



LAND MANAGEMENT AND INFORMAL SETTLEMENTS REGULARISATION

Postgraduate Diploma Course
6 – 31 July, 2015

COURSE HANDBOOK

Prepared by Carlos Morales-Schechinger



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1. INTRODUCTION

Existing informal settlements need to be regularised and upgraded but, even more urgently; their growth needs to be decompressed. More and more people, and increasingly not only the poor, have no alternative other than to resort to slums, using a substantial part of their own resources to access land. Informality has to do with more than urban poverty; it has to do with the lack of capacity of cities and their markets to provide sufficient supply of well located, serviced, affordable and secure land.

What is called for is to accompany, if not actually to precede, regularisation efforts with sound preventive land strategies. Such strategies should change the rules of the game, re-align land markets, mobilize the resources already used even by poor households, increase them by capturing the land value created by the city and produce serviced land for all so that higher income households do not capture collective efforts intended to benefit the poor. Traditional tools to administrate land are not enough; preventive strategies need more effective instruments required to meet the challenge.

Throughout the Land Management and Informal Settlement Regularisation (LMIRS) course, two questions guide our learning:

- How can we create options for low-income households so that they don't have to resort to informality?
- How can we effectively use innovative and preventive land instruments and not only curative action?

The course starts by enabling participants to understand the underlying causes of informal occupation of land and slum formation. Participants become aware that slums are increasingly shaped by how land markets work, how they fit into the overall land dynamics of the city, how different stakeholders inter-act as pushing and pulling factors in land allocation and how different kinds of public interventions either prevent, curtail or even stimulate more land informality.

Building on that understanding, the course then centres the attention on acquiring knowledge and skills to be able to formulate policies and implement land-related instruments. The course deliberately expands beyond regularising and improving existing slums; participants are exposed to a variety of notable land instruments to create preventive options that are increasingly attracting attention amongst leading experts and decision makers. The curriculum is constantly being updated with the latest insights and innovations. Issues such as trading development rights, inclusionary zoning, fair vs. market compensation, land readjustment and sharing, street led development and re-develop, alternative land tenure forms, and other type of instruments are discussed in the course.

The course is innovative and intensive in nature and demands a proactive attitude from participants. Specially designed learning environments comprise not only lectures but also discussions, policy debates, case study analysis, and practical exercises. Role-playing games are an essential part of the course; they are used for simulating how informality occurs under land markets ruled by orthodox or heterodox regulations and taxation, how arguments are brought forward by opposing parties debating controversial issues in a land court style situation, how costs and benefits in land development are distributed under competition, negotiation of property rights and obligations, and how collaborative solutions may be found in a simulated land clinic.

We wish you a productive time here at IHS, as you enter the adventure of learning and discovering new horizons to your own understanding, knowledge and skills.

Post graduate diploma course Land Management and Informal Settlement Regularization (LMISR)

Dates

6 – 31 July 2015 (4 weeks)

Certificate

Post graduate diploma

Outcomes

The course will enable participants to understand the underlying causes of informal occupation of land and slum formation, to acquire knowledge and skills to improve slums, and to formulate policies that create options to prevent new slum formation.

Guiding questions

How can we create options for low-income households so that they don't have to resort to informality?
How can we effectively use innovative and preventive land instruments and not only curative action?

Participants' background

The course is designed specifically for those involved with and/or interested in land and housing policies in developing countries and countries in transition.

Partnership

The course is delivered with the collaboration of the Institute for Housing and Urban Development Studies of the Erasmus Universiteit Rotterdam (IHS), the Lincoln Institute of Land Policies (LILP) and the United Nations Human Settlements Programme (UN-Habitat). As such, the course draws contents developed HIS, LILP and UN-Habitat derived from experience in a wide variety of countries.

Coordination

Carlos Morales-Schechinger
Senior expert urban land management & policies.
Coordinator of Urban Land Development.
Institute for Housing and Urban Development Studies (IHS)
c.morales@ihs.nl

Martim Smolka
Senior fellow Lincoln Institute of Land Policy (LILP).
Director Program on Latin America and the Caribbean.
Co-chair of the International Program.
m.smolka@lincolninst.edu

Ore Fika
Housing and land specialist
Institute for Housing and Urban Development Studies (IHS)
o.fika@ihs.nl

Academic staff

Martim Smolka. Formal & informal land market and land value capture instruments. Director Program on Latin America and the Caribbean (LILP), USA. m.smolka@lincolninst.edu

Claudio Acioly Jr. Housing and urban management. Head capacity development unit of United Nations Human Settlements Programme (UN-Habitat). Brazil. claudio.acioly@unhabitat.org

Geoffrey Payne. Land and property tenure, urban planning and housing. Geoffrey Payne and Associates (GPA). UK. gkpayne@gpa.org.uk

Cynthia Goytia. Urban Economics and public policy, Director of the MSc. in Urban Economics at Torcuato Di Tella University (TDTU) cgoytia@utdt.edu

Carlos Morales-Schechinger, Land policies and instruments. Coordinator of Urban Land Development (IHS). Mexico. c.morales@ihs.nl

Ore Fika. Housing and land, Coordinator of the Urban Management and Development Sustainable Urbanism Programme (IHS). Nigeria. o.fika@ihs.nl

Wendeline Dijkman, Architecture and urban planning guide, De Gebouwendids (The Building Guide), Netherlands. info@degebouwendids.nl

Ellen Geurts, Housing expert (IHS). Netherlands. e.geurts@ihs.nl

Els Keuken, Urban planning specialist (IHS). Belgium. e.keuken@ihs.nl

Content objectives of the course

Understandings

Participants will understand that...

1. Land markets exist, it is better to understand them and shape them so that they work for the city and its settlers instead of against them.
2. To understand informal land occupation, one needs to understand the functioning of urban land markets as a whole.
3. Informal land development processes are not exceptional but the widespread mode of housing production and settlement development in the majority of cities today.
4. Not regularizing is not a political option, whilst at the same time titling and upgrading may have social and economic costs and unanticipated effects.
5. Property rights are central to land and housing, but it is not only about rights but also about obligations of those that hold sticks within the bundle that defines property.
6. Tenure security can be achieved through a wider range of tenure types, not just individual freehold (private property).
7. Inventive thinking related to informal settlements must shift from curative to preventative instruments.
8. Action starts at the city level with policies and instruments beyond the area of a specific settlement.
9. A good housing policy for the poor should start with a good land policy.
10. A good land policy focuses not only on the poorest but on land options for all, and on all land uses of the city as a whole.
11. Multiple stake-holders participation is needed but it is only possible with a set of rules that distributes costs and benefits in an equitable way.
12. Land prices have a direct link to affordable housing.
13. Competitive alternatives to informality may be created by bringing affordable land opportunities to scale both in numbers and diversity of solutions.
14. There is an opportunity to learn from the experience on land development from the country that hosts course and it should be taken.

Knowledge

Participants will know...

1. Why land plays a key role in the development of cities, including formation of slums, inequality and segregation
2. Which are the basic concepts that shape urban land markets and therefore informal occupation of land..
3. How informal land markets work and may actually induce more informality.
4. What the difference is between an environment dominated by the market and one guided by the state when it comes to dealing with informal settlements.
5. What the main tenure and rights systems are in different contexts.
6. What the impact and interaction is between policy options and the response of stakeholders in the land market.
7. What the main objectives and key elements of an adequate policy could be, as well as options for meeting these objectives.
8. What land instruments are more convenient at the city level to prevent access to land/shelter by the poor as well as for other land users
9. What the alternative land instruments are to help ensure the poor have access to land/ shelter.
10. What land instruments packages are there to deal with legal and financial bottlenecks when addressing integrated development that includes the poor.
11. What to be done to reduce the price of serviced land.
12. What the alternative land instruments are to ensure adequate cash or kind compensation.
13. What the critical management and coordination aspects are to involve city wide programmes.

Skills

Participants will be able to...

1. Bring the economic perspective into land occupation, formal and informal including the impact of markets.
2. Assess how urban land markets work and how they can react from alternative regulatory settings and specific land instruments.
3. Recognize the controversial nature of land issues and the specific arguments that are put forward by opposing parties.
4. Build a sound argumentation based on academic literature within a debate with controversial points of view.
5. Take stand over a position in relation to a controversial issue only after reflecting on the arguments and counter-arguments around the issue.
6. Bring the legal dimension into land management and discussing alternative land right options
7. Evaluate policy, including the implementation aspects of remedial and preventative programs for slums.
8. Discuss how to bring supply of land for housing.
9. Benefit from academic readings through applying their insights to a case study, and discussing them with colleagues and scholars.
10. Enhance skills in the design of citywide policies related to regularization and integration of slum dwellers.
11. Diagnose a slum/informality/inequality problem to identify core problem, causes and consequences.
12. Distinguish between curative advice (that deals with consequences) and proposed preventative solutions (that deal with causes).

Learning activities

The following learning experiences will enable students to achieve the established goals:

- **Lectures** by academic experts to enhance knowledge and understanding of specified issues (33).
- **Small group discussion sessions** with fellow participants (4 to 5) and a lecturer on literature around a specified issue or a case (choosing 4 out of 13).
- **Simulation games and workshops** to acquire enhance and apply skills in taking knowledge and understanding (5).
- **Excursion** to implemented projects of inclusionary housing and reclaimed land (3 locations).
- **Compulsory readings**, to be read before a given session (3 / 11 readings).
- **Recommended readings** for those that want to expand on a specific topic .
- **Discussion readings** elected by the participants to discuss in a small group session (choosing 3 out of 11).
- **Active participation** during sessions all kind of sessions.

For a detailed schedule of all activities during the course, and for descriptions of content sessions see content session descriptions.

Assessment

	Individual grade	Team grade
▪ GLUT game	20%	
▪ Small group discussing session	20%	
▪ Land court game		15%
▪ Equiurbe game		10%
▪ Street led development game		10%
▪ Land clinic game	15%	
▪ Active participation	10%	
Total	65%	35%

100% attendance and punctuality to all activities is compulsory. Exceptions are only on the basis of illness or cause majeure and explained and approved by the course coordinator.

To merit the postgraduate diploma: minimum grade of 5.5 (see 8 assessment criteria) and full attendance.

3. SCHEDULE

	Monday		Tuesday		Wednesday		Thursday		Friday		
JULY	6		7		8		9		10		
9:00-10:30	vd Zwet & Barandhan	Welcome NI.Rm.EUR.IHS & administrative issues	Carlos Morales	Simulation: A city & informality	Carlos Morales	Basic economic concepts on land	Martim Smolka	Accessibility, transport & land prices	Martim Smolka	From curative to preventive policies	
11:00-12:30	Carlos Morales	Vacant land tax design & introduction to course	Carlos Morales	Discussion on informality and land	Martim Smolka	Land markets relevance to cities	Martim Smolka	(non) Affordability conundrum of informality	Cynthia Goytia	Land markets and urban sprawl	
13:30-15:00	vd Zwet & Ruud Frank	Campus tour & individual photo (13:30-12:30)	Carlos Morales & Martim Smolka	GLUT Game. Gaining with land use transactions. Experimenting land markets competition & public interventions.	Carlos Morales & Martim Smolka	GLUT Game. Gaining with land use transactions. Experimenting land markets competition & public interventions.	Martim Smolka	Reading discussion	Individual studying	Carlos Morales & Martim Smolka	GLUT Game. Gaining with land use transactions. Experimenting land markets competition & public interventions.
15:30-17:00	Sharon Welsh	Introduction to library & Blackboard (15:00-17:30)					Participants	and / or team preparation			

JULY	13			14			15			16			17	
9:00-10:30	Cynthia Goytia	Economics of land use regulations effects		Cynthia Goytia	Effects of land use regulation on informality		Geoffrey Payne	Land tenure & property rights		Geoffrey Payne	Unauthorised settlements		Carlos Morales & Ore Fika	Land Court. Debating controversial statements. Building arguments and evidence in favour and against to win the case.
11:00-12:30	Cynthia Goytia	Economics of land use regulations		Cynthia Goytia	Effects of regularization & upgrading		Geoffrey Payne	Land tenure & property rights		Geoffrey Payne	Land tenure options			
13:30-15:00	Goytia	Read. disc.	Individual studying	Cynthia Goytia	Reading discussion	Individual studying	Payne	Read. disc.	Individual studying	Geoffrey Payne	Reading discussion	Individual studying		
	Smolka	Read. disc.						Morales		Read. disc.				
15:30-17:00	Participants and / or team preparation			Participants and / or team preparation			Participants and / or team preparation			Participants and / or team preparation			Participants	Individual study / team preparation

JULY	20		21		22			23		24	
9:00-10:30	Carlos Morales	Aligning preventive instruments	Carlos Morales	Expropriation and compensation	Carlos Morales	Land readjustment & land sharing		Els Keunen	Land administration and regularization	Wendeline Dijkman & Carlos Morales	Excursion to Almere, Almereport, Ootervog, Ymere, IJburg & Amsterdam. Learning lessons from land and housing management & development in The Netherlands (7:00-19:00)
11:00-12:30	Carlos Morales	Exactions and inclusionary housing	Carlos Morales	Leasing & trading development rights	Carlos Morales	Community land trusts, sites & services		Carlos Morales	Land development in the Netherlands		
13:30-15:00	Carlos Morales	Equi-urbe game. Equitable distribution of costs and benefits. Competition, negotiation, rights & obligations	Carlos Morales	Equi-urbe game. Equitable distribution of costs and benefits. Competition, negotiation, rights & obligations	Morales	Reading discussion	Individual studying	Ellen Geurts	Social housing in the Netherlands		
15:30-17:00					Participants	and / or team preparation		Participants	Individual study / team preparation		

JULY	27		28		29		30		31	
9:00-10:30	Claudio Acioly	Global trends on land and housing	Claudio Acioly	City wide & slum upgrading approach	Claudio Acioly, Els Keunen	Street led development and redevelopment workshop. Challenges in community participation.	Carlos Morales & Ore Fika	Land clinic. Cooperation in problem solving. Sharing curative and / or preventive solutions across borders.	Participants (Carlos Morales)	Free time (Grading)
11:00-12:30	Claudio Acioly	Policy responses to informal settlements	Claudio Acioly	Street led development & redevelopment						
13:30-15:00	Acioly	Read. disc.	Individual studying	Acioly	Reading discussion	Individual studying			Carlos Morales	Final discussion and evaluation
	Morales	Read. disc.								
15:30-17:00	Participants	and / or team preparation	Participants	and / or team preparation	Participants	Individual study / team preparation			Morales & vd Zwet	Closure, farewell & group photo
							All	Closing dinner (18:00-20:00)		

The schedule is subject to adjustments that may be required along the course

4. PARTNERS

Institute for Housing and Urban Development Studies (IHS) www.ihs.nl

The Institute for Housing and Urban Development Studies (IHS) is an international centre of excellence of the School of Economics (ESE) and the Faculty of Social Sciences (FSS) of the Erasmus University Rotterdam, The Netherlands, operating on a global scale by offering post-graduate education, training, advisory services and applied research. Today more people live in cities than ever before. Our urban future confronts us with great innovations and challenges. Cities need urban professionals who can understand, face and manage these developments to create urban futures that improve the quality of life in cities. IHS trains and advises these professionals on a global scale through its integrated approach in education, advisory services and research that offers practise and theory on urban management and development.

Erasmus University Rotterdam (EUR) www.eur.nl

Erasmus University Rotterdam is a research university, driven by a strong focus on current social issues. The university concentrates its expertise on issues of management, organisation and policy in the public and private sectors on the one hand, as well as on the field of sickness and health care. Erasmus University Rotterdam has bundled its education and research in four areas of expertise in which the university has a national and international reputation to maintain: Health, Wealth, Governance and Culture. The university counts as its core tasks: to generate knowledge from research, to share knowledge in education and to transfer knowledge to the community. Its driving forces are academic curiosity, critical reflection and social engagement.

Lincoln Institute of Land Policy (LILP) www.lincolnst.edu

The Lincoln Institute of Land Policy is a leading resource for key issues concerning the use, regulation, and taxation of land. Providing high-quality education and research, the Institute strives to improve public dialogue and decisions about land policy. As a private operating foundation whose origins date to 1946, the Institute seeks to inform decision making through education, research, policy evaluation, demonstration projects, and the dissemination of information, policy analysis, and data through our publications, Web site, and other media. By bringing together scholars, practitioners, public officials, policy makers, journalists, and involved citizens, the Lincoln Institute integrates theory and practice and provides a nonpartisan forum for multidisciplinary perspectives on public policy concerning land, both in the U.S. and internationally. This focus on land derives from the Institute's founding objective—to address the links between land policy and social and economic progress—that was identified and analysed by Henry George.

United Nations Human Settlements Programme (UN-Habitat) www.unhabitat.org

UN-Habitat is the United Nations programme working towards a better urban future. Its mission is to promote socially and environmentally sustainable human settlements development and the achievement of adequate shelter for all. Mandated by the UN General Assembly in 1978 to address the issues of urban growth, it is a knowledgeable institution on urban development processes, and understands the aspirations of cities and their residents. For close to forty years, UN-Habitat has been working in human settlements throughout the world, focusing on building a brighter future for villages, towns, and cities of all sizes. Because of these four decades of extensive experience, from the highest levels of policy to a range of specific technical issues, UN-Habitat has gained a unique and a universally acknowledged expertise in all things urban. This has placed UN-Habitat in the best position to provide answers and achievable solutions to the current challenges faced by our cities. UN-Habitat is capitalizing on its experience and position to work with partners in order to formulate the urban vision of tomorrow. It works to ensure that cities become inclusive and affordable drivers of economic growth and social development.

5. LECTURERS

MARTIM O. SMOLKA



He is senior fellow of the Lincoln Institute of Land Policy, Director of the Program on Latin America and the Caribbean and co-chairman of the International Department at the Lincoln Institute of Land Policy. His areas of expertise include land markets and land policy, access to land by the urban poor, the structuring of property markets in Latin America and property tax systems, including the use of land value increment tax to finance urban development and infrastructure. He is an economist and graduate of the University of Pennsylvania (MA/PhD); he is co-founder and former president of the Brazilian National Association for Research and Graduate Studies on Urban and Regional Planning. He has published and extensively lectured in the USA, the Netherlands, México, Guatemala, Honduras, Costa Rica, Republica Dominicana, El Salvador, Nicaragua, Panamá, Cuba, Colombia, Ecuador, Peru, Chile, Argentina, Paraguay, Uruguay, Brasil, Venezuela, Bolivia. Before joining the Lincoln Institute he was faculty member of the Federal University in Rio de Janeiro, Brazil.

CLAUDIO ACIOLY JR.



He is a Housing & Urban Expert and joined UN-Habitat in 2008, based in Nairobi, Kenya, where he currently works as Head Capacity Development Unit. He has more than 25 years of experience and has worked in more than 20 countries as practitioner, technical advisor, development consultant, training and capacity building expert. His work for UN-Habitat includes having worked as Chief Housing Policy. As a housing practitioner, he has an all-round experience with policy, participatory planning processes, design, implementation and management of citywide slum upgrading programmes in Brasilia and in the city of Guinea-Bissau. He worked for IHS for 15 years as the coordinator of housing and land policy related programmes. He managed long-term institution building projects in Egypt, Bulgaria and Rotterdam focusing on training, and capacity building and institutional & policy reforms in the housing sector. In Moldova, Armenia and Albania he worked with the national governments, World Bank, UNDP, UNECE and local stakeholders, including NGO's in the preparation of broad housing reform programmes. He also worked closely with the municipalities of Sand Andre, Rio de Janeiro and Santa Cruz de la Sierra as well as with NGO's in Recife and Davao city and different institutions in Cuba.

GEOFFREY PAYNE



He is a qualified architect and town planner with over four decades of experience on urban planning and housing issues in developing countries. Following initial research on squatter housing in India and Turkey, he has taught in leading UK and European colleges and undertaken consultancy, research and training assignments in most parts of the world for a wide range of development agencies. Geoffrey Payne founded GPA (www.gpa.org.uk) in 1995 and has published extensively on housing, land policy, property rights, regulatory frameworks, public-private partnerships and other urban development issues. He was a founding member of the Homeless International Management Council and is an External Associate Adviser to the British Council and a trustee of the Building and Social Housing Foundation.

CYNTHIA GOYTIA



She is the Director of the *MSc. in Urban Economics* at *Torcuato Di Tella University* (TDTU) in Buenos Aires, Argentina, and urban economics professor with a joint appointment at the *Urban Economics* and the *Public Policy Graduate Programs*. She is also Director at *CIPUV*, the *Urban Policy and Housing Research Centre* at TDTU. She holds a M.Sc. in Urban Economics and Ph.D in Regional and Urban Planning from the London School of Economics and Political Science. She develops a relevant body of academic research on urban and regional economics that adds significant new insights to the generation of knowledge about the causal impacts of urban policies, published in specialized publications and books, some of them recently released in Chinese. She works as Visiting Professor at the University of Cambridge and LSE and is a consultant to a number of government departments, from different levels of government in Argentina

and other Latin American countries, as well as international organizations such as the World Bank, United Nations and CAF (Banca de Desarrollo de America Latina), IADB, UNU- WIDER, among others. Contact: cgoytia@utdt.edu

CARLOS MORALES-SCHECHINGER



He is a land policy expert at IHS. His current main research focus is on Land Value Capture Instruments. He was a faculty member of the Lincoln Institute of Land Policy for 8 years and of the National Autonomous University of Mexico for 22 years. He graduated as an Architect at UNAM, he did his MPhil on urban studies at the University of Edinburgh and specialized on local government financing at the University of Birmingham, UK. He lectures on land policies, land markets, land and property taxes, value capture instruments, urban financing, informal settlements and regularization and has worked and lectured in México, Guatemala, El Salvador, Panama, Cuba, Costa Rica, Nicaragua, Colombia, Ecuador, Peru, Chile, Argentina, Paraguay, Uruguay, Brazil, Venezuela, Check Republic, Albania, China, Egypt, Liberia, Nigeria, Ghana, Kenya,

South Africa, Saudi Arabia, Netherlands and the USA. For 22 years he held various posts in Mexico, such as SAHOP /SEDUE, the federal secretary for urban development; the treasury of GDF, Mexico City's government; BANOBRAS and NAFIN, development banks; and Banco Mexicano and Banco Santander and private banks.

ORE FIKA



She is an urban planner and architect with 10 years work experience. She is a specialist in Urban Land and Housing development. Her main area of expertise, which are also topics she lectures on include inclusionary housing and zoning, land tenure systems, community land trust, land grabbing, spatial development for sustainable cities, benefits sharing in response to resettlement projects and sustainable urbanism. She is currently the program coordinator of the Urban Management and Development- Sustainable Urbanism (UMDSU) program. She also coordinates three workshops which are Atelier Almere, Atelier Rotterdam and the design project Planning and Designing an Liveable Neighbourhood. She is also part of IHS Master's program research workshop- Land Value Capture. She was a team member in the training on Capacity Development for

Planning and Implementation of Low-income (social) Housing Projects in Nigeria in 2013. Before her time at IHS, she worked as an architect and project manager working on the development of mass housing units in Lagos, Nigeria. During her Master's study in urban planning and development at the Institute for Housing and Urban Development, Erasmus University Rotterdam, she specialized in Land and Housing Development and carried out her research on slum formation and consolidation focusing on water front communities in Makoko Lagos, also known as "the landless slum". She also worked in, done projects or/and carried out training in the following countries, the Netherlands, Italy, United Arab Emirates, South Africa, Liberia, Ghana, Kenya, and Tunisia.

WENDELIN DE DIJKMAN



She studied in the Open Universiteit Nederland and she has a degree in Cultural Sciences. She works since 2001 as an architecture and urban planning guide and has her own office 'De Gebouwendigids' (the BuildingGuide) that organizes excursions on architecture and urban planning in cities as Amsterdam, Almere and Rotterdam. She also works on projects for 'Arcitectuur Lokaal', a centre of expertise and information; it is the independent national centre of expertise and information devoted to commissioning building development in the Netherlands. The foundation acts as bridge-builder between parties involved in the building process and can be consulted about matters relating to architecture policy, spatial quality policy and building commissioning.

ELLEN GEURTS



She holds two MSc in Technology and Society, Technical University from Eindhoven 2003, and in Housing from WITS University Johannesburg, South Africa 2005). She is a housing specialist who has worked as consultant and researcher since 2005. At IHS she lectures on Urban Housing and Livelihood, and is involved in the Research Workshops Land Value Capture (LVC) and Living in Slums (LIS). She is involved in several short courses of IHS and coordinates the short course "Developing Social Housing Projects" and coordinated a tailor-made programme in Management and Maintenance of High-rise Multifamily housing for CEE countries. In addition to her training activities, she is responsible for acquisition and management of project activities at IHS. She has developed many project proposals, including composition of consortium teams, selection of experts, methodological development and budgeting. She is the project manager for a number of international urban management projects of international clients. Before joining IHS she worked for a Dutch consultancy firm that advises the built environment sector.

ELS KEUKEN



She holds a Master's degree in Architecture and an Additional Master's degree in Cultures and Development Studies. Before joining IHS, Els worked with GIZ, the German Development Agency. For 4 years, she assisted 3 municipalities in the centre of Mozambique in developing their master plan and detailed neighbourhood plans; setting up a basic GIS land register; enhancing land register software; and improving the related process management. Before that, she worked for over 2 years in Uganda through the Belgian Development Agency (BTC). She was part of the project management team of Kampala Integrated Environmental Planning and Management Project (KIEMP), an urban upgrading project in 3 neighbourhoods in Kampala, which aimed at improving infrastructure and housing conditions; behavioural change in the use, operation and maintenance of local infrastructure and building capacity of Kampala City Council in environmental planning and management.

6. PARTICIPANTS

First name	Family Name	Country	E-mail
Selamawit Hikka	Eyassu	Ethiopia	selguty@gmail.com
Ebenezer	Arthur	Ghana	ebenkarthur@yahoo.com
Bhakti	Chitale	India	bhaktivchitale@gmail.com
Satish Kumar	Sharma	India	rohan51288@rediffmail.com
Catherine Mueni	Mutava	Kenya	kmutleene@gmail.com
Eric Mwangi	Nduhiu	Kenya	nduhiu@gmail.com
Victor Otieno	Olonde	Kenya	volonde@yahoo.com
Agatha Achieng	Wanyonyi	Kenya	wanyonyiagatha@yahoo.com
Karen	Ammerlaan	Netherlands	karen.ammerlaan@rhdhv.com
Margaret	Adejobi	Nigeria	adejobiojewemimo@yahoo.com
Adekoyejo	Jolaoso	Nigeria	koyejolaoso@yahoo.com
Tawakalit	Taiwo	Nigeria	atawakhalt@gmail.com
Laureen	Laurito	Phillipines	llaurito@adb.org
Eleanor Borja	Uboan	Phillipines	euboan@yahoo.com.au
Ntsweleng Rodney	Khumalo	South Africa	rodneyk@statssa.gov.za
Vicky Ameniel	Minja	Tansania	vicky_minja@yahoo.com
Monica	Lengoiboni	Tansania / Netherlands	m.n.lengoiboni@utwente.nl
Catherine	Akello	Uganda	akellocathyo@gmail.com
Willard	Matiashe	Zimbabwe / South Africa	wmatiashe@gmail.com

7. PROGRAMME

ALONG ALL FOUR WEEKS	R RECURRENT ACTIVITIES AND MISCELANEA
See schedule	<p>Individual studying and / or team preparation</p> <p>Along the course, participants are given extra time to study compulsory and elective readings and / or to meet with other team members to prepare their participation in games and workshops.</p>
See schedule	<p>Small group discussion sessions</p> <p>Each participant has to choose three of readings and sign in for the corresponding session where such reading is discussed in small group with other participants (maximum five 5) and a lecturer. To do so participants should:</p> <ol style="list-style-type: none"> Analyse the list of elective readings and dates in the programme. The readings can be consulted at IHS library. Decide which ones they are most interested in participating. Mark maximum three in which you want to participate in the list that will be provided. The coordinator distributes the participants trying to respect as much as possible their preferences. The first discussion group is on Thursday 9 June, 2015 at 13:30, so those that were assigned to it should prepare for it. When reading the text participants try and answer the following questions: <ul style="list-style-type: none"> What is the main problem being discussed in the text? What is the main lesson that can be learned? To what extent can it be applied in the country of the participant? When the small group discussion session takes place, students should: <ul style="list-style-type: none"> Appoint a moderator. Discuss all three sets of questions. Draw a conclusion? <p>A lecturer will be present in each session but she/he will not moderate the discussion, she/he will only clarify points when necessary and point out connections with the lectures delivered in the course.</p> <p>Other students can observe the discussion if they so wish to, but the lecturer will moderate their participation in the debate in order to allow enough time to the non-observant students participate.</p> <p>NOTE: This activity is graded individually by the lecturer according to the quality of the participation of participants during the discussion session. The quality is measured depending on how well the participant is able to show that she/he thoroughly read the reading and how well she/he understood it and was able to draw lessons.</p>



WEEK 1 DAY 1	MONDAY 6 JULY
9:00-9:30	<p>Welcome and coffee, tea and cakes René van der Zwet and Ruud Frank</p> <p>Participants will be welcomed at IHS premises by the head of course bureau and by the officer on students facilities. They will be welcomed with coffee, tea and cakes.</p>
9:30-9:45	<p>Opening of the course Jan Fransen</p> <p>The course will be opened by the Head of Education and Deputy Director of HIS</p>
9:45-10:00	<p>Introduction to IHS and Erasmus Universiteit Rotterdam Darren Baradhan,</p> <p>The officer of the marketing and communications department will give an introduction to IHS.</p>
10:00-10:30	<p>Introduction to the Netherlands and Rotterdam Rene van der Zwet</p> <p>The head of the course bureau will give an introduction on the Netherlands and Rotterdam.</p>
10:30-10:45	<p>Financial issues Gerjeen van Zoest</p> <p>The head of the financial department will sign contracts and handle allowances with participants with a fellowship administered by IHS.</p>

11:00-12:30	Introduction to the course Carlos Morales-Schechinger <p>Before the introduction the course coordinator will engage the group in a warm-up activity to know each other better and to place them in the mood of the type of content of the course. This is done through a quick design, voting and implementation of a vacant land tax that is expected to induce optimal use of space in cities. Such tax will be operationalized through a vacant seat tax which the participants will adopt to induce group collaboration on punctuality. The participants operate such tax along the course, observe if the desired behaviour was induced and use the proceedings for whatever they vote for at the end of the course. An initial survey is also carried out to identify controversial issues that will be discussed during the Land Court sessions. This is followed by an overview of the course objectives and content and a brief description of the various types of activities that take place along the course. An emphasis is made on the performance expected from the participants and how they are assessed to be eligible for the postgraduate diploma.</p>
12:30-14:15	Lunch and tour around the University Rene van der Zwet / Ruud Frank <p>Participants are invited to share a lunch at the University in the 4th floor of the same building. After lunch there is a walking tour around the Woudestein campus so that participants know where the main facilities are located.</p>
14:15-14:45	Individual photos Ruud Frank <p>The facilities officer will take individual photos of the participants.</p>
15:00-17:30	Introduction to library and information systems Sharon Welsh <p>The information manager will explain how the library, the computers room, and the printing facilities work, as well as how to access to electronic information. Participants will also be introduced to the BlackBoard which is the platform through which they receive notifications and material for the course. For such purpose they receive an account and a memory stick. Additional material is provided by the lecturer.</p>

WEEK 1 DAY 2	TUESDAY 7 JULY
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9.00-10:30	Simulation: A city, a market and informality Carlos Morales-Schechinger <p>An experiment is conducted that illustrates some of the multiple dimensions of informal occupation and how they are shaped by land markets and land policy. The experiment simulates a city that is structured around a desired location where land users (organized in three income levels) distribute themselves according to their ability and willingness to pay for a given location, rendering what is known as the highest and best use for each location. This setting is then intervened by an external factor (to be announced) and the response in the changes in land uses is then observed. The group engages in a discussion on how the intervention affected the land use pattern and the redistribution of the location of each social class and the effects that it has to their wellbeing. .</p>
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Preparation	None, material is provided by the lecturer.
11:00-12:30	<p>Discussion on informality and land Carlos Morales-Schechinger</p> <p>The experiment introduced is also used also to introduce actions that mitigate the effects of the initial intervention. Mitigations outcomes are observed and discussed. The consequences related to informal occupation of land are highlighted along the experiment, and a discussion is triggered that tries to answer if informality can be equated to affordability, illegality, precariousness, bad location or other issues. A discussion is done with participants on informal occupation of land. These issues will be treated only in an introductory manner; the effects and other policies to mitigate them will be addressed in a deeper manner along the course. This experiment is only the first turn of a spiral of learning that is expected to grow along the course.</p>
Preparation	None, material provided by the lecturer.
13:00-17:00	<p>GLUT Gaining with land use transactions game Carlos Morales-Schechinger and Martim Smolka</p> <p>This pedagogical game stimulates understandings on the fundamentals of urban land markets introduced later during the lectures. Participants formulate and test hypotheses on stakeholder behavior on a simulated urban land market that operates in an orthodox regulatory environment; and propose changes to create an alternative regulatory environment that they test in such market. The game is played on a stylized city where the main stakeholders interchange plots to achieve their own goals. In these setting those paying the role of the poor -either leaving in slums or elsewhere- face competition and mobilize their geographical, monetary, legal and political assets and negotiation capabilities to fulfill their agenda. The other stakeholders, i.e. commercial land uses, rich, middle class, speculators, government and NGO's do the same to fulfill their own agendas which may be compatible or not with that of the poor.</p> <p>The game is played along three afternoons. During this afternoon the first three rounds are played. First the teams count the points they have scored according to their current position in the city. They then play the first round in a sequential manner, i.e. each team proposes one single transaction, which is followed in detail and their consequences discussed. The second and third round is played allowing multiple and simultaneous transactions between all teams. The game is interrupted when the animators think it best in order to discuss the issues at stake.</p>
Preparation	<p>Compulsory readings: Smolka, M. and Morales, C. 2009 GLUT Gaining with land use transactions: Pedagogical game.</p> <p>Material for the game is provided by the lecturer.</p> <p>Participants are distributed in advance in teams (commercial, rich, middle class, poor, speculators, government and NGO). They receive the general rules of the game and the secret agenda of their team which they studied and prepare to play the game.</p> <p>Note: Participants also receive the terms of reference of the report they submit at the end of the game. Such report is graded and forms part of the assessment of the course.</p>

WEEK 1 DAY 3	WEDNESDAY 8 JULY
9:00-10:30	<p>Basic understandings of land market concepts Martim Smolka and Carlos Morales-Schechinger</p> <p>This session is centered on an anonymous survey on the participant's perceptions on various land market issues, such as land and housing prices, the "well-functioning" of markets and what is considered to be "problematic". It also surveys perceptions on indicators of informality, its causes and processes, and the impact of titling programmes. A discussion follows.</p>
Preparation	None, The session expects a spontaneous response from the participants.
11:00-12:30	<p>Why Land Markets? Relevance to understand the city. Martim Smolka</p> <p>This session discusses stylized facts about the built environment, the share of land in the built environment, the fundamentals of supply and demand, and the five determinant factors of land uses and prices. It also discusses common fallacies and ten propositions urban managers should know about land markets. The central questions that are being addressed include Why is land so important if it accounts, on average, for less than 20% of the final value of housing? What should planners know about the functioning of urban land markets? And why? Are high land prices a measure of urban progress/development? The main lesson learned is: Land prices are synthesis expression of many important urban phenomena.</p>
Preparation	<p>Compulsory readings: Rajack, R. and Lall, S.V. 2010. Introduction: What do we know about urban land markets? In Lall, S.V., Freire, M., Yuen, B., Rajack, R., Helluin, J.-J. (eds.) Urban Land Markets: Improving Land Management for Successful Urbanization World Bank/ Springer, pp. xix-xxxvii.</p> <p>Recommended readings: Brueckner, J.K., 2011. Ch 1 Why cities exist, and Ch 2 Analyzing urban spatial structure. In Lectures on Urban Economics .The MIT Press. Evans, A., 2004. Introduction: The market for land and property. In Economics, real estate & supply of land, Blackwell, Oxford, U.K., chapter 1, pp. 1-10. Hubacek, K. and van den Bergh J. 2006. Changing concepts of 'land' in economic theory: From single to multidisciplinary approaches. In Ecological Economics 56, pp. 5-27. Lowell Harris, C. 1980. Free market allocation of land resources: (what the free market can and cannot do in land policy). In The farm and the city: Rivals or allies, ed. Woodruff, A. The American Assembly, Prentice-Hall, Inc. Englewood Cliffs, U.S.A., pp. 123-144.</p>
13:00-17:00	<p>GLUT Gaining with land use transactions game (continuation) Carlos Morales-Schechinger and Martim Smolka</p> <p>Round four of the game is played. Points scored are counted. Teams propose reforms to the rules of the city. The proposals are discussed and teams are allowed to lobby for their approval. Proposals are voted upon and those approved were applied to the rest of the game. Round five is played.</p>

Preparation	<p>Compulsory readings: Smolka, M. and Morales, C. 2009 GLUT Gaining with land use transactions: Pedagogical game.</p> <p>Teams meet and discuss possible proposals to be submitted to the animator before the game resumes.</p>
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WEEK 1 DAY 4	THURSDAY 9 JULY
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9:00-10:30	<p>The accessibility, transport cost and land prices nexus Martim Smolka</p> <p>The session discusses: The urban land rent and transport cost trade-off; the Ricardian parable; land rent/prices gradients adjustments to many users; the poor competing with the rich for land uses; and more complex land structures. Questions that the session addresses include: Are landlords actually responsible for (high) urban land prices? And what it takes to 'control' land prices? The lesson to be drawn have to do with the fact that only few critical variables are responsible for a complex land use patterns.</p>
Preparation	<p>Compulsory readings: Alonso W, 1960. A theory of the urban land market. In Regional Science Association, Papers and Proceedings 6 149-157.</p> <p>Recommended readings: Alonso, W. 1964, Location and land use: Towards a general theory of land rent. Harvard University Press, Cambridge, U.S.A. McCann, P. 2001. Ch 3 ,The spatial structure of the urban Economy. In Urban and Regional Economics Oxford U. Press.</p>

11:00-12:30	<p>The (non) affordability conundrum in / of informal settlements Martim Smolka</p> <p>The session discusses: The increase of informality with no increase of poverty; the formal land and housing alternatives for the poor; the informal alternatives for the poor ... and the non-poor! It also addresses the land markets factors affecting informality such as financing urban infrastructure and services, land uses regulations and transportation costs. The questions addressed include: Informality: tenure or an affordability issue? What does informality has to do with the functioning of urban land markets? The main lesson is that informality is a land market issue.</p>
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Preparation	<p>Compulsory readings: Smolka, Martim O. and Ciro Biderman. 2012. Chapter 35 Housing informality: An economist's perspective on urban planning. In Oxford Handbook of Urban Economics and Planning, N. Brooks, K. Donaghy, and J. G. Knaap, eds. Oxford University Press, NY. pp 814-833.</p> <p>Recommended readings: Bertaud, A., 2010. Land markets, government interventions, and housing affordability. Washington, DC: Wolferson Centre for Development. Working paper 18. Smolka, M.O. and Biderman, C. 2009. Measuring informality in housing settlements: Why bother? Land Lines 21(2):14–19. Cambridge, MA: Lincoln Institute of Land Policy. Smolka, M.O. 2003. Informality, Urban Poverty and Land Market Prices. Land Lines 15 (1) January. Smolka, M.O. and De Cesare, C. 2011. Property tax and informal property: The challenge of third world cities. In Innovative land and property taxation published by the UN-Habitat and the GLTN, Nairobi, 2011 ch 2, pp 8-29. Also available as 2010 Lincoln Institute of Land Policy Working Paper Product Code: WP10MS2.</p>
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13.30-15.00	<p>Small group discussion: Land markets in South African Martim Smolka</p> <p>Those that registered for this session meet to discuss the elected reading amongst them monitored by the lecturer. Other participants are allowed to sit in and listen to the discussion. Check the guidelines for this session in page 12 under "Recurrent activities and miscellanea".</p>
Preparation	<p>Elective reading: Napier, M. 2007. Making urban land markets work better in South African cities and town: Arguing the basis for access by the poor. Forth Urban Research Symposium. Brasilia. Unedited 30 pp.</p>

WEEK 1 DAY 5	FRIDAY 10 JULY
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9:00-10:30	<p>From curative to preventive policies towards informality Martim Smolka</p> <p>Topics for this session include: The three types of regularization programs and their downsides, revisiting them and the challenges for policies address to informality. A case is made for value capture and the channels to ground preventive policies. The questions addressed are: How do regularizations programs affect informality? And how to address informality without promoting more informality? The lesson to take home is with regularization the solution is part of the problem and the problem is part of the solution.</p>
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Preparation	<p>Compulsory readings: Smolka, M.O. and Larangeira, A., 2008. Informality and poverty in Latin American urban policies. Chapter 5 in <i>The New Global Frontier: Cities, Poverty and Environment in the 21st Century</i> Martine, G. , McGranahan, G., Montgomery, M. and Fernandez R.C. (eds). Earthscan, London, pp 99-116.</p> <p>Recommended readings: Dowall, D.E. 2003. Land into cities: Urban land management issues and opportunities in developing countries", Lincoln Institute of Land Policy. Conference Paper Comparative Policy Perspectives on Urban Land Market Reform in Eastern Europe, Southern Africa and Latin America," held July 7-9, 1998. Lincoln Institute Product Code: CP98A01 Iracheta Cenecorta, A.X and Smolka, M.O., 1999. Access to serviced land for the urban poor: The regularization paradox in Mexico. In <i>Storia Urbana</i>, Italy, vol. XXIII, n. 88/89, July - December 1999, pp. 121-146. Maldonado Copello, M. M. and Smolka, M.O. 2003. Using value capture to benefit the poor: The Usme project in Colombia. <i>Land Lines</i> 15(3): 15–17. Souza, M.T 2009, The effect of land use regulation on housing price and informality: A model applied to Curitiba, Brazil. Lincoln Institute of Land Policy Working Paper code: WP09MS1. Smolka, M.O., 2013. Summary and Ch 1. Latin America urbanization and the case of value capture. In <i>Implementing value capture in Latin America: Policies and tools for urban development</i>. Policy Focus Report. Lincoln Institute of Land Policy, Cambridge, MA, USA. pp. 2-20. Smolka, M. O. & Amborski, D. 2000, Value capture for urban development: An Inter-American comparison. Working Paper, Lincoln Institute of Land Policy, Cambridge, USA, pp.32.</p>
11:00-12:30	<p>Land markets and urban sprawl Cynthia Goytia</p> <p>Sprawl is a phenomena characteristic of many cities. Occupation of land in the periphery of cities is intermediated by the market, not only where private property dominates but also in cities where the surrounding land is under communal or public tenure. All three systems show the development of informal markets. This session will discuss the connection between land markets and sprawl and it highlights how informal occupation occurs in such areas.</p>
Preparation	<p>Compulsory readings: Angel, S. 2012. Chapter 1: Coming to terms with global urban expansion. In <i>Planet of cities</i>. Cambridge: Lincoln Institute of Land Policy, pp. 3-1</p> <p>Recommended readings: Brueckner, J.K. 2001. Urban sprawl: Lessons from urban Economics. In <i>Brookings-Wharton Papers on Urban Affairs</i>, pp. 65 – 97. Dotzour, M. Grissom, T. Liu, C. 1990. Highest and best use: The evolving paradigm. In <i>Journal of Real Estate Research</i>, 5:1, pp. 17 - 32. Nechyba T.J. and Walsh, R. 2004. Urban sprawl. In <i>The Journal of Economic Perspectives</i>. 18:4, pp. 177-199. Smolka, M. & Sabatini, F. 2000, 'The land market deregulation debate in Chile', in <i>Land Lines</i> 12-1 January. Lincoln Institute of Land Policy, Cambridge, U.S.A. pp. 1-5.</p>

13:00-17:00	<p>GLUT Gaining with land use transactions game (continuation) Carlos Morales-Schechinger and Martim Smolka</p> <p>Rounds six, seven and eight of the game are played. Points scored are counted and teams reveal secret agendas. An open discussion follows and lessons learned highlighted.</p> <p>NOTE: This activity is graded through the submission of a written report. The terms of reference are distributed to the participants in advance. The report is submitted through blackboard before 9:00 AM of day 7.</p>
Preparation	<p>Compulsory readings: Smolka, M. and Morales, C. 2009 GLUT Gaining with land use transactions: Pedagogical game.</p>

WEEK TWO



WEEK 2
DAY 6

MONDAY 13 JULY

9:00-10:30

Economics of land use regulations effects

Cynthia Goytia

This session provides an overview of the economics of government land-use regulation. These interventions, often designed to achieve ends that are thought to be socially desirable, might generate subsidiary effects that are unanticipated by planners and policy makers. It begins with a typology of interventions and their motivations, followed by the economic analysis of their likely – unintended- impacts on land prices and housing affordability, presenting quantitative evidence on their effects. The main lesson learned is that unintended effects of some land-use interventions can overwhelm any anticipated benefits, leading to a social loss. The main questions that this session addresses are: Why is urban land use regulation relevant in land markets? What should planners need to know about their best intentions on land use planning and their unintended effects?

Preparation

Compulsory readings:

Cheshire P., Sheppard S., 2004. Land markets and land market regulation: progress towards understanding. In *Regional Science and Urban Economics* 34 (2004) pp 619–637.

Recommended readings:

Henderson V. 2010. The effect of residential land market regulations on urban welfare. In Lall, S.V., Freire, M., Yuen, B., Rajack, R., Helluin, J.-J. (eds.). *Urban land markets: Improving land management for successful urbanization* World Bank / Springer, p 25.

Malpezzi, S. and Mayo, S. K. 1997. Getting housing incentives right: A case study of the effects of regulation, taxes, and subsidies on housing supply in Malaysia. In *Land Economics* Vol. 73, No. 3 pp. 372-391.

Ihlanfeldt, K. R., 2007. The effect of land use regulation on housing and land prices. In *Journal of Urban Economics*, 61(3), 420–435.

10:00-12:30

Economics of land use regulations effects

Cynthia Goytia

This session is a continuation of the previous session.

Preparation	<p>Compulsory readings: Brueckner, Jan L. 2010. Government land use interventions: An Economic analysis. In Lall, S.V., Freire, M., Yuen, B., Rajack, R., Helluin, J.-J. (eds.). Urban land markets: Improving land management for successful urbanization. World Bank/ Springer, pp 3-23.</p> <p>Recommended readings: Quigley, J. M. and Rosenthal, L. A., 2005. The effects of land use regulation on the price of housing: What do we know? What can we learn?. In Cityscape: A Journal of Policy Development and Research, 8 (1). Goytia C. and Pasquini R., 2013. Assessing urban land use regulation in Argentina. Literature review and research strategy. Lincoln Institute of Land Policy Working Paper WP13CG2.</p>
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13.30-15.00 Simultaneous with following session	<p>Small group discussion: Social urbanizer in Brazil Martim Smolka</p> <p>Those that registered for this session meet to discuss the elected reading amongst them monitored by the lecturer. Other participants are allowed to sit in and listen to the discussion. Check the guidelines for this session in page 12 under "Recurrent activities and miscellanea".</p>
Preparation	<p>Elective reading: Smolka, M.O. and Damasio, C.P., 2005. The Social Urbanizer: Porto Alegre's Land Policy Experiment. Landlines 17-2 April. Cambridge, Lincoln Institute of Land Policy.</p>

13.30-15.00 Simultaneous with previous session	<p>Small group discussion: Regulations in Malaysia Cynthia Goytia</p> <p>Those that registered for this session meet to discussed the elected reading amongst themselves monitored by the lecturer. Other participants are allowed to sit in and listen to the discussion. Check the guidelines for this session in page 12 under "Recurrent activities and miscellanea".</p>
Preparation	<p>Elective reading: Bertaud, A. and Malpezzi, S. (2001) Measuring the costs and benefits of urban land use regulation: A simple model with and application to Malaysia. In Journal of Housing Economics, 10, pp. 393-418.</p>

WEEK 2 DAY 7	TUESDAY 14 JULY
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Before 9:00	Submission of report on GLUT (upload on Black Board Blackboard)
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9:00-10:30	<p>Effects of land use regulation on urban informality Cynthia Goytia</p> <p>This session advances in the analysis of land use regulation effects on urban informality and the exclusionary effects supported by some measures, (minimum size plot, building-height limitations) and various cost-increasing regulations (minimum street width and setback rules), or the barriers to provide infrastructure services to those households located in informal settlements. Empirical studies are reviewed to show the magnitude of such effects. The main questions that are address</p>
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	<p>include: Is there any association between Informal housing and land use regulation? To what extent do more flexible building standards and land use regulation facilitate better access to urbanized land and housing affordability? It is expected that after these sessions participants understand that government land-use interventions can generate some unintended effects that reduce social welfare. Economic analysis can help identify these effects, so that policy makers are able to make fully informed decisions.</p>
Preparation	<p>Compulsory readings:</p> <p>Ihlanfeldt K. R., 2004. Exclusionary land-use regulations within suburban communities: A review of the evidence and policy prescriptions. <i>Urban Stud</i> 41, vol 2, pp 261-283.</p> <p>Goytia C. and Lanfranchi G., 2010. The effects of land use regulation on the welfare of the poor. pp xix-xxxvii, in Lall, S.V., Freire, M., Yuen, B., Rajack, R., Helluin, J.-J. (eds.) <i>Urban land markets: Improving land management for successful urbanization</i>. World Bank/ Springer, pp 163-190.</p> <p>Recommended readings:</p> <p>Henderson V. 2010. The effect of residential land market regulations on urban welfare. In Lall, S.V., Freire, M., Yuen, B., Rajack, R., Helluin, J.-J. (eds.) <i>Urban land markets: Improving land management for successful urbanization</i>. World Bank/ Springer p 25</p> <p>Smolka M.O., and Biderman C., 2012. Housing informality: An Economist's perspective on urban planning. In <i>Handbook of urban economics and planning</i>, eds. Brooks, N., Donaghy, K. and Knaap, G.J. New York: Oxford University Press.</p>
10:00-12:30	<p>Regularization and upgrading: what are the effects of interventions?</p> <p>Cynthia Goytia</p> <p>In this session the potential economic effects of land tenure formalisation are reviewed and sheds light on other approaches to informality, such as the provision of infrastructure services. Main results obtained from impact evaluations of regularization and urbanization interventions are reviewed. This leads us to a critical discussion concerning tenure formalisation interventions and their effects on land markets and welfare. Finally, we discuss some suggestions for alternative ways to address urban informality, stressing the relevance of infrastructure services and transportation. The main question that will be address is what are the economic and social effects of regularization and upgrading interventions? One main objective of this session is to help to take stand over a position in relation to regularization and upgrading after reflecting on arguments and counter-arguments around the issue.</p>
Preparation	<p>Compulsory readings:</p> <p>Durand-Lasserve A. and Selod, H. 2007. The formalisation of urban land tenure in developing countries. In Lall, S.V., Freire, M., Yuen, B., Rajack, R., Helluin, J.-J. (eds.) <i>Urban land markets: Improving land management for successful urbanization</i>. World Bank/ Springer pp 115-121.</p> <p>Recommended readings:</p> <p>Payne, G., Durand-Lasserve, A. and Rakodi, C. 2009. Social and Economic impacts of land Titling programs in urban and periurban areas: A short review of the literature. In Lall, S.V., Freire, M., Yuen, B., Rajack, R., Helluin, J.-J. (eds.) <i>Urban land markets: Improving land management for successful urbanization</i>. World Bank/ Springer World Bank/ Springer, pp. 133-161</p> <p>Galiani S. and Schargrodsky, E. 2010. Property rights for the poor: Effects of land titling. In <i>Journal of Public Economics</i>, Volume 94, Issues 9–10, pp 700–729.</p>

13:30-15:00	Small group discussion: Land regulations in Argentina Cynthia Goytia Those that registered for this session meet to discuss the elected reading amongst them monitored by the lecturer. Other participants are allowed to sit in and listen to the discussion. Check the guidelines for this session in page 12 under "Recurrent activities and miscellanea".
Preparation	Elective reading: Goytia C. and Pasquini R., 2010. Land regulation in the urban agglomerates of Argentina and its relationship with households' residential tenure condition. Lincoln Institute of Land Policy. Working paper 10CC1.

WEEK 2 DAY 8	WEDNESDAY 15 JULY
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9:00-10:30	Land tenure & property rights Geoffrey Payne Why is there a wide variety of tenure systems and how does this interact with the way the poor have access to shelter? Land tenure and property rights are central to understanding how people access land and housing and how to formulate and implement policies that improve access for all. Drawing a distinction between tenure and property rights opens up new insights. The lecture reviews changing approaches by academics and development agencies, the influence of de Soto, plus his critics, and summarize the current situation.
Preparation	Compulsory readings: Payne, G., and Durand-Lasserve, A. 2012. Holding on: Security of tenure: Types, policies, practices and challenges. Research paper prepared for the Special Rapporteur on Adequate Housing. Recommended readings: Payne, G. 2002. Introduction. In Payne, G. (ed.) Land, rights and innovation: Improving tenure security for the urban poor. London: Intermediate Technology Publications, pp. 3-22. Payne, G. 2008, Owning up: What price home ownership?' In Housing Finance International, December, pp. 12-18. De Soto, H. 2000. By way of conclusion. In The mystery of capital: Why capitalism triumphs in the West and fails everywhere else. Basic Books, London, U.K. pp. 219-242. Payne, G., Durand-Lasserve, A., & Rakodi, C. 2009. Social and economic impacts of land titling programmes in urban and peri-urban areas: A review of the literature. In Lall, S.V., Freire, M., Yuen, B., Rajack, R., Helluin, J.-J. (eds.) Urban land markets: Improving land management for successful urbanization. World Bank/ Springer World Bank/ Springer, pp.133-162.

10:00-12:30	<p>Land tenure & property rights Geoffrey Payne</p> <p>The lecture is a continuation of the session. The session also explains how to prepare a comprehensive typology of tenure and rights for participants' own town or city. An exercise on the typology will be done with the participants.</p>
Preparation	<p>Compulsory readings: Same as previous session</p> <p>Recommended readings: Bromley, D.W. 2009. Formalising property relations in the developing world: The wrong prescription for the wrong malady. In <i>Land Use Policy</i>, vol. 26, no. 1, pp. 20-27. Davy, B. 2009. The poor and the land: Poverty, property, planning. In <i>Town Planning Review</i>, vol. 80, no. 3, pp. 227-265. Durand-Lasserve, A., and Payne, G. 2006. Evaluating impacts of urban land titling: Results and implications: Preliminary findings. Unedited. Fields, E. and Kremer M., 2006. Impact evaluation for slum upgrading interventions. The World Bank – Doing Impact Evaluation Series No3 October. Hendrix, B. 2008. The social and economic impacts of periurban access to land and secure tenure for the poor: The case of Nairobi, Kenya. In <i>International Development Planning Review</i>, 30 (1) 27-66. Lanjouw, J. O. and Philip Levy, 2002. Untitled: A study of formal and informal property rights in urban Ecuador. In <i>The Economic Journal</i>, 2002 112(482): 986-1019.</p>
13:30-15:00 Simultaneous with next session	<p>Small group discussion: Titling in Africa and the Caribbean Geoffrey Payne</p> <p>Those that registered for this session meet to discuss the elected reading amongst them monitored by the lecturer. Other participants are allowed to sit in and listen to the discussion. Check the guidelines for this session in page 12 under "Recurrent activities and miscellanea".</p>
Preparation	<p>Elective reading: Home, R. 2004. Outside De Soto's bell jar: colonial/postcolonial land law and the exclusion of the peri-urban poor. In: eds. Home, R. & Lim, H. 2004, <i>Demystifying the mystery of capital: Land titling and peri-urban development in Africa and the Caribbean</i>. Cavendish P., London, pp.15-38.</p>
13:30-15:00 Simultaneous with previous session	<p>Small group discussion: Communal tenure in Kenya Carlos Morales-Schechinger</p> <p>Those that registered for this session meet to discuss the elected reading amongst them monitored by the lecturer. Other participants are allowed to sit in and listen to the discussion. Check the guidelines for this session in page 12 under "Recurrent activities and miscellanea".</p>
Preparation	<p>Elective reading: Bassett, E., 2007. The persistence of the commons: Economic theory and community decision-making on land tenure in Voi, Kenya. <i>African Studies Quarterly</i>, 9-3, Spring. pp 1-20.</p>

9:00-10:30

What to do about unauthorised settlements?

Geoffrey Payne

Which paradigms and policies are needed in order to regulate land and housing markets in the public interest? The lecture builds on the previous sessions fundamental understandings, and elaborates on the benefits of an incremental, rights based approach to minimize speculative pressures and land market distortion which can adversely affect the most vulnerable groups.

Preparation

Compulsory readings:

Payne, G. 2002. Introduction. In: G. Payne, ed. Land, rights and innovation: Improving tenure security for the urban poor. London: Intermediate Technology Publications, pp. 3-22.

Payne, G. 2008, Owning up: What price home ownership? In Housing Finance International, December 2008, pp. 12-18.

Recommended readings:

Alterman, R. 1997. The challenges of farmland preservation: lessons from six-nation comparison. Journal of the American Planning Association. 63 (2) pp. 220-243.

Bromley, D.W. 2009. Formalising property relations in the developing world: The wrong prescription for the wrong malady. In Land Use Policy, vol. 26, no. 1, pp. 20-27.

Davy, B. 2009. The poor and the land: Poverty, property, planning. In Town Planning Review, vol. 80, no. 3, pp. 227-265.

Hendrix, B. 2008. The social and economic impacts of periurban access to land and secure tenure for the poor: The case of Nairobi, Kenya. International Development Planning Review, 30 (1) 27-66.

10:00-12:30

Land tenure policy issues and options

Geoffrey Payne

A range of innovative examples from different countries illustrate options for meeting some of the criteria for good tenure policies discussed in the previous lecture. The session includes the film: Earth report V: Land rites, TVE international (2001) it is a 27 minute film made for the BBC on land tenure issues and policy options. The film discusses the progress made on implementing the Habitat Agenda five years after it was formulated. It focuses on the land rights of the urban poor in slums, highlighting experiences in Bangkok, Nairobi, Lima and Ahmedabad.

Preparation

Compulsory readings:

Payne, G. 2002, 'Introduction'. In ed. Payne, G., Land, rights and innovation: Improving tenure security for the urban poor Intermediate Technology Publications, London, U.K. pp. 3-22.

Payne, G. 2008, Owning up: What price home ownership? Housing Finance International, December 2008, pp. 12-18.

Recommended readings:

Fernandes E. 2011 Regularization of informal settlements in Latin America, Policy focus report, Lincoln Institute of Land Policy.

13.30-15.00	Small group discussion: Slum upgrading in Sub-Sahara Africa Geoffrey Payne Those that registered for this session meet to discuss the elected reading amongst them monitored by the lecturer. Other participants are allowed to sit in and listen to the discussion. Check the guidelines for this session in page 12 under "Recurrent activities and miscellanea".
Preparation	Elective reading: Gulyani, S. and Bassett, E., 2007. Retrieving the baby from the bathwater: Slum upgrading in Sub-Saharan Africa. In <i>Environment and Planning</i> , 25, pp. 485-515.

WEEK 2 DAY 10	FRIDAY 17 JULY
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9:00-15:00	Land Court game Carlos Morales-Schechinger and Ore Fika This pedagogical game elaborates on issues that are identified as controversial according to the interests of the group, and stimulates participants to discuss them through a debate. Land conflicts are disputed not only in courts but also in intellectual and political arenas where many concepts and policies are heatedly discussed. The game simulates a court but of ideas and concepts. A selection of controversial statements related to land are debated by two teams of advocates (participants) one arguing and bringing evidence in favour and the other one against the statement. The rest of the group acting as Jury reflects on the argumentation and votes for the team they considered that best defended their position.
Preparation	Teams of advocates are organised on the basis of the survey on controversial statements done the first day of the course. Once teams are announced, participants meet and prepare argument in favour and against the statement that was assigned to them. One day 9, each team is notified which role they are playing during the Land Court session. The teams of advocates meet separately to design their defence. Note: This game is graded. Participants need to write a report based on the terms of reference that will be provided. The report is written and submitted through BlackBoard before 9:00 AM of day 12.

WEEK THREE



WEEK 3 DAY 11	MONDAY 20 JULY
9:00-10:30	<p>Aligning preventive instruments and strategic zoning Carlos Morales-Schechinger</p> <p>In order to enhance access to land and prevent informal settlements there is need to align several instruments that go beyond today's emphasis on administration, registration, titling and upgrading of land. This lecture inaugurates a week where preventive instruments are reviewed; many have to do with mobilizing land value increments. After an introduction that lists such instruments and highlights how they intend to create a more integrated alternative to prevent informality, those that have to do with the wider scale will be discussed. These include zoning (land use planning) at a strategic level whereby areas for development are separated from areas to be protected from development. This first step is expected on one hand to protect environmentally sensitive areas or land for future infrastructure networks from being occupied with settlements, and on the other to protect the poor from occupying risky areas. The implication this has is related to the rejection and / or the acceptance of land owners have is discussed in terms of price markups or mark downs as well as the attraction of informal land markets. The point made is that zoning is needed but it is not enough therefore requires to be accompanied by other instruments that address land owners responses. These instruments are discussed in the following lectures.</p>
Preparation	<p>Compulsory readings: Angel, S.; Parent, J.; Civco, D. & Blei, A. 2011. Conclusion. In S. Angel et al 2011. Making room for a planet of cities. Cambridge: Lincoln Institute of Land Policy, pp. 50-67.</p> <p>Recommended readings: Alterman, R., 2012. Land-use regulations and property values: the "windfalls capture" idea revisited. In: N. Brooks, K. Donaghy, K. and G. Knaap, eds. 2012. The Oxford handbook for urban economics and planning. New York US: Oxford University Press. Ch. 33, pp. 755-786. Angel, S. 2012, Planet of cities, Ch.1 Coming to terms with global urban expansion. Lincoln Institute of Land Policy, Cambridge, U.S.A., pp. 3-18. Bretas-Barros, A., Carvalho, C. and Montandon, D., 2010. Commentary on the City Statute (Law No 10.257 of July 2001). In: C. Carvalho and A. Rossbach, ed., 2010. The city statute: A commentary. Brasilia: Cities Alliance and The Ministry of Cities, pp. 91-118 Peterson, G., 2009. Land-based infrastructure finance in developing countries. In Peterson G. 2009. Unlocking land values to finance urban infrastructure. Washington: The World Bank, pp. 55-80 Smolka, M.O., 2013. Summary and Ch 1. Latina America Urbanization and the case of value capture. In Implementing value capture in Latin America: Policies and tools for urban development. Policy Focus Report. Lincoln Institute of Land Policy, Cambridge, MA, USA. pp. 2-20.</p>

11:00-12:30

Leasing & trading development rights

Carlos Morales-Schechinger

Zoning (land use planning) has a strong impact on the market of land as it distributes amongst land owners development rights (benefits) in a differentiated way. Land owners see zoning as a game of creating losers and winners, as a game that distributes windfalls in an uneven way. This has led to the creation of land management systems based on a) the separation of development rights from the actual ownership of land, b) capturing by the city of the increments in land value that the zoning game creates and c) using market led ways of establishing the value of such development rights. Two of the systems that are discussed, including leasing the development rights of publicly owned land, and selling development rights to private land owners and developers. References is also be made to a related instrument called transfer of development rights between private owners. Examples of where these instruments are being used are highlighted.

Preparation

Compulsory readings. Choose one of the following:

Sandroni, P., 2010. The "Cepacs", (certificates of additional construction potential): A new financial instrument of value capture: the experience of São Paulo (Brazil). Unedited, pp. 1-22.

Hong, Y-H. and Bourassa, S. 2003. Why public leasehold. In: S. Bourassa and Hong Y-H., eds. 2003. Leasing public land: Policy debates and international experiences, issues and concepts. Cambridge: Lincoln Institute of Land Policy, pp. 3-36.

Recommended literature:

Furtado, F., Rezende, R., Oliveira, T., Jorgensen, P., 2006. Sale of building rights: Overview and evaluation of municipal experiences. Cambridge, MA: Lincoln Institute of Land Policy. Working paper

Hong, Y-H. and Bourassa, S. 2003. Why public leasehold. In: S. Bourassa and Hong Y-H., eds. 2003. Leasing public land: Policy debates and international experiences, issues and concepts. Cambridge: Lincoln Institute of Land Policy, pp. 3-36.

Needham, B., 2003. One hundred years of public land leasing in the Netherlands. In: Bourassa, S. and Hong Y-H. eds. 2003. Leasing public land: Policy debates and international experiences, issues and concepts. Cambridge: Lincoln Institute of Land Policy, pp. 61-82.

Renard, V., 2009. Property rights protection and spatial planning in European Countries. In G. Ingram, G. and Y-H. Hong, eds. 2009. Property rights and land policies. Cambridge: Lincoln Institute of Land Policy, pp. 216-229.

Sandroni, P. 2009. São Paulo: problems and solutions for a balanced sustainable urban development: the experience of the last two decades. Unedited, pp. 27.

Midheme, E. & Moulaert, F., 2013. Pushing back the frontiers of property: Community land trusts and low-income housing in urban Kenya. Land Use Policy, 35 (2013) 73-84. Moulaert Department of Architecture, Urbanism and Planning (ASRO), University of Leuven, Kasteelpark Arenberg 51, B-3001 Heverlee, Belgium.

Sandroni, P. 2009. São Paulo: problems and solutions for a balanced sustainable urban development: the experience of the last two decades. Unedited, pp. 27.

Sandroni, P., 2010. The "Cepacs", (certificates of additional construction potential): A new financial instrument of value capture: the experience of São Paulo (Brazil). Unedited, pp. 1-22.

Sandroni, P., 2011. Urban value capture in São Paulo using a two-part approach: Created land (solo criado) and sale of building rights (outorga onerosa do direito de construir): An analysis of the impact of the basic coefficient of land use as a tool of the 2002 Master Plan (working paper). Cambridge: Lincoln Institute of Land Policy, pp. 1-17.

13:30-17:00	EQUIURBE game, Equitable Distribution of Costs and Benefits Carlos Morales-Schechinger Participants play a game on equitable distribution of costs and benefits, whereby key stakeholders interact in a stylized growing area in the periphery of a city. Participants are organized in teams representing three government agencies, four land owners and civil society, each one with its own agenda. Teams prepare plans and projects and buy plots in the market, first in a competitive setting, then in a negotiated one and at the end in a cooperative one, until they achieve a satisfactory outcome for all. The game is played in two afternoons. During the first afternoon, teams experience competition and negotiation and evaluate the results that each one produces.
Preparation	Preparation Material is distributed by the lecturer. Participants bring their laptops to play the game. They are organised into teams of two to three members.

WEEK 3 DAY 12	TUESDAY 21 JULY
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Before 9:00	Deadline to upload on Blackboard the report on the Land Court session. This is an individual grade.
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9:00-10:30	Expropriation and compensation Carlos Morales-Schechinger Cities need to acquire land in order to build infrastructure, to create public land that will be leased, and if needed also to develop social housing and sites and services schemes. One of the most controversial ways government acquires land is through expropriation (also known as eminent domain, and compulsory purchase). The power to do so is usually established in Constitutions, based on the principle that the public interest prevails over the private interest when a public purpose has been established. This shows the relevance that expropriation has in society, and it is one of the most important instruments that governments have to shape their cities. The nature and scope of public interest is discussed in this lecture as well as the impact this has on the various stakeholders, basically land owners, land users and the city as a whole. Expropriation entails compensation to the land owner. Setting such compensation may be even more controversial than establishing the public purpose to support expropriation of land. The issue involves the concept of "fair value", equilibrium between the public and the private interests. To determine it various approaches are discussed, current use vs future use value, and the appraisal approaches to determine it, the bundle of rights and obligations around it are discussed. In addition compensation criteria established for expropriation is not socially neutral, yet legal systems tend to standardize its application amongst social groups, and differences need to be addressed.
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Preparation

Compulsory readings:

Azuella, A. 2007. Taking land around the World: International trends in the use of eminent domain. *Land Lines* 19 (3), pp. 14-19.

Recommended readings:

Ambaye, D.W. 2009. Land valuation for expropriation in Ethiopia: valuation methods and adequacy of compensation, 7th FIG conference, Spatial data serving people: Land governance and the environment - building the capacity. Hanoi Vietnam, 19-22 October, 2007. pp. 38.

Cernea, M., 2004. For a new economics of resettlement: A sociological critique of the compensation principle. *International Social Science Journal*, 55 (175), pp. 37-45.

Cernea, M., 2008. Compensation and benefit sharing: Why resettlement policies and practices must be reformed. *Water Science and Engineering*, Mar. 2008, Vol. 1, No. 1, 89–120. DOI: 10.3882/j.issn.1674-2370.2008.01.009. ISSN 1674–2370, <http://kkb.hhu.edu.cn>

Maldonado, M.M. & Smolka M. 2003. Using value capture to benefit the poor: The Usme Project in Colombia, in *Land Lines* 15-3, July, Lincoln Institute of Land Policy, Cambridge, USA

Bonilla, L. and Galeano, J., 2000. Application of new land value capture instruments in Colombia: Desepaz case study, Cali. Cambridge, MA: Lincoln Institute of Land Policy, working paper.

Borrero, O. & Morales, C. 2007. Impacts of regulations on undeveloped land prices: A case study of Bogotá. In *Land Lines* 19-4 October, Lincoln Institute of Land Policy. Cambridge, U.S.A, pp.14-17.

11:00-12:30

Exactions and inclusionary housing

Carlos Morales-Schechinger

Policies to help low income households have access to land and housing have evolved through time. Today such policies rely on the formal market to provide affordable housing, yet the formal market is not responding as it is expected and public intervention is required. One of such interventions is through development exactions. Exactions are obligations that are linked to the right to develop land. In the case in point it is about establishing a requirement for every development to include housing affordable for the poor undertaken by developers themselves. It is also known as inclusionary housing. This instrument is effectively mobilizing the increment of the value of land so that it is used to create supply for the poor, cross-subsidizing from profitable land uses e.g. shopping space, middle and high income housing, etc., to less profitable ones, e.g. housing -or plots- for the poor in the same area where the profitable land uses are established. This instrument is discussed in this session drawing examples from different contexts. In addition a related instrument, zones of special social interest is discussed, which is a type of land use zoning that establishes that an area can be used only for the development of social housing, it is as if it were an ambiguous instrument that establishes both a right and an obligation (an exaction) that can be viewed as extreme exclusionary housing.

Preparation	<p>Compulsory readings: Mallach, A. 2010. The global reach in inclusionary housing. In: N. Calavita and A. Mallach, eds. 2010. Inclusionary Housing in International perspective: Affordable housing, social exclusion and land value capture. Cambridge: Lincoln Institute of Land Policy, pp. 323-357.</p> <p>Recommended readings: Calavita, N. and Malach, A., 2009. Inclusionary housing, incentives and land value capture. Land Lines, January 2009, pp. 15-21. Evans-Cowley, J. 2006, Development exactions: Process and planning issues. Cambridge, Lincoln Institute of Land Policy, working paper, pp. 56. Sandroni, P. 2009. São Paulo: problems and solutions for a balanced sustainable urban development: the experience of the last two decades. Unedited, pp. 27. Smolka, M. and Amborski, D. 2000. Value capture for urban development: An Inter-American comparison. Cambridge: Lincoln Institute of Land Policy, working paper, pp.1-32.</p>
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13:30-17:00	<p>EQUIURBE game, Equitable Distribution of Costs and Benefits Carlos Morales-Schechinger</p> <p>In this second afternoon when this game is played, participants have the opportunity to propose and discuss the instruments that are needed to achieve the outcome desired by land owners and government agencies. Once the instruments have been adopted participants are faced with the challenge of making a spatial design for the area that satisfies all stakeholders' agendas.</p>
Preparation	<p>Participants bring their laptops to continue playing the game.</p> <p>Note: This activity is graded so teams submit the results of their designs by the end of the afternoon. This activity is graded per team.</p>

WEEK 3 DAY 13	WEDNESDAY 22 JULY
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9:00-10:30	<p>Land readjustment & land sharing Carlos Morales-Schechinger</p> <p>This lecture focuses on land readjustment. This instrument is useful at the area level and helps achieve scale, reduce land retention, ensures the construction of secondary infrastructure and amenities and more important it helps include areas that are dedicated to the settlement of all income levels. It is instrumental to an exaction for inclusionary housing. Key issues include mitigating holdouts when assembling land holdings, cross-subsidizing the poor to enable inclusionary housing policies, and integrating social, private and public initiative. In addition the steps that are typically followed to organize a land readjustment are explained. In complement a related instrument land sharing is explained which enables the principles of land readjustment to be implemented in areas where an existing informal settlement is threatened with eviction by a more profitable land use, and where costs and benefits can be shared between the occupants and the land owners.</p>
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Preparation

Compulsory readings:

Hong, Y-H. 2007. Assembling land for urban development: Issues and opportunities. In: Y-H. Hong and B. Needham eds. 2007. Analyzing land readjustment: Economics, Law, and collective Action. Cambridge: Lincoln Institute of Land Policy, pp. 3-34.

Recommended readings:

Hong, Y-H. 2007. Assembling land for urban development: Issues and opportunities. In: Y-H. Hong and B. Needham eds. 2007. Analyzing land readjustment: Economics, Law, and collective action. Cambridge: Lincoln Institute of Land Policy, pp. 3-34.

Maldonado, M.M. & Smolka M. 2003. Using value capture to benefit the poor: The Usme project in Colombia, in Land Lines 15-3, July, Lincoln Institute of Land Policy, Cambridge, USA

Rabé, P., 2010. Land sharing in Phnom Penh and Bangkok: Lessons from four decades of innovative slum redevelopment projects in two Southeast Asian boom towns. Paper presented at a policy workshop: Examining 'The places we live': Slums and urban poverty in the developing World, sponsored by USAID, the International Housing Coalition, the World Bank, Woodrow Wilson Center Comparative Urban Studies Project, and Cities Alliance, Washington DC, USA, April 2010.

Sorensen, A., 2007. Consensus, persuasion and opposition: Organizing land readjustment in Japan. In Y-H. Hong and B. Needham, eds. 2007. Analyzing land readjustment: Economics, Law, and collective action. Cambridge: Lincoln Institute of Land Policy, 89-114.

Smolka, M. O. 2013. Implementing value capture in Latin America: Policies and tools for urban development. Cambridge: Lincoln Institute of Land Policy, 68 pp.

11.00-12.30

Community land trusts, sites & services

Carlos Morales-Schechinger

The session deals with collective forms of production and tenure of serviced land and housing for low income households have been used for many purposes, one of them is to prevent dwellings going to the market and households capitalizing whatever subsidy might have been involved in its production. This becomes particularly important if the subsidy enabled the dwelling to be well located and therefore with a tendency for the value of land to increase. Community land trusts has been conceived as a way of dealing with such issues. By controlling the price at which the land is resold, trusts may extend the affordability of a dwelling into the future. This session discusses this instrument in relation to the conventional legal entities which own real estate and are known as housing cooperatives (a type of housing tenure) and illustrates how they work in comparison to each other and where they have been implemented. The session also makes the case in favour of organizing sites and services schemes in this kind of settings instead of developing finished housing.

Preparation	<p>Compulsory readings: Davis, J. E. & Jacobus, R. 2008. The City-CLT partnership: Municipal support for community land trust. Policy Focus Report. Lincoln Institute of Land Policy pp 1-9.</p> <p>Recommended readings: Bassett, E. 2007. Tinkering with tenure: The Community land trust experiment in Voi, Kenya. Habitat International 29 pp. 375-398 Berner, E., 2001. Learning from informal markets: Innovative approaches to land and housing provision, Development in Practice, 11:2-3, 292-307. Davis, J. E., 2008. Homes at last: The counter-cyclical stewardship. In: E. Davis, ed., 2010. The community land trust reader. Cambridge, USA: Lincoln Institute of Land Policy, pp. 462-570. Holston, J. 2008. Legalizing the illegal [Chapter 6]. In: Holston, J. 2008. Insurgent citizenship; disjunctions of democracy and modernity in Brazil. New Jersey (US) and Oxford (UK): Princeton University Press, pp. 203-232. Libby, J., 2010. The challenge of perpetuity. In E. Davis ed. 2010. The community land trust reader. Cambridge, USA: Lincoln Institute of Land Policy, pp. 552-561. Midheme, E. & Moulaert, F., 2013. Pushing back the frontiers of property: Community land trusts and low-income housing in urban Kenya. Land Use Policy, 35 (2013) 73-84. Moulaert Department of Architecture, Urbanism and Planning (ASRO), University of Leuven, Kasteelpark Arenberg 51, B-3001 Heverlee, Belgium. Oliveira, C. B. and D Pegoraro, D. 2010. Porto Alegre: The roles of the social urbanizers. In: Rojas, Eduardo (ed.) 2010, Building cities: neighbourhood upgrading and urban quality of life. Washington D.C. (US): Inter-American Development Bank, pp. 77-88. Smolka, M. O. and Damasio, C. P., 2005. The social urbaniser: Porto Alegre's land policy experiment. Land Lines, April 2005, p. 11-14.</p>
13:30-15:00	<p>Small group discussion: Land readjustment in Japan Carlos Morales-Schechinger</p> <p>Those that registered for this session meet to discuss the elected reading amongst them monitored by the lecturer. Other participants are allowed to sit in and listen to the discussion. Check the guidelines for this session in page 12 under "Recurrent activities and miscellanea".</p>
Preparation	<p>Elective reading: Sorensen, A., 2007. Consensus, persuasion and opposition: Organizing land readjustment in Japan. In Y-H. Hong and B. Needham, eds. 2007. Analysing land readjustment: Economics, law, and collective action. Cambridge: Lincoln Institute of Land Policy, 89-114.</p>

9:00-10:30

Land administration and regularization

Els Keunen

This lecture provides insights in the experiences and challenges of reorganizing the land administration system (LAS) and regularizing urban land. It includes explanations on organizing the physical records, management land-related process, updating & digitalizing data, using data for handing out titles, collecting taxes, better informing the public and linking to urban upgrading projects. The lecture is organized around the case of Chimoio Municipality in Mozambique, describing the context, the organization and challenges of the existing land administration system, the measures that were undertaken to improve the LAS, the challenges that were encountered on the way, and the link with and urban upgrading project that what was done to reduce the emergence of informal settlements in expansion areas of the municipality. The lecture will be linked to the street-led approach that is explained in following lectures and how it can be used for expansion areas as a way to avoid the emergence of informal settlements.

Preparation

Compulsory readings:

Jenkins, P. 2000. Urban management, urban poverty and urban governance: planning and land management in Maputo, Environment&Urbanization, Vol 12 No 1 April 2000.

11:00-12:30

Land development in the Netherlands

Carlos Morales-Schechinger

This lecture explains how land is reclaimed and how it is developed in the Netherlands. It prepares participants for the excursion that will follow the next day, it also complements the following lecture on social housing in the Netherlands. The Netherlands is well known for its land reclamation that is the polder and the island, the main models for doing it will be explained. In addition other land related instruments also used in the Netherlands are explained, including land readjustment, land leasing and inclusionary housing.

Preparation

Compulsory readings:

Needham, B. 2014. Setting the scene: The underlying land and the underlying attitudes, in B. Needham 2014. Dutch land use planning: the principles and the practice. Farnham, Ashgate, Ch. 1, pp. 1-29.

Recommended readings:

Needham, B. 2014. How the Dutch want their land to be used: the content of Dutch spatial planning policy, in B. Needham 2014. Dutch land use planning: the principles and the practice. Farnham, Ashgate, Ch. 2, pp. 31-87

Needham, B. 2014. Realising the land-use ambitions in practice: Pro-active planning: Making things happen, in B. Needham 2014. Dutch land use planning: the principles and the practice. Farnham, Ashgate, Ch. 5, pp. 143-167.

11:00-12:30

Social housing in the Netherlands

Ellen Geurts

This lecture gives an introduction to the 'whole housing sector' development as it is practiced in the Netherlands. It serves as a preparation for the excursion on the following day. The lecture highlights the difference between a 'welfare state' approach and neo-liberal approaches. Social

	housing from past and current housing policy shifts are considered, including the specific institutional and legal framework in the Netherlands, as well as recent influence of the European Union in shaping policies.
Preparation	<p>Compulsory readings:</p> <p>Elsinga, M. and F. Wassenberg. 2014. Chapter 2 Social housing in the Netherlands (pp 23-42) in Scanlon K. and C. Whitehead, M. Fernandez Arrigoitia. (eds). (2014). Social housing in Europe. Wiley Blackwell, London</p> <p>Recommended readings:</p> <p>AEDES-Vereniging van Woningcorporaties, 2007, Dutch social housing in a nutshell, AEDES International Relations, Hilversum, The Netherlands.</p> <p>Boelhouwer, P., 2002. Trends in Dutch housing policy and the shifting position of the social rented sector', In Urban Studies, vol. 39, no. 2, pp. 219–235.</p> <p>Elsinga, M., M. Haffner & H. van der Heijden, 2006. EU proof social housing in the Netherlands. Paper presented at ENHR conference, Ljubljana, Slovenia.</p> <p>Gruis, V., Nieboer, N. and A. Thomas, 2004. Strategic asset management in the social rented sector: Approaches of Dutch and English housing associations. Urban Studies, Vol. 4, No. 7, pp. 1229-1248.</p> <p>Ouwehand, A., & G. van Daalen, 2002. Chapters 1, 2, 3 and 4 from Dutch housing associations, a model for social housing (pp2-34). DUP Satellite, Delft.</p> <p>Priemus, H., 2010. Social housing as a transitional tenure? Reflections on the Netherlands, new housing memorandum 2000–2010. In Housing Studies, vol. 16, no. 2, pp. 243–256.</p> <p>Smeets, J., Dogge, P., Soeterbroek, R. and S. Tshenkova, 2009. Chapter 4 The Netherlands in management of privatised housing. International policies and practice. Edited by V. Gruis, S. Tshenkova and N. Nieboer. Wiley Blackwell.</p> <p>Whitehead, C., & K. Scanlon (eds). 2007. Social housing in Europe. LSE, London</p> <p>Dutch Ministry of Interior and Kingdom Relations is responsible for housing. Information in English can be accessed at: http://www.government.nl/issues/housing . More info is available in Dutch. Additional websites include:</p> <ul style="list-style-type: none"> • www.aedesnet.nl (association of Dutch housing associations) • www.vng.nl (Dutch association of municipalities) • www.wsw.nl (Dutch guarantee fund social housing) • www.nhg.nl (Dutch guarantee fund for ownership housing) • www.cfv.nl (Dutch central fund for social housing) • www.platform31.nl (experiments in housing: think-tank)

WEEK 3 DAY 15	FRIDAY 24 JULY
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7:00-19:00	<p>Excursion to Almere, Almereport, Ooterwolg, Ymere, Ijburg & Amsterdam. Learning lessons from land and housing</p> <p>Wendeline Dijkman and Carlos Morales-Schechinger</p> <p>Participants are taken for a day trip to Almere. Almere is the youngest town in the Netherlands with population of close to 200,000 inhabitants and it is one of the fastest growing cities in present day Europe. It was developed in the 1970's as a satellite town, in response to the housing needs of the rapidly growing city of Amsterdam. Almere was created in a polder, i.e. on reclaimed land from the IJsselmeer (Lake Yssel). Today Almere is the seventh largest city in the Netherlands and has continued to grow in population and land area, making it an interesting city to visit in the Netherlands. The trip includes guided visit to the two different districts Almere Poort in the process</p>
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	<p>of being built and occupied in a bottom up fashion, and Oosterwold, a controversial land acquisition and development concept. The group will then go to Amsterdam to visit IJburg and Ymere's Piet Heinkade, mixed housing developments also built on reclaimed land, with rental housing for low income households provided by a housing corporation, a type of organisation that has historically built most of the housing stock in the Netherlands. The excursion will end with a boat trip through the Eastern Docklands now converted basically into housing. The excursion includes lunch at Tante Truus, a restaurant that show cases a socially concerned system in the Netherlands.</p>
Preparation:	<p>Transport is provided; participants will be notified where they will be collected. Lunch is included. Participants that wish to spend more time in Amsterdam may do so and come back by train on their own, train cost is not included.</p> <p>Websites that can be consulted:</p> <ul style="list-style-type: none"> • Official site of the City of Almere: http://english.almere.nl/local_government (in English) • Official site of Ymere Housing Corporation: http://www.ymere.nl/ymere/home.asp (in Dutch) see also http://nl.wikipedia.org/wiki/Ymere • Official site of IJburg: http://www.ijburg.nl/Information (in Dutch) see also: http://en.wikipedia.org/wiki/IJburg • Information on the Eastern Docklands in Amsterdam: http://www.easterndocklands.com/ (in English) see also http://en.wikipedia.org/wiki/Eastern_Docklands • Official site of Tante Truus: http://www.tantetruusalmere.nl/ • For translating from Dutch to English, use http://translate.google.com

WEEK FOUR



WEEK 4 DAY 16	MONDAY 27 JULY
9:00-12:30	<p>Global trends on land and housing Claudio Acioly Jr.</p> <p>This session draws on the results of global surveys carried out by UN-HABITAT through the Global Urban Observatory and its partners in various countries and more than 300 cities during the last decade. It addresses the global phenomenon of urbanisation, highlighting the peculiarities between the different regions and providing evidences about the current rates of urban growth and the accompanying growth of slums and the slum population. Data from the State of the World Cities Reports are presented showing the inexorably association between urbanisation and slum formation. Disaggregated data comparing situations in slums with non-slums in different cities provides unequivocal evidences about high levels of inequalities and critical segregation. Rates of slum formation and their policy implications are presented and discussed in length. The session presents disaggregated data comparing situations in slums with non-slums in different cities which provides unequivocal evidences about high levels of inequalities and critical segregation.</p>
Preparation	<p>Compulsory reading: Acioly, C. 2010. The informal city and the phenomenon of slums: The challenges of slum upgrading and slum prevention. In International New Town Institute New towns for the 21st Century. The planned vs. the unplanned city. Amsterdam: SUN architecture, pp. 222-231.</p> <p>Recommended readings: Angel, S. 2000. Housing policy matters. A Global Analysis. Oxford University Press. Davis, M. 2006. "Planet of slums". New York: Verso. Perlman, J., 2012. Favela; four decades of living on the edge in Rio de Janeiro. New York: Oxford University Press. UN-HABITAT 2003. "Global report on human settlements 2003: The challenge of slums". London: Earthscan Publications, UK. Available at www.unhabitat.org UN-HABITAT 2008. The state of the world cities report. Available in www.unhabitat.org UN-HABITAT 2014. The state of the world cities report. Available in www.unhabitat.org</p>
11:00-12:30	<p>Policy responses to slums and informal settlements Claudio Acioly Jr.</p> <p>The session brings to the forefront the policy implications of all this knowledge about the phenomenon of slums. It suggests that there are certain elements in policy responses that work better than others such as institutional and broad housing sector reforms, political and financial commitment to tackle the slum problem and bring response to scale, moving from project to programme-based and systemic responses. The session describes UN-HABITAT long-term strategy and policy to enable access to land and housing for all. The session gives a brief retrospective of UN-HABITAT experience and the evolution of paradigms and approaches to deal</p>

	with the phenomenon of slums and informal settlements as well as the evolvement of housing policies as practiced by developing countries. As a strategic result, UN-HABITAT is committed to three outcomes: first, supporting enabling land and housing reforms; second, increased security of tenure; and, third, promoting slum improvement and slum prevention policies.
Preparation	<p>Compulsory reading: Acioly, C. 2010. The informal city and the phenomenon of slums: The challenges of slum upgrading and slum prevention, in International New Town Institute New towns for the 21st Century. The planned vs. the unplanned city. Amsterdam: SUN architecture, pp. 222-231.</p> <p>Recommended readings: Acioly, C. 2009. Addressing the challenge of informal settlements in the developing world: Slum upgrading and slum prevention. Paper prepared for and presented at the European Commission-UNHABITAT-ACP countries, Nairobi, 8-10 June. Rojas, E., ed. 2010. Building cities. Neighbourhood upgrading and urban quality of life. Washington and New York: Inter-American Development Bank, Cities Alliance, David Rockefeller Center for Latin American Studies and Harvard University. Tibaijuka, A. K. 2009. Building prosperity: Housing and Economic development. London: Earthscan & UN-HABITAT.</p>
13:30-15:00 Simultaneous with next session	<p>Small group discussion: Upgrading in Tanzania Claudio Acioly</p> <p>Those that registered for this session meet to discuss the elected reading amongst them monitored by the lecturer. Other participants are allowed to sit in and listen to the discussion. Check the guidelines for this session in page 12 under “Recurrent activities and miscellanea”.</p>
Preparation	<p>Elective reading: UN-Habitat, Cities Alliance & Dar-es-Salaam Local Authorities 2010. Citywide action plan for upgrading unplanned and un-served settlements in Dar-es-Salaam. UN- Habitat, Nairobi, Kenya, Chapters 1, 2, 3 & 4. pp.17-52.</p>
13:30-15:00 Simultaneous with previous session	<p>Small group discussion: Land sharing in Cambodia and Thailand Carlos Morales-Schechinger</p> <p>Those that registered for this session meet to discuss the elected reading amongst them monitored by the lecturer. Other participants are allowed to sit in and listen to the discussion. Check the guidelines for this session in page 12 under “Recurrent activities and miscellanea”.</p>
Preparation	<p>Elective reading: Rabé, P., 2010. Land sharing in Phnom Penh and Bangkok: Lessons from four decades of innovative slum redevelopment projects in two Southeast Asian boom towns. Policy workshop: Examining the places we live'. USAID, HIC, World Bank, WWCCUSP and Cities Alliance, Washington DC, April 2010.</p>

WEEK 4 DAY 17	TUESDAY 28 JULY
9:00-11:00	<p>City wide & slum upgrading approach Claudio Acioly Jr.</p> <p>This session focuses on two fundamental aspects of citywide slum upgrading programmes: the institutionalization and mechanisms that safeguard continuation and sustained public policies towards the existing stock of slums, and the management of citywide operations when it gets to scale. When moving from projects to programmes, city governments must establish an institutional, organizational, management, financing and implementation arrangements to ensure that multiple projects, operations and activities can be undertaken in a coordinated and coherent manner, involving multiple stakeholders from the public, private and community sectors. Municipal/local government capacity to do so is critical to ensure continuity and sustainability within a multi-year period.</p>
Preparation	<p>Compulsory reading: UN-Habitat, Cities Alliance & Dar-es-Salaam Local Authorities 2010. Citywide action plan for upgrading unplanned and un-serviced settlements in Dar es Salaam. UN- Habitat, Nairobi, Kenya, Chapters 1, 2, 3 & 4. pp.17-52</p> <p>Recommended reading: UNDP 2005. "A home in the city. Improving the lives of slum dwellers". UN millennium project. Task force on improving the lives of slum dwellers. London: Earthscan. Sivam, A. and Evans D. 2001. Improving the flow of serviced land in the formal housing markets of less developed countries. TWPR, 23 (4). Skinner, R. Taylor J. and E. Wegelin, E. eds. 1987. Shelter upgrading for the urban poor: Evaluation of third world experience. Island Publishing House. Chapter 1: Asking questions about upgrading. Chapter 12: Impacts of programs and evaluation approaches.</p>
11:00-12:30	<p>Street-led slum upgrading approach Claudio Acioly Jr.</p> <p>The session highlights participatory aspects in programme design and project implementation and brings to the forefront the argument that citizen participation is one of the sine-qua-non conditions for the success of informal settlement upgrading. It discusses various forms of participation and elaborates on the various roles residents as well as grassroots organizations, civil society organizations can play in improving, developing co-responsibility and effectiveness of public policies. The case is made that a street led approach presents advantages in bringing participation into the scene, and how it require a rather pro-active role in which individual residents and community-based organizations become key development players.</p>
Preparation	<p>Compulsory reading: UN-Habitat, 2012. Streets as tools for urban transformation in slums: a UN-HABITAT approach to citywide slum upgrading. Working paper. Nairobi, UN-Habitat.</p> <p>Recommended reading: Acioly Jr., C. 2007, 'The challenge of slum formation in the developing world', in Land Lines 19, 2 April, Lincoln Institute of Land Policy, Cambridge, USA, pp. 2-7. Eberlei, Walter ed. 2007. Stakeholder participation in poverty reduction. INEF Report 86/2007. Duisburg: Institute for Development and Peace, University of Duisburg-Essen, Germany.</p>

11:00-12:30	Small group discussion: Upgrading in Brazil Claudio Acioly Jr. Those that registered for this session meet to discuss the elected reading amongst them monitored by the lecturer. Other participants are allowed to sit in and listen to the discussion. Check the guidelines for this session in page 12 under “Recurrent activities and miscellanea”.
Preparation	Elective reading: Acioly, C. Procee, P and Edelman, D. 1999. Sustainable urban development and the urban poor in Rio de Janeiro, in Mattingly, M. Fernandes, E., Davila J. and Atkinson, A. eds, The challenge of environmental management in urban areas, London, UK, pp. 127-138.

WEEK 4 DAY 18	WEDNESDAY 29 JULY
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9:00-15:00	Street led development and redevelopment workshop. Challenges in community participation. Claudio Acioly and Els Keuken This workshop is about applying the street led approach to regularizing and upgrading an informal settlement. The participants are assigned roles that represent the various stakeholders in a settlement, they all have a common problem and in general terms the need to improve their settlement yet each stakeholder has an agenda that may complement or compete with other stakeholders’ agenda. The stakeholders discuss, negotiate and agree in a common plan to improve their street. The results as well as the process are presented and evaluated. A discussion is made at the end related to how participation is a major component in this type of approaches as well as the opportunities and threats that need to be faced. An open discussion at the end of the workshop addresses also the possibility to use a street led approach to the development of new areas for preventive action. NOTE: This activity is graded through active participation during the workshop and discussion. It is team grade.
Preparation	Material provided by the lecturers.

WEEK 4 DAY 19	THURSDAY 30 JULY
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9:00-17:00	Land Clinic game / Carlos Morales-Schechinger and Ore Fika This game is about cooperating to solve problems related to specific cases. Three cases are presented to the Land Clinic. The cases that were selected and prepared in advance are presented by the participants appointed to do so. They play the role of the patients in the Land Clinic. The rest of the group splits into three teams, each one addressing one case. These teams play the role of doctors. Patients and doctors engage themselves in finding treatment to the case
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	at hand. Doctors prescribe medicines that ameliorate the synthons' and vaccinations that prevent the problem from happening again. Treatments for each case are presented to the group who act as the medical community; they in turn evaluate the treatment and make additional recommendations.
Preparation	<p>Before the course starts students are required to bring from their home country material, data and documents of specific problems they have and wish to be addressed, related to land management and informal settlements regularization. Three cases are selected by the course coordinator, and are prepared by the selected participants to be presented during the land clinic. One other participant may team up to present the selected cases.</p> <p>NOTE: This activity is graded through active participation during the presentation and discussion of the cases. It is an individual grade.</p>

18:00-20:00	<p>Closing dinner</p> <p>Dinner will be offered at Idol by IHS-LILP> direction are given in due time.</p>
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WEEK 4 DAY 20	FRIDAY 31 JULY
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13:30 – 15:00	<p>Final discussion and evaluation Carlos Morales-Schechinger</p> <p>Participants rise pending content topics and engage in an open discussion with the course coordinator. At the end the participants fill in a written evaluation and engage in an oral evaluation with the course coordinator.</p>
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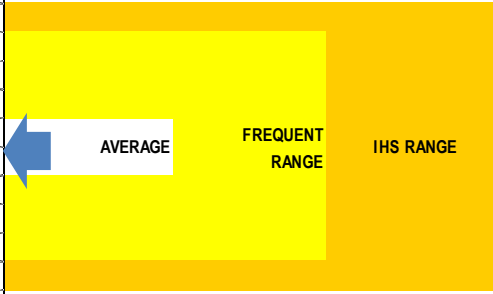
15:30 – 17:00	<p>Closing ceremony</p> <p>Introduction Carlos Morales-Schechinger. The course coordinator opens the closing session and recognizes support staff contribution to the course.</p> <p>Welcoming to IHS alumni Association Sharmae Nercua. The alumnae association officer, explains the role of the IHS Alumni Association and how the course participants become part of the association.</p> <p>Valedictorian speech A representative of the participants addresses the closing ceremony on behalf of the participants</p> <p>Farewell and presentation of certificates Jan Fransen. The Head of Education and Deputy Director of IHS addresses the participants and hands out the certificates to each participant.</p> <p>Group photo and final toast Ruud Frank / Sharon Welsh. The group takes a collective photo in front of the University's pavilion. The participants come back and enjoy drinks and snacks at IHS library.</p>
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8. ASSESSMENT CRITERIA

In order to be eligible for the postgraduate diploma, the participant is required to obtain a grade of minimum 5.5.

Range	general meaning	explanatory comments
9.0-10	(E) Exceptional, Excellent Perfect, Outstanding,	Used only if there is not the slightest doubt about the exceptional quality of the work. Generally very few if any participants would qualify. It has rarely happened that participants reached this result.
8.0-8.9	(VG) Very Good to Excellent	Generally less than 10% of any group would qualify. This category represents very good to excellent quality of the work.
7.0-7.9	(G) Good to Very Good, Well above standard/average	Generally less than 25% of any group would qualify. The quality of work is good, but not at the distinction level.
6.0-6.9	(S) Solid-Satisfactory, Standard;	This is the large category for solid, satisfactory, and standard to good work. One may take 6.8 as an indication for the average score in a course: meaning that 6.8 stands for a 'solid standard performance' with regard to the educational and professional background of the respective person.
5.5-5.9	(M) Marginal. Passable-Satisfactory;	This is a category for those who worked hard and made progress, but still produced marginal results, maybe caused by insufficient skills/ knowledge/ experience, and for those who could have done much better if they worked harder.
4.5-5.4	(PF) Poor Fail Not Satisfactory; Well below standard/average.	Severe lack of skills/ knowledge/ understanding, or lack of attendance and/ or interest, can lead to this result. This level maintained throughout the course, or a final result within this range, will lead to a 'certificate of attendance' in case the attendance rules were met.
below 4.5	(UF) Unacceptable, Fail, Very Bad	Very low quality of work, unacceptable with regard to the educational and professional background of the respective person. In some cases, the participants may be hampered by special factors such as illness. Other reasons for grades in this category could be frequent non-attendance, total lack of interest, and 'sabotage'. For assignments not done, the score is 0. This level maintained throughout the course will lead to a discussion, to determine whether the participant will receive a 'certificate of attendance', or nothing at all, and only in case the attendance rules were met.
	Attendance	Responsibility for the process of learning is with the participants themselves. For a number of pragmatic reasons, but even more for the participant's performance appraisal system, a 100% presence during scheduled sessions is required. Only with permission of the course coordinator may leave be granted. This leave given for special reasons may not exceed 6 sessions. If these rules of attendance are violated no diploma, but only a certificate of attendance can be granted. In case of violating this rule on purpose, a formal warning letter will inform the participant that no diploma or certificate will be granted.

The assessment criteria follows the criteria used in the Netherlands. Equivalent grades to specific country criteria are not provided; participants should derive equivalents from the explanatory comments in the chart. Nuffic provides a comparison with USA and UK Systems.

	NUFFIC COMPARISON SYSTEM			
	Netherlands	U.S.A.	U.K.	
PASS	10	A+	A+	
	9.5	A+	A+	
	9	A+	A+	
	8.5	A+	A	
	8	A	A/A-	
	7.5	A/A-	B+	
	7	B+	B	
	6.5	B	C+	
	6	B-/C	C/D	
	5.5	D	D	
FAILURE	5	F	F	
	4	F	F	
	3	F	F	
	2	F	F	
	1	F	F	

The weighing of the different assessment moments can be found in the course outline.

9. FACILITIES AND CONTACTS

EUR Campus

IHS is located on the campus of the Erasmus University Rotterdam (EUR). Participants from IHS can use common facilities such as the cafeteria, the university library and the sports centre (after obtaining a sports card).

IHS premises

Burgemeester Oudlaan 50

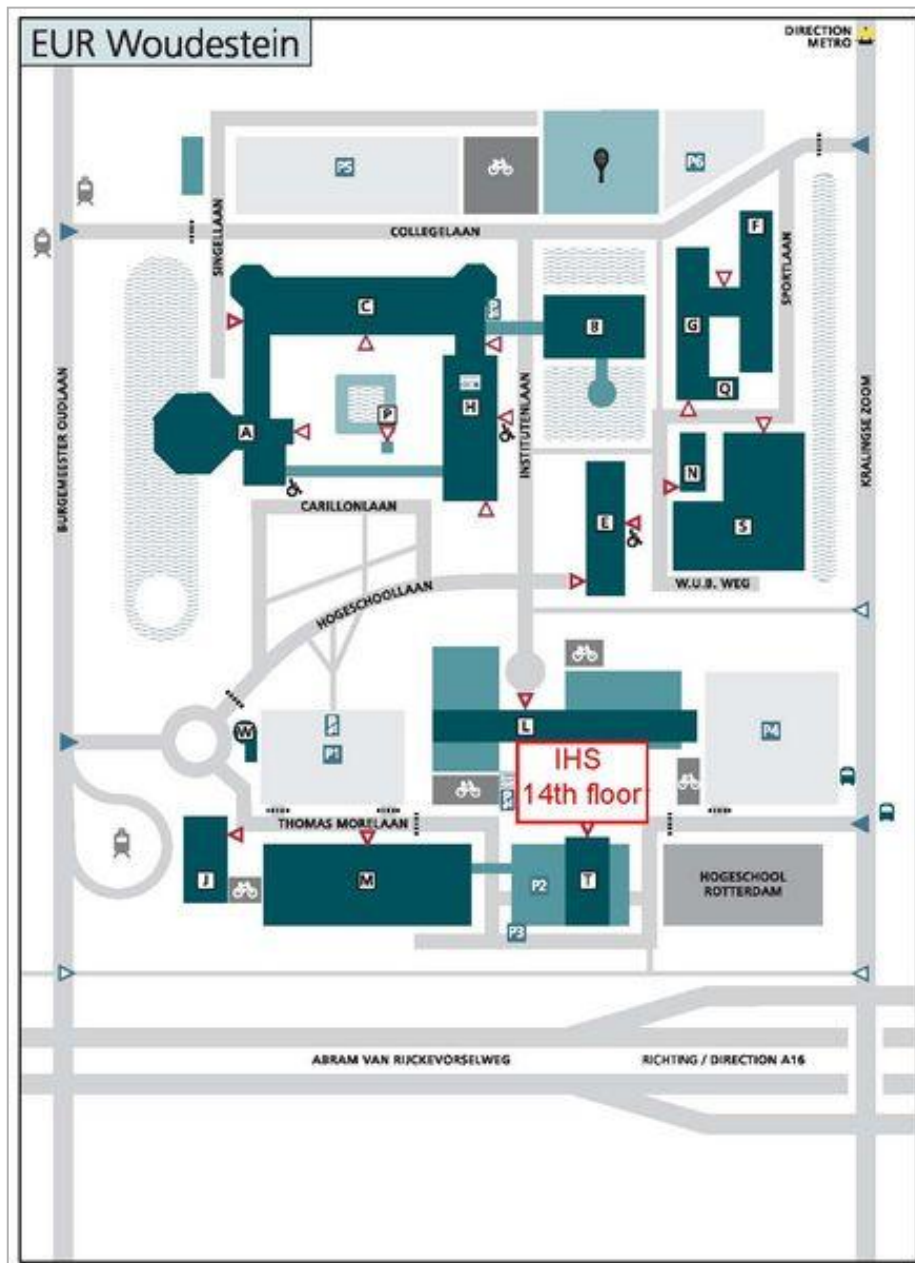
T building 14 floor

3062PA Rotterdam the Netherlands

+31 (0)10 408 9825

From train station Rotterdam Centraal;

- Tram 7 in the direction of Erasmus University, get off at the last stop.
- Tram 21 in the direction of De Esch, get off at Woudestein.



IHS Director Kees van Rooijen Tel. 010-40 89831 k.vanrooijen@ihs.nl	Head of Course Bureau Rene van der Zwet tel. 010 – 40 89856 vanderzwet@ihs.nl
Head of Education Jan Fransen (Deputy Director) Tel. 010 – 40 89841 j.fransen@ihs.nl	Student Facilities Ruud Frank tel. 010 – 4089840 r.frank@ihs.nl
Course team and contact persons Carlos Morales-Schechinger (IHS) Tel. 010-408 89831 c.morales@ihs.nl	Library Nigel Browne (Information Manager) tel. 010 – 40 89836 n.browne@ihs.nl
Martim Smolka (LILP) Tel. 0001 617 661 3016 msmolka@lincolninst.edu	Library/BlackBoard Sharon Welsh (Information Manager) tel. 010 – 40 89857 s.welsh@ihs.nl
Ore Fika Tel. 010-40 89850 o.fika@ihs.nl	Marketing and Communication Darren Baradhan Tel. 010-40 89875 t.baradhan@ihs.nl
Kamonashish Halder Tel. 010-40 89836 k.halder@ihs.nl	Alumni Association Charmae Pyl Nercua Tel. 010-40 89838 c.nercua@ihs.nl

Computers

Participants can make use of the computers of IHS and the EUR. The IT help desk can give back up and assistance to solve problems. Additional can be given by the information managers of IHS. IHS provides an IHS e-mail address to all participants (also for internal communication/announcements).

Library

IHS has an extensive library, which participants can use during their stay. The IHS Library staff can give assistance. Participants can also make use of the EUR library.

Photocopying

Participants can use the copy machines at IHS by means of a card that is available at the Library.

Other facilities

Participants from IHS can use common facilities such as the cafeterias/canteens, the university library and the sports centre (after obtaining a sports card).