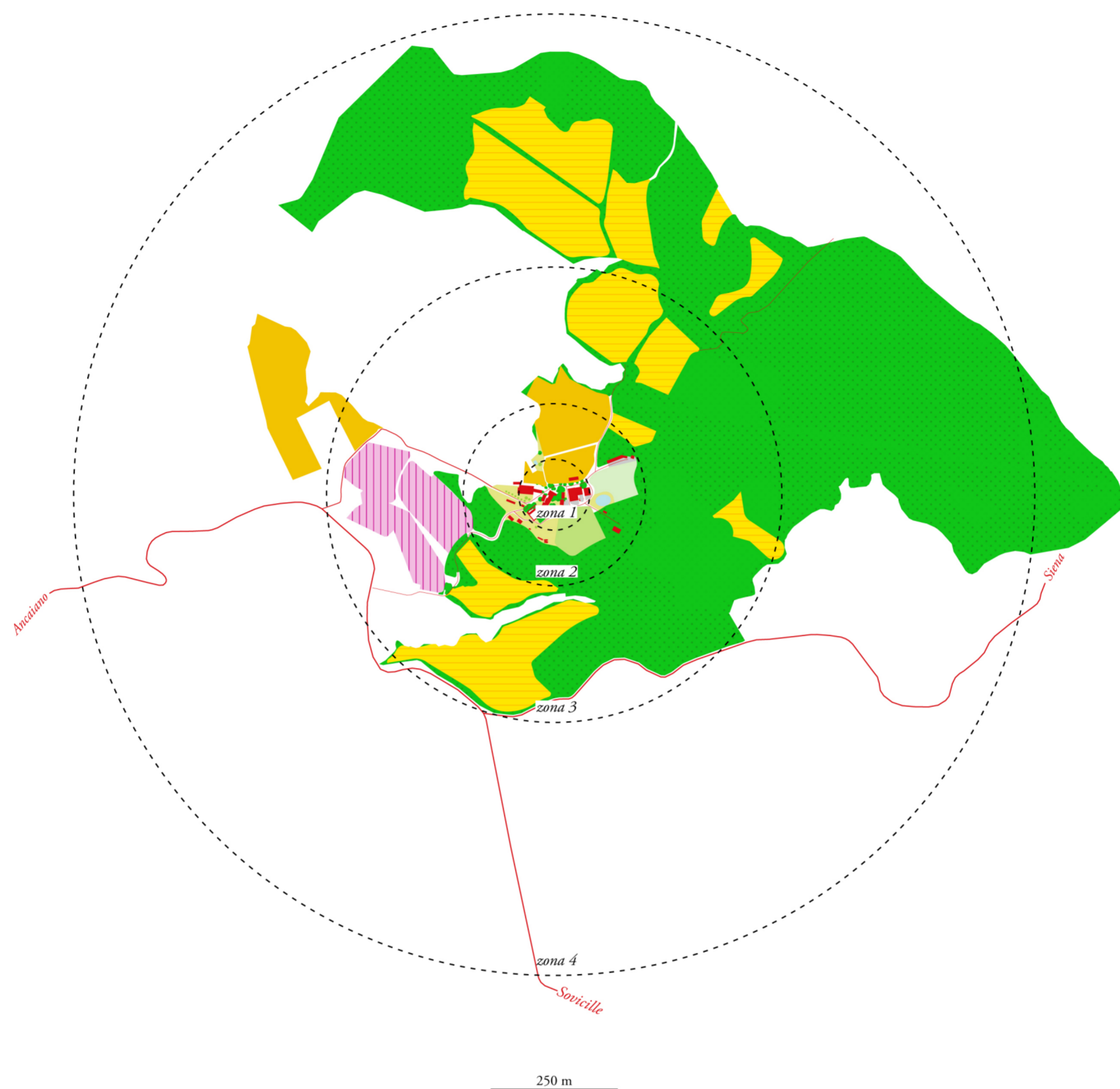


Disclosure

Rethinking Land from Property to Common



The Commune of Bagnaia

Luciano Aletta, Settlement plan of the Commune of Bagnaia, Sovicille, Siena Italy

Property in land – understood in its contemporary public-private form – is the institution that best reveals the relationship between the social and spatial organization of a territory: limiting the space of influence of a community; regulating the accessibility to land, the rights of use and modes of appropriation among its members; structuring the entire group of individuals into classes of owners through the control of their fundamental means of sustenance, i.e. land, the *great laboratory* appropriated by man for its own reproduction. But although its origin and legitimacy has constantly faced questioning, more difficult was to propose a model able to supplant it. Through the analysis of the historical formation processes of the European territory, the research tries to unfold the fundamental role and the main characteristic of the institution of property in land and looks at *another way of owning* to redefine the ecological and social relationships with our living environment. The thesis consists of two parts, each focusing on one of two aspects.

By examining its historical development, the first part of the inquiry analyses the contemporary institution of property in land. The aim of the analysis is to uncover the mechanisms of land dispossession occurred during the establishment of a public and private land regime, demonstrating the deep connection between politics, economics, and the spatial arrangement of the land, as well as highlighting the constraints and social consequences of this system of land ownership. In the second part of the work, the thesis explores ways to an alternative. The *common* – a series of principles, practices, and bound of relationships opposed and alternative to those defined by the regime of private and public property – is questioned in both its socio-political and spatial dimensions. Three case studies – the Cooperative of Longo Mai, the Commune of Bagnaia, and the Twin Oaks Community – are examined to bring into concrete examples a concept that is often approached in abstract and general terms or linked to social practices limited in time and scope.