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The Role of Land Development Institutions in Sustainable Land Use: A Comparative Analysis between Selected Countries and Turkey

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Introduction

- Scarcity and vulnerability of Land resources
- The Need for planning or readjustment of land for future developments
- A diversity of institutional frameworks for land management
- Passive Vs Active land planning systems

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Aim of the research

- Exploration of Land Development Institutions (LDI)
- Their Role in the implementation of Sustainable land use policy
- A focus on the Netherlands, Malaysian and Turkish land development systems



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Data of the Analysis

Secondary sources including

- Reports of government institutions
- Academic literature

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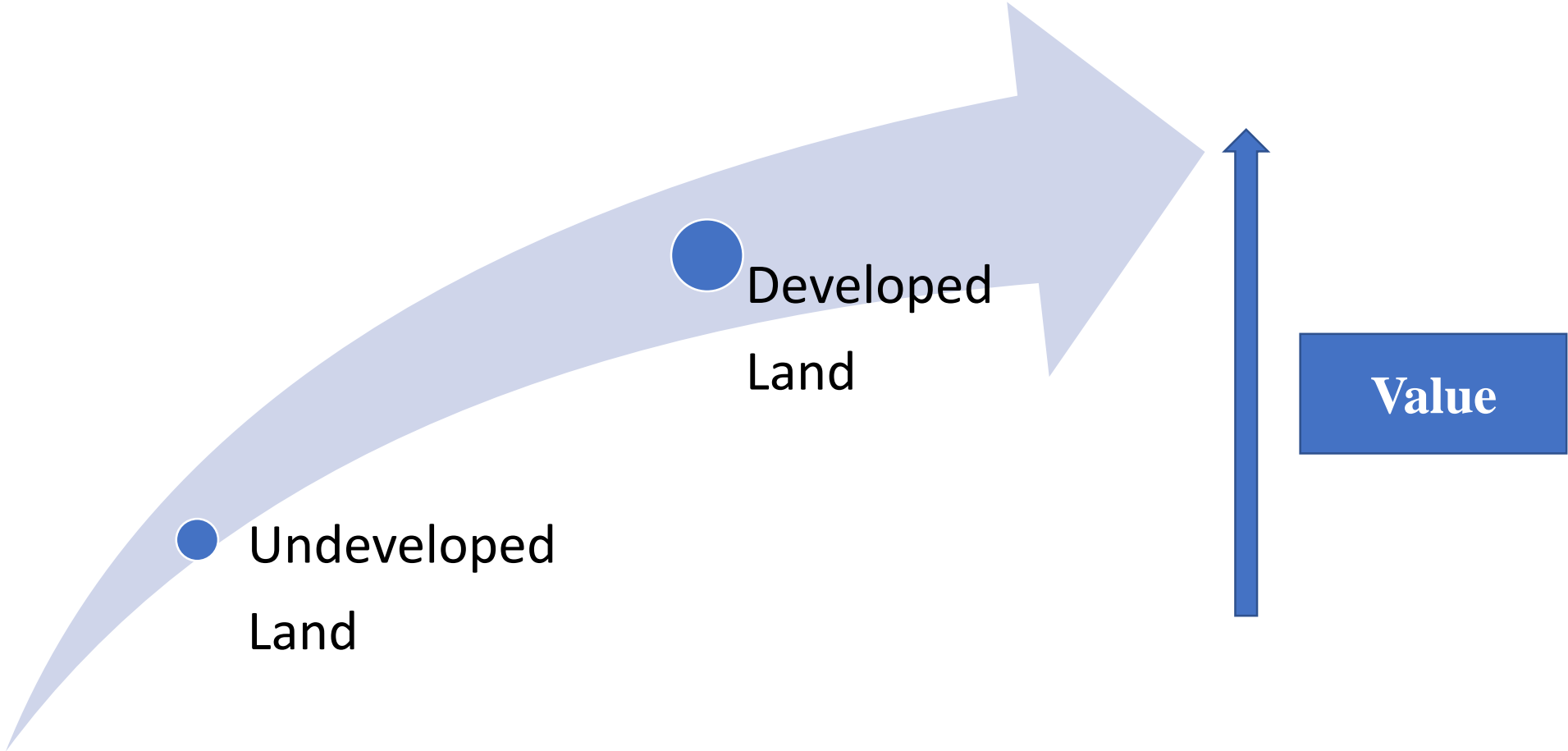
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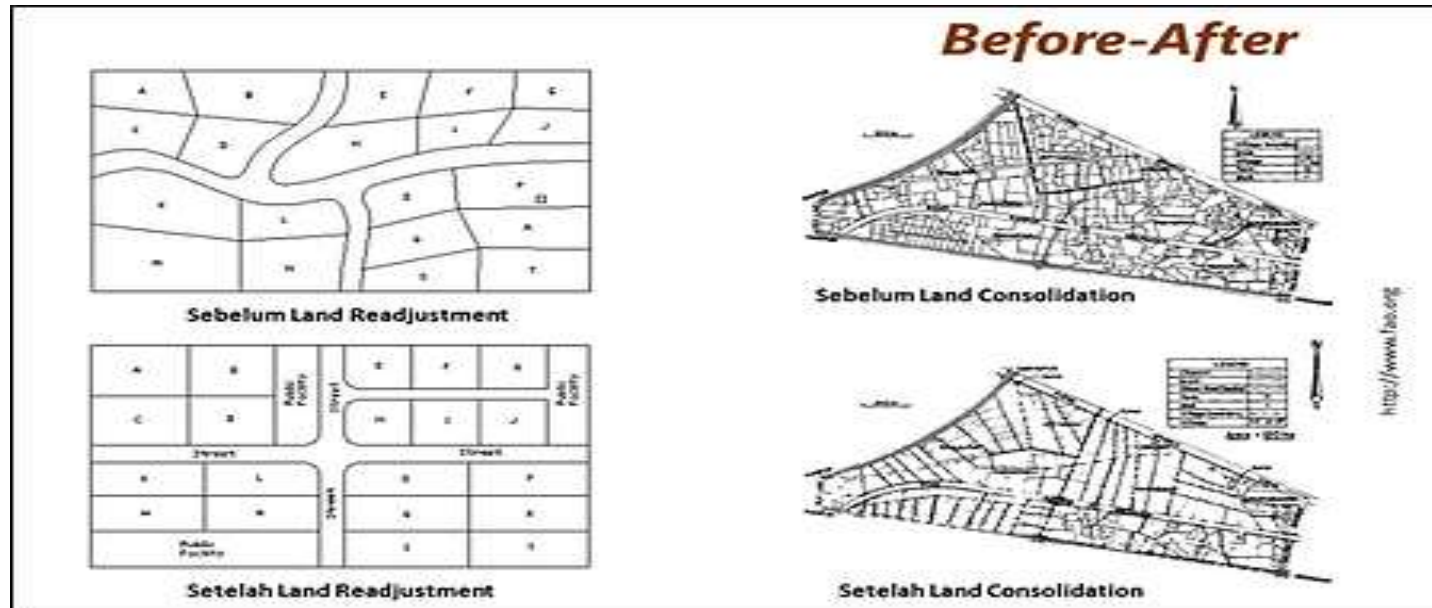


Theorizing Land Development concept and Its Institutional Organization



Theorizing Land Development concept and Its Institutional Organization

- LD is not only urban land supply



Senin, 2017



Theorizing Land Development concept and Its Institutional Organization

Land development is what comes after land plan; it is its implementation.
??? Therefore rise the institutionalization issues of Land development

- Who has the responsibility to do that?
- Who has the financial and technical skills to do it or involve in it?
- It also depends on land ownership status and public and private ownership stakeholders' shares in development gains (Valtonen et al., 2017) .

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Theorizing Land Development concept and Its Institutional Organization

- Land assembly and land readjustment models -Based on **Planning discipline view**
Where land assembly model includes the public comprehensive top-down model, the public planning-led quasi market model and private land market models (Van der Krabeen and Jacobs, 2013)
- Market-based vs. government-led land development models- **Based on the economy policy** (Qui and Xu, 2017)

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Theorizing Land Development concept and Its Institutional Organization

➤ All is about the active or the passive involvement of government agency (ies) in land development process (Hartman and Spit, 2015), its (their) relation with the private sector and most importantly the effect of institutional change theory.

This has led us in the selection of country-cases for a comparative analysis:

- Dutch Land Development Example
- Federal Land Development Agency (FELDA) of Malaysia
- Turkish Land Development Example

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Dutch Land Development Example (1/3)

A “Pro-Active” land planning system-Public Comprehensive Top-down model led by Dutch municipalities

Justified by

- the assurance that buildings are developed according to public policy and also because they always felt their responsibility to involve in land development (Van der Krabben and Jacobs, 2013)
- An Opportunity to borrow loans from banks at an acceptable interest rates
- Cost recovery from the selling of developed land

Public land development dominated by Municipalities until the 1990s

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Dutch Land Development Example (2/3)

- From the 1990s - speculative behaviour of private commercial developer by buying undeveloped land in suburban then reselling to municipality
- Decrease in the benefit of municipality to conduct land development as before the 1990s
- In some cases they claim “to be able to carry out the development themselves” (Van der Krabben and Jacobs, 2013; p. 780)
- Therefore the need to rethink the role of both actors in the Dutch land market with the idea to maintain municipal power.
- This has been followed by a process of “reflexion” on the reorganization until the adoption of Spatial Planning Act in 2008 which adopted the collaboration between the P&P as the new strategy in LD

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Dutch Land Development Example (3/3)

It is worthy to notice that the Dutch model helped to put on feet one of the successful social housing policy in Western Europe (Buitelaar et al. 2007) and also to build neighbourhoods usually bigger and more homogenous while houses are often smaller and more standardized (Tennekes and Harbers, 2012; p.8 quoted by Hartman and Spit, 2015).

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Malaysia's Federal Land Development Agency (FELDA)

- Context of its creation (1956)- improve rural settlers income and Reduce rural/urban inequality by facilitating the settlements of rural population on developed agricultural lands
- First role- Channel funds from central government to state-governments for the implementation of settlements plans
- Since local government lack of right expertise and were concerned with other issues, the system didn't work and the central government was obliged to review the role of FELDA (MacAndrews, 1979; O'Donnell et al. 2017)

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Malaysia's Federal Land Development Agency (FELDA)

FELDA as the main actor of LD in all the country- Land Development Ordinance in 1960

- organization of rural populations in cooperatives and supply of land for their settlement
- 1966-1990, FELDA managed to supply land that exceeded the set target for each of 5-year plans
- It was a success for this institution since the rate of rural poor which was up to 60% in the 1960, has fallen to 8,7% in 1995 (World Bank, 2015; O'Donnell et al. 2017).

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Malaysia's Federal Land Development Agency (FELDA)

With this result and the decreasing demand of these of type of lands, a second serial of changes intervened in FELDA policy and managerial structure:

- Involvement commercial exploitation of existing development for oil palm production where settlers can hold up to 49% of equity shares in exploitation.
- The establishment of upstream and downstream commercial subsidiaries through joint venture with local and foreign investors (Fold, 2000; O'Donnell et al. 2017)

A global leader in oil palm sector with investments oversea

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Land Development Experience in Turkey

Multiple Public Institutions in Land Development:

- Central Government
- Local government-Municipalities
- Public Economic Enterprises-
 - Urban Land Office (Arsa ofisi) incorporated in TOKI since 2004,
 - Privatization Administration, etc.

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Land Development Experience in Turkey

- Urban Land Office-(Arsa Ofisi) incorporated to Mass Housing Administration (TOKI) in 2004

But today TOKI intervenes as a leader in Land development:

- Urban land supply
- Land readjustment in squatter settlements -“*gecekondu*”
- Urban Renewal
- Housing
- Commercial real estate development in corporation with Community Investment Trusts

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Land Development Experience in Turkey

Altercations among public institutions in their practices

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Comparative Summary Table

Country	Type of LDI	Main Functions
The Netherlands	Municipalities and private Developers	Urban land supply
Malaysia	FELDA and Private	Rural land settlement Plans
Turkey	Multiple Public institutions-with PPP Strategy	Urban land Supply including commercial, Industry, etc.

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Conclusion

- Public land development under institutional change theory
- Due to Financial risk
- PPP strategy as a solution
- But Public leadership in LD is needed for sustainable use of land resources

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