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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.

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

<table>
<thead>
<tr>
<th>Year</th>
<th>Rural</th>
<th>Urban</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>63%</td>
<td>37%</td>
</tr>
<tr>
<td>2000</td>
<td>53%</td>
<td>47%</td>
</tr>
<tr>
<td>2030</td>
<td>40%</td>
<td>60%</td>
</tr>
</tbody>
</table>

2008:
- Total world population: 6.5 billion
- Total urban population: 3.3 billion
- Total slum dwellers: 1.1 billion (UN-Habitat 2009)
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

- Housing Production Processes
  - Conception & Design
  - Land Preparation
  - Building Construction
  - Marketing

- Land Policy
  - Land Administration
    - Land Tenure
    - Land Value
    - Land Use
    - Land Development
  - SDI

Dwellings delivered
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* (Egbe 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

Stage 1

Triangulation of theories and concepts (Multi-disciplinary Approach)

Stage 2

Triangulation of Cases to Provide Context

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

Stage 3

- Synthesis to develop Analytical tools
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 structure governed by the Land Use Act
  - Challenging institutional arrangement for land delivery between different agencies that manage the different functions of land administration

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
The Land Management Paradigm (Enemark et al., 2005).
**Combinations of Possible Interactions**

<table>
<thead>
<tr>
<th>Integration Areas</th>
<th>Tenure</th>
<th>Value</th>
<th>Use</th>
<th>Dev</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policies, institutions (agencies, sub-functions)</td>
<td>Federal</td>
<td>State</td>
<td>Local</td>
<td>Federal</td>
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<tr>
<td>Depth of Integration</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>Agencies</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
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<tr>
<td>Value of Integration</td>
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<tr>
<td>Federal</td>
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<td>a</td>
<td>b</td>
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<tr>
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<tr>
<td>Use</td>
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<td>z</td>
<td>A</td>
<td>B</td>
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<tr>
<td>Development</td>
<td>K</td>
<td>L</td>
<td>M</td>
<td>N</td>
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<tr>
<td>State</td>
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<td>Local</td>
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**Integration assessment scale (adapted from Glasby, 2008)**

<table>
<thead>
<tr>
<th>Level</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>No known Integration</td>
</tr>
<tr>
<td>1</td>
<td>Sharing information</td>
</tr>
<tr>
<td>2</td>
<td>Consulting each other</td>
</tr>
<tr>
<td>3</td>
<td>Coordinating activities</td>
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<tr>
<td>4</td>
<td>Joint management</td>
</tr>
<tr>
<td>5</td>
<td>Partnership organisation</td>
</tr>
<tr>
<td>6</td>
<td>Formal merger</td>
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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.
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