IHS Institute for Housing and Urban Development Studies

Training & Education

Institutional Strengthening

Advisory Services

Research
The IHS Approach

Tailor-made programmes

- International Education
  - Problem-solving Training
  - On-the-job assistance
  - Applied Research
  - Policy Studies

Skills

Knowledge

Individual Performance Improvements

Improvements in Institutional Performance

Making Cities Work
(for the poor as well)

Strategic Alliances

Policy Changes & Institutional Reforms
IHS Strategy

Education

- Hands-on-the-Problem
- Practical
- Implementation
- Methodology

Advisory

- Policy level
- On-the-job Training

Research

- Anticipate (new issues)
- Reflective (best practice)

Evidences

- Publications
- Lecture sessions
- Case studies
- Dissemination

HUMAN CAPITAL
Specialisations:
Land Development Strategies and the Future of Cities
Housing: Making it Accessible for all

Housing Development & Management
Housing & Land Specialisation: a conceptual framework

**Core Period**

1. Land Policy
2. Urban Policy and Planning
3. Economic and Financial Analysis
4. Housing and Inner City Revitalisation
5. Governance & Participatory Planning

**Specialisation Period**

1. Enabling the Housing Sector to Work
2. Informal Housing and Slum Upgrading
3. Housing Needs Assessment
4. Land Policy, Land Management, Property Rights and Land Use Planning
5. Housing Finance

**Research Methods and Techniques**

**Macro / Policy Level**

**Sector Issues**

**Problem Analysis**

**Analytical Skills**

**Management and Governance**

**Proposition Skills**

**Applying Instruments & Tools**

**Technical & Financial Aspects**

**Social Dimension**

**Attitude Change**
<table>
<thead>
<tr>
<th>Block</th>
<th>Module 1:</th>
<th>Module 2:</th>
<th>Module 3:</th>
<th>Module 4:</th>
<th>Module 5:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block 6</td>
<td>Enabling Housing Markets to Work</td>
<td>Property Rights, Land Use and Public Participation</td>
<td>Land Policies and Primer on Property Tax</td>
<td>Smart Growth, Land Use Planning and GIS-based Spatial Analysis</td>
<td>Planning and Managing Large-scale Urban Projects</td>
</tr>
<tr>
<td>Block 7</td>
<td>The informal city: the theory and practice of slum upgrading</td>
<td>Housing and Human Settlement Development Planning</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Block 8</td>
<td>Housing Development and Management</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Block 6**
The Functioning of the Housing Sector and Enabling Policies  12 March-6 April

**Block 7**
Land Policy and Land Development Projects  23 April-18 May

**Block 8**
Housing Development and Management  21 May -15 June
2

Land as development input

What is the importance of land?
What are the major Inputs to Housing?

- Labour
- Land
- Building Material
- Infrastructure
- Capital
- Regulatory and Infrastructure Frameworks

Housing Sector
The Context of Housing Policy

Affected by availability of:
- **land**
- Infrastructure
- Building Materials - BM
- Organisation Building Industry
- Skilled & Productive Labour
- Self-reliance BM production

Affected by:
- Demographic conditions
- Rate of urbanisation
- New household formation
- **Property rights & legal basis**
- Housing Finance
- Fiscal Policies
- Subsidies
- Macro-economic conditions

SUPPLY

DEMAND

HOUSING AFFORDABILITY

"Prices"

OUTCOMES

affected by regulatory, institutional & policy frameworks
Do we have the right understanding of the land delivery processes?
Land Components

- Cost of building
- Average profit from building investment
- Cost of urbanization
- Average profit from urbanization
- Land tax
- Land price increment from expectation
- Current use price

price as manifested in the market

From: Carlos Morales-Schechinger, LILP 2004
Impact on land prices

Government Policies:

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

residue becomes the land price
The INFORMAL land development model is not the exception but the hegemonic model!
Informal Land Development Processes.

Various Global and Local Responses: policies, programmes, projects.
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
Land Policy

What do we need to know to be able to intervene in land markets?
URBAN LAND POLICY: Government objectives

**OBJECTIVES**

**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.

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

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

- **Discovery**
- **Coverage**
- **Land records**
  - Cadastre = 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**

5

Managing Land

What are the tools and instruments available for local governments?
Land Management Instruments

**ADMINISTRATION**
- Land expropriation
- Pre-emption right
- Compulsory Replotting
- Cadastre
- 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
Understanding Land Markets & the economics of it.

Various instruments & tools
Urban Bid Rent Curve

Agricultural Bid Rent Curve

City Center

Urban Edge

Distance from Center