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Original Articles

Assessing exclusionary displacement through rent gap analysis in the high-rise redevelopment of Santiago, Chile

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Disclosure statement

I do not have any financial interest or benefit arising from the direct applications of this research.



- urban segregation (London Tenants Federation, Lees, L., Just Space, and Southwark Notes Archive Group, <u>2014</u>).
- 2 This is not the case in Manhattan, epitome of a market dominated by high rises, where the "volume" of redevelopment is brought only to the point where marginal profits equal marginal construction costs (see Glaeser et al., 2005). Thanks to reviewer 2 for raising this issue.
- 3 This is excluding the more affluent eastern districts of Santiago.
- 4 Official data obtained from the specialized Ministry and Housing and Planning website http://www.observatoriohabitacional.cl
- 5 Thanks to reviewer 3 for this clarification. In Chile it is a criminal offence to inform incorrect data to the Property Registry Data Base (PRDB).
- 6 Thanks to reviewer 2 for suggesting to add this point to the analysis.
- 7 Probably the biggest problem of rent gap analysis is that it focuses specifically on ground rent therefore it is hard to calculate the distinction between ground rent and wholesale rent (including the value of the building). Thanks to reviewer 3 for this clarification.



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