

## **PLA6546 Land and Housing Policy in Asia, Spring 2015**

Thursdays 11-1pm, 200 Buell Hall  
Instructor: Xin Li ([XL2426@columbia.edu](mailto:XL2426@columbia.edu))

Office: 303 Buell Hall  
Office hours: Th 1pm-2:30pm  
and by appointment

Over the last three decades, as a result of the fast rate of urbanization, a number of Asian economies have experienced an astonishing rise of low-income urban population. Accompanying this phenomenon has been the demand of these low-income households for affordable housing and land. Governments in countries like China, India, Indonesia, and Vietnam face the challenge of designing housing and land policies that are economically, politically, and socially feasible. Although having long been implemented in advanced economies like the U.S., such policies are still at an early stage in less-developed economies.

Land and housing are closely intertwined in the design of any affordable housing policy for both urban-rural migrants and the existing urban poor. This course focuses on the important relationship between land and housing in Asia. In particular, it explores how local and national governments have used land control mechanisms and planning tools to promote affordable housing programs. We will first review the distinctive characteristics of property rights exclusively associated with land and housing. Then we will extend our analysis to specific land and housing reforms adopted by both the advanced (e.g., Singapore, South Korea, and Hong Kong) and less-advanced economies in Asia. By juxtaposing these economies in similar institutional settings, students will apply the analytical tools they learn in this course to the current challenges of land and housing reforms in Asia.

### **Requirements**

Students are expected to do all the readings (suggested readings are optional), attend all lectures, and participate actively in class discussions and project workshops. Students will be required to lead one class discussion during the semester, write a two-stage paper about a land- or housing-related policy in a specific region, and present their findings to the class toward the end of the semester. The paper is meant to serve the students' interests and to develop their critical thinking on a topic. Details on all of the assignments will be provided in class.

The grade will be based on the following:

- 10% Attendance at lectures
- 15% Contributions to class discussions
- 25% Mid-term paper (stage one)
- 25% Participation in project workshop
- 25% Final paper (stage two)

## Schedule

Week	Date	Session	Assignment
Week 1	01/22	Session 1 – Contemporary issues and problems	
PART I: Introduction to Property Rights			
Week 2	01/29	Session 2 – Introduction to property rights	
Week 3	02/05	Session 3 – Property relations of land and housing	
PART II: Public Intervention of Land Provisions			
Week 4	02/12	Session 4 – Market or state	
Week 5	02/19	Session 5 – Leasing public land	
Week 6	02/26	Session 6 – Marketization of rural land	
Week 7	03/05	Session 7 – Slum clearance	
Week 8	03/12	Session 8 – Slum upgrading	Mid-term paper due
Week 9	03/19	No class, Spring break	
PART III: Participatory Land and Housing Development			
Week 10	03/26	Session 9 – Land readjustment and housing	
Week 11	04/02	Session 10 – Land readjustment and housing in Asia	
Week 12	04/09	Session 11 – Land readjustment and housing beyond Asia	
PART IV: Student-Initiated Project Workshop			
Week 13	04/16	Session 12 – Student-initiated project workshop	
Week 14	04/23	Session 13 – Student-initiated project workshop	
Week 15	04/30	Session 14 – Student-initiated project workshop	
Week 16	05/07	Final exam week – no class	Final paper due

## Readings

- 1/22 [Session 1] Contemporary Issues and Problems**  
 Roy, Ananya. 2005. Urban Informality: Toward an Epistemology of Planning. *Journal of the American Planning Association* 71(2): 147-158.

### PART I: Introduction to Property Rights

- 1/29 [Session 2] Introduction to Property Rights**  
 Feder, G. and D. Feeny. 1991. Land Tenure and Property Rights: Theory and Implications for Development Policy. *World Bank Economic Review* 5(1) 135-153.

Doebele, William A. 1987. The Evolution of Concepts of Urban Land Tenure in Developing Countries. *Habitat International* 11(1): 7-22.

- 2/5 [Session 3] Property Relations of Land and Housing**  
 Berner, Erhard. 2000. Learning from Informal Markets: Innovative Approaches to Land and Housing Provision. Paper presented at the ESF/ N-AERUS and UNRISD Workshop 'Cities of the South: Sustainable for Whom?', Geneva, May.

Hannah, Lawrence, Kyung-Hwan Kim and Edwin S. Mills. 1993. Land Use Controls and Housing Prices in Korea. *Urban Studies* 30(1): 147-156.

## PART II: Public Intervention of Land Provisions

### **2/12 [Session 4] Market or State?**

Misra, B. 1986. Public Intervention and Urban Land Management: the Experience of Three Metro-Cities of India. *Habitat International* 10(1/2): 59-77.

La Grange, Adrienne and Hee Nam Jung. 2004. The Commodification of Land and Housing: the Case of South Korea. *Housing Studies* 19(4): 557-580.

Suggested:

Kennedy, Duncan. 1994. "Neither the Market nor the State: Housing Privatization Issues", in G.Alexander & G. Skapska (eds), *A Fourth Way?: Privatization, Property and the Emergence of New Market Economies*, pp. 253-266.

### **2/19 [Session 5] Leasing Public Land**

Hong, Yu-Hung. 2003. Policy Dilemma of Capturing Land Value under the Hong Kong Public Leasehold System, in *Leasing Public Land: Policy Debates and International Experiences* edited by Steven C. Bourassa and Yu-Hung Hong. Ch.7. Cambridge, MA: Lincoln Institute of Land Policy.

Deng, F. Frederic. 2003. Political Economy of Public Land Leasing in Beijing, China, in *Leasing Public Land: Policy Debates and International Experiences* edited by Steven C. Bourassa and Yu-Hung Hong. Ch.10. Cambridge, MA: Lincoln Institute of Land Policy

Suggested:

Haila, Anne. 2000. Real Estate in Global Cities: Singapore and Hong Kong as Property States. *Urban Studies* 37(12): 2241-2256.

Lai, L. W.-C. 1998. The Leasehold System as a Means of Planning by Contract. *Town Planning Review* 69(3): 249-275.

### **2/26 [Session 6] Marketization of Rural Land**

**Speaker:** Yuan Xiao, Postdoc, Law School, Columbia University

**Title:** Re-spatialization of Urban Development: The Land Quota Markets in China

Hsing, You-tien. 2010. *The Great Urban Transformation: Politics of Land and Property in China*. Oxford: Oxford University Press. (Chapter 4, pp.93-121, Chapter 6, pp.155-180)

3/5

**[Session 7] Slum Clearance: Eviction and Replacement**

Patel, Sheela, Celine d'Cruz and Sundar Burra. 2002. Beyond Evictions in a Global City: People-managed Resettlement in Mumbai. *Environment and Urbanization* 14: 159-172.

Viratkapan, V., and R. Perera. 2006. Slum Relocation Projects in Bangkok: What Has Contributed to Their Success or Failure? *Habitat International* 30, 1: 157-174.

Suggested:

Menon-Sen, Kalyani. 2006. 'Better to Have Died than to Live like This': Women and Evictions in Delhi. *Economic and Political Weekly* (2006): 1969-1974. (a story about the impact of slum clearance in Delhi)

3/12

**[Session 8] Slum Upgrading: Titling and Incremental Upgrading**

Minnery, John, Teti Argo, Haryo Winarso, Do Hau, Cynthia C. Veneracion, Dean Forbes, Iraphne Childs. 2013. Slum Upgrading and Urban Governance: Case Studies in Three South East Asian Cities. *Habitat International* 39: 162-169.

Sanyal, Bishwapriya, and Vinit Mukhija. 2001. Institutional Pluralism and Housing Delivery: A Case of Unforeseen Conflicts in Mumbai, India. *World Development* 29, 12: 2043-2057. (The role of NGOs in slum upgrading.)

Suggested:

Burra, Sundar. 2005. "Towards a pro-poor framework for slum upgrading in Mumbai, India," *Environment and Urbanization*, 17(1): 67-88.

Galiani, Sebastian, and Ernesto Schargrodsky. 2010. Property Rights for the Poor: Effects of Land Titling. *Journal of Public Economics* 94: 700-729.

PART III: Participatory Land and Housing Development

3/26

**[Session 9] Land Readjustment and Housing**

What is land readjustment? How is it practiced? How does it differ from other planning tools we discussed in previous sessions?

Larsson, Gerhard. 1997. "Land Readjustment: A Tool for Urban Development," *Habitat International*. 21(2): 141-152. (a general introduction to the tool and its origin and implementation in advanced countries)

Archer, R.W. 1989. Transferring the Urban Land Pooling/Readjustment Technique to the Developing Countries of Asia. *Third World Planning Review* 11(3): 307-331.

Suggested:

Turk, Scene S. 2008. An Examination for Efficient Applicability of the Land Readjustment Method at the International Context. *Journal of Planning Literature* 22(3): 229-242.

**4/2 [Session 10] Land Readjustment and Housing in Asia**  
Mukhija, Vinit. 2006. Property Readjustment and a Tenants' Cooperative in Mumbai: Some Lessons and Questions. *Environment and Planning A* 38(11): 2157-2171.

Archer, Ray W. 1994. Urban Land Consolidation for Metropolitan Jakarta Expansion, 1990-2010. *Habitat International* 18 (4): 37-52.

Suggested:

Lin, Tzu-Chin. 2005. Land Assembly in a Fragmented Land Market through Land Readjustment. *Land Use Policy* 22(2): 95-102. (Taiwan case)

Sorensen, Andre. 2000. Conflict, Consensus or Consent: Implications of Japanese Land Readjustment Practice for Developing Countries. *Habitat International* 24(2000): 51-73.

**4/09 [Session 11] Land Readjustment and Housing beyond Asia**  
Guest speaker: TBA

PART IV: Student-Initiated Project Workshop

**4/16 [Session 12] TBD**  
Topic on public land leasing

**4/23 [Session 13] TBD**  
Topic on slum upgrading

**4/30 [Session 14] TBD**  
Topic on land readjustment