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the procedures in this manual distill six years of learning about the most efficient acquisition and construction methods in this country for high volume production of housing affordable to low income people the people in the rehab work group at the enterprise foundation have gathered this information first hand and conveyed it in training workshops on production management throughout the country over 2000 participants in the workshops have included rehab specialists from city housing departments construction managers of single and multifamily rehab projects program managers from both

nonprofit housing development organizations and city rehab departments as well as students in colleges and universities they are becoming the backbone of a new cadre of effective producers of affordable housing in the 30 cities and several rural areas where we have both learned and applied these production management techniques they have resulted in savings of 5 10 even 25 percent of the cost of housing development the enterprise foundation is a national nonprofit organization that my wife patty and i launched in 1982 the foundation's mission is to see that all very low income americans have the opportunity for fit and affordable housing within a generation and work their way up and out of poverty into the main stream of american life

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the eu artificial intelligence ai act a commentary edited by ceyhun necati pehlivan nikolaus forgó peggy valcke as artificial intelligence ai systems increasingly permeate various facets of our lives there are growing concerns about their disruptive effects on society and the risks they pose to human rights democracy and the rule of law accordingly the ai phenomenon has given rise to numerous governance frameworks at all levels of jurisdiction in this context it cannot be denied that the european union's ai act is the first legislation of its kind with global impact establishing horizontal rules for the development market placement and use of ai systems however grasping its subtleties and intricacies poses a formidable challenge this then is the first book to offer a reference guide and research tool providing the full text of the ai act as published in the official journal of 12 july 2024 along with an in depth article by article commentary the commentary examines each article in sequential order ensuring a thorough understanding of every provision more than eighty prestigious scholars and top tier professionals all experts in the field collectively contribute an exhaustive exploration and analysis of the ai act making this volume the guide likely shaping the act's interpretation and application in courts and establishing it as a preeminent resource for legal determinations and academic research the authors include senior scholars legal practitioners judges and regulators from top law schools international law firms and eu institutions their authoritative and respected opinions and diverse insights and perspectives will help to shape legal and regulatory frameworks for ai not only in europe but worldwide lawyers judges and other legal professionals will benefit from the book's lucid interpretation of the ai act aiding in its application and compliance thus enhancing their ability to effectively practice and uphold ai related regulations professionals working in interested in and willing to learn more about the field of ai will find thorough guidance making it an essential resource for anyone involved in ai development and systems design in addition policymakers and institutions across the globe will have the opportunity to learn from the eu's pioneering approach helping them craft their own ai policies and legislation

international business law in the new cyberworld edward j swan conducting successful international business in the modern electronically communicating world requires a wide range of tools of international cooperation in order to ensure reasonable and effective laws and regulations governing the cyber

business world as well as to avoid and if necessary resolve conflicts and miscommunications that inevitably arise this is the first book to provide a comprehensive overview of legal measures to regulate cyber commerce around the globe with detailed coverage of the world's major markets and a legal and regulatory review both national and international of digital penetration of the world's major business sectors in a thoroughly researched survey of currently applicable e-commerce law across the globe the author describes and analyzes such aspects as the following international laws and conventions affecting cyber business law of international contracts privacy and data protection issues including cybercrime cyberwar bribery and corruption and intellectual property and competition there are individual chapters for major jurisdictions including the European Union the United States the United Kingdom France China India Japan South Korea Singapore the United Arab Emirates and Saudi Arabia businesses and their in-house counsel as well as lawyers advising or adjudicating business-related legal issues will greatly appreciate the book's in-depth description and analysis of how enforceable business agreements are formed how they can be enforced and how many legal jurisdictions one's business is reaching and how the legal requirements of each jurisdiction will affect one's agreements and one's business expectations

it is inevitable given the enormous media-driven concern generated by the recent application of artificial intelligence ai to an ever-expanding spectrum of day-to-day human experience that the need for a clearly articulated legal response has become imperative this book both clarifies the controversial issues surrounding the use of ai and explores in great detail how far from being unregulated the creation distribution and operation of ai systems currently is and will remain subject to a vast array of existing laws and regulations all over the world demonstrating beyond any doubt that the traditional concepts of legal responsibility including duty of care negligence and compensation for damages will always be applicable to those humans who create and or use artificially intelligent things or systems the author shows how ai systems are clearly implicated in numerous existing legal regimes including the following relevant provisions under international law and eu law applicable provisions in the laws of the United States the United Kingdom France China India Japan South Korea and Singapore and numerous national provisions in the legal fields of health and safety intellectual property competition privacy and data protection and military engagement however given the lack of international consensus on this vitally important issue the author suggests that any worldwide agreement on the legal responsibilities relating to the use of ai will need to be carefully defined and that provisions will need to be reviewed to determine how they will apply to any new range of artificially intelligent creations the purpose of this book is to review those legal concepts throughout the world that currently govern the application of ai and to comment on modifications or extensions of the rule of law that are being proposed as necessary to serve and protect humanity in relation to the expanding applications of ai it is important that anyone who uses or is affected by ai products understands the relationship between existing laws and regulations in major markets around the world and those areas where initial regulations may be required for them for their counsel and for the various policy and regulatory authorities confronted with ai issues this book will prove an essential guide

this book constitutes the refereed proceedings of the 4th southern african conference on artificial intelligence research sacair 2023 held in muildersdrift south africa in december 2023 the 22 full papers presented in these proceedings were carefully reviewed and selected from 66 submissions the papers are organized in the following topical sections responsible and ethical ai track socio technical and human centered ai track algorithmic and data driven and symbolic ai

including an international directory of museum permanent collection catalogs

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