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*Essays on housing supply, land use regulation and regional labour markets*

Wouter Vermeulen



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*Essays on housing supply,  
land use regulation and  
regional labour markets*

Wouter Vermeulen

In recent years, soaring house prices in various parts of the world have channelled attention to the issue of land use regulation and its potential consequences for the functioning of housing markets. This thesis investigates housing supply and land use regulation in the Netherlands from positive and normative angles. It provides evidence of the extent to which housing production responds to demand conditions, both at the aggregate level and at the level of regions, and it relates these findings to government interventions in land and housing markets. A second thread is the interrelationship between regional housing and labour markets. The simultaneity of regional population and employment growth is analysed and the defining role of housing supply in this interplay is highlighted. Finally, a welfare economic study of a particular feature of land use regulation in the Netherlands is presented, which is the tendency to restrict growth of cities while clustering new development in designated satellite towns.

**Wouter Vermeulen** (1978) studied mathematics at Utrecht University. From 2001 onwards, he has worked for CPB Netherlands Bureau for Economic Policy Analysis, while starting his dissertation research at VU University in 2003. He obtained an M.Phil. in Economics from the Tinbergen Institute in 2004 and in the fall of 2006, he was affiliated to the London School of Economics as a Visiting Research Scholar.

