



Title:
**Land Administration for
Housing Production**

Sub Title:
Concept, Drivers and Analytical Framework

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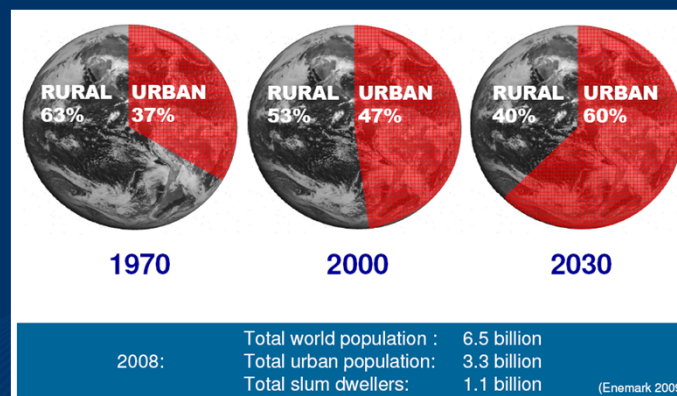
Introduction

- Housing (shelter) is recognised worldwide as one of the most important basic needs of humankind after food
- It includes the physical structure used as shelter and the environment of that shelter.
- Housing is both a **process** and a **product**
- As a process it involves the methods employed to construct or transform inputs like **land**, labour, capital, physical infrastructure, **policies**, **ideas** and **information** into dwellings



Introduction

- more than 50% of world population now live in cities
- more pressure on developable land for urban housing



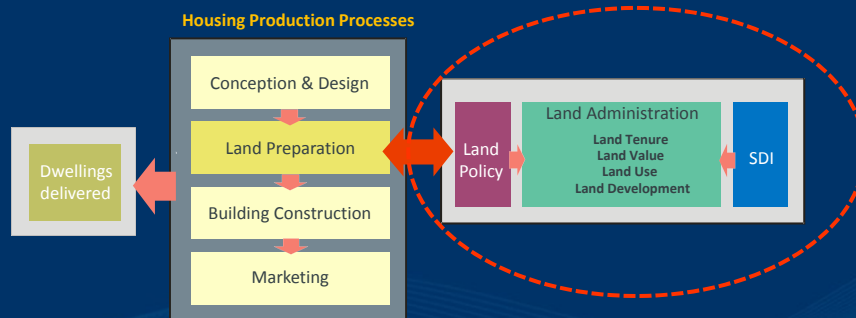
Land Administration

- Land is essentially indispensable and its *administration* is thus crucial
- Land administration (LA) is *not an end* in itself but rather *a tool* to facilitate adequate housing production.
- LA is the infrastructure and a *process* for implementing government *policies* and *land management strategies*

... National Infrastructure to Manage Land Information (NIMLI)



Conceptual Link: Land Administration and Housing



Prevailing Situations:

- Literature and Preliminary Case Studies
 - Land as a major input is currently not well managed to facilitate housing production at scale due to:
 - ✓ insufficient knowledge about how various functions of land administration might be integrated *theoretically, conceptually, and analytically*
 - ✓ Poor integration across land administration functions and between different levels of government (*Land administration silos*)
 - ✓ Government agencies most times initiate and formulate policies based on *their internal norms* and functions
 - ✓ These manifest in varying degree of *contradictory policy objectives* (Egbu et al, 2007; Goodman et al, 2010).



What implications for Housing production?

- Complicated government *policies* and *inter agency processes*
- Increased time and costs
- This impedes efficient *land market* and effective *land use management* necessary for affordable housing production



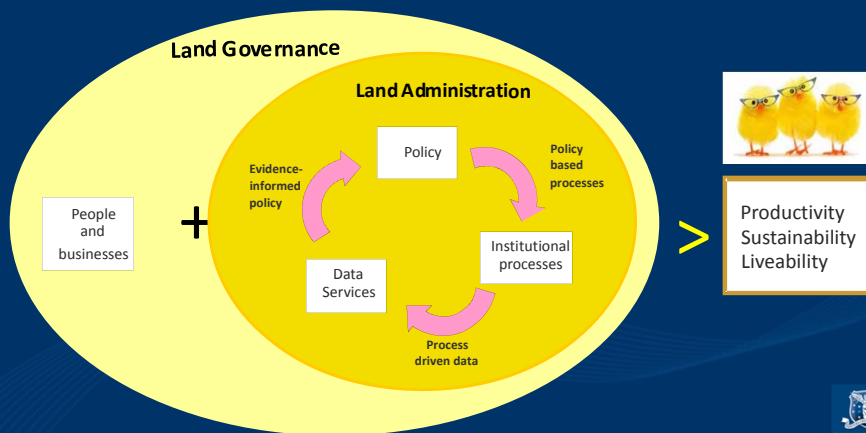
The Study Focus

- To develop tools to integrate the disparate land administration functions between different levels of governments.
 - ✓ Two layers of integration: across land administration functions and between different levels of government
 - ✓ Particular focus on: *policies, institutional processes, and data services*.



The Significance

- It considers the importance of *policies, institutional processes and data services*
- This is framed within the concept of land governance (people and businesses)
- It proposes that better integration of these themes will facilitate: productivity, sustainability and liveability.

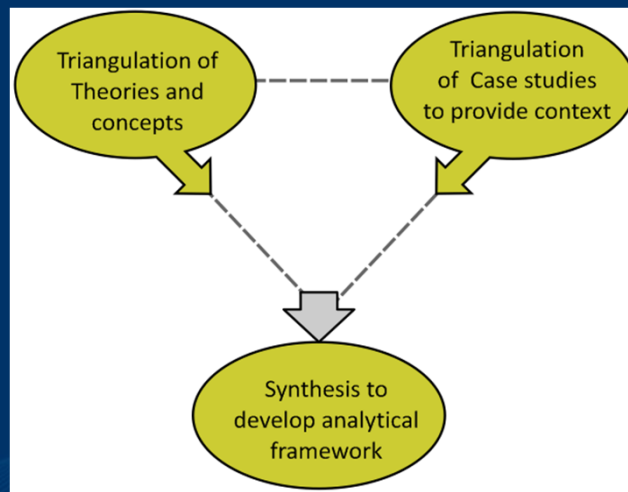


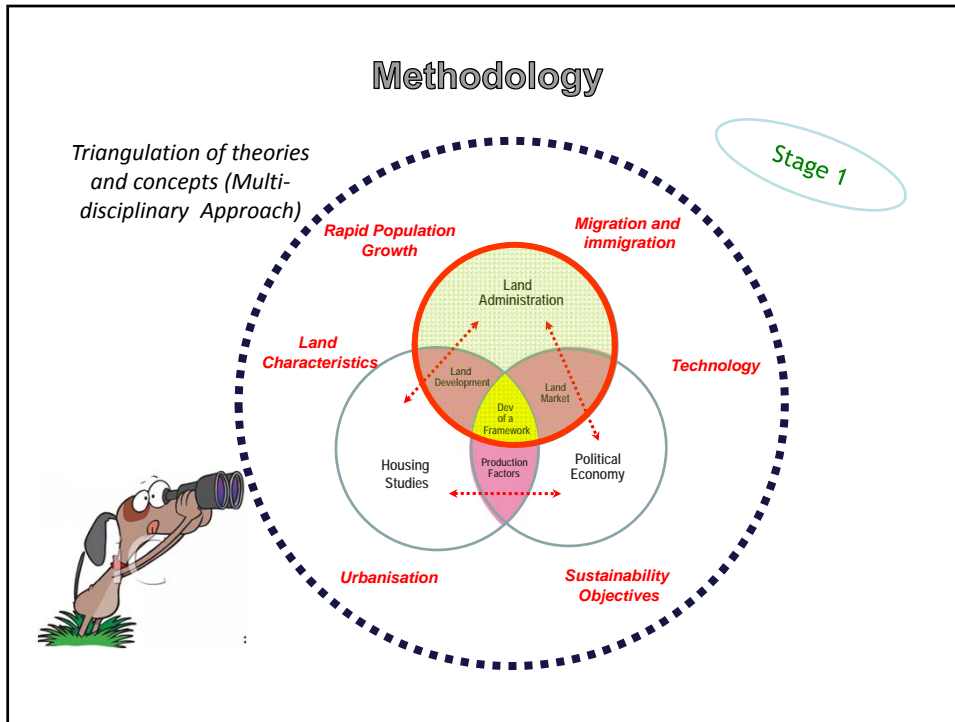
Methodology

- A three-stage research method was developed based on the concept of triangulation
- **First stage** - the recognition of housing production processes as being multidimensional and that it requires a multi-disciplinary approach
- **Second stage** - involved developing context for the integration across different levels of government to reflect federated systems of government
- **Third stage** - the synthesis of the first two stages to frame and provide structure for the examination



Methodology





Methodology

Triangulation of Cases to Provide Context

- Australia - Melbourne @ 5 Million
- Nigeria - Lagos Mega city plan

Stage 2

- Synthesis to develop Analytical tools

Stage 3

Results from Case Studies

- Australia
 - No national land administration policy
 - Land policy could only be inferred from existing legislations or some other documents
 - National and international issues like, global warming, sea level rise are policy triggers
 - Inconsistencies in Strategic and Statutory Planning
- Nigeria
 - Disjointed national land policies
 - Overlaps between customary practices and the imposed political structured governed by the Land Use Act
 - Challenging institutional arrangement for land delivery between deferent agencies that manage the different functions of land administration



Results from Case Studies

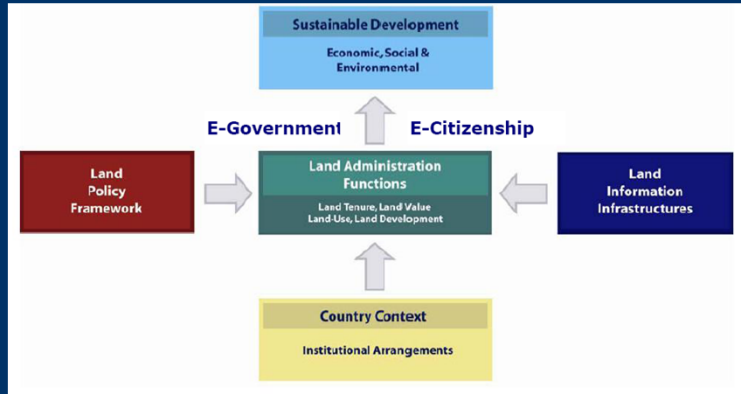
Based on the preliminary findings in both case studies:

- the initial linear interactions across the land administration functions is not capable of understanding the current integration
- across land administration and between different levels of government

... design of an analytical tool



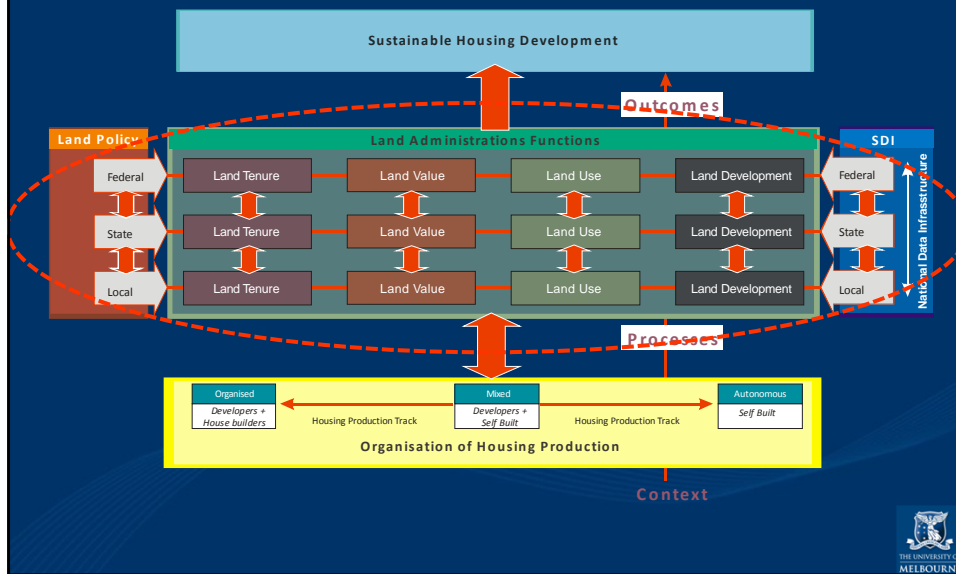
Analytical Framework



The Land Management Paradigm (Enemark et al., 2005).



Analytical Framework



Combinations of Possible Interactions

(Integration Areas)		Tenure			Value			Use			Dev			
		Federal	State	Local	Federal	State	Local	Federal	State	Local	Federal	State	Local	
Width of Integration ↕	Depth of Integration →													
	Agencies →	1	2	3	4	5	6	7	8	9	10	11	12	
Federal	Tenure	a	1	2	3	4	5	6	7	8	9	10	11	12
	Value	b	4	5	6	7	8	9	10	11	12			
	Use	c	**	**	**	**	**	**	**	**	**	**	**	**
	Development	d	**	**	**	**	**	**	**	**	**	**	**	**
State	Tenure	e	2	3	4	5	6	7	8	9	10	11	12	
	Value	f	5	6	7	8	9	10	11	12				
	Use	g	**	**	**	**	**	**	**	**	**	**	**	**
	Development	h	**	**	**	**	**	**	**	**	**	**	**	**
Local	Tenure	i	3	4	5	6	7	8	9	10	11	12		
	Value	j	6	7	8	9	10	11	12					
	Use	k	**	**	**	**	**	**	**	**	**	**	**	**
	Development	l	**	**	**	**	**	**	**	**	**	**	**	**

■ Internal agency integration (12 possibilities)
■ Horizontal integration across land administration functions (36 possibilities)
■ Vertical integration between different levels of government (24 possibilities)
■ Diagonal integration across functions and between different levels of government (72)



Integration assessment scale (adapted from Glasby, 2008)

0	=	No known Integration	
1	=	Sharing information	→ Cooperation
2	=	Consulting each other	
3	=	Coordinating activities	→ Coordination
4	=	Joint management	
5	=	Partnership organisation	→ Collaboration
6	=	Formal merger	



Future Research Work

- Development of land administration integration assessment parameters in the context of housing production
- Adaptation of numerical scale to measure the level of integration
- There is a need for assessment of inter-agency collaboration level against policy outcomes in terms of land delivery for housing.
- The development of strategies to spatially enable Planning and Urban Development



Conclusions

- Lack of integration of LA functions is considered a major impediment to facilitate adequate housing production
- Analytical framework is necessary to facilitate the understanding of this.
- The importance of this framework is that land delivery for housing production could be understood at the level of:
 - ✓ the interactions across the land administration functions: land tenure, land value, land use and land development.
 - ✓ the interaction between different levels of government.
- Further studies are required to empirically test and validate the framework.



Acknowledgments

- NIMLI Team
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Thank You

Muyiwa Agunbiade

m.agunbiade@pgrad.unimelb.edu.au

