Urban Land Lease Policy Of Ethiopia Case Study On Addis

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Urban Land Economics Leasing Public Land

Land in Ethiopia is a critical aspect of development. The government has implemented policies to attract private sector investment in urban regeneration of underutilized and unutilized areas and the requisite infrastructure improvements. Each case study details the project cycle, from the scoping phase and determination of the initial amount of public sector investment, to implementation and subsequent leveraged private-sector funds. This manual analyzes rates of return on the investments and long-term financial sustainability.

Regenerating Urban Land guides local governments to systematically identify the sequence of steps and tasks needed to develop a regeneration policy framework, with the participation of the private sector. The manual also formulates specific policies and instruments for expanding private sector participation; structuring effective administrative and legal frameworks; utilizing land readjustment/assembly methods; determining duration of contracts, adequate phasing, and timeline; and balancing the distribution of risk and sustainability measures.

Leasing Public Land

Although it still has a low urban population when compared with the rest of the world, Ethiopia nevertheless has been experiencing one of the most rapid urbanization processes of recent years. This rapid urban growth, however, has not been accompanied by a commensurate increase in basic infrastructure and amenities that are essential for a healthy urban environment. Housing, water supply, sanitation services, drainage, transport networks and health services have not been able to keep pace with the prevailing urban growth rates, resulting in a deterioration of urban living conditions and increasingly serious health problems. Living With Urban Environmental Health Risks examines the extent and nature of environmental problems in urban areas in Ethiopia and their impact on health. The book points to the economic and political causes that underlie many of the urban problems in the country. This in-depth analysis suggests ways to deal with these problems at community, municipal, and national levels.
part of the Jewish public in the 1920s. This book, first published in 1926, studies the various phases of the land policy of the National Fund, the standard bearer of Jewish land policy in Palestine. The problems of Jewish land policy were precipitated into the foreground because all Zionist groups came to realise the key role which the soil itself was thought to play in Jewish Palestine, and the imperative to own the land itself. A single thought runs through this book: that the Jewish Homeland can be erected only upon nationalized land.

China This book provides researchers and practitioners with an informed study of the land and real estate market in Shanghai. While, there are a number of well-researched books devoted to studying the economic consequences of China's transition to the capitalist market system, few are written about the country's privatization of land control. This book fills the gap by examining the land market mechanism arising from the land use rights reform in Shanghai, which has important implications for real estate development in China as a whole.

Urban Land Tenure and Property Rights in Developing Countries This paper attempts to define and assess the various institutional and mechanical elements which constitute a land management system and which have a significant impact on the functioning of land markets. The assumption of this report is that the accumulation over time of different institutions and instruments, which have reflected different priorities and policies, has inhibited the efficient and equitable operation of land markets and that reforms of institutions and policies are now urgently needed. (A adapté du résumé des auteurs).

The Land Question in Neoliberal India In Urban Land Rent, Anne Haila uses Singapore as a case study to develop an original theory of urban land rent with important implications for urban studies and urban theory. Provides a comprehensive analysis of land, rent theory, and the modern city Examines the question of land from a variety of perspectives: as a resource, ideologies, interventions in the land market, actors in the land market, the global scope of land markets, and investments in land Details the Asian development state model, historical and contemporary land regimes, public housing models, and the development industry for Singapore and several other cities Incorporates discussion of the modern real estate market, with reference to real estate investment trusts, sovereign wealth funds investing in real estate, and the fusion between sophisticated financial instruments and real estate

Managing Ethiopian Cities in an Era of Rapid Urbanisation This revised and reset new fifth edition generally follows the structure of the previous edition, although some of the material of the earlier chapters has been rearranged, in addition to being updated and extended. A new feature of this edition is the allocation of a complete chapter to examining the problems of urban decline and renewal. Here the economic and social problems are discussed within the framework of current issues in urban policy, local government and planning. The book will appeal as a basic textbook for undergraduate students of estate management, land economics, building surveying and quantity surveying. It will be valuable to students taking degree or equivalent courses in urban economics, urban geography or town planning; it will also appeal to those preparing for RICS and RTPI examinations.

Reforming Urban Land Policies and Institutions in Developing Countries

Urban Planning and Land Policies

Towns and the Land The Republic of Korea's industrial policy has directed that nation's economy through nearly three decades of spectacular growth. But the authors of this paper maintain that this policy is showing signs of being outmoded. The time has come, the authors argue, for the Korean government to stop managing the economy's structural development and to redefine the responsibilities of business and government. Under this proposed compact, the allocation of resources would shift from the government to the private industrial and financial sectors. The transformation of the government bureaucracy from an ad hoc policy role to one of a transparent and predictable regulator is a key to the success of this undertaking. These new directions would present the government with enormous challenges. Greater competitive discipline and regulatory oversight would be required. While dealing with the complexities of the transition, the government would have to maintain macroeconomic stability and the momentum of savings and investment. For comparison, the study examines the industrial economies of France, Germany, Japan, and the United States, which underwent similar shifts.
Urban Land Policy

National Policy on Land Tenure

Untying the Land Knot In Urban Land Rent, Anne Haila uses Singapore as a case study to develop an original theory of urban land rent with important implications for urban studies and urban theory. Provides a comprehensive analysis of land, rent theory, and the modern city. Examines the question of land from a variety of perspectives: as a resource, ideologies, interventions in the land market, actors in the land market, the global scope of land markets, and investments in land. Details the Asian development state model, historical and contemporary land regimes, public housing models, and the development industry for Singapore and several other cities. Incorporates discussion of the modern real estate market, with reference to real estate investment trusts, sovereign wealth funds investing in real estate, and the fusion between sophisticated financial instruments and real estate.

Urban Land Markets "Complements the Committee's Rural report, which under the title of "The land and the nation" is already in the hands of the public. The first report deals with the agricultural use of the larger part of our total land surface. This book treats of the many questions which arise from the use of a smaller area the commerce, industry, recreation and domestic life of our towns. Part 1 states the case for a vigorous policy of urban land reform and part 2 the proposals put forward by the Committee. Part 3 summarises a mass of information derived from other countries on their urban problems and methods of solution. It will be seen that Part 1 contains no reference to rural problems but that Part 2 touches at several points on the policy of cultivating tenure. This is inevitable. The case for urban land reform lies in the towns themselves, in their overcrowding. The remedy lies in making the fullest and wisest use of all the land of the country for the use to which it is best adapted. The two reports will, it is hoped, be read as one."--Foreword.

Filling in the Blanks

Report of the Committee on Urban Land Policy. Challenging readers to reframe the future of the real estate marketplace, this is an invitation to engage in an interdisciplinary dialogue about how today's market connects us to the land use outcomes of tomorrow. Answering questions such as: How will Generation Y change housing demand? How will technology reshape the workplace? and How will energy markets affect real estate? this record not only covers the broad spectrum of real estate in the United States, but is also comprised of sections dedicated to Asia and Europe. With detailed content on real estate trends and markets, this book will interest real estate development professionals, consultants, academics, and local officials.

Land Tenure and Land Policy in Ethiopia After the Derg

The Price of Land and Land Use Planning

Land Policy Problems in East Asia, Toward New Choices. Leasing public land has been advocated as a viable land tenure option for former socialist countries and other transitional economies. However, the debate about land tenure has been influenced more by ideology and preconceptions than by lessons drawn from careful study of existing leasehold systems. This new publication offers a thorough examination of public leasehold systems around the world and presents insightful recommendations for the future role of such systems. Leasehold is a flexible form of land tenure that can be designed to provide an ongoing stream of revenue to finance public infrastructure. What is crucial to the success of leasehold systems is the design and development of appropriate institutions and organizations to, among other things, clearly define property rights and values and provide for effective administration.

Urban Land Rent

Land, Housing Rights and Gender in Nicaragua. Access to well-secured, well-zoned and well-serviced land is a crucial condition for industrial and commercial investment. In many developing countries, where the land market remains underdeveloped and the land governance framework is weak, systemic policy and institutional reforms are needed to bring security, efficiency and transparency to the process of business access to land. Land policy reform is challenging, politically, institutionally and technically. It must balance business, social and environmental imperatives to succeed. Empirical evidence suggests that a pragmatic approach taking one step at a time with prioritized targets while keeping the long-term objectives in sight.
helps mitigate risks, speed up the investment process, and bring economic benefits to broad population. These successful first steps can also prepare the path for more comprehensive reforms.

Land, People & Policy

What's Next?

Green Urban Land Policy As urbanization progresses at a remarkable pace, policy makers and analysts come to understand and agree on key features that will make this process more efficient and inclusive, leading to gains in the welfare of citizens. Drawing on insights from economic geography and two centuries of experience in developed countries, the World Bank’s World Development Report 2009: Reshaping Economic Geography emphasizes key aspects that are fundamental to ensuring an efficient rural-urban transformation. Critical among these are land, as the most important resource, and well-functioning land markets. Regardless of the stage of urbanization, flexible and forward-looking institutions that help the efficient functioning of land markets are the bedrock of successful urbanization strategies. In particular, institutional arrangements for allocating land rights and for managing and regulating land use have significant implications for how cities deliver agglomeration economies and improve the welfare of their residents. Property rights, well-functioning land markets, and the management and servicing of land required to accommodate urban expansion and provide trunk infrastructure are all topics that arise as regions progress from incipient urbanization to medium and high density.

Financing New Towns in India

Urban Land Policies and Land-use Control Measures This first Handbook in a series of three original reference works looks at globally contentious urban policy issues from a wide variety of different angles and perspectives. Matters related to urban densification, population mobility, urban inequality and sustainability are analysed in a manner that will not only interest the advanced student but also the novice. Urban policy covers a vast field. This first volume combines chapters covering three broad themes: policy issues pertaining to the spatial aspects of the city; social and mobility issues; and issues of urban governance. The spotlight initially falls on urban structure, urban densification, the disappearing urban/rural divide, the urban economic landscape and the transformation of socialist economies. The Handbook then goes on to focus on migration, social mobility, crime, terrorism and social inequality. Finally, urban sustainability and urban governance come under the spotlight. Integration of the planning process, flexibilities in infrastructure and areas of neglect in environmental management feature strongly in this section of the Handbook. Books of this nature are often slanted in one particular direction: however, this Handbook’s approach is different. Not only has the editor avoided shying away from politically sensitive issues but contributions have also been included that reflect distinct differences of opinion on politically sensitive issues - hence the volume's subtitle of 'contentious global issues'. As a Handbook, the chapters have been written not only for the advanced student and academics but also with undergraduate students in mind. The Handbook will appeal to scholars and researchers of geography and urban and development planning, demography and social science and environmental scientists for the focus on urban sustainability issues.

Urban Land Economics and Public Policy

Land Policy in Palestine

Regenerating Urban Land

Paper on Urban Land Policy Urban land markets exert a major impact upon the ability of lower income groups to obtain access to adequate shelter and services. When they do not function well, the poor suffer more than anybody else. The attempt to impose inappropriate tenure systems has resulted in the wholesale exclusion of vast numbers of people from access to legally sanctioned settlement, usually no fault of their own. In many cities of the developing world, half of more of the entire population live in some form of unauthorized settlement. Not only does this expose them to permanent insecurity, but it also denies them access to formal credit and services. Systems of land tenure, and government tenure policies, are therefore central to attempts to establish and maintain efficient and equitable urban housing markets. This review surveys the extensive international literature on the subject. It proposes a typology which includes statutory customary and unauthorized tenure systems, as a basis for assessing existing problems and formulating appropriate policies.
It concludes with recommendations for improving tenure security which maximize benefits to the poor and minimize market distortion.

Privatization of Urban Land in Shanghai

Ten Principles for Rebuilding Neighborhood Retail


As China is transformed, relations between society, the state, and the city have become central. The Great Urban Transformation investigates what is happening in cities, the urban edges, and the rural fringe in order to explain these relations. In the inner city of major metropolitan centers, municipal governments battle high-ranking state agencies to secure land rents from redevelopment projects, while residents mobilize to assert property and residential rights. At the urban edge, as metropolitan governments seek to extend control over their rural hinterland through massive-scale development projects, villagers strategize to profit from the encroaching property market. At the rural fringe, township leaders become brokers of power and property between the state bureaucracy and villages, while large numbers of peasants are dispossessed, dispersed, and deterriorialized, and their mobilizational capacity is consequently undermined. The Great Urban Transformation explores these issues, and provides an integrated analysis of the city and the countryside, elite politics and grassroots activism, legal-economic and socio-political issues of property rights, and the role of the state and the market in the property market.

Urban Land Rent

This book examines the land question in neoliberal India based on a cohesive framework focusing on socio-legal and judicial interactions in a point of departure from the political-economy approach to land issues. It sheds light on several complex aspects of land matters in India and evolves a critical and multi-dimensional discourse by mapping out exchanges between social and political actors, the State, elites, citizenry, and the legal battle or judicial interpretations on land as right to property. Based on the themes of socio-legal policy and perspective on ‘land’ on the one hand and jurisprudence on the land question on the other, the volume discusses topics such as conclusive land titling; urban land governance; governance of forest land; land-leasing practices, policies, and interventions from the perspective of women; land acquisition policies and laws; how land matters interface with environmental issues; and judicial debates on ‘compensation’ against land acquisitions. It covers a wide range of case studies from all over India by bringing together specialists from across backgrounds. Comprehensive and topical, this book will be useful to scholars and researchers of development studies, political studies, law, sociology, political economy, and public policy, as well as to professionals in NGOs, civil society organisations, think tanks, planning and public administration, lawyers, civil services and training institutes, and judicial and forest academies. Those working on rural and urban land issues in India, land management, land governance, environmental laws and governance, property rights, resource conflicts, social work, and rural development will find this book to be of special interest.

The Great Urban Transformation

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