

ALAIN BERTAUD

URBAN PLANNER

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**A. KEY QUALIFICATIONS**

Alain Bertaud is an urban planner with over 30 years of international professional experience in America, Europe, and Asia. After retiring from the World Bank in 1999 he is currently working as a consultant for the World Bank and for private clients. In the World Bank, he was a Principal Urban Planner in the Urban Development Division. His most recent work involves advising municipalities in land use and land regulatory issues as they relate to land markets. He participated over his 20 years of service with the Bank in the design and appraisal of large urban infrastructure and housing projects in Russia, China, Eastern and Central Europe and many countries of East and South Asia. He also participated in policy work in the urban sector and co-authored a number of Bank publications in the Land and Housing sector. Prior to his World Bank assignment, he worked with PADCO, a consulting firm in Washington DC and was a resident planner in Bangkok (Thailand), San Salvador (El Salvador), Port au Prince (Haiti) and, with the United Nations Development Program, in Sana'a (Yemen). In 1968 and 1969 he worked for New York's City Planning Commission on zoning and urban development issues. In 1963 he was a junior architect in Chandigarh, India.

Alain Bertaud is an expert on land use issues specializing in the spatial aspects of urban development. His main interest lays in bridging the gap between urban economics and operational urban planning. In his work he focuses on the interaction between land markets, land use regulations, and urban form. He has developed a methodology using a quantitative approach to analyze urban spatial structure and to audit land use regulations. He makes an extensive use of Geographical Information Systems (GIS) to develop strategic plans and analyze key land use issues. He is the author of a number of publications on the subject and is often invited to lecture by Universities and Municipalities in the US and abroad. He is currently completing a book on metropolitan structures based on the spatial analysis of 49 metropolitan areas around the world.

Languages: English, French and Spanish

**B. SELECTED EXPERIENCE**

**Delhi, Mumbai, Bangalore, 2002-2003 World Bank**

Review of land use regulations, real estate market trends and spatial development

**Teheran, Ministry of Housing and Urban Development, 2003.**

Study of a spatial development strategy in response to new trends in land markets

**Male, Maldives Islands, 2002, World Bank**

Review of spatial development Policy and Male Development Plan.

**Municipality of Rijeka (Croatia) 2002, World Bank,** Land use study for the redevelopment of the port area.

**Atlanta (USA) 2001** review of Atlanta Regional Commission spatial development strategy

**Guiyang and Changsha, (China) 2001, World Bank,**

Design of a spatial development strategy

**Municipality of Warsaw (Poland) and Sofia (Bulgaria) 2000-2001, World Bank**

Design of a city development strategy.

**Hong Kong Special Administrative Region, 2001,** Spatial study for the integration of Hong Kong SAR into the Pearl Delta Region Economic Zone.

**Municipality of Cracow, Poland and of Budapest, Hungary. 1996-1999, World Bank**

Assistance to the City of Cracow and Budapest. Analysis of the spatial implications of new zoning

regulations, their interactions with market forces, and primary infrastructure investment opportunities.

**Russia, Urban Structural Adjustment Loan, 1997, World Bank,**

Preparation of the real estate component of the SAL in Russia. This involved reviewing the proposed legislation allowing land auctions in Russia.

**St Petersburg center city Rehabilitation Project 1996-1998, World Bank**

Preparation and supervision of a World Bank project involving the preparation of a development strategy and urban indicators for the rehabilitation of the Center City of St Petersburg;

**Tirana land development 1996 -1997 , World Bank**

Preparation of a lending project for the provision of tenure and infrastructure to 300,000 new migrants in the periphery of Tirana

**China, Guangxi Muncipal development project 1996-1997, World Bank**

Preparation of a project to develop a land use and infrastructure investment strategy for the city of Guilin and Nanning in Guangxi province

**Russia, housing sector study- 1994 , World Bank**

Study to provide guidance for sectoral financing; focusing on land use and regulatory issues during the transition period.

**South Africa transition, 1993-1996, World Bank**

Development of a land and housing policy for post apartheid South Africa

**India, Ahmedabad land use and zoning study-1995, World Bank,**

Study of the impact of current zoning regulations on spatial structure and of the possibility of using impact fees to finance infrastructure investments.

**China Housing Sector Loan 1994-1996 , World Bank**

Preparation of a lending project to help Chinese enterprises divest of their housing stock.

**China Medium Cities Urban development Project. 1989-1995, World Bank**

Assistance to the municipality of Luoyang, Changzhou and Shashi to develop an infrastructure investment strategy, land use legislation and monitoring urban indicators.

**Jakarta Urban development Project 1989-93, World Bank**

Urban Strategy and infrastructure investment program for the development of Jakarta metropolitan region.

**World Bank 1981-1990** preparation of various urban projects in Tianjin, Shanghai (China), Kuala Lumpur (Malaysia) Bombay and Calcutta (India), Egypt, Yemen, Morocco, and Mexico.

**Bangkok (Thailand) 1979-1980, PADCO**

Resident Adviser to Thailand National Housing Authority to develop a social housing strategy

**San Salvador, El Salvador 1976-1977, PADCO**

Resident adviser to the Municipality of San Salvador for the development of low income settlements.

**Port au Prince, Haiti. 1974 -1975, PADCO**

Resident adviser for the preparation of a master plan for the development of Port au Prince.

**Sana'a, Yemen 1970-1973 United Nations Development Program,**

Resident Urban Planner for the preparation of Sana'a master Plan

**New York City Planning Commission (Urban design Group) 1968-1969**

Work on zoning regulations in the Theatre district and for the rehabilitation of Harlem.

**Paris , Design of Public Housing, 1966-1967, Jean Bossu, Architect**

Design of large public housing estates in the suburbs of Paris.

**Oran, Tlemcen (Algeria) 1965. Ministere de la cooperation.**

Resident urban planner in Oran and Tlemcen. Revision of urban planning regulations, slum upgrading

Many of Alain Bertaud's reports and publications are available on line at:

[HTTP://alain-bertaud.com](http://alain-bertaud.com)

### C. PROFESSIONAL HISTORY

Independent consultant from March 1999 to present.

Principal Urban Planner, World Bank from 1981 to Feb. 1999

Senior Urban Planner, PADCO, Washington DC, Oct 1973 to Dec 1980

Urban Planner, United Nations Development Program, New York, resident in Sana'a, Yemen. June 1970, July 1973,

Urban Planner, City Planning Commission, City of New York, June 1968, May 1970

Architect, Philip Johnson, New York, Jan 1968, June 1968,

Architect, Jean Bossu, Paris, Jan 1966, Sept. 1967

Architect-Urban Planner, Ministère de la coopération, Oran, Algeria Jan 1965- Dec 1965

### D. EDUCATION

Ecole Nationale Supérieure des Beaux-Arts, section Architecture, Paris from Oct 1958 to June 1967, diploma: Architecte DPLG.

### E. PUBLICATIONS

“Transit and Density: Atlanta, the United States and Western Europe” Alain Bertaud and Harry W. Richardson, in “Urban Sprawl in Western Europe and the United States” edited by Harry W. Richardson and Chang-Hee Christine Bae, Ashgate 2004.

“Clearing the air in Atlanta: transit and smart growth or conventional economics?”, Alain Bertaud, Journal of Urban Economics, Volume 54, Issue 3, November 2003, Pages 379-400

“Metropolis: The Spatial Organization of Seven Large Cities”, Alain Bertaud in “Time-Saver Standards for Urban Design” edited by Watson, Plattus and Shibley, 2003, McGraw-Hill

“Analyzing Building-Height Restrictions: Predicted Impacts, Welfare Costs, and a Case Study of Bangalore, India” Alain Bertaud and Jan K. Brueckner, working paper 112/04-2003, The Institute of Government and Public Affairs, University of Illinois, 2003. and Policy Research Paper 3290, The World Bank April 2004

“The spatial organization of cities”, Alain Bertaud, 2002. World Development Report Background Paper. The World Bank.

“Urban Planning and Air Quality” Alain Bertaud, 2002, South Asia Urban Air Quality Management, Briefing Note No. 6, The World Bank.

“Measuring the Costs and Benefits of Urban Land Use Regulation: A Simple Model with an Application to Malaysia “Alain Bertaud, Stephen Malpezzi . 2001 Journal of Housing Economics, 10 (3), September 2001 pp. 393-418

” Cracow in the Twenty First century: Princes or Merchants? A city’s structure under the conflicting influences of Land Markets, Zoning Regulations and a Socialist Past”. Bertaud, Alain ECSIN Working Paper #8, The World Bank 1999

“The Spatial Development of Budapest.” Bertaud, A. 1999, The World Bank.

“Cities Without Land Markets, Lessons of the failed Socialist experiments,” Alain Bertaud and Bertrand Renaud, World Bank paper #227 ,1994

“Socialist Cities without Land Markets” Alain Bertaud and Bertrand Renaud, Journal of Urban Economics, Volume 41, no1, January 1997

“Land markets, Urban Form, and the Environment”, Alain Bertaud, ESD Conference, Washington DC, 1994

“The Impact of Land Use regulations on Land Supply, Consumption, and Price” Alain Bertaud, Regional Development Dialogue, Vol 13, No1 Spring 1992,

“Geographical Pattern of Environmental Health in Tianjin, China”. Bertaud and Young, World Bank 1991

“The Regulatory Environment of Urban Land in Indonesia: Constraints Imposed on the Poor” Alain Bertaud, World Bank 1989

“ Efficiency in Land Use and Infrastructure Design; An Application of the Bertaud Model” World Bank Discussion Paper, 1988

“Malaysia, The Housing Sector: getting the Incentive Right”, Bertaud, Hannah, Malpezzi and Mayo. 1988