

# Moving from knowledge to change: Agreeing the next steps for better access to urban land

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## Mobilizing land value to achieve better access to urban land

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## There is a market

... it dominates access to urban land

... it prevails over rules and taxes

... the poor have to break them to access the market

... paying a lot

... this settlements are called “informal”

... they should be called “expensive and precarious”

**what is known**

## To secure the poor to have access to land and property

... in bad locations, unsafe, un-serviced and late ?

... with the right to be excluded from rules and taxes ?

... and the right to be subsidize and pay a lot ?

... to land owners protected to be excluded from rules and taxes !

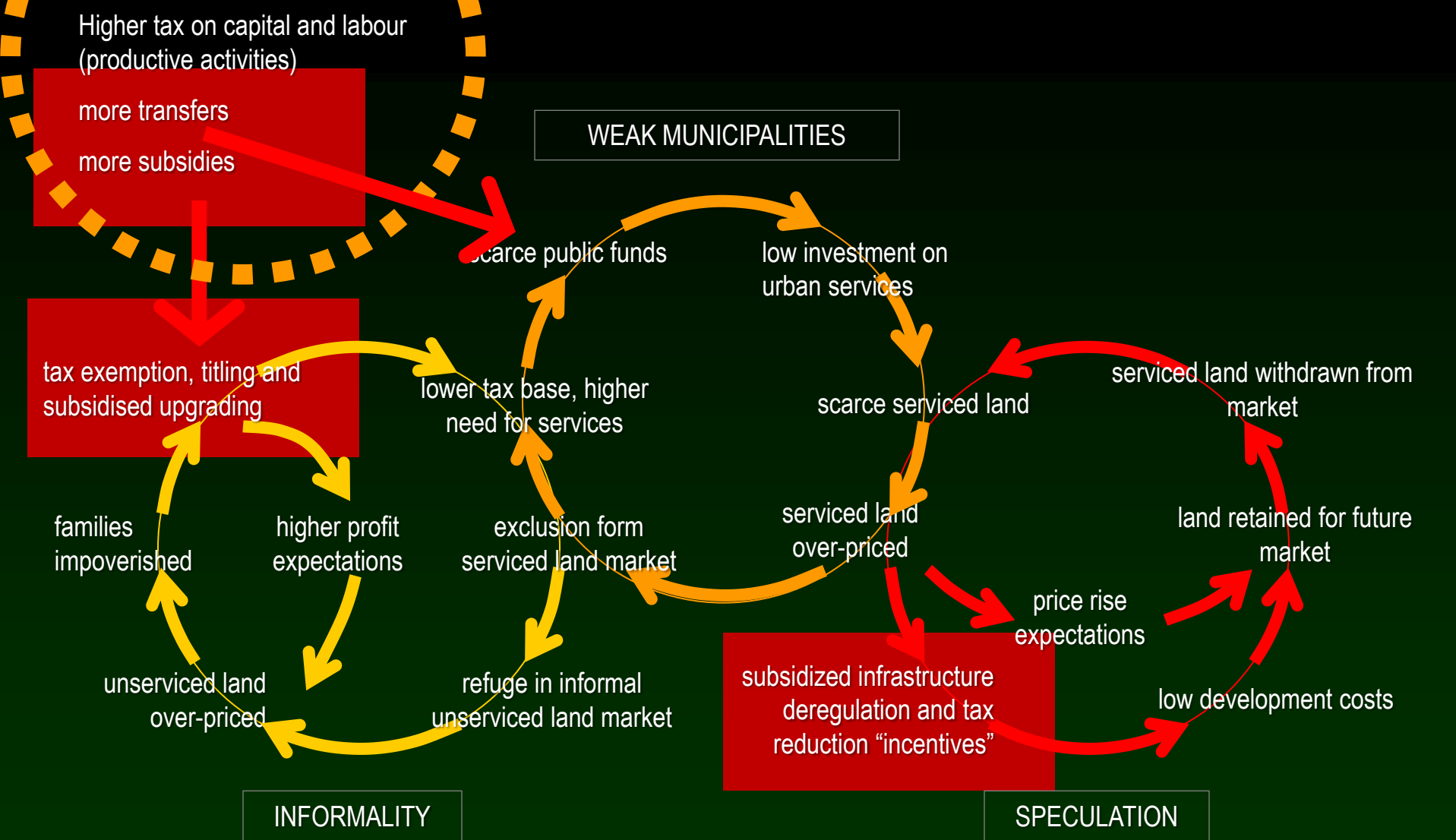
... protected to charge a high price !

... and when ever they want and where ever they want !

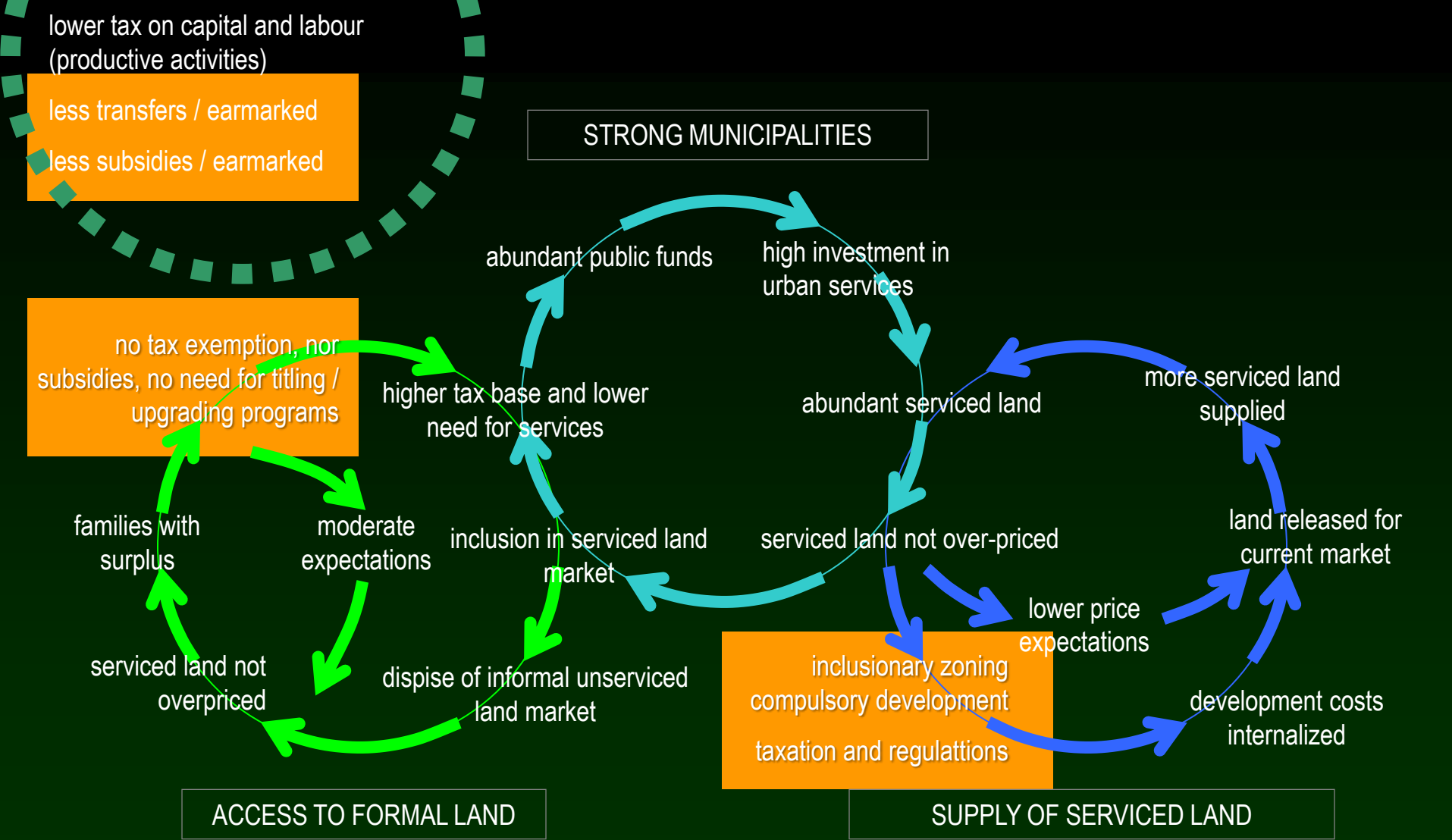
... so that this settlements can be called “formal” !

... yet still expensive and precarious

**what is advocated**



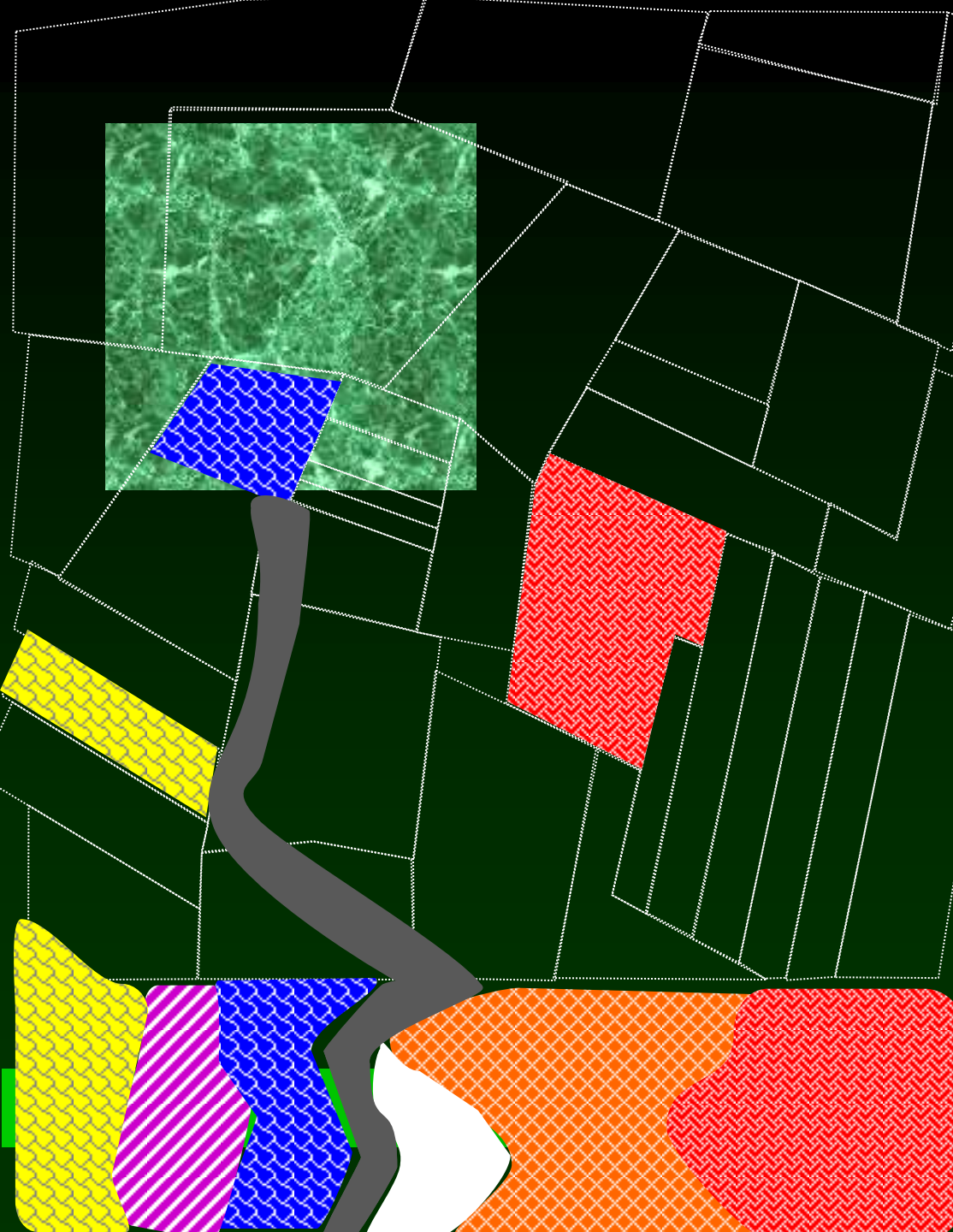
# the vicious cycle



# the virtuous cycle

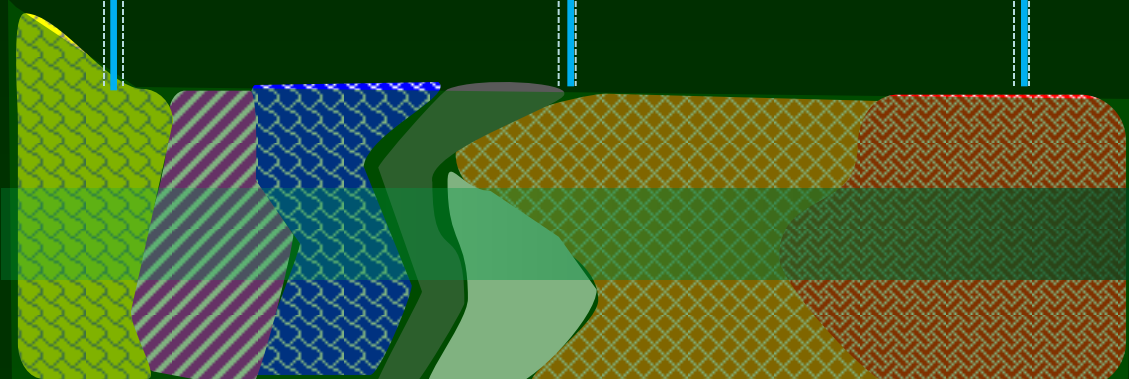
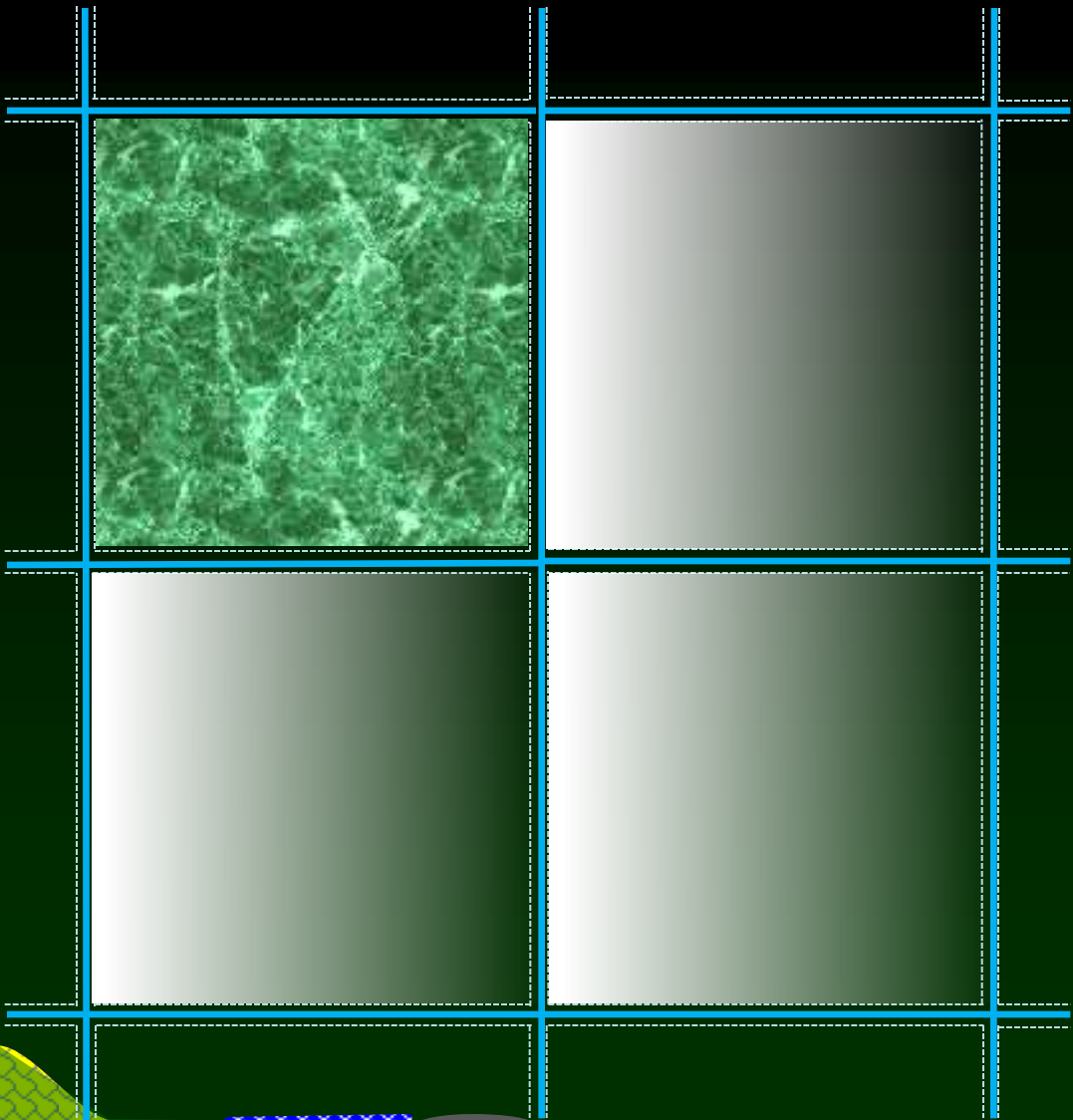
- Land use planning for macro scale zoning
- Transfer of development rights for protected areas
- Rights of way, expropriation and compensation
- Betterment charges, value increment tax and selling development rights to finance trunk infrastructure
- Inclusionary zoning vs. exclusionary zoning
- Compulsory development
- Multiple land use planning, supply for all
- Land assembly, financing serviced land and cross-subsidizing
- Land readjustment: Majority rule, vacant land taxation, expropriation, compulsory auction
- Community land trusts, land banking, land leasing
- Sites and services, savings-subsidies-mortgages
- Land taxation

**for massive supply of serviced land**



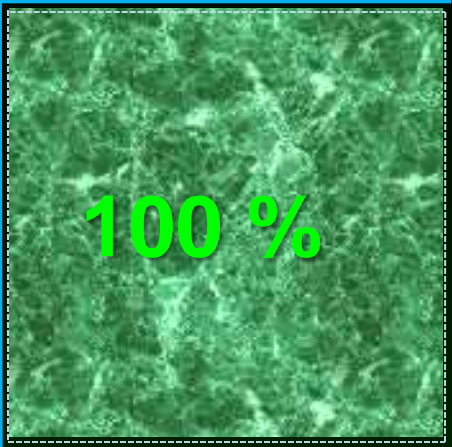
- **Market segregation**  
... & exclusionary zoning
- **Concentrated Infrastructure**  
... congestion
- **Rights of way**  
... ruled by property owners
- **Vacant land under speculation**  
... waste of investment
- **Rural pattern of properties**  
... that rules urban patterns
- **Leap-frog development**  
... disjointed cities

**the market**



# inclusionary zoning



 <p>100 %</p>	<p>&gt;30%</p> <p>&gt;10%</p> <p>&gt;10%</p>
<p>&gt;30%</p> <p>&gt;10%</p> <p>&gt;10%</p>	<p>&gt;30%</p> <p>&gt;10%</p> <p>&gt;10%</p>

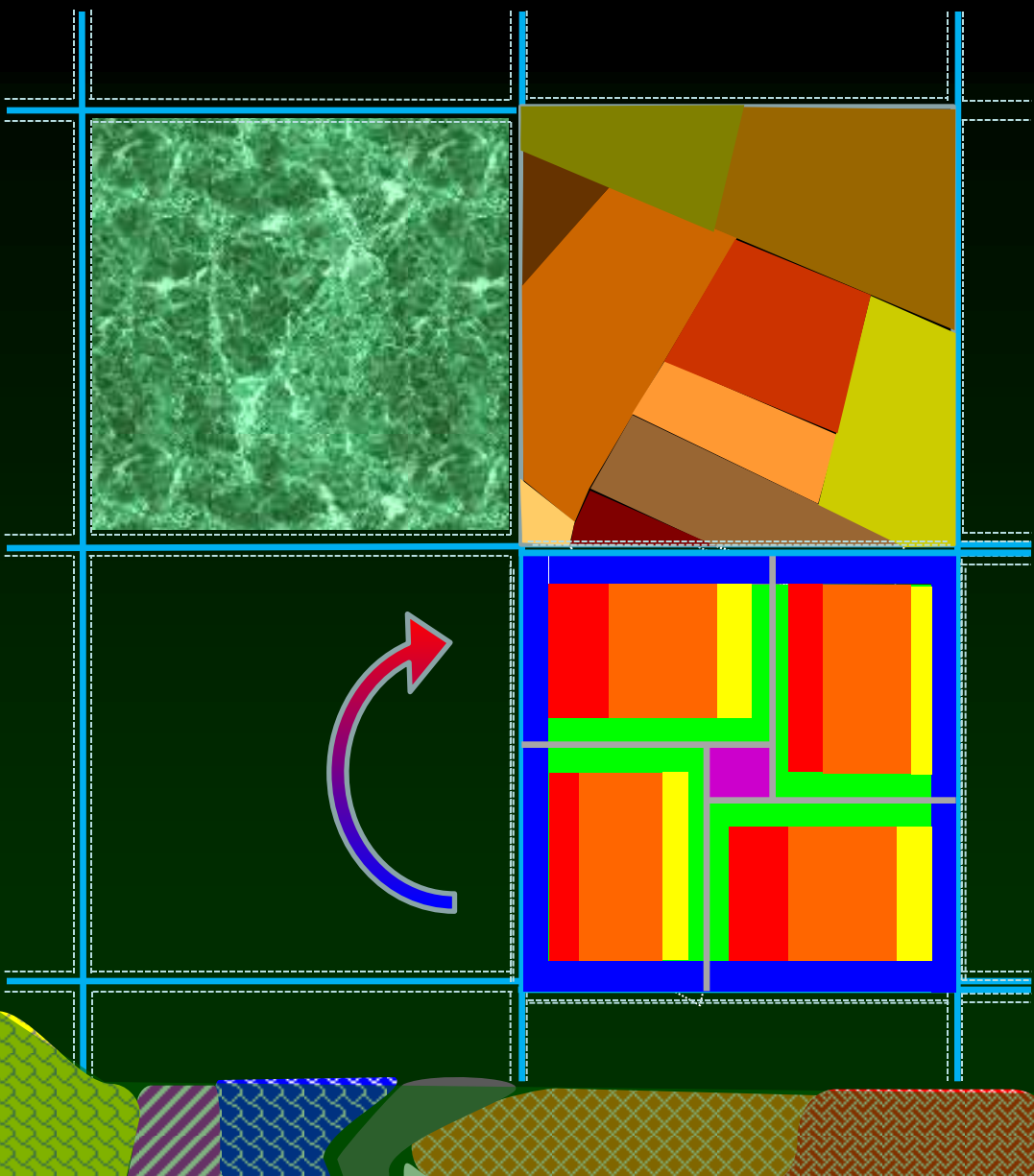
- per basic zone
  - ... minimum compulsory uses (+ forbidden + conditioned)
- % plots for the poor
  - ... depending on income structure
  - ... & middle class?
- + other none profitable
  - ... green space and amenities
- & profitable?
  - ... market decides
- bundle of rights
  - ... and obligations

# inclusionary zoning



- **Declare compulsory develop.**
  - ... according to demand
  - ... time to prepare
  - ... monitor
- **When time expires**
  - ... or before
- **Vacant land tax**
  - ... incremental in time?
- **Expropriate**
  - ... and lease
- **Auction**
  - ... compulsory

# compulsory development



- **Government acquires all**  
... at what price?
- **Associating land owners**  
... according to size and fertility  
... not location  
... nor future expectations
- **Voluntary**  
... willing owners
- **And reluctant owners?**  
... majority vote  
... vacant land tax  
... expropriation: mean project value  
... compulsory auction

## land assembly: land readjustment

Government does not substitute private nor social initiative

Generates its own resources, mobilizing land value increments

Can use existing legal framework, though needs improvement and streamlining

Supply of land at a large scale and including all land uses

Distributes costs and benefits equitably

**preventive action**





... Thank you



... questions ?