



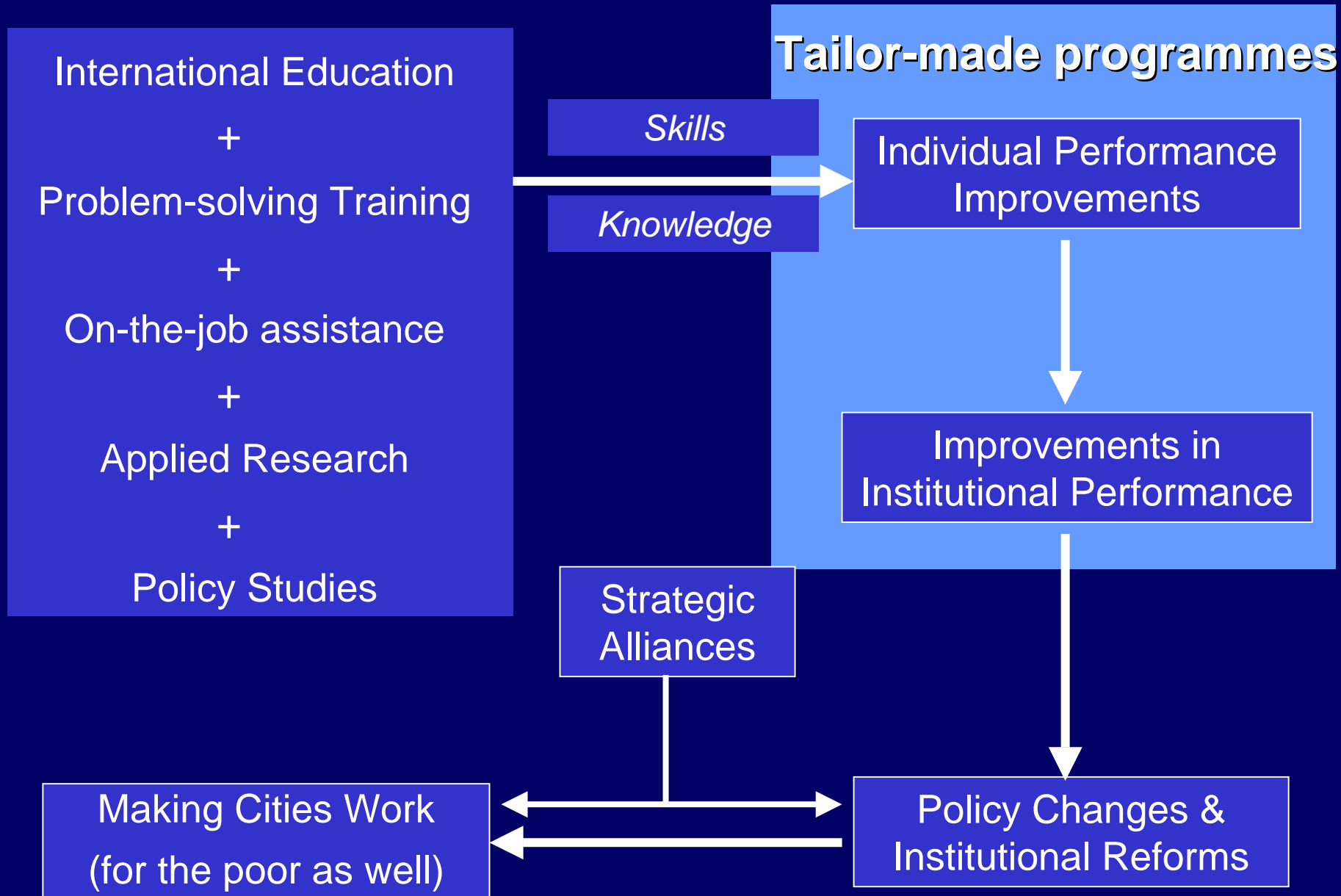
Training & Education

Institutional Strengthening

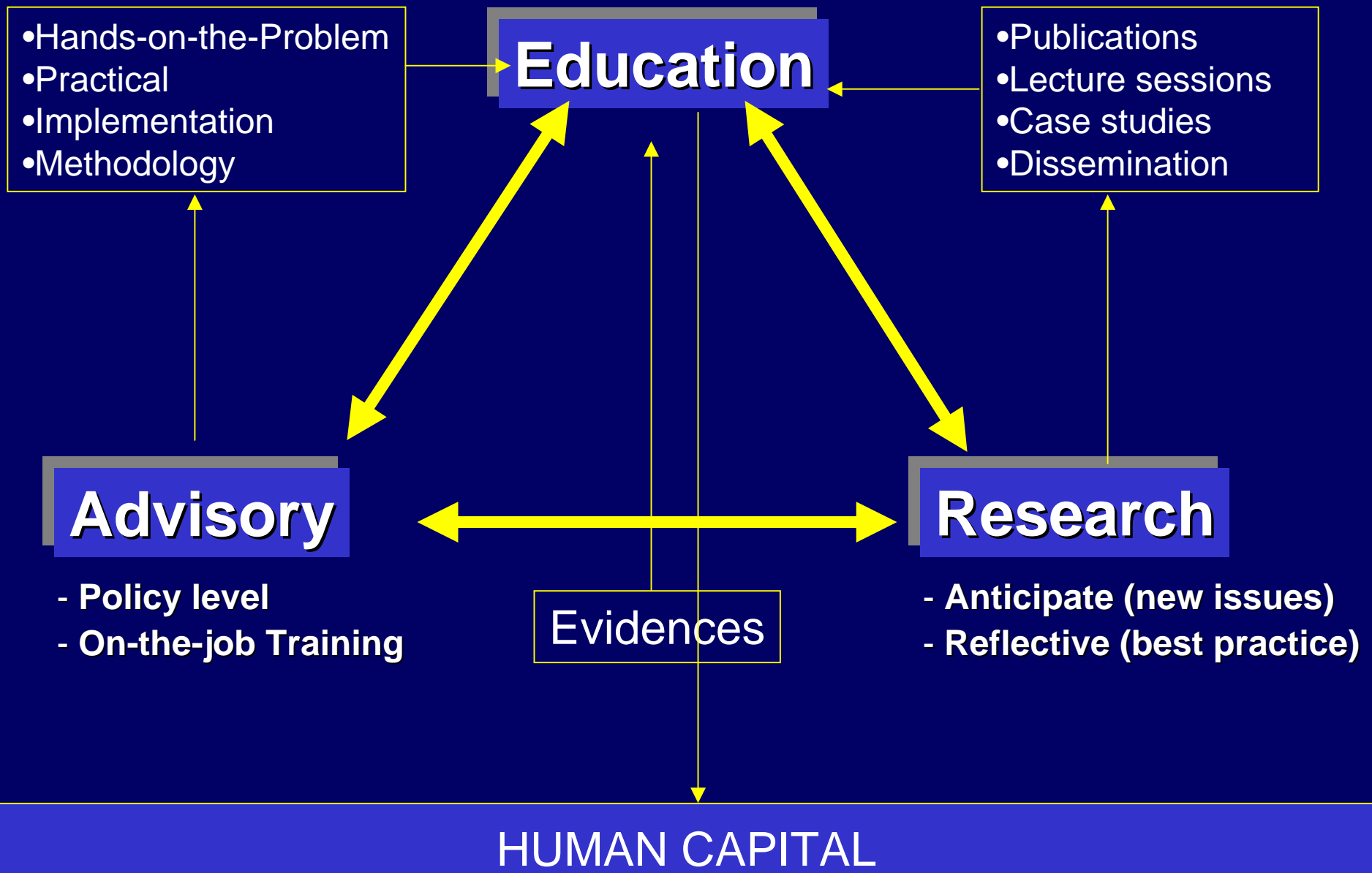
Advisory Services

Research

The IHS Approach



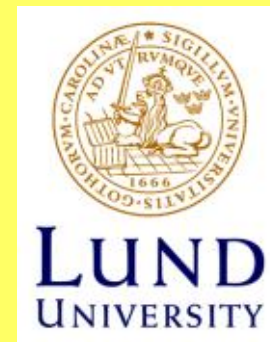
IHS Strategy



Specialisations:

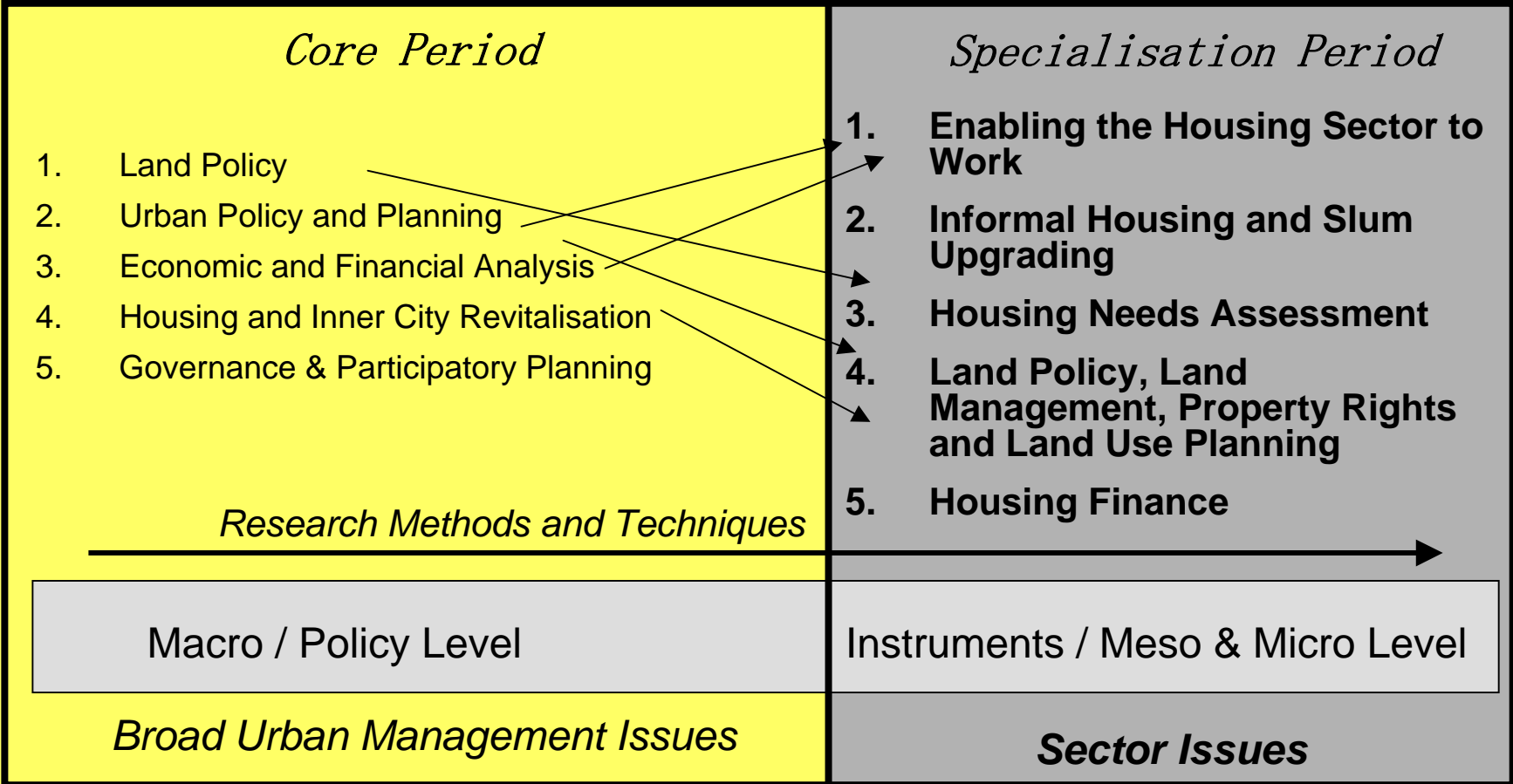
Land Development Strategies and the Future of Cities

Housing: Making it Accessible for all

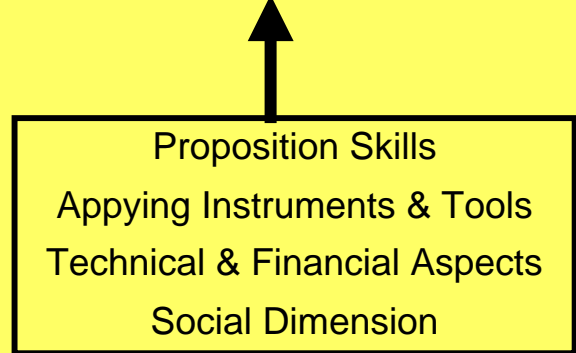


Housing Development & Management

Housing & Land Specialisation: a conceptual framework



↔ **Attitude Change** ↔



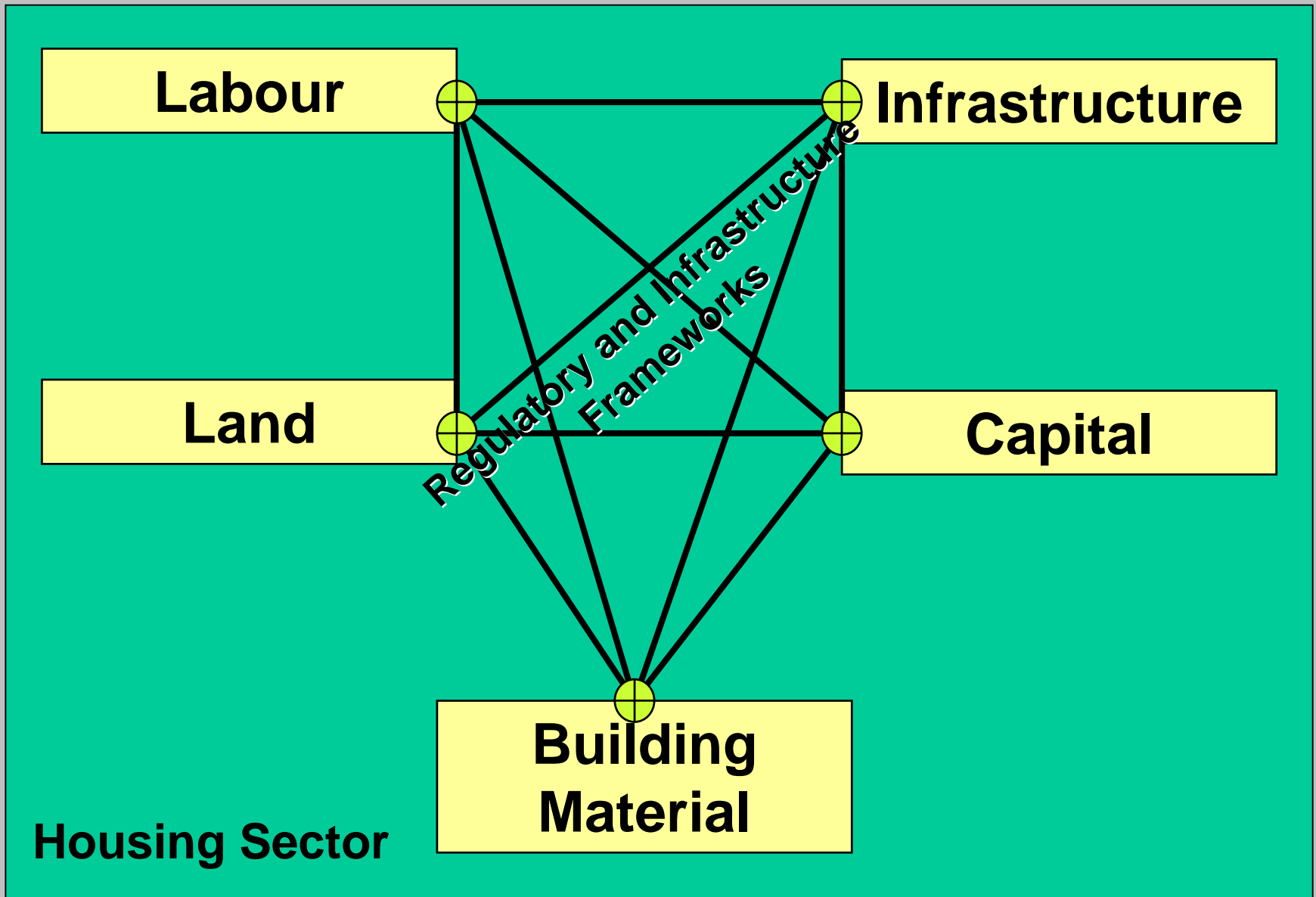
<p align="center">Block 6 The Functioning of the Housing Sector and Enabling Policies 12 March-6 April</p>	<p align="center">Block 7 Land Policy and Land Development Projects 23 April-18 May</p>	<p align="center">Block 8 Housing Development and Management 21 May -15 June</p>
<p>Module 1: Enabling Housing Markets to Work</p>	<p>Module 2: Property Rights, Land Use and Public Participation</p>	<p>Module 1:” Housing and Human Settlement Development Planning</p>
<p>Module 2: The informal city: the theory and practice of slum upgrading</p>	<p>Module 3: Land Policies and Primer on Property Tax</p>	<p>Module 2: Housing Finance</p>
<p>Module 1 (Block 7) Housing & Land Markets and Land Management Tools</p>	<p>Module 4: Smart Growth, Land Use Planning and GIS-based Spatial Analysis</p>	
	<p>Module 5: Planning and Managing Large- scale Urban Projects</p>	

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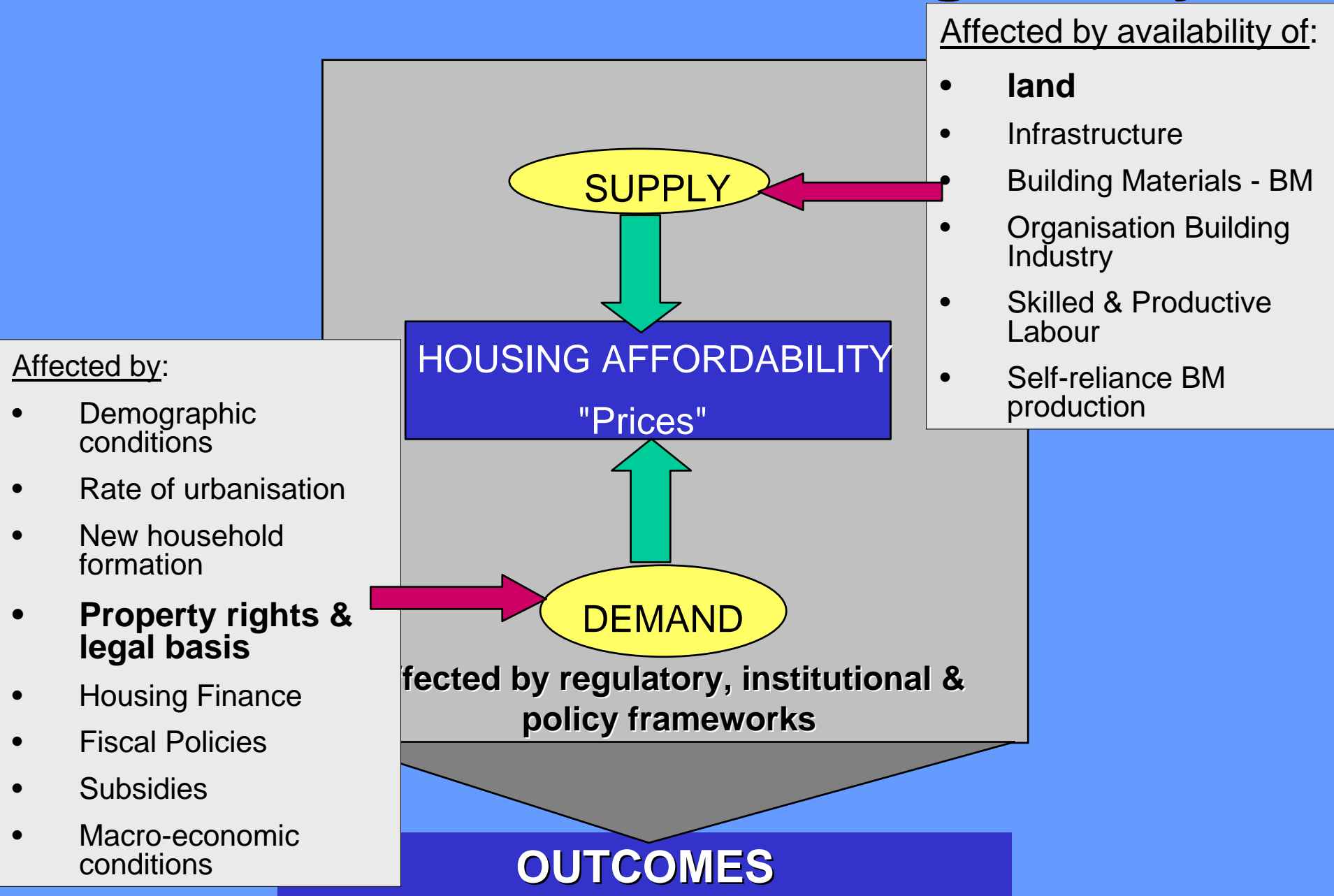
Land as development input

What is the importance of land ?

What are the major Inputs to Housing?



The Context of Housing Policy



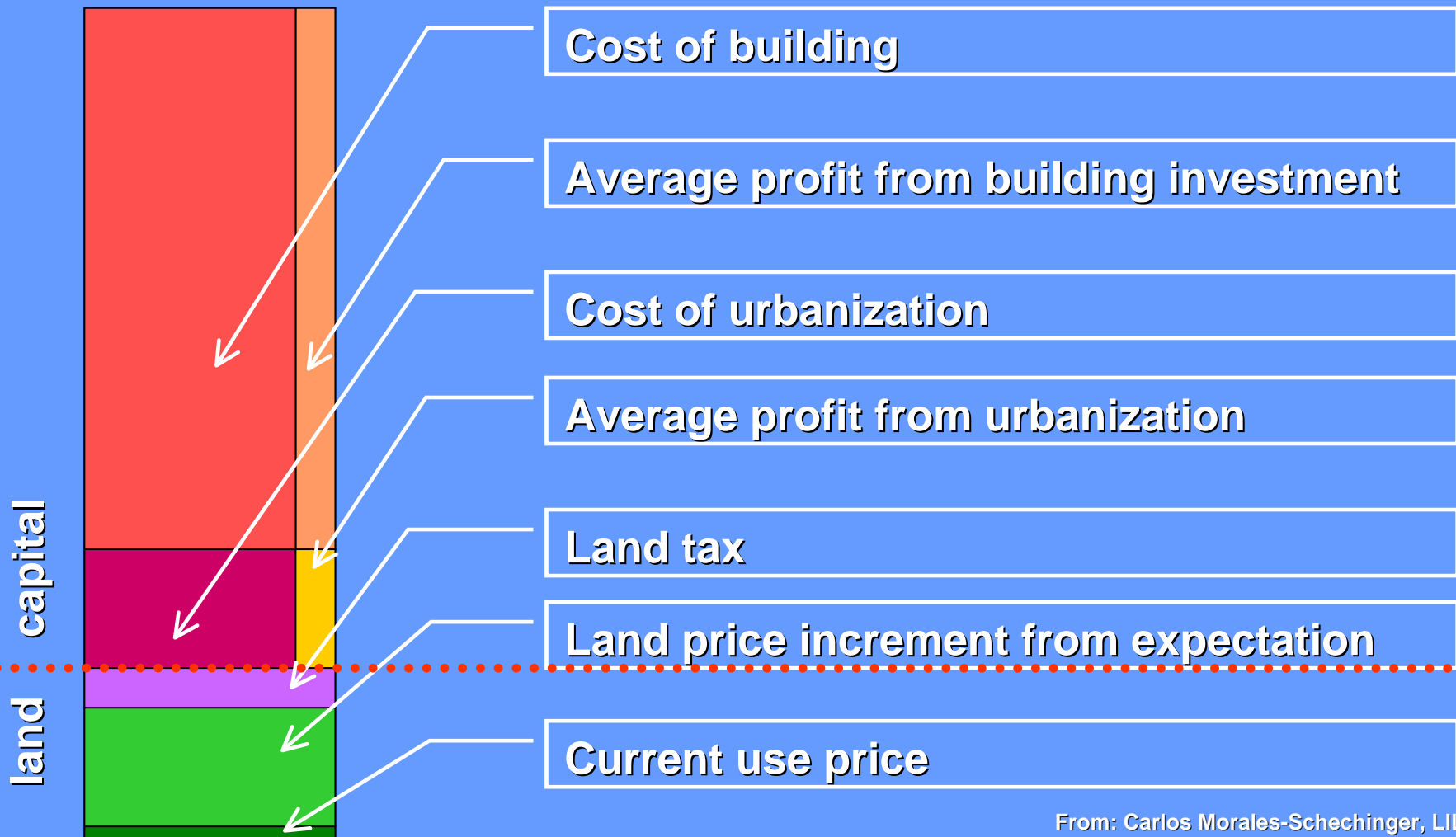
3

Mechanisms to access land

**Do we have the right understanding
of the land delivery processes?**

Land Components

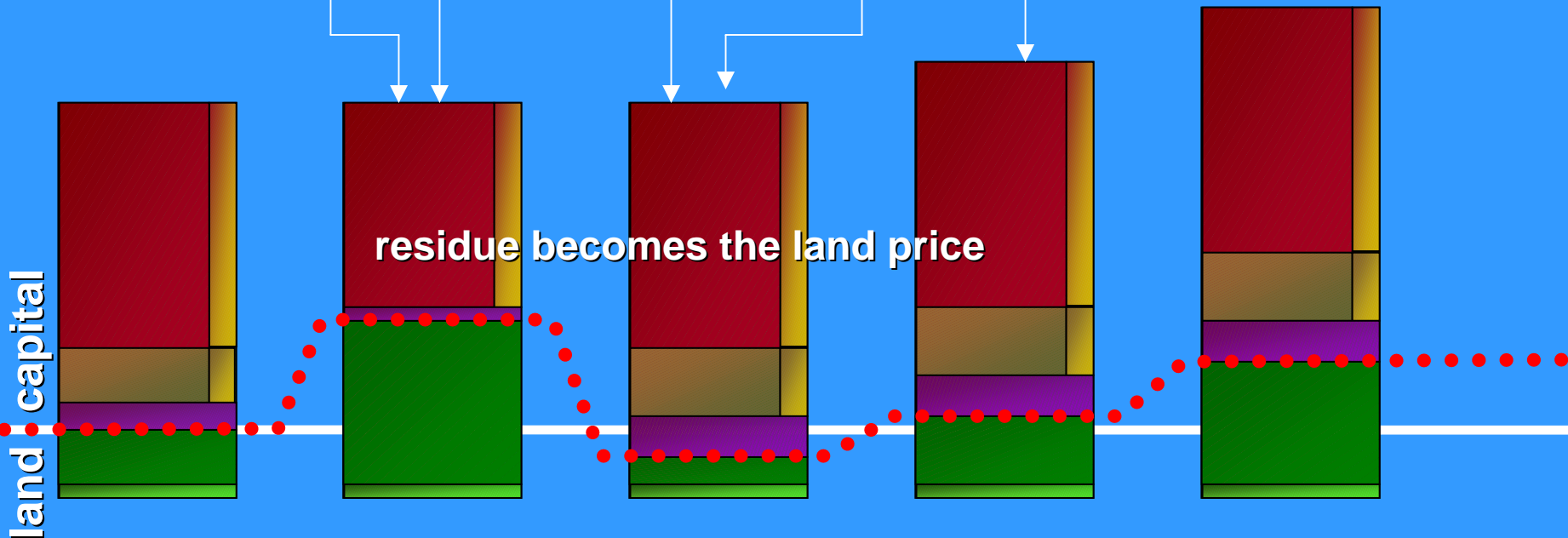
price as manifested in the market



Impact on land prices

Government Policies:

- Zoning & Planning Ordinances,
- building technologies to decrease construction costs,
- lower standards,
- tax reduction,
- eviction policies,
- housing subsidies



The **INFORMAL** land development model is not the exception but the hegemonic model!

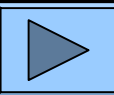
1. PLANNING
2. IMPLEMENTATION OF SERVICES AND INFRASTRUCTURE
3. CONSTRUCTION
4. OCCUPATION

***FORMAL
URBANIZATION***



1. OCCUPATION
2. CONSTRUCTION / consolidation
3. IMPLEMENTATION OF SERVICES AND BASIC INFRASTRUCTURE
4. PLANNING

***INFORMAL
URBANIZATION***

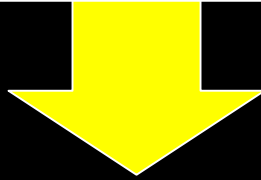


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Informal Land Development Processes.

***Various Global and Local
Responses: policies, programmes,
projects.***

Millennium Development Agenda



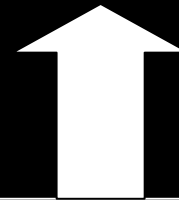
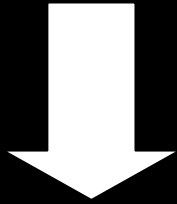
GOAL 7: ENSURE ENVIRONMENTAL SUSTAINABILITY

Target 11:

By 2020, to have achieved a significant improvement in the lives of at least 100 million slum dwellers, which builds upon the Cities Alliance's Cities Without Slums Initiative **while creating alternatives to new slum formations.**

Remedial Policies

1. Planning for development
2. Strategies to improve existing situation
3. Approaches to improve quality of life



Preventive Policies

1. Planning BEFORE development
2. Enabling housing strategies
3. Approaches to access housing inputs
4. Resolving the land question
5. Linking housing and income



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Land Policy

**What do we need to know
to be able to intervene in
land markets ?**

URBAN LAND POLICY: Government objectives

OBJECTIVES

```
graph TD; A[OBJECTIVES] --> B[Policy Tools]; A --> C[Institutions];
```

Policy Tools

1. Master plans
2. Land use zoning ordinances
3. Land parcelling regulations
4. Building codes
5. Land management tools: land sharing; land banking; land readjustment; TDR-transfer of development rights; land registration. Sites & Services;

Institutions

1. Land Development Agencies
2. Land Registration Offices
3. Land Cadastre
4. Land Banking Units
5. Land Management & Control Agency

Managing Land:

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What are the information available and how to we put in place a land administration system ?

Administrative Practice

- **Discovery**
- **Coverage**
- **Land records**
 - **Cadastral = Official property registry**
- **Forms**
 - **Legal: lists title or ownership of land and buildings**
 - **Fiscal: contains tax information (valuation, etc)**
 - **Physical: parcel boundaries and building information**
 - **Can be integrated into a single set of records**
- **Also called assessment, appraisal, ownership, property, real estate and tax maps**
- **Maps and GIS**

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Managing Land

What are the tools and instruments available for local governments?

Land Management Instruments

ADMINISTRATION

Land expropriation

Pre-emption right

Compulsory Replotting

Cadaastre

Land Information System-LIS

MANAGEMENT

Land Bank

Land Pooling

Land Readjustment

Land lease

TRD-Transfer Develop.Rights

TAXATION

Real estate property taxes

Land transfer duties

Development charges

Betterment & servicing charges

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Understanding Land Markets & the economics of it.

Various instruments & tools

