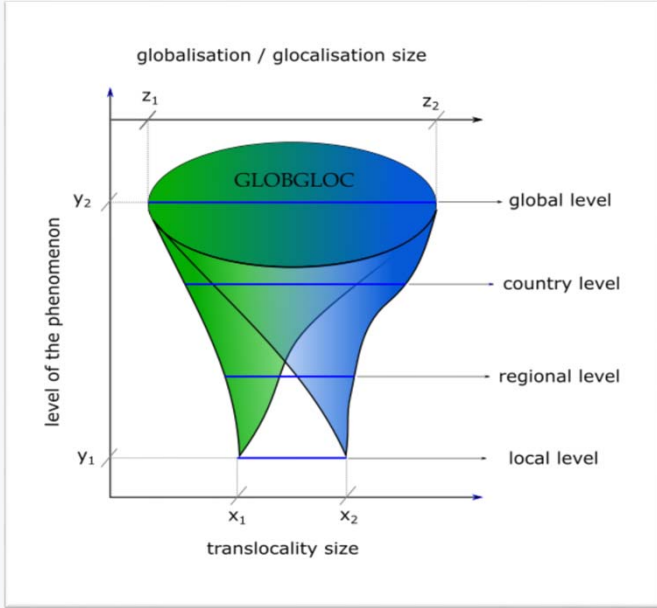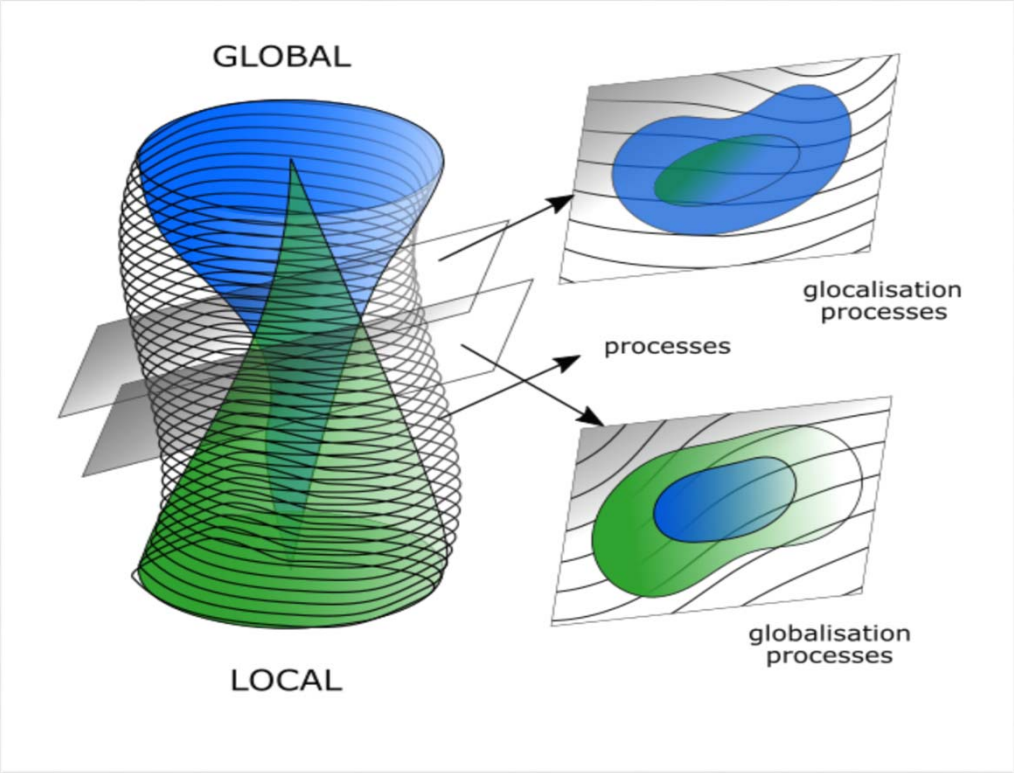
Concepts and definitions

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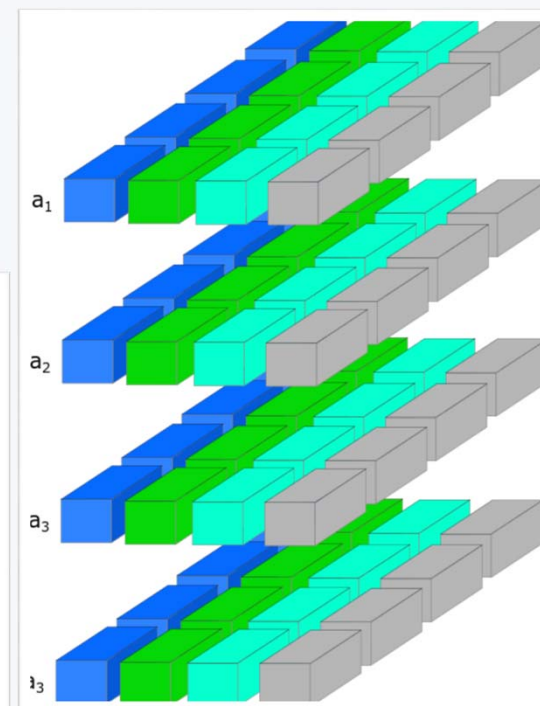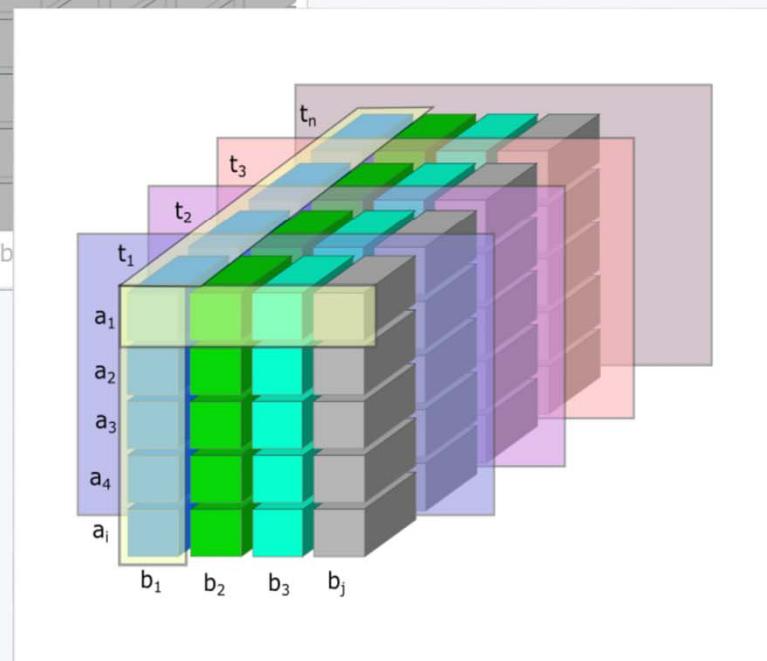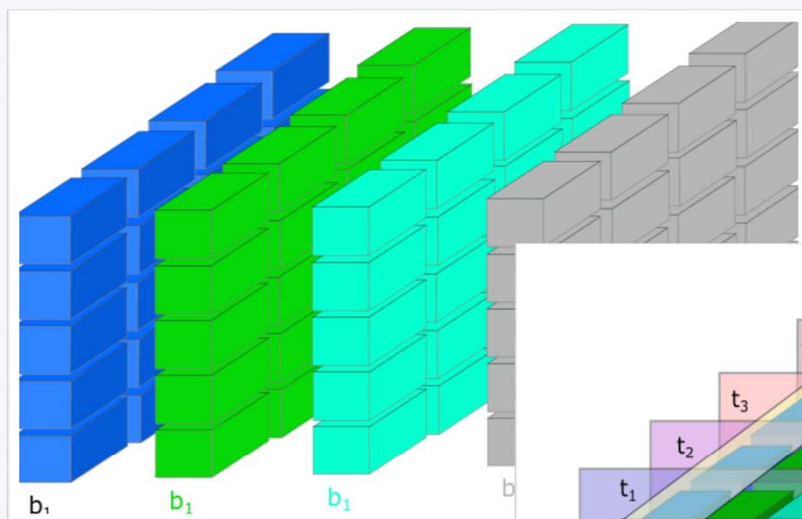
Factors and variables

Areas B_j

ECONOMY (E)
covers the area of economic processes and economic

REAL ESTATE MARKET (REM)
it covers the area of local real estate conditions

ENTITY (EN)
covers the subject's area and its characteristics: the path of life, changes, needs

SOCIETY (S)
covers the area of social and cultural conditions

LOCAL POLICY (LP)
covers the local area: spatial, technical, financial and social conditions

ENVIRONMENT (EV)
– covers the area of environmental conditions and related to its protection

Groups A_i

Factors and variables

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This study focuses on area REM!

ECONOMIC FACTORS

No.	P/R	Variable	Unit
		GROUP 1 - ECONOMY	
1	RV	Consumer price index	[-] *
2	RV	Price of bituminous coal Bituminous coal	[PLN/tonne]
3	PV	Price of bituminous coal Bituminous coal	[PLN/tonne]
4	RV	Central heating costs in households	[PLN/m^2]
5	RV	Proportion of housing and energy costs in total household expenditure	[%]
6	PV	Budget revenues per capita in voivodeships	[PLN/1 resident]
7	PV	Budget revenues per capita in municipalities	[PLN/1 resident]
8	PV	Local government spending per capita in municipalities	[PLN/1 resident]
9	PV	Investments per capita	[PLN/1 resident]
10	PV	Average monthly disposable income per capita	[PLN/1 person]
11	PV	Disposable income per capita	[PLN/1 person]
12	PV	Average gross monthly income	[PLN]
13	RV	Registered unemployment	[persons]
14	RV	Registered unemployment rate	[%]

* previous period = 100

Groups A_i

Factors and variables

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FACTORS ASSOCIATED WITH THE REAL ESTATE MARKET

No.	P/R	Variable	Unit
		GROUP 2 – REAL ESTATE MARKET	
1	RV	Consumer price index, apartments	[-] *
2	PV	Housing resources – total number of apartments	[number]
3	PV	Housing resources – total number of rooms	[number]
4	PV	Housing resources – total floor area **	[m^2]
5	PV	New construction apartments – total number **	[number]
6	PV	New construction apartments – total floor area **	[m^2]
7	PV	Apartments under construction – total number **	[number]
8	PV	Planned apartments with a building permit **	[number]

Groups A_i

Factors and variables

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DEMOGRAPHIC FACTORS

No.	P/R	Variable	Unit
		GROUP 3 - POPULATION	
1	PV	Population	[number]
2	PV	Urban population in% of total population **	[number]
3	PV	Marriages per 1000 population	[number]
4	PV	Divorces per 1000 population	[number]
5	PV	Migration between regions – entries in the resident register	[number]
6	RV	Migration between regions – deletion of entries from the resident register	[number]
7	PV	Live births per 1000 population	[number]
8	RV	Deaths per 1000 population	[number]

Groups A_i

Factors and variables

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DEVELOPMENT AND INVESTMENT

No.	P/R	Variable	Unit
		GROUP 4 - DEVELOPMENT AND INNOVATION	
1	PV	Total spending on R&D	[PLN million]
2	PV	Spending on R&D in the business sector ***	[PLN million]
3	PV	Spending on R&D in higher education ***	[PLN million]
4	PV	Per capita spending on R&D	[PLN]
5	PV	Innovative businesses **	[%]

Groups A_i

Factors and variables

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EDUCATION

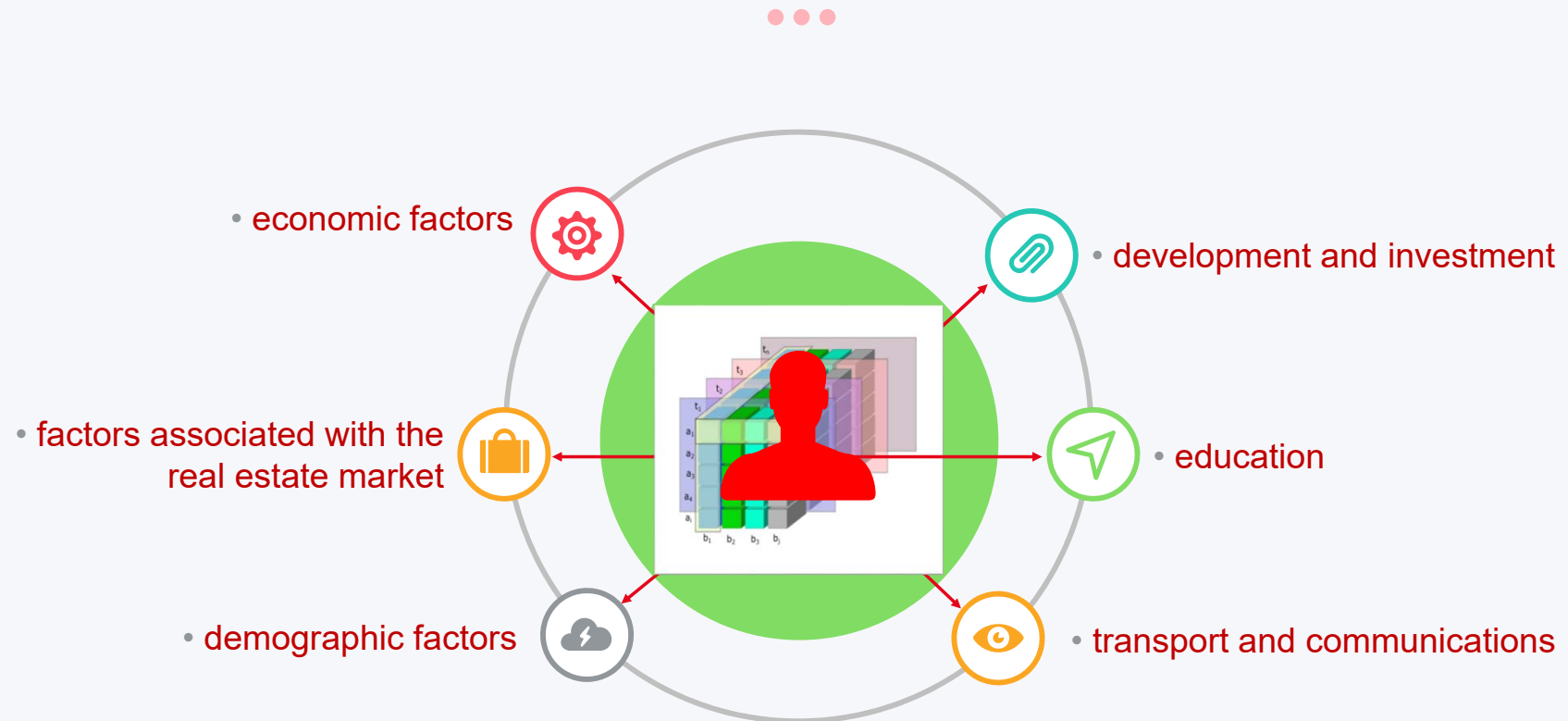| No.	P/R	Variable	Unit
		GROUP 5 - EDUCATION	
1	RV	Consumer price index, education	[-] *
2	PV	Holders of Bachelor's and Master's degrees per 10,000 population	[number]
3	PV	Percentage of foreign university students	[%]
4	PV	Post-graduate students per 10,000 population	[number]
5	PV	Doctoral students per 10,000 population	[number]
6	PV	Academic teachers - professors	[number]
7	PV	Academic teachers - assistants	[number]
8	PV	Matriculation rate **	[%]
9	PV	Primary school students enrolled in optional foreign language programs	[number]
10	PV	Primary school students enrolled in compulsory foreign language programs	[number]

Groups A_i

Factors and variables

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TRANSPORT AND COMMUNICATIONS

No.	P/R	Variable	Unit
		GROUP 6 – TRANSPORT AND COMMUNICATIONS	
1	PV	Expressways and freeways per 1000 km^2	[km]
2	RV	Telephone mainlines	[number]
3	PV	Telephone mainlines	[number]
4	PV	Passenger cars	[number]
5	RV	Passenger cars	[number]
6	PV	Total rail lines per 100 km^2	[km]
7	PV	Passenger traffic in airports, arrivals	[number]
8	PV	Passenger traffic in airports, departures	[number]

Analysis of dependencies

- economic factors
- development and investment
- factors associated with the real estate market
- education
- demographic factors
- transport and communications

Conclusions

• Translocality is the key to understanding the essence of globality

• Translocality integrates the dual nature of the processes on the real estate market that take place in the global and local context

• Factors and variables can be used to analyze translocality. The condition is to perform analyzes on the systemic nature

• An analysis of the translocality indicates that effective development in the 21st century

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