

FROM LAND RIGHTS TO
PROPERTY MARKETS:
A PERSPECTIVE

PRESENTATION TO THE
URBAN LAND MARK
CONFERENCE: AUGUST 2008

REFLECTING BNG

- PREDICATED ON THREE INTERLINKED CONCEPTS:
SCOPE,SCALE,PACE
- REVIEW: QUALITY, EQUITY & EFFICIENCY
- RECONCILED TO GEAR/ASGISA/IGR
- NEW ARCHITECTURE: 7+4
(ASSETS;SHS;SUPPLY&DEMAND;RESOURCE
ALIGNMENTS)
- RECODIFICATION: CODES;
COMPACTS;MOU'S;CHARTERS;PILOTS
- PROGRAMME THRUSTS: INFORMAL SETTLEMENT
UPGRADING; RENTAL/SOCIAL HOUSING; BNG
SYNDICATED INTO MARKET OPERATIONS

CONTEXTUAL SHIFTS X 2:

(1) PLANNING

- RAPID URBANISATION(NOT ENOUGH JOBS)
- GENERAL NEGLECT OF POLICY&INSTITUTIONAL REFORM OF URBAN TERRAIN(FOCUS ON MACRO STABILITY,DEBT,TRADE)-UNHABITAT
- WEAK CONCEPT OF URBAN SPACE ECONOMY(MULTI-NODAL CITIES/LAND&OPPORTUNITY)
- INCAPABLE URBAN INFRASTRUCTURE(CROWDING IN OF PUBLIC SECTOR-RESULTS IN FAILURE TO MEET HOUSING FINANCE PRE COND)
- INERTIA TO INFORMAL SETTLEMENT GROWTH-RESTRUCTURING OF THE CITY FROM BELOW(EVEN IF Q FOR ENTITLEMENTS)
- PLANNING THAT FAILS TO ADDRESS SOCIO-SPATIAL IMPACTS OF INEQAULITY &
- PLANNING THAT REPRODUCES INEQUALITY-INEFFICIENCY&
- RETREAT OF PLANNING TO REAL ESTATE DEVELOPERS-ENCOURAGES ECO COMPETIVENESS-PRODUCES EXCLUSION(WATSON)-EXCEPTIONS
- UNEVEN REGULATORY APPLICATION (FLEXIBILITY)

TAKING PLANNING FORWARD

- CENTRALITY OF THE POOR(NEED AND UNIT COST REDUCTIONS)SHARED COSTS / 3 WAY COLLABORATIVE RISK TAKING FORMULA(MITLIN/APPADURAI/WB)
- LOCAL/BAREFOOT PLANNING INTERFACE(LOWE)
- PROGRESSIVE STANDARDS/ INCREMENTALISM(MITLIN)
- NEW FRAMEWORKS FOR NEGOTIATIONS(MITLIN)
- PLANNING SUPPORTED BY NEW INSTITUTIONAL ARRANGEMENTS-NEW PERFORMANCE NORMS
- THROUGH A SOCIALLY CONSTRUCTED CONSENSUS(WATSON)
- STRATEGIC PLANS AND LARGESCALE MULTI-FUNCTIONAL PROJECTS(CATALYTIC PROJECTS LINKED TO URBAN VITALITY-WATSON;LEMON)

CONTEXTUAL SHIFTS (2)

FINANCE(UNHAB/HGSH)

- CURRENT OUTCOMES: AFFORDABLE SHELTER THAT IS INADEQUATE & ADEQUATE SHELTER THAT IS UNAFFORDABLE(PRICE OF URBAN LAND)
- GLOBAL AFFORDABILITY FOR SCALE OF SHELTER NEEDS (X3)SYNERGISTIC SYSTEMS & INSTITUTIONS
- NOT JUST EXPENSIVE HOUSING-INCOMES ARE TOO LOW(STANDARDS)
- COMPLEXITY OF MARKETS
- SAVINGS(GDP)
- MULTI-OCCUPIED HOUSING(HORIZONTAL/VERTICAL)(LOWE)

TAKING FINANCE FORWARD

- CONVENTIONAL MORTGAGE FINANCE
REWORKED/EXPANDING THE FRONTIER/SYNERGISTIC
SYSTEMS
- IMPROVED BROKERAGE INFO SYSTEMS
- SUBSIDIES(THICKEN MARKETS)/ FINANCING OF SOCIAL
HOUSING
- SHELTER MICRO FINANCE
- COMMUNITY BASED SHELTER FUNDS
- FINANCE FOR SMALLSCALED LANDLORDS/SMALL SCALE
CONTRACTORS/DEVELOPERS
- REDUCING THE COST OF HOUSING
- EFFICIENT TITLING/REDUCTION OF COSTS
- LOCAL GOVERNMENT INVESTMENT
- EDUCATION/FINANCIAL LITERACY