

Housing and Land Use Policy in Punjab (Pakistan)

Case Study Lahore

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Urban Housing & Land Use (Policy & Practice)

- Housing is a basic Human need, while Land is an essential ingredient of Housing, & Land Use Policy is a tool to achieve equitable Housing.
- Presentation shall be focused on Key policy challenges in Punjab (using Lahore as a case study), and the way forward.
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Policy Challenge 0: Lack of Formal Policies & the Mindset

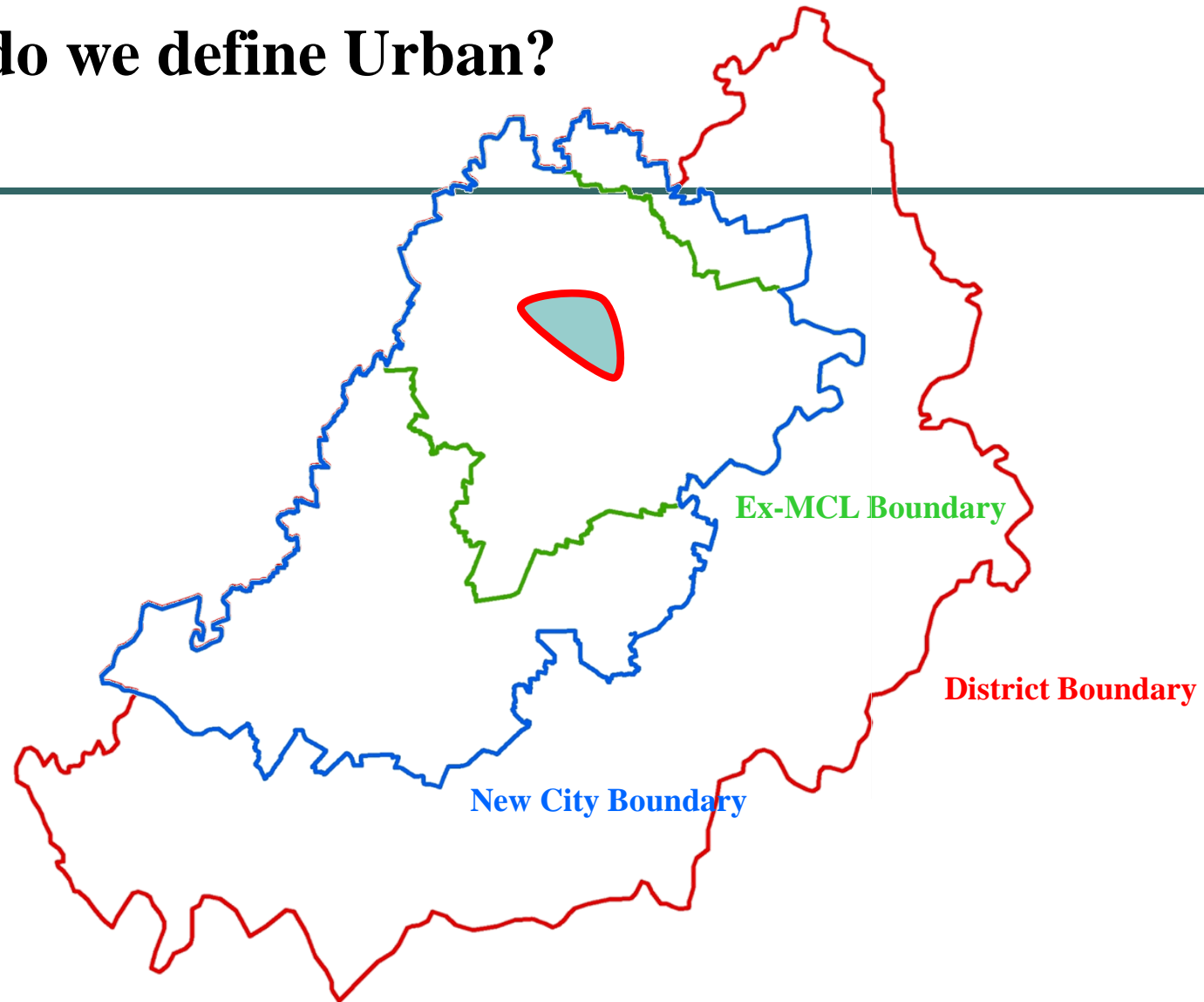
- **There is no formal Housing Policy , nor a Land Use Policy**
- We believe that Urbanization is not good and needs to be controlled, as we are basically an agricultural country and need to focus on Integrated Rural Development. Also that food security is threatened through urbanization...
- However, what we have done over the last 30 years can be taken as our unwritten Policy framework
- There is a need to document this and convince the Decision makers over the need for a formal Policy

Policy Challenge 1: The Definitional Challenge

What constitutes Urban has been changing & varies

- 1979 LGA, all urban Councils were Urban, and boundaries kept on expanding Post facto
- 2001 LGA, the divide was done away & urban areas expanded without limits.....mostly sprawl..
- 2013 LGA, the definition has been restricted, with many urban areas, falling in the Rural Councils...
- Census 2016 is likely to have its own definition of Urban

How do we define Urban?



Policy Challenge 2: Property Rights & Titles

No single system of Property Rights Record & Titling

- Many agencies managing, with different systems and reliability
- Leads to informal settlements and slums, disputes and disincentive towards improved housing
- Much area still managed as Rural Land
- Urban Land Record is still manual, while Rural has been computerized
- Lack of Dependable Title excludes from Formal Economy

Pilot Survey of 22,000 units in Lahore

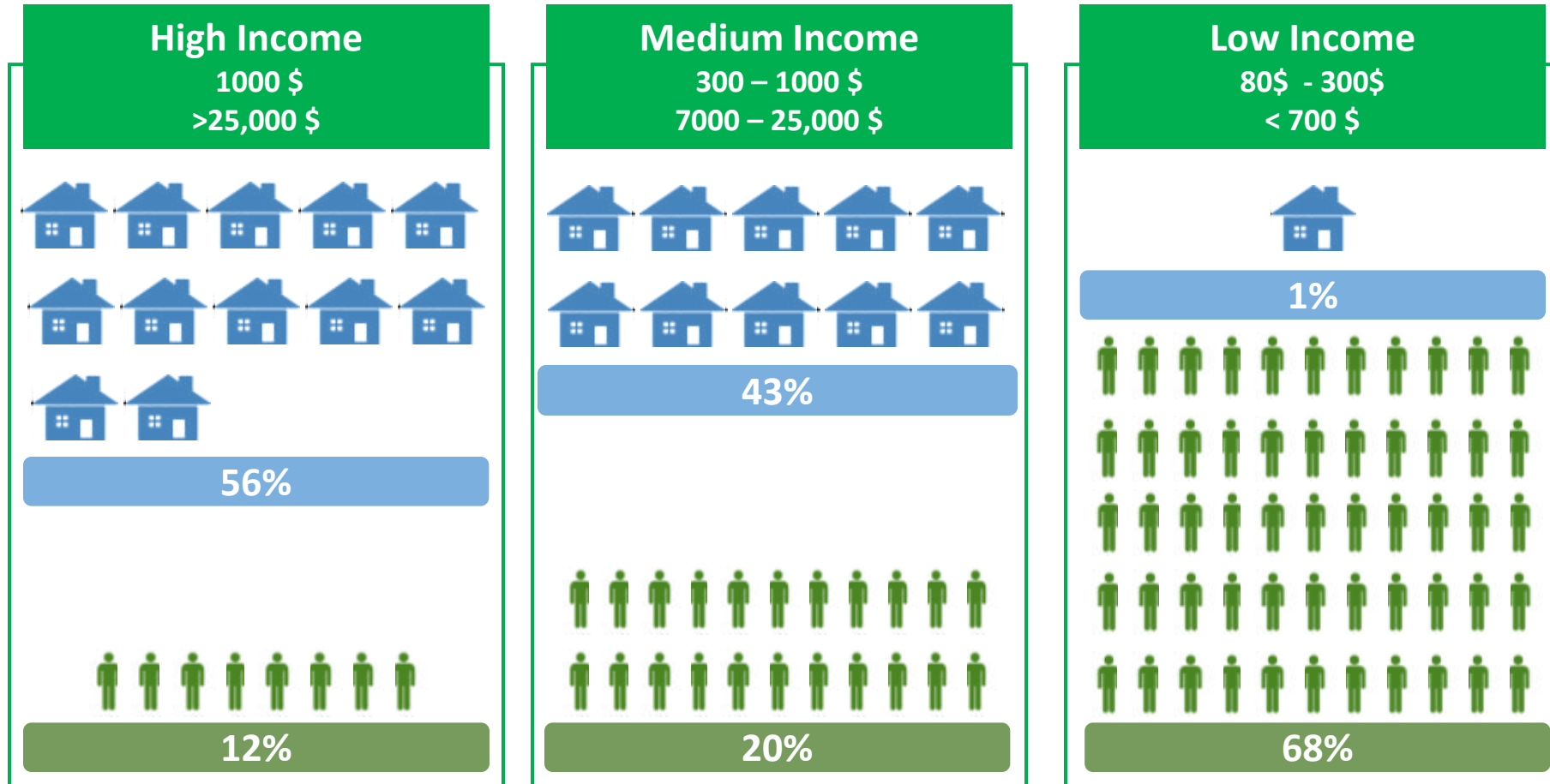
	Private Ownership	Provincial/Federal Govt.	Metropolitan Corporation	Others/Trust/Public Buildings	Total
Registered Deed	59.96	0	0	0.29	60.25
PTD	4.80	0	0	0	4.80
PT1	5.88	0	0	0	5.88
Fard	3.37	0	0	0	3.37
PTO	1.67	0	0	0	1.67
Lessee	0	1.59	0	0.88	2.47
Tenant	0	0.40	0	0	0.40
No Doc	21.16	0.00	0	0	21.16
TOTAL	96.85	1.99	0	1.17	100.00

Policy Challenge 3: Land as Input for Housing or Asset

Mostly Land is viewed as an asset & Investment

- Government & Private sector, focus is on land development and not on housing.
- Around 150,000 to 200,000 developed and vacant plots
- Taxation Regime favors this land hoarding

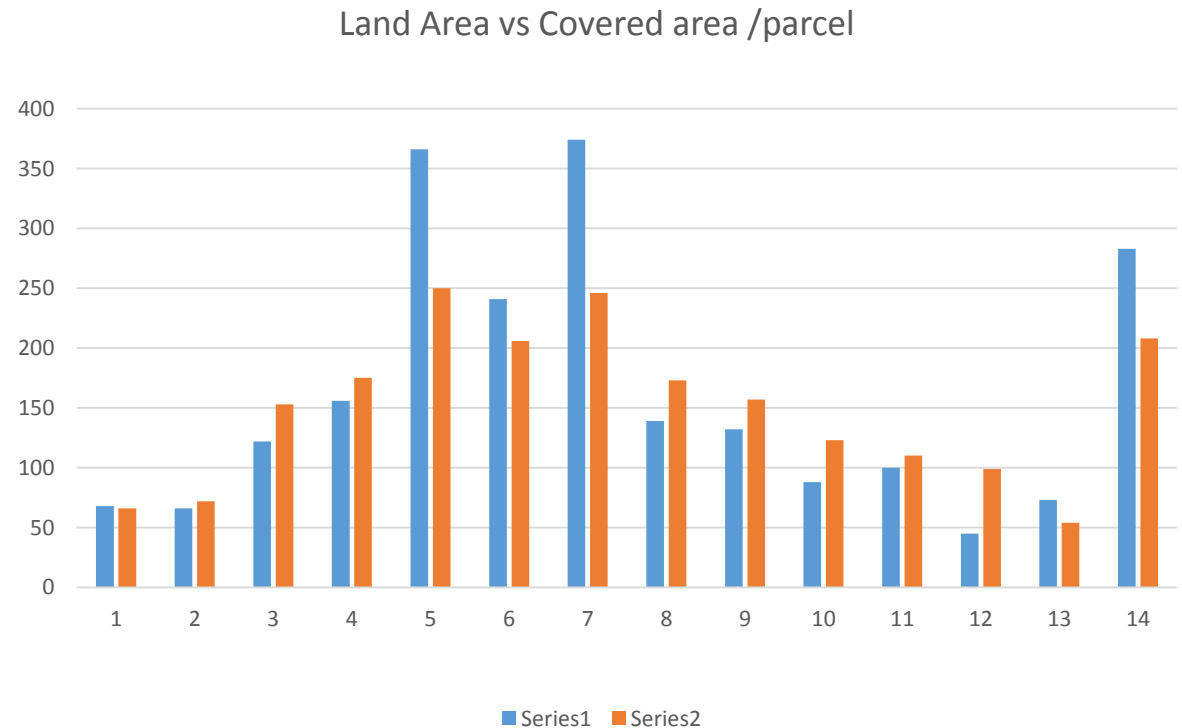
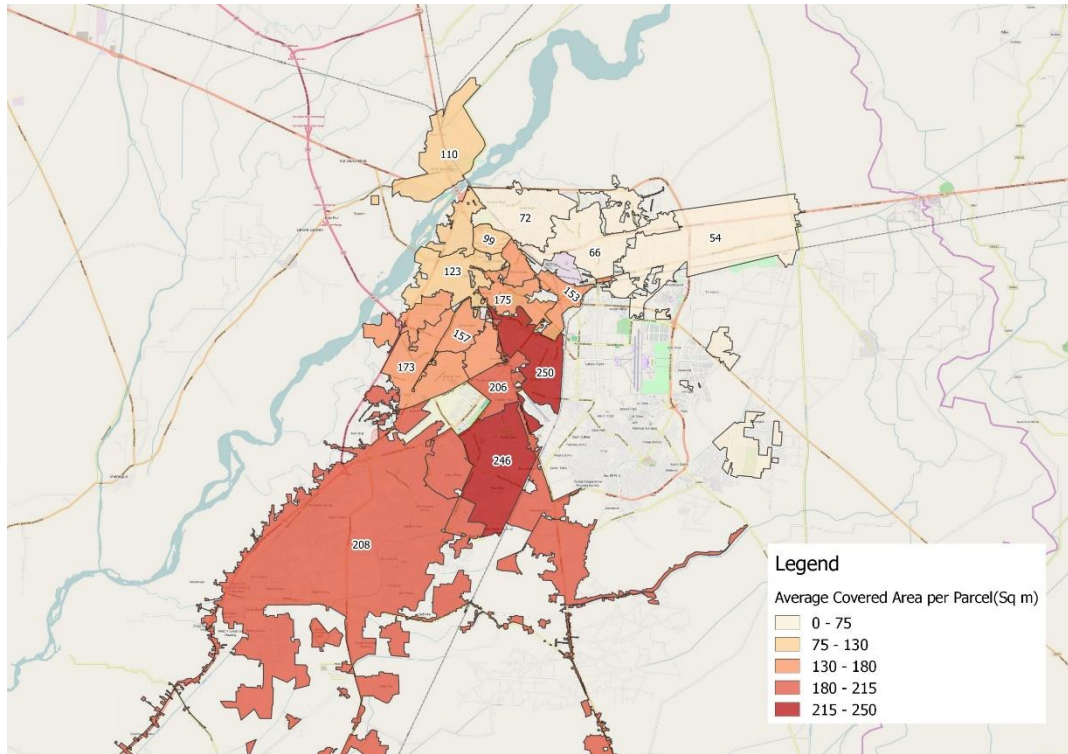
Policy Challenge 4: Affordability



68% of the population has only 1% of total housing units

Policy Challenge 5: Equity

Rich people occupy disproportionately More land



Way Forward

- There is a need to Formulate Research Studies on each of these Policy Challenges.....
- A collaboration between Researchers and Decision (Policy) makers...
- IGC and Urban Unit could form a good Interface to develop well researched policy papers and advocacy work

Thanks