

# Article Title Page

## Transition factors in former Communist countries' property markets

### Author Details *(please list these in the order they should appear in the published article)*

Author 1 Name: Richard Grover  
Department: Department of Real Estate & Construction  
University/Institution: Oxford Brookes University  
Town/City: Oxford  
State (US only):  
Country: UK

Author 2 Name: Christine Grover  
Department: Winchester Business School  
University/Institution: University of Winchester  
Town/City: Winchester  
State (US only):  
Country: UK

Corresponding author: Richard Grover  
Corresponding Author's Email: rgrover@brookes.ac.uk

Please check this box if you do not wish your email address to be published

### Acknowledgments (if applicable):

### Biographical Details (if applicable):

[Author 1 bio]

Richard Grover is currently a part-time senior lecturer in real estate management in the Department of Real Estate and Construction at Oxford Brookes University. Before retirement, he was assistant dean of the School of the Built Environment. He is an economist and chartered surveyor and has worked on land rights, privatisation and land registration projects for bodies such as the UK Know How Fund, World Bank and Food and Agriculture Organization. He represents the Royal Institution of Chartered Surveyors on Commission 7, Land Management and Cadastre, of the International Federation of Surveyors (FIG) and is currently preparing a book for FIG on the management of state and public sector land in transition economies.

[Author 2 bio]

Christine Grover is a Senior Lecturer in Business Management at the University of Winchester with a background in Mathematics and Statistics. The Winchester Business School subscribes to the Principles for Responsible Management Education (PRIME) Initiative. Her PhD was entitled *The Suburban Development of Winchester from c1850 to 1912* and she has recently published *Hyde: From Dissolution to Victorian Suburb* which traces the history of Winchester's northern portal. With her husband, Richard, she has produced a number of papers on land governance and property rights.

### Structured Abstract:

- **Purpose.** The article examines to what extent there are still transition factors influencing the property markets in the former Communist countries. When transition began over 20 years ago, there were clear differences from market economies as a direct consequence of their history in terms of institutions, property rights, approaches to markets, business organisation, laws, and physical forms of built environment. The article examines the extent of convergence with market economies and whether transition economies can still be regarded as a distinct group in terms of their property markets.
- **Design/methodology/approach.** The article takes a wide range of data, including that from the World Bank, World Economic Forum, Bertelsmann, Jones Lang LaSalle, UNDP, European Mortgage Federation, and Transparency International, and compares transition economies with non-transition economies of similar level of development to see if there remain distinct "transition" differences.
- **Findings.** The initial findings indicate convergence under the influence of the EU, World Bank and FAO but also differences from market economies in areas such as property market transparency, strength of property rights and land governance.
- **Research limitations/implications.** There is a need for better quality data on transition countries' property markets.
- **Practical implications.** The differences suggest that transition economies continue to require specific policies for the development of their property markets.
- **Originality/value.** Whilst there have been studies of "transition" factors generally in economies, there have not been ones that look specifically at property markets.

**Keywords:** transition economies, property markets

**Article Classification:** research paper

---

*For internal production use only*

**Running Heads:**