

Land and Housing management

Week Fifteen

Challenges of Land management and the Housing sector

By

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Last week

- Basic infrastructure provision at community level
 - Opportunities for infrastructure provision
 - Threats to infrastructure provision
 - How to improve infrastructure provision at community level

This week

- Challenges to Land management and the housing sector
 - Challenges to land management
 - Challenges in the housing sector

Challenges to Land management

Land management is the stewardship and regulation of land resources to meet various needs and use land resources efficiently

The combination of increasing population, globalization and climate change have increased the demand for land, and market forces on the other hand have raised prices to levels unaffordable to many, especially in the urban and peri-urban areas.

Managing land effectively is crucial to development, and housing development in particular.

However, land management efforts therefore face challenges including;

- Access to and acquisition of land
- Land tenure systems
- Regulations
- Urbanization and land use conflicts
- Population pressure
- Governance and policy issues
- Technological and data limitations

1. Access and acquisition of land

- Land – contentious issue
- Land has been commoditized, making it difficult or impossible to acquire
- Land prices increase almost on a daily basis, land speculation ...

2. Land tenure systems and tenure security

- Tenure is the relationship among people in respect to land. Land tenure systems vary in different countries
- Sometimes tenure systems may pose a challenge to land management
- Uganda's tenure systems are a combination of traditional, colonial and contemporary arrangements all working together in the contemporary society

- Tendencies of multiple ownership, restricted land transactions due to customary arrangements pose a challenge to land management efforts
- Land conflicts are on the rise, resulting into evictions, even death. This is all challenging to land management efforts and procedure

3. Regulatory barrier

- Land management operates with standards and regulations. Sometimes some regulations may be a challenge to land management instead.
- Specific planning standards, regulations and procedures for land registration, development and transfer have an impact of efficiency and equity of land markets

- These standards, procedures and regulations sometimes do not actually reflect the needs and reality at the local level, as they are formulated by professionals
- In addition, the length of administrative steps, amount of time taken and costs involved deter people from following procedure and conforming to regulations

- These procedures have also been a source of corruptions
- Regulations, standards and procedures are yet to be widely spread and adopted

4. Urbanization and land use conflicts

- Urbanization results into increasing population with increasing demand for space leading to;
 - Urban sprawl – the sprawl encroaches onto rural land, reducing land for activities like agriculture, but also complicated land management
 - Land conflicts – the demand for land for housing, industrial development, agriculture among other competing land uses can result into conflicts, and therefore inefficient use of land

5. Population pressure

- Population especially in urban areas grows rapidly, but land resources are inelastic.
- The increase in population translates into increase in demand for land for housing and other uses
 - This increase in population and demand exerts pressure on the limited inelastic resource – land

- Due to the increase in population, land in densely populated areas becomes more expensive and scarce
 - This results into development of informal settlements and therefore inadequate housing conditions
- The informal developments and increasing demands for land are a challenge to land management

6. Governance and policy issues

- Land use decisions can be affected by fragmented policies.
- When the land management policies are not integrated across different sectors and levels of government, this can result into inconsistent and conflicting land management decisions.

- Inefficient bureaucratic processes can be hinderance to effective land management and equitable access to land
- Sometimes policies and regulations are used for corruption tendencies, especially among those that should be implementing them.

7. Technological and data limitations

- With the increasing use of technology for various management activities comes the increasing demand for land management to adjust and adapt
- Limited access to advanced technologies for land administration and monitoring can be a hinderance to sustainable land use practices
- In addition, inadequate data on land use, land ownership and other conditions limits effective planning and decision making for land managers

Challenges in the housing sector

Housing is a basic need and efforts to provide this need cut across different aspects of life.

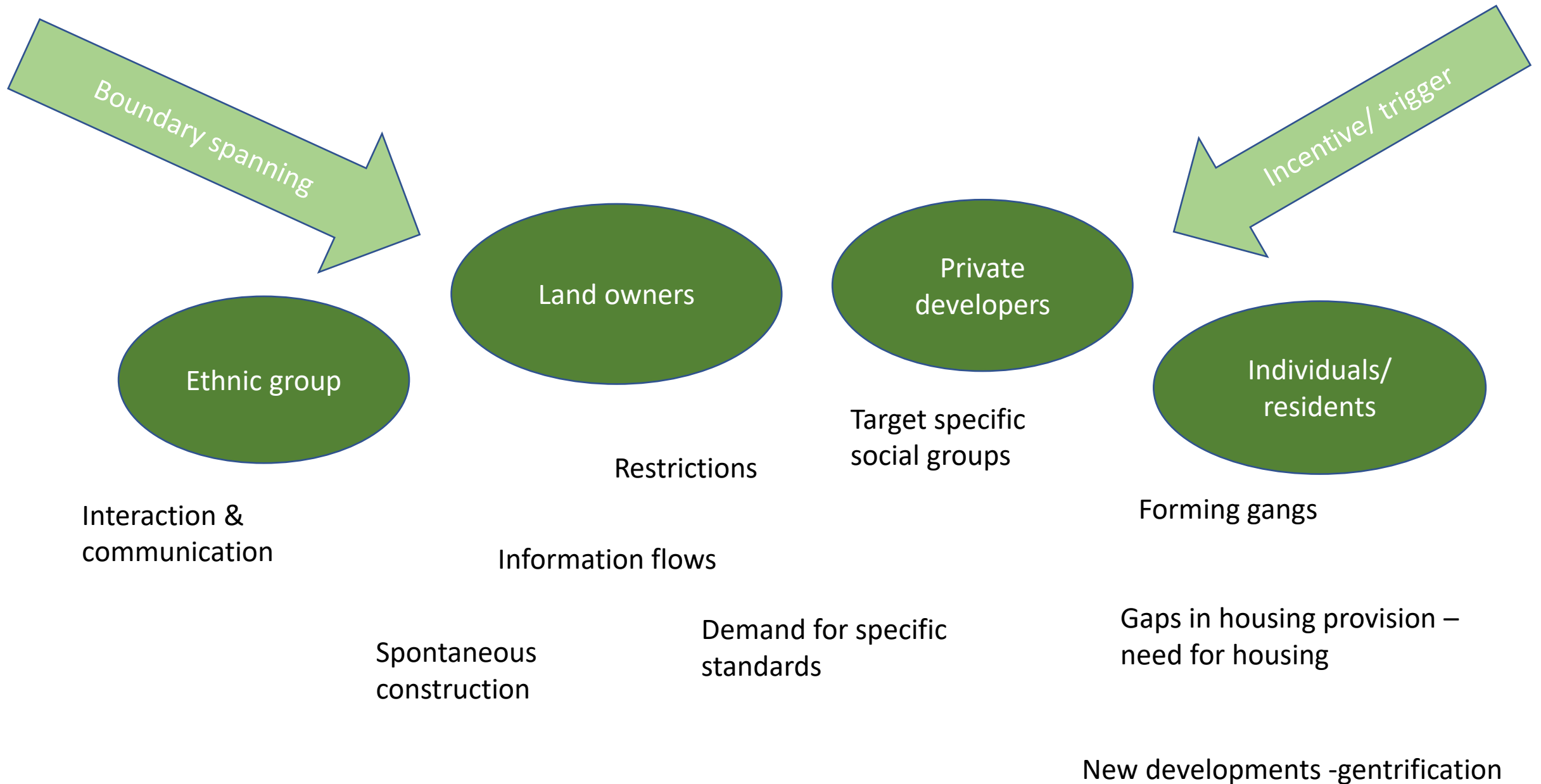
Housing sectors are mandated to provide adequate, affordable and sustainable housing.

Housing sectors however face challenges that affect their ability to meet these housing needs for growing populations

Disparities in housing outcomes

- Where housing development is done by various actors guided by demands and needs of society, it is only expected that development will not have the same o
- Housing development in Uganda is majorly done by individuals and land owners
- Most housing is owner-occupied and tenancy
- People construct within their means and according to interests

Self-organization and residential development



- Individual constructions and according to interest and ability nurtures visible physical disparities in communities
- Disparities intensify the socio-economic differences among families
- Disparities also affect the physical beauty of the built environment

Example ... residential disparities in Kampala

Category	Structured residential	Residential Enclaves	Formal Residential rental	Residential pockets
Description	Particular designs. Planned Associated with the elite, high and middle income groups.	Small distinct areas, Clusters of houses isolated from surrounding. Particular people group	Socially recognizable/ acceptable. Single unit or multifamily	Impoverished, neglected/ disadvantaged Minority group (economic, social or legal forces).
Housing interaction in space	- Low density, scattered/ spaced. - Big houses with big compounds	- Tight-spaced - Moderate sizes depending on the setting	- Tight-spaced Or - Moderate space	- Very tight-spaced, dense developments
Architectural style	. Gated . Story houses, multiple rooms	- Single houses - Multifamily houses - storied apartments	. Semi-detached gated houses - Storied apartments . one to three bedroom	. One-room houses, . rental linear houses (Muzigo, poor structures) . Duplex
Construction and ownership/ tenancy	Private developers/ Public sector Bought/ Rented. High and upper middle class. Elite	- Private/ land owners - Self- constructed - Rented - Owner occupied	- Private developers - Land owners	-Self-constructed - Owner occupied
Price	Very expensive	Expensive / moderate	Moderate/ cheap	Very cheap/ free



Source: primary



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Slum development and informal settlements

- Informal housing includes any form of housing that is illegal, is not protected by the state and falls outside government control and regulations
- Informal housing is characterized by tenure insecurity, meaning that majority of the people in these are insecure
- There is limited or no extension of infrastructure services like running water, sewerage management, reliable energy among others
- This affects housing adequacy, hence gaps in the housing sector

Social inequality

- Housing market systems discriminate against marginalized groups. The private sector mostly targets high income clients, leaving the middle and low-income groups segregated and with limited access to housing
- The increased developments and investments into housing result into gentrification.
 - As investments are made in housing, many urban dwellers who can not afford rent or buying new developments are pushed out into the peripheries. Gentrification can result into creation of more slums and informal settlements

Implementation and enforcement of standards

- Housing development is regulated by policies and standards
- Standards are well laid out and clear
 - Details of plot coverage, building lines space in between buildings etc.
 - Standards especially in urban areas
 - Housing developers obligated to follow these standards
 - Regulator obligated to follow through, guide and enforce the standards

- However, given the housing development outcomes, it is clear that there is little, in some places no respect to these standards and regulations
 - Evident especially in cities and towns
 - Haphazard developments
 - Substandard developments
 - Tight-spaced developments

- Enforcement is challenged most likely because;
 - People are not aware of the standards and policies, or what they stipulate
 - Perceptions about procedure and processes. People opt to skip the long processes
 - Piecemeal implementation affects the implementation process and the outcome thereof. Enforcers get compromised by relationships or bribes

Housing prices

- Housing, due to various factors comes at high costs especially in urban areas
 - Buying or rental housing costs make housing unaffordable to some groups of people in society
 - Worse still, the income inequalities make the unaffordability situation even worse
 - Low and middle income groups struggle access housing
 - This can result to informalities and intensify the inadequacy issue in the housing sector

Housing supply

- Due to issue in access to land, cost of housing development and regulatory challenges, coupled with the increasing demand, housing development can take a slow process.
- This impacts the housing stock, resulting into limited housing supply at community and national levels

- In addition, regulations, standards and procedure can slow the development process, or even discourage investment in the housing industry. This affects supply
- The limited supply will in turn affect housing prices; influencing higher costs for housing

Conclusion

- Challenges for land management and housing are numerous
- Above are a few common challenges in the developing world that affect the adequacy, availability, affordability and access to housing
- Land management and the housing sector can deal with these challenges to stabilize the housing stock and supply

Reference

Payne, G. (2016). Five major challenges to land management in our changing world. Land portal [Five major challenges to land management in our changing world | Land Portal](#)