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## SOCIO-ECONOMIC SYSTEMS OF LAND IN SOME SOUTHEAST ASIAN COUNTRIES

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**1 Introduction**

During the last two decades many primate cities of developing countries, especially in Southeast-Asian, have almost doubled their population, and the trend is expected to continue. These dramatic changes have been bringing about variety of urban problems in the developing metropolises. Urban problems, which may be represented by land use and transportation problems, are strongly influenced by the socio-economic system of land of each country. The objectives of this abstract is to investigate the socio-economic systems of land for realizing integrated landuse and transportation planning in some Southeast-Asian metropolises.

**2 Urban land development system****2.1 Urban development problems**

If we consider the urban development that have occurred in the three past decades, most of the cities have been built in an unplanned and loosely structured way. Even now only a few cities can put the city plans into practice, although the planning systems are legally authorized. Due to the development regardless city planning, therefore, almost cities have been experiencing many kinds of urban problems; confusion of land use, expansion of squatter areas, unreasonable high land price, deterioration of living environment, housing shortage, insufficient provision of public utilities, etc.

**2.2 Changing land use**

The rapid urban growth is related to population change either caused by the increasing fertility rate or inflow of migrants. The remaining open space of urban lands, generally are agricultural lands, are replacing more and more by residential and commercial areas as well as industrial zones. In Bangkok, squatter patterns of CBD adjoining

residential areas tend to be expanded more intensively into outer areas due to the scarcity of space. In Metro Manila, the development of residential areas was increased about 10 % from 1980 to 1990 along the urban periphery. Significant change of land use in the fringe area of Jakarta saw the rapid growth of residential development.

New urban developments have been represented by the recent construction rush of office building, hotels, condominium in and around the CBD. A new construction of major buildings is taking place the initiative to reshape the urban structure of those cities. For example, in Bangkok, total floor area of office building is expected to increase from 104 ha to 149 ha in year 1988 to 1992.

**2.3 Land price**

The rapid urbanization has brought about new urban problems, particularly of the soaring of land price (see table1).

Table1 selected socio-economic indicators  
 (in three representative metropolitan areas)

indicator	Bangkok	Jakarta	Manila
1. Population (millions)	7.8	8.9	7.8
2. average pop. growth % p.a (1980-90)	2.2	2.4	2.8
3. Total urbanized area(sq.km)	1,586	664	636
4. approximate land price(US\$/sq.m)			
-suburban area	200	20	160
-urban area	2,000	200	320
5. approximate initial salary for univ. graduates (US\$/month)	280	280	100
6. percentage increase of land price for recent 5 years	150	400	150

Source: Seminar on urban land use control in Asian Cities  
 Yokohama, 1990.

Urban land price in those cities is increasing more rapidly than the general consumer price index. The land price problem is not only the problem in Japan but also in many metropolises in the Southeast-Asian countries. Even the

governments themselves are often encountering severe difficulties in obtaining land for public utilities and infrastructure development projects. Due to the expectation of higher land prices, urban land is generally considered to be the safest of all domestic investment. Consequently, the change of land use pattern in many cities in Southeast-Asian countries is strongly influenced by the implication of changes in the structure of land value.

### 2.3 Real estate

Because of that a large part of urban land is privately owned and mostly held by individuals, most of land development is created by private-sector real estate enterprises. The land development process is inevitably tied to real estate development and to the economic and market constraints associated with it. The countries generally have established legally real estate system for almost two decades, some characteristics of such systems as described in table 2.

Table 2 Some characteristics of real estate systems

indicator	Characteristics
Rights	-anyone can own real estate and there is a law that provide for rights to real estate -transferring right is not dependent on the buying or selling of land.
Registration	-land registration includes location, plot area, building construction, rights, etc. -cadastral map has been developed for real estate taxation, but not accurate
Transaction	-there are regulations regarding real estate transaction
Appraisal	-there are separate appraisal system for land and buildings -assessment are made according to the standard prices of plots of land and generally announced to the public -Prior sales comparison method is used for assessment, however, official land assessment is usually about half of actual land price.
Tax system	-there are taxation systems for real estate holdings and transferring

### 3 Land development control systems

Although master plan for land use development has been developed and revised many times, all governments always have been facing difficulties to

put the plans into effective implementation. Most of master plans are intended to ensure the harmonious development of land resources, the conservation of living environment, and the control of land values and utilization in urban areas. The current situation of land use plan for major cities is summarized as follows:

**Bangkok:** General plan including land use plan for Bangkok is still no legally enforcing by the government, but there are some building control only for a very limited areas in Bangkok.

**Jakarta:** Jakarta Master Plan (Year 2005) is presently in use as directive for a legally land use plan.

**Manila:** Master plan is currently in the development stage. The land use policy is exercised through zoning ordinance and building regulation.

For land development control, land transactions are generally controlled through national civil law, land demand and supply through taxation system, land development through the city planning law, land use through a system of building regulations. However, only the building regulations can be used as an effective tool for land and development control. Although all countries have law for compulsory acquisition for securing land for public uses, it is not always easily to apply such system in practice.

### 4 Concluding remarks

The socio-economic systems of urban land in southeast Asian countries has been drastically changed for the past decades and become rather more complex than in the past. Understanding such systems will help to make infrastructure development plan feasible in those cities. In addition, actually this kind of work is indispensable to realize integrated land use and transportation planning which developing metropolises really require for improving their present situations as well as promoting further development. This abstract describes only preliminary investigation of the current situation, and additional studies are being planned to follow.