

Urban Research Symposium 2007



THE WORLD BANK

Urban Land Use and Land Markets

World Bank, Washington, DC
Preston Auditorium
May 14 – 16, 2007

www.worldbank.org/urban/symposium2007



MON

9:30 – 10:30 AM

Breakfast and Registration

PART I — PLENARY SESSION

10:30 AM

Preston Auditorium

Introduction and Welcome

Laszlo Lovei, Director, Finance, Economics and Urban Development, *World Bank*

Opening address

Praful Patel, Regional Vice President, *World Bank*

11:00 AM

Preston Auditorium

The Effects of Residential Land Market Regulations on Urban Welfare

Chair: **Gregory Ingram**, President, *Lincoln Institute of Land Policy*

Presenter:

J. Vernon Henderson, *Brown University*

12:30 PM

12th Floor Gallery

Lunch

PART II — BREAKOUTS

2:00 – 3:30 PM

SESSION 1

Preston Auditorium

Understanding the Informal Housing Markets

Moderator: **Jaime Biderman**, Sector Manager, Sub-Saharan Africa, *World Bank*

Presenters:

Maria da Piedade Morais, *Institute of Applied Economic Research, Brazil*,

“Housing demand, tenure choice and housing policy in Brazil”

Sumila Gulyani, *Columbia University and World Bank*,

“Slum real estate: The low-quality high-price puzzle in Nairobi’s slum rental market and its implications”

Ahmed Soliman, *Alexandria University, Egypt*,

“Urban informality in Egyptian cities: Coping with diversity”

Room A*

Public Intervention in Land Markets: Pros and Cons

Moderator: **Martim Smolka**, Senior Fellow and Cochairman, Department of International Studies, Director, Program on Latin America and the Caribbean, *Lincoln Institute of Land Policy*

Presenters:

Isabel Viana, *Instituto Del Suelo Urbano, Uruguay*,

“Metropolitan Montevideo urban land markets”

Robert Buckley and **Ashna Mathema**, *World Bank*,

“Some possible unintended consequences of land use and housing policies: The case of Accra”

Nora Libertun de Duren, *Columbia University, New York*,

“Polarization and prosperity in the Buenos Aires’ periphery. How does decentralized management of land use impact on urban growth?”

* Refer to enclosed map

MAY 14, 2007

Room B*

Alternatives for the Security of Tenure

Moderator: **Clarissa Augustinus**, Chief, Land, Tenure and Property Administration Section, Shelter Branch, *UN-Habitat*

Presenters:

Christa Lee-Chuvala, *Institute for International Urban Development, Cambridge (US)*,

“Delivery of security of tenure, infrastructure services and access to finance through community-based approaches”

Joseph Comby and **Caroline Gerber**, *Etudes Foncières, Paris*,

“Securing property rights to land without cadaster”

Flavio de Souza, *Universidade Federal de Alagoas, Brazil*,

“Municipal interventions in delivering alternative land tenure and low-income housing markets in Brazil”

3:30 – 4:30 PM

Coffee Break & Viewing of Posters

4:30 – 6:00 PM

SESSION 2

Preston Auditorium

The Evaluation of Urban Interventions

Moderator: **Ariel Fiszbein**, Adviser, *World Bank*

Presenters:

Setsu Kanto, *Independent Researcher, Brazil*,

“Slum upgrading in Brazil during the 1990’s: An evaluation using census data”

Somik Lall, *World Bank*,

“Assessing benefits of slum upgrading programs in second best settings”

Michael Cohen, *New School University, New York*,

“Aid, density and urban form: Anticipating Dakar”

Room A*

Property Rights and Land Development

Moderator: **Klaus Deininger**, Lead Economist, *World Bank*

Presenters:

Annette Kim, *Massachusetts Institute of Technology, Cambridge (US)*,

“North versus South: The impact of social norms in the market pricing of private property rights in Vietnam”

Eric Heikkila, *University of Southern California, Los Angeles*,

“Formal property rights and informality: A critical re-assessment”

Albert Cao and **Ramin Keivani**, *Oxford Brookes University, Oxford (UK)*,

“Land markets, property led growth, and urban economic development: Lessons from China”

Room B*

The Functioning of the Housing Market and Its Constraints

Moderator: **John Stein**, Sector Manager, Latin America and Caribbean, *World Bank*

Presenters:

Paulo Sandroni, *Getulio Vargas Foundation, Brazil*,

“Evaluation of some impacts of large-scale urban interventions on construction density, population, gentrification, real estate prices and taxes: The case of the Faria Lima Urban Operation in Sao Paulo”

Ellen Hamilton, *World Bank*,

“The cost-price structure of housing production in Russia”

Emilio Haddad, *Universidade de Sao Paulo, Brazil*,

“Housing conditions and income distribution: Evidences from Sao Paulo, Brazil”

6:00 PM

12th Floor Gallery

RECEPTION

Hosted by The Cities Alliance

8:30 – 9:30 AM

Breakfast

PART III — PLENARY SESSION

9:30 – 10:45 AM
Preston Auditorium

The Formalization of Land Tenure

Chair: **Robert Cervero**, Chair, Department of City & Regional Planning; Professor of City & Regional Planning, *University of California, Berkeley*

Presenters:

Alain Durand-Lasserve, *CNRS, Laboratoire SEDET, University Denis Diderot, Paris*

Harris Selod, *INRA-Paris School of Economics and CREST, Paris, and CEPR, London*

10:45 – 11:15 AM

Coffee Break

11:15 AM – 12:30 PM
Preston Auditorium

Public Land Management and Land Market Outcomes

Chair: **Richard Green**, Professor of Finance and Real Estate, *The George Washington University*

Presenter:

Robin Rajack, *World Bank*

12:30 – 2:00 PM

Lunch

PART IV — BREAKOUTS

2:00 – 3:30 PM

SESSION 1

Preston Auditorium

Making the Land Market Work for the Poor

Moderator: **William Cobbett**, Program Manager, *Cities Alliance*

Presenters:

Cynthia Goytia, *Torcuato di Tella University, Buenos Aires,*

“Informal neighborhoods in Buenos Aires metropolitan region: Understanding the effects of land regulation the welfare of the poor”

Manya Mooya, *University of Cape Town, South Africa,*

“Making urban land markets work for the poor: Policy, practice and possibility”

Rose Musyoka, *Ministry of Land and Housing, Kenya,*

“Formal urban land supply: Theory and practice”

Room A*

The Effects of Urban Planning

Moderator: **Keshav Varma**, Sector Director, East Asia and Pacific, *World Bank*

Presenters:

Jieming Zhu, *National University of Singapore, Singapore,*

“The roles of pro-growth urban planning in economic growth – a land rights regime responsive to market change during transition”

Tetsuo Kidokoro, *University of Tokyo, Japan,*

“Improving spatial planning systems and development control mechanisms towards sustainable urban development in Asian cities”

Christine Whitehead, *London School of Economics, London,*

“Land use regulation: Transferring lessons from developed countries”

* Refer to enclosed map

MAY 15, 2007

Room B*

Impacts of Land Titling Programs and Different Types of Ownership

Moderator: **Mikael Atterhog**, Division for Urban Development, *Swedish International Development Cooperation Agency*

Presenters:

Vrajjal Sapovadia, *Gujarat University, India*,

“A critical study of urban land ownership by an individual vis-à-vis institutional (or community) based ownership – The Impact of type of ownership on spatial growth, efficiency and equity: A case study of Ahmedabad, India”

Julio Calderon Cockburn, *Universidad Nacional de Ingeniería, Lima*,

“After formalization, what’s next? Notes about the consolidation of human settlements in low-income areas”

Geoffrey Payne, *Geoffrey Payne and Associates, London*,

“Social and economic impacts of land titling programmes in urban and peri-urban areas: A review of the literature”

3:30 – 4:00 PM

Coffee Break

4:00 – 5:30 PM

SESSION 2

Preston Auditorium

The Role of Land Use Planning in City Development

Moderator: **Henrik Nolmark**, Senior Advisor, Division for Urban Development, *Swedish International Development Cooperation Agency*

Presenters:

Belinda Yuen, *National University of Singapore, Singapore*,

“Guiding spatial changes: Singapore urban planning”

Olga Kaganova, *Urban Institute, Washington, DC*,

“Strategic land management plans in Kyrgyzstan’s cities: Promoting transparent local public policy and efficient utilization of public land”

Afolabi Aribigbola, *Adekunle Ajasin University, Nigeria*,

“Urban land use planning, policies and management in sub saharan african countries: Empirical evidence from Akure, Nigeria”

Room A*

Guiding Urban Forms

Moderator: **Sonia Hammam**, Sector Manager, South Asia, *World Bank*

Presenters:

Mathew Chandy, *CHF International, Silver Spring (US)*,

“The use of transfer of development rights and additional developing rights in urban service upgrading: Lessons from Mumbai, India”

Tej Karki, *Department of Urban Development, Nepal*,

“Efficiency and equity issues of land readjustment projects implemented in Nepal”

Jiawen Yang, *Georgia Institute of Technology, Atlanta*,

“Land development control under motorization pressure: Will China have transit-friendly urban forms?”

Room B*

The Formation and Growth of Slums

Moderator: **Marisela Montoliu Muñoz**, Manager, Spatial and Local Development, *World Bank*

Presenters:

Pooya Alaedini, *University of Tehran, Iran*,

“Land markets and housing dynamics in low income settlements in Iran: Examining data from three cities”

Alejandro Bayona, *National Planning Department, Colombia*,

“Land and housing for the urban poor: Urban development and environmental policy direction – National Planning Department”

Sean Fox, *London School of Economics, London*,

“Blue Cities: Encompassing Governance, Urban Integration and Economic Performance”



8:30 – 9:30 AM

Breakfast

PART V — PLENARY SESSION

9:30 – 10:45 AM
Preston Auditorium

Government Land Use Interventions: An Economic Analysis

Chair: **Robert Buckley**, Adviser, Urban Housing, *World Bank*

Presenter:

Jan Brueckner, *University of California*

10:45 – 11:15 AM

Coffee Break

11:15 AM – 12:30 PM
Preston Auditorium

**Policies and Laws for the Expropriation of Land for Urban and Infrastructure Projects:
An Exploration of World Trends**

Chair: **Anis Dani**, Adviser, Social Policy, *World Bank*

Presenters:

Antonio Azuela, *Instituto de Investigaciones Sociales, Universidad Nacional Autónoma de México*

Carlos Herrera, *Instituto Tecnológico Autónomo de México*

12:30 – 2:00 PM

Lunch

PART VI — BREAKOUTS

2:00 – 3:30 PM

SESSION 1

Preston Auditorium

The Failures and Distortions of Land Markets and their Effects

Moderator: **Eustache Ouayoro**, Sector Manager, Sub Saharan Africa, *World Bank*

Presenters:

Erhard Berner, *Institute of Social Studies, The Netherlands*,

“Of slums and gated communities: Failures of formal and informal land markets in developing cities”

Mark Napier, *Urban LandMark, South Africa*,

“Making urban land markets work better in South African cities and towns: Arguing the basis for access by the poor”

Opuenebo Owei, *University of Science & Technology, Nigeria*,

“Distortions of the urban land market in Nigerian cities and the implications for urban growth patterns:

The Case of Abuja and Port Harcourt”

Room A*

Understanding Slums

Moderator: **Christine Kessides**, Lead Economist, *World Bank*

Presenters:

Remy Sietchiping, *University of Melbourne – Sages, Australia*,

“Urban planning and slum incidence indices: Empirical evidence from Sub-Saharan Africa”

Varsha Ayyar, *University of Mumbai, India*, and **Lalit Khandare**, *Indiana University, Indianapolis*,

“Social network in slum and rehabilitation sites: A study in Mumbai (India)”

Edith Jimenez, *University of Guadalajara, Mexico*,

“Public policies for the management of irregular settlements in Guadalajara, Mexico:

A method for building consensus”

* Refer to enclosed map

MAY 16, 2007

Room B*

The Challenge of Managing Suburban Growth

Moderator: **Lee Travers**, Sector Manager, Europe and Central Asia, *World Bank*

Presenters:

Edward Leman, *Chreod Asia, Ltd, Ottawa,*

“Managing suburban growth in China’s metropolitan region: trends and options”

Urmi Sengupta, *University of Newcastle upon Tyne, UK,* and **Sujeet Sharma**, *Wansbeck District Council, UK,*

“Government intervention and land development in New Town, Kolkata: Emerging lessons for policymakers”

Volker Kreibich, *Universität Dortmund, Germany,*

“Guiding informal urban growth with trunk infrastructure”

3:30 – 4:00 PM

Coffee Break

PART VII — PLENARY SESSION

4:00 – 4:45 PM

Preston Auditorium

Closing Session

Chair: **Mila Freire**, Senior Adviser, *World Bank*

Awarding of the Symposium’s best paper

Panel of discussants:

Inga Björk-Klevby, Deputy Executive Director, *UN-Habitat* (To be confirmed)

Gregory Ingram, President, *Lincoln Institute of Land Policy*

William Cobbett, Program Manager, *Cities Alliance*

Somik Lall, Senior Economist, *World Bank*

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