

Land Policies for Development: Do we have the right frame of reference?

Robin Rajack

Lead Specialist

Inter-American Development Bank

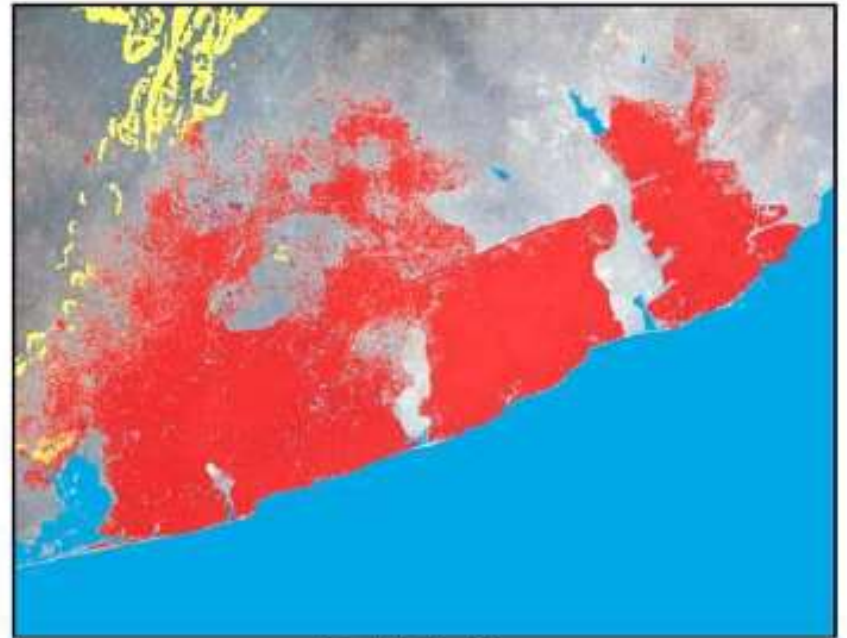
Panama City

September 2016

Accra, Ghana



T₁: 6-Mar-85



T₂: 4-Feb-00

0 5 10 15 20 km



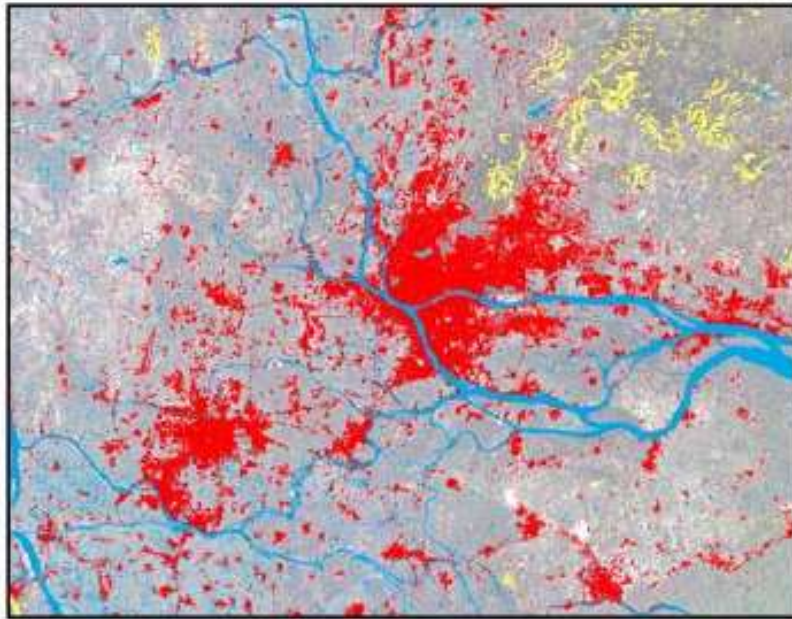
1:350,000

- Water
- Excessive slope
- Built-up area

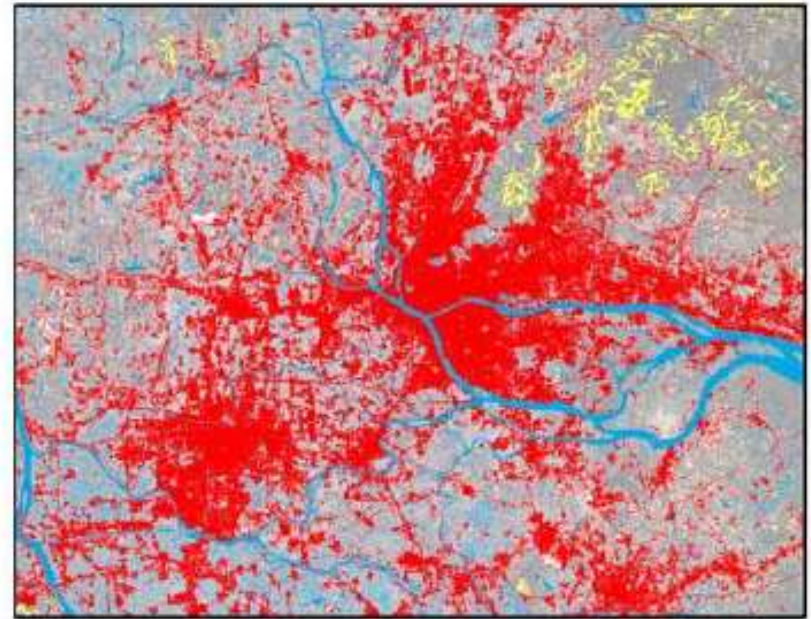


Measure			Annual
	T ₁	T ₂	% Change
Population	1,882,990	2,789,380	2.67%
Built-Up Area (sq km)	133.35	344.26	6.56%
Average Density (persons / sq km)	14,120.39	8,102.64	-3.66%
Built-Up Area per Person (sq m)	70.82	123.42	3.79%
Average Slope of Built-Up Area (%)	3.11	3.11	0.01%
Maximum Slope of Built-Up Area (%)	12.28	12.28	0.00%
The Buildable Perimeter (%)	0.71	0.73	0.15%
The Contiguity Index	0.69	0.80	1.01%
The Compactness Index	0.68	0.61	-0.75%
Per Capita Gross Domestic Product	\$1,325.50	\$1,836.23	2.21%

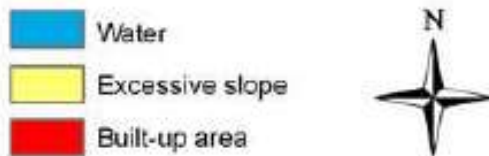
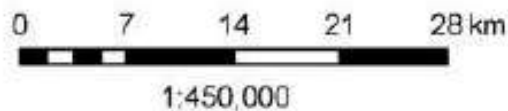
Guangzhou, China



T₁: 13-Oct-90



T₂: 14-Sep-00

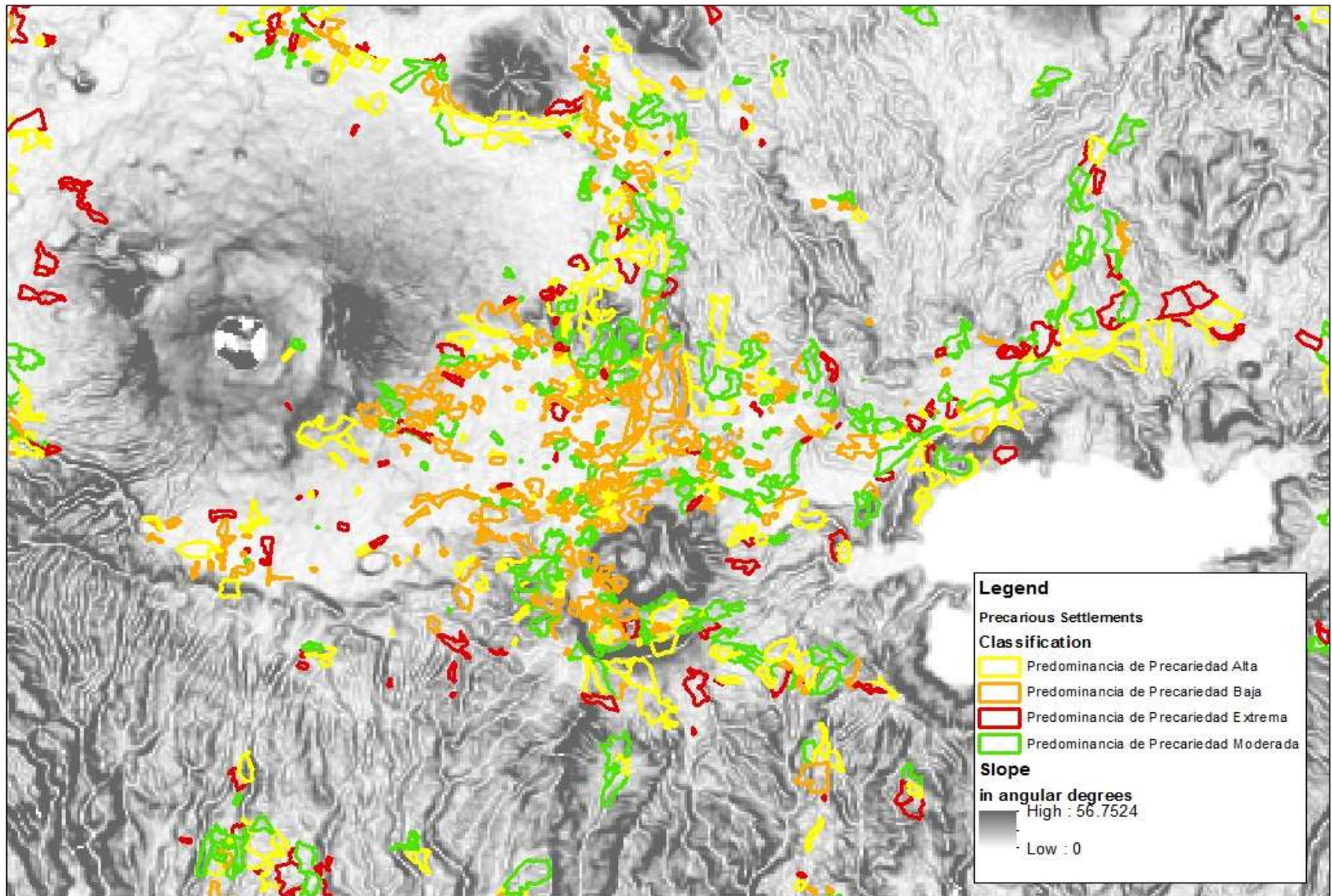


Measure	T ₁	T ₂	Annual % Change
Population	7,711,562	13,156,203	5.53%
Built-Up Area (sq km)	452.08	979.44	8.10%
Average Density (persons / sq km)	17,058.10	13432.31	-2.38%
Built-Up Area per Person (sq m)	58.62	74.45	2.44%
Average Slope of Built-Up Area (%)	5.41	5.41	0.00%
Maximum Slope of Built-Up Area (%)	30.00	30.00	0.00%
The Buildable Perimeter (%)	0.87	0.86	-0.12%
The Contiguity Index	0.34	0.45	2.97%
The Compactness Index	0.48	0.34	-3.23%
Per Capita Gross Domestic Product	\$1,530.63	\$3,640.22	9.12%



Ubicación de todos los asentamientos precarios en San Salvador (AMSS), en relación con la pendiente

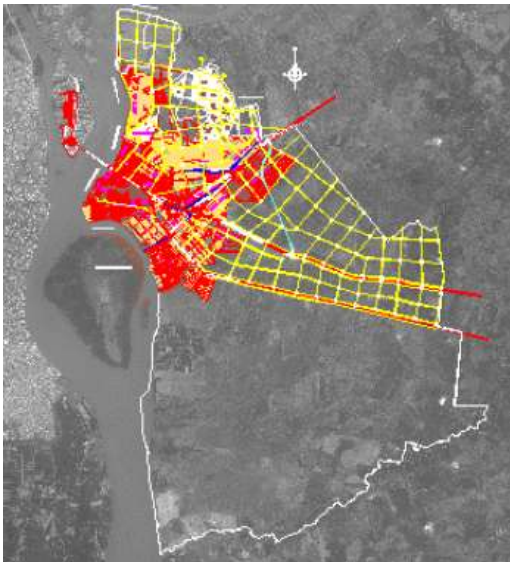
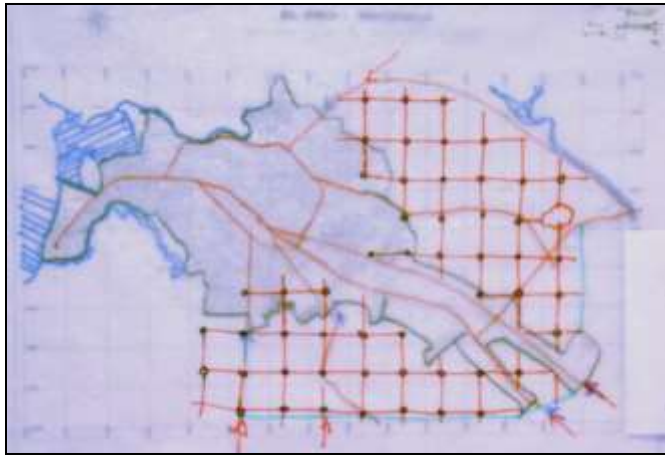
Precarious Settlements and Slope, San Salvador Metro Area







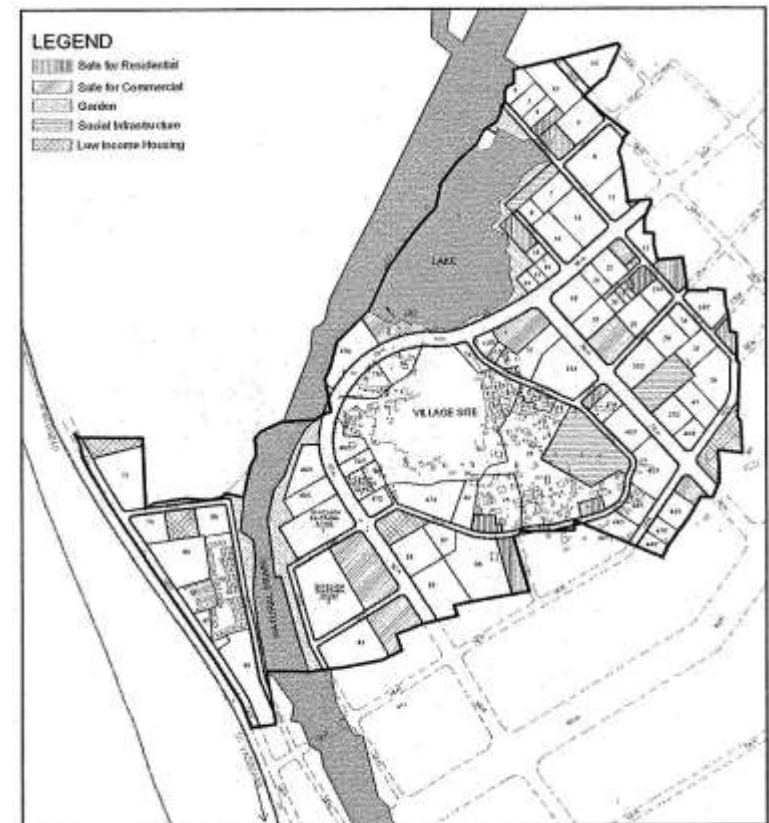
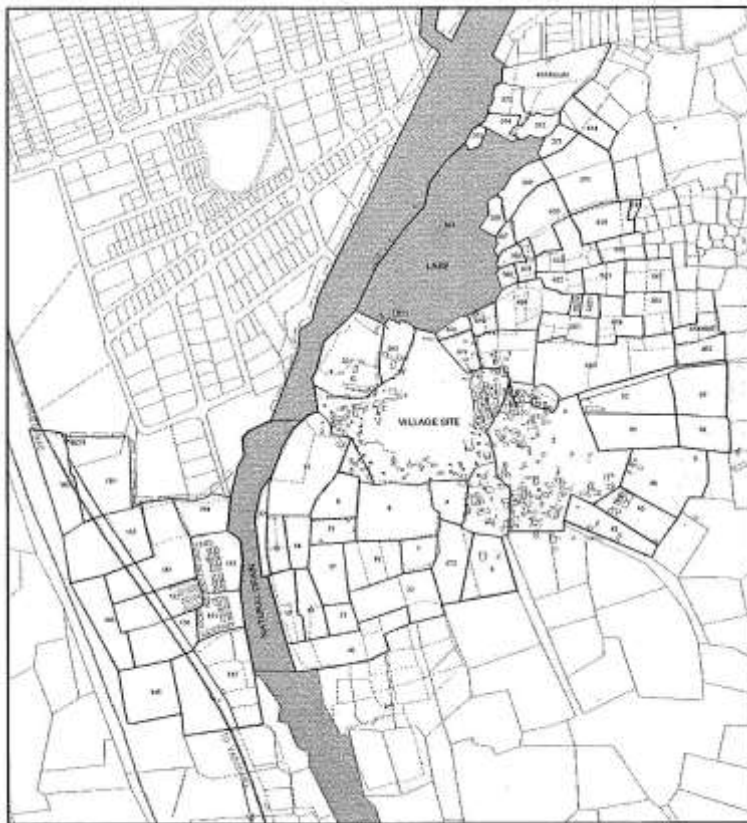
Preliminary Sketch Plans for Arterial Grids in Four Intermediate Cities in Ecuador, 2006



Source: Prepared by municipal officials from the Planning, Cadastre, Legal, and Finance Departments of Eloy Alfaro, Durán and Riobamba; in Angel, 2008

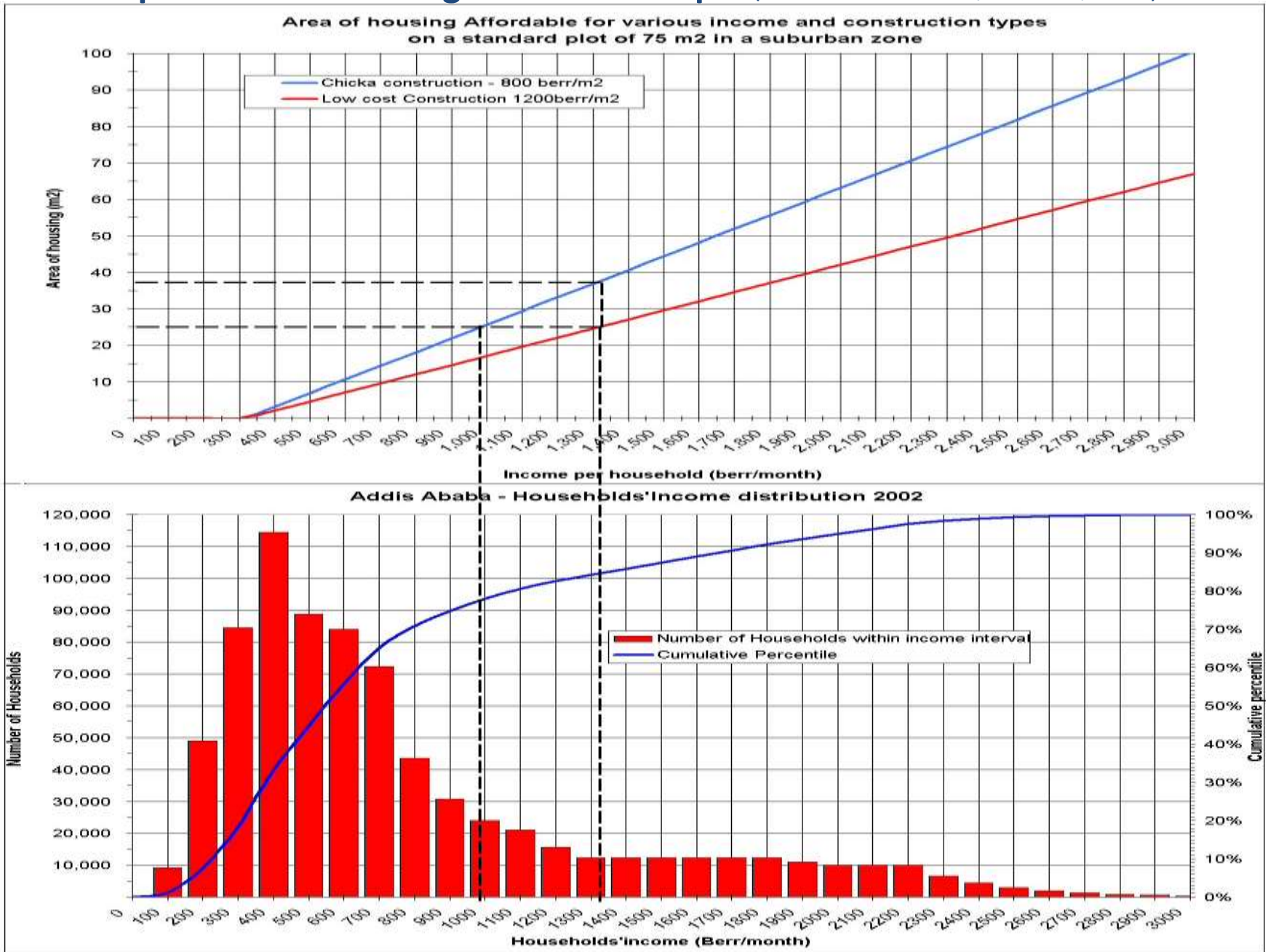
Land Readjustment (Town Planning Scheme) in Ahmedabad, Gujarat

- Base Map for preparing the TPS
- Delineation of final plots in TPS

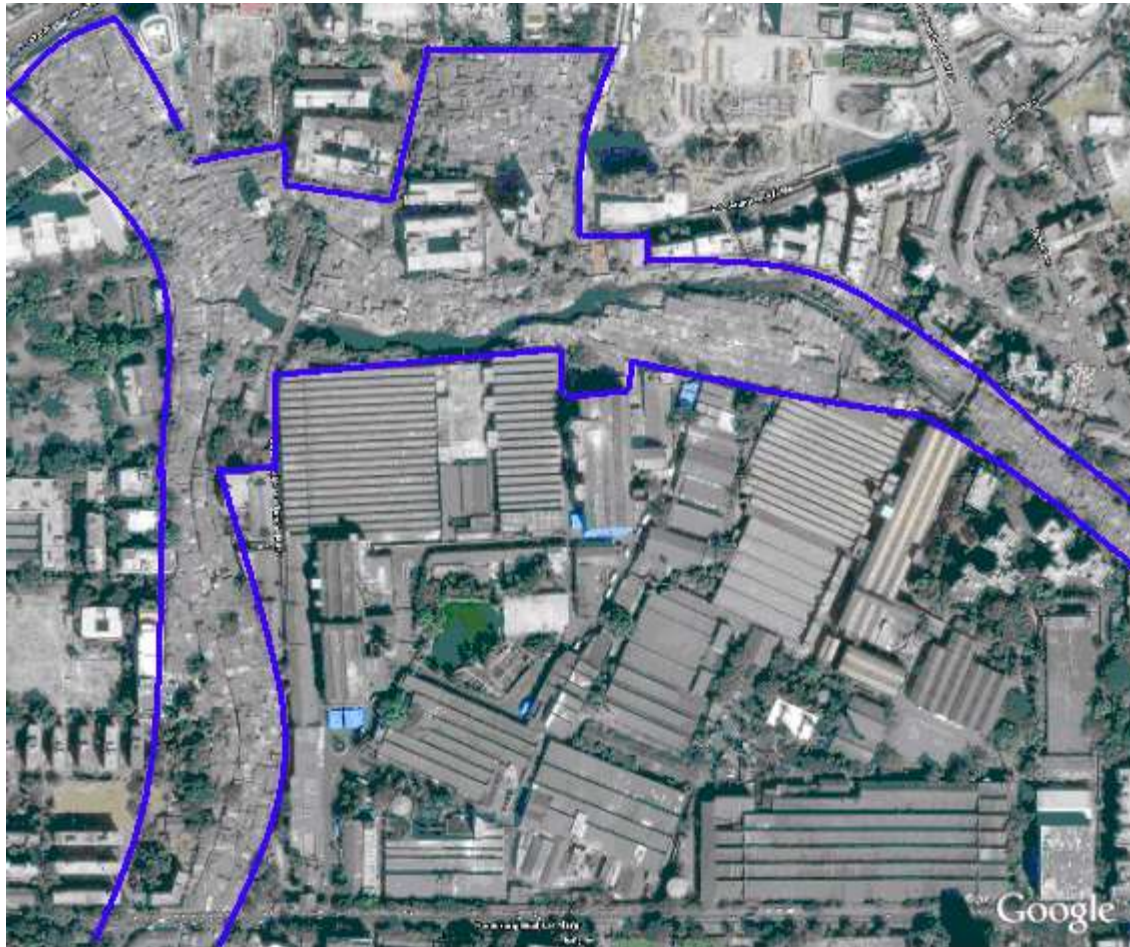




Impact of Plot Size Regulation – Ethiopia (Source: World Bank/ Bertaud, 2004)



Mumbai: effects of land held off market



Slums Surrounding Mumbai Mill Complex

Source: World Bank, 2007, modified satellite image from Google Earth Pro.

**What can she
teach us?**

