

1: Property for People, Not for Profit

The issue of private property and the rights it confers remain almost undiscussed in critiques of globalization and free market economics. Yet property lies at the heart of an economic system geared to profit maximization. The authors describe the historically specific and self-consciously explicit.

Details Description The issue of private property and the rights it confers remain almost undiscussed in critiques of globalization and free market economics. Yet property lies at the heart of an economic system geared to profit maximization. The authors describe the historically specific and self-consciously explicit manner in which it emerged. They trace this history from earliest historical times and show how, in the hands of Thomas Hobbes and John Locke in particular, the notion of private property took on its absolutist nature and most extreme form - a form which neoliberal economics is now imposing on humanity worldwide through the pressures of globalization. They look at practical ways for social and ecumenical movements to press for alternatives. He is the co-founder of Kairos Europa, an ecumenical grassroots network striving for economic justice. Hinkelammert is a German economist who has spent much of his working life in Latin America. Much of his work has appeared in Spanish. Table of Contents 1. The origin of the property economy in antiquity and biblical alternatives 2. The emergence of the capitalist possessive market society in the modern age 3. The Case of John Locke: The inversion of human rights in the name of bourgeois property 4. How globalised capitalism is eliminating the commitment to sustain life 5. The Fall of the Towers: The absolute empire - the implementation of the total market 6. Another World Is Possible: Rebuilding the system of ownership from below from the perspective of Life and the Common Good 8. It is encouragement for those who have been told that there is no alternative, and urges upon us the claims of economic and political discipleship. It will bring excitement, challenge and controversy to any group. It is incumbent on us all to incorporate this dimension in our own analyses so that we can move forward in unity, secularists and faith-oriented together, in the common quest for justice. This book is a great step forward on that road. The authors demonstrate that the globalization of the unregulated market, driven by the accumulation of property and protected by military empire, leads to the impoverishment of ever wider sectors of humanity and the devastation of the natural environment, promoting a civilization of death. It also has good ideas on what can be done to rectify the situation. I hope many people will read it and draw lessons from it. Capitalism today is too often thought of as natural or God-given when a careful examination of the history of its development and the evolution of religious thought shows that there are other ways to think about how our economy and society should be organized. The most valuable contribution of this book, however, is to show how another world is possible. Duchrow and Hinkelammert also challenge the churches to renounce the worship of Mammon and serve the God of life by supporting social movements working for alternatives.

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The issue of private property and the rights it confers remain almost undiscussed in critiques of globalization and free market economics. Yet property lies at the heart of an economic system geared to profit maximization.

What other agencies should I contact? What is a Not-for-Profit Corporation? A not-for-profit corporation is a corporation formed pursuant to the Not-for-Profit Corporation Law. Can I incorporate nationally? There is no mechanism in the United States to incorporate on the federal level. How do I form a not-for-profit corporation? One or more persons, called "incorporators," may form a not-for-profit corporation. Incorporators are natural persons who are 18 or older. The incorporator signs the Certificate of Incorporation. Religious Corporations Law Section 2 defines a religious corporation as a corporation created for religious purposes to enable its members to meet for divine worship or other religious observances. Corporations formed for the purpose of operating a church or other religious denominations are filed pursuant to the Religious Corporations Law. Corporations formed pursuant to the Religious Corporations Law are generally created by filing a Certificate of Incorporation with the office of the county clerk in the county in which the principal office or place of worship is located. See Section 3 of the Religious Corporations Law. The existence of the corporation begins upon the filing of the Certificate of Incorporation with the Department of State. After the corporate existence has begun, an organization meeting of the initial directors designated in the Certificate of Incorporation must be held for the purpose of adopting by-laws, electing directors and the transaction of any other business. The corporation is required to keep correct and complete books and records of account and must keep minutes of the proceedings of its members, board of directors and executive committee, if any. The corporation must also keep a record containing the names and addresses of all members, the number of capital certificates held by each member and the dates when they respectively became the owners of record thereof. In addition, a meeting of members must be held annually for the election of directors and the transaction of other business on a date fixed by or under the by-laws. The telephone number is How do I determine if the name I want to use is available? The Division of Corporations is required by statute to reject for use any corporate, limited partnership, or limited liability company name that is not "distinguishable" from existing names on file. The only avenue to determine whether a name is available for a corporation, limited partnership or limited liability company is to make a name availability inquiry. The Corporation and Business Entity Database online search is intended for status inquiries of entities already on file with the Department of State. Customers are cautioned to avoid interpreting database search information as an indication that a name is or is not available for use. The written inquiry should state that you wish to determine the availability of a name and list the name or names to be searched. Although it is not required, it is recommended that a copy of the name availability response be attached to the document you are submitting for filing. A finding that the name is available is not an approval of the name by the Department of State and is not a determination that the proposed name satisfies any particular requirement of law. No expenditure or other commitment should be made in reliance upon the availability of a name. Requests for name availability cannot be handled by telephone. What is a "backer" or a "cover sheet"? The word "backer" or the phrase "cover sheet," as used in filings made with the Division of Corporations, describes a page of information that must accompany each certificate submitted for filing. For filers using preprinted forms, the backer is provided on the last page. The Department of State issues an official filing receipt to the filer of the Certificate of Incorporation. The filing receipt reflects the date of filing, the name of the corporation, an extract of information provided in the Certificate of Incorporation and an accounting of fees paid. Filers should verify that this information is correct. The filing receipt is your proof of filing. The Department of State does not issue duplicate filing receipts to replace those lost or destroyed Where can I get my corporate kit or corporate seal? Corporate kits may be purchased from a legal stationery store. A corporate kit usually contains a corporate seal, blank stock certificates and forms for the adoption of by-laws and recording the minutes of meetings. Rather than composing their own forms, some may find it easier to use the preprinted forms provided in a corporate kit. Please note that New York State law does not require a corporation to have a seal. How do I obtain copies of

documents filed with the Division of Corporations? The written request should include the following information: The exact name of the corporation or other business entity. The documents requested. The mailing address where the copies are to be mailed. Copies of documents cannot be ordered through this website, by email or over the telephone. The Department of State does not provide copies of filing receipts. The Division of Corporations will accept written requests for copies of documents by fax. Written requests for copies of documents may be faxed to [redacted]. The large volume of submissions and requests received each day by the Division makes it impracticable for Division staff to verify receipt of individual customer submissions. Please do not call the Division for verification of receipt after submitting a certificate or request by fax. If you do not receive correspondence from our office after a reasonable period of time has elapsed, you may contact the Division at [redacted] for further instructions. Please note that copies will be returned by first-class mail. We do not provide these copies by fax. You may request that your copies be returned to you by overnight delivery service by enclosing a prepaid shipping label with your request. The Department of State will not accept prepaid shipping labels with the Department of State listed as the sender. The prepaid shipping label must list yourself as the sender and the receiver.

How do I obtain a Certificate of Status? The written request must include the following information: A specific statement requesting a Certificate of Status. A statement as to whether the request is for routine processing or expedited processing. The mailing address where the Certificate of Status is to be mailed. Certificates of Status cannot be ordered through this website, by email or over the telephone. The Division of Corporations will accept written requests for Certificates of Status by fax. Written requests for Certificates of Status may be faxed to [redacted]. Please note that a Certificate of Status will be returned by first-class mail. We do not provide these documents by fax. You may request that your certificate be returned to you by overnight delivery service by including a prepaid shipping label with your request.

How do I file a Certificate of Assumed Name? Corporations, limited partnerships, and limited liability companies are required by statute to conduct activities under their true legal name. If a corporation, limited partnership, or limited liability company desires to conduct activities under a name other than its true legal name, a certificate complying with Section [redacted] of the General Business Law must be filed with the New York State Department of State. Each certificate is printed on 11" x 14" parchment paper and is suitable for framing. Send your request to: Albany, New York [redacted].

For additional information: Requests for copies of documents, certificates under seal, name availability, service of process and all documents submitted for filing may be paid by credit card or debit card. With the exception of service of process, which must be made in person, all documents submitted for filing and written requests for other services may be faxed or otherwise delivered to the Division of Corporations. You may fax a document submitted for filing to the Division of Corporations at [redacted]. Written requests for copies of documents, certificates under seal and name availability may be faxed to [redacted]. Biennial Statements may be faxed to [redacted]. Please note that filing receipts, copies, certificates under seal and responses to name availability requests will be returned by first-class mail. You may request that your filing receipt or other document be returned to you by overnight delivery service by including a prepaid shipping label with your request.

May I fax a request to the Division of Corporations? The Division of Corporations will accept requests for filings of documents, copies, certificates under seal and name availability by fax. Biennial and LLP Statements may be faxed to [redacted]. With faxes, we recommend that you submit your certificate or request only once. Sending multiple submissions of the same certificate or request may result in duplicate filings or multiple performance of the same service with an applicable and non-refundable fee charged. The Division of Corporations, State Records, and Uniform Commercial Code receives a large amount of submissions throughout the day which makes it unlikely that a duplicate submission will be recognized as such prior to its processing. Therefore, there exists the possibility of duplicate filings or services occurring on the same day with associated fees being charged. Please note that filing receipts, copies, certificates under seal and responses to name availability requests will be returned by first-class mail by the United States Postal Service. Overnight delivery service providers pick up outgoing packages from the Division of Corporations prior to the end of our business day. In this case, your overnight package may not leave the Department of State until the following business day.

How do I get information on a corporation or other business entity? What information is available? The records of the Division of Corporations may be searched on this site. You may search the records of the Division of Corporations to [redacted].

obtain information on corporations, limited liability companies, limited partnerships, and limited liability partnerships. Information available includes the following: Information on business corporations may also include the name and address of the chief executive officer and the principal business location. The information available through this site is updated daily.

3: Not-For-Profit Corporations Frequently Asked Questions / NYS DOS

* *Book: Ulrich Duchrow. Property for People, Not for Profit. ZED Books, Review. From the publisher: "The issue of private property and the rights it confers remain almost undiscussed in critiques of globalization and free market economics.*

Laws Of Specific Jurisdictions Table of contents 1. The origin of the property economy in antiquity and biblical alternatives 2. The emergence of the capitalist possessive market society in the modern age 3. The Case of John Locke: The inversion of human rights in the name of bourgeois property 4. How globalised capitalism is eliminating the commitment to sustain life 5. The Fall of the Towers: The absolute empire - the implementation of the total market 6. Another World Is Possible: Rebuilding the system of ownership from below from the perspective of Life and the Common Good 8. It is encouragement for those who have been told that there is no alternative, and urges upon us the claims of economic and political discipleship. It will bring excitement, challenge and controversy to any group. It is incumbent on us all to incorporate this dimension in our own analyses so that we can move forward in unity, secularists and faith-oriented together, in the common quest for justice. This book is a great step forward on that road. The authors demonstrate that the globalization of the unregulated market, driven by the accumulation of property and protected by military empire, leads to the impoverishment of ever wider sectors of humanity and the devastation of the natural environment, promoting a civilization of death. By contrast, the authors show that according to the biblical tradition and the teaching of Jesus, property is intended to foster life and serve the common good. The present march towards death can only be stopped by a conversion to the biblical message, recognizing the conditional character of property, democratizing the ownership of productive goods, and creating economic development that serves human well-being and protects the earth. It also has good ideas on what can be done to rectify the situation. I hope many people will read it and draw lessons from it. Capitalism today is too often thought of as natural or God-given when a careful examination of the history of its development and the evolution of religious thought shows that there are other ways to think about how our economy and society should be organized. The most valuable contribution of this book, however, is to show how another world is possible. Duchrow and Hinkelammert also challenge the churches to renounce the worship of Mammon and serve the God of life by supporting social movements working for alternatives. He is the co-founder of Kairos Europa, an ecumenical grassroots network striving for economic justice. Hinkelammert is a German economist who has spent much of his working life in Latin America. Much of his work has appeared in Spanish.

4: Property tax exemptions

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Property for People, Not for Profit. Yet property lies at the heart of an economic system geared to profit maximization. The authors describe the historically specific and self-consciously explicit manner in which it emerged. They trace this history from earliest historical times and show how, in the hands of Thomas Hobbes and John Locke in particular, the notion of private property took on its absolutist nature and most extreme form--a form which neoliberal economics is now imposing on humanity worldwide through the pressures of globalization. It also examines the practical ways for social and ecumenical movements to press for alternatives. It led to a concentration of land in the hands of large landowners, and drove smallholders into debt. The nouveaux riches were able to achieve their property concentration quite legally by means of creditor-debtor contracts. It was precisely this wealth polarization in public, social, and economic life which called forth the protests of the great prophets of the era. He repeatedly criticized the polarization of wealth in ancient Judah and the resulting increase in poverty and landlessness. One of his most famous oracles is found in Isaiah 3: The passage begins with a stark description of oppression and its perpetrators. The prophet holds the political leadership of the nation and the newly ascendant credit-debt economy responsible for the rampant economic and social injustice. You have stashed in your houses what you have stolen from the poor. Why do you crush my people and grind the faces of the poor? The imagery Isaiah uses parodies the harvest: The vineyard as metaphor for the nation is developed by Isaiah at length in chapter 5: Woe to you who join house to house, who add field to field, until there is room for no one but you, and you are left to live alone on the land! The Lord of hosts has sworn in my hearing: How might we, with our own choices, reverse wealth polarization? Concrete, effective responses, such as community investing, are possible. Only then are we hearing Isaiah's and Jesus.

5: Ulrich Duchrow (Author of Property for People, Not for Profit)

Property for People, Not for Profit: Alternatives to the Global Tyranny of Capital by Ulrich Duchrow, Franz J. Hinkelammert *The issue of private property and the rights it confers remain almost undiscussed in critiques of globalization and free market economics.*

It looks so easy! Buy a house, make a few cosmetic fixes, put it back on the market and make a huge profit. And plenty of homes are getting flipped. Having that information, you can then figure an ideal purchase price. So how do you flip a building or house? In general, your focus should be on speed as opposed to maximum profit. Now, here are the pitfalls. Not Enough Money Dabbling in real estate is an expensive proposition. The principal, taxes and insurance portions of your payment are not deductible. An easy way to research financing costs is by using a mortgage calculator. With interest rates having risen well off of their post housing-crisis lows, making a profit is tougher than it used to be. Renovation costs must also be factored in. Toss in an unexpected structural problem with the property and a gross profit can become a net loss. It can take months to find and buy the right property. If you have a day job, time spent on demolition and construction can translate into lots of lost evening and weekends. Is that worth it? For many people, it might make more sense to stick with a day job, where they can earn the same kind of money in a few weeks or months via a steady paycheck "€" with no risk and a very consistent time commitment. Not Enough Skills Professional builders and skilled professionals, such as carpenters and plumbers, often flip houses as a sideline to their regular jobs. Some of them also have union jobs that provide unemployment checks all winter long while they work on their side projects. Accordingly, the odds of making a profit on your investment will be dramatically reduced. Not Enough Knowledge To be successful, you need to be able to pick the right property, in the right location, at the right price. The market is far too efficient for that to occur on a frequent basis. Keep in mind that Zillow, the real estate listing firm, is now flipping homes in select markets. Not Enough Patience Professionals take their time and wait for the right property. Novices rush out buy the first house that they see. Professionals either do the work themselves or rely on a network of pre-arranged, reliable contractors. Professionals rely on "for sale by owner" efforts to minimize their costs and maximize profits. Novices expect to rush through the process, slap on a coat of paint and earn a fortune. You will quickly realize that none of them flip homes for a living. If you still want to flip a house, you should approach the venture just as you would any new business. And, like any other small business, the endeavor will require time and money, planning and patience, skill and effort. It will likely wind up being harder and more expensive than you ever imagined. And even if you get every detail right, changing market conditions could mean that every assumption you made at the beginning will be invalid by the end. Take it lightly at your peril: Trading Center Want to learn how to invest? Get a free 10 week email series that will teach you how to start investing. Delivered twice a week, straight to your inbox.

6: Property for People, Not for Profit - Ebook pdf and epub

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7: Property for People, Not for Profit : Ulrich Duchrow :

PROPERTY FOR PEOPLE, NOT FOR PROFIT pdf

Ulrich Duchrow is the author of Property for People, Not for Profit (avg rating, 9 ratings, 3 reviews, published), Alternatives to Global Capit.

8: Property for People, Not for Profit - P2P Foundation

Read "Property for People, Not for Profit Alternatives to the Global Tyranny of Capital" by Ulrich Duchrow with Rakuten Kobo. The issue of private property and the rights it confers remain almost undiscussed in critiques of globalization and free.

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