

GRET

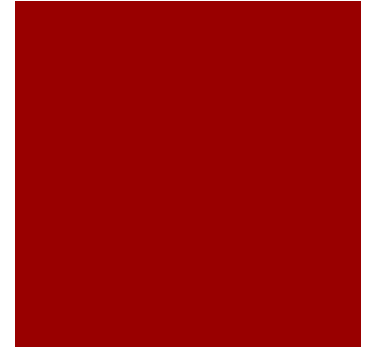
Htantabin speculative land market: stakeholders, impacts and perspectives

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Funded by:



A new “land context”



- 2012 new Land Law
 - Permit to sell, pawn, mortgage, inherit, transfer land use rights
 - What change?: land sales always existed, formalized on a local basis. Now purchasers are also outsiders.
 - Interpretation: **right to purchase**, and “develop”
- Yangon Development Plan
 - Land price UP
 - Good **income opportunity for farmers**
 - **Fear of losing land** with government compensation price
 - Open door for speculators

A speculative land market



- Speculation:
 - Investors purchase land, but without improving it: 'unearned increment'
 - in anticipation of future development opportunities
 - delay development until best option of land use (linked to planning regulations)
- Speculation is a method of dealing with uncertain future:
 - Involves every layer of the society: farmers, landless, locals, outsiders...
- Involves every type of land
 - Land is a heterogeneous commodity (**location, type**)
 - Land is fixed in supply: rent and price of land are very responsive to changes in demand

Which land, for which use?



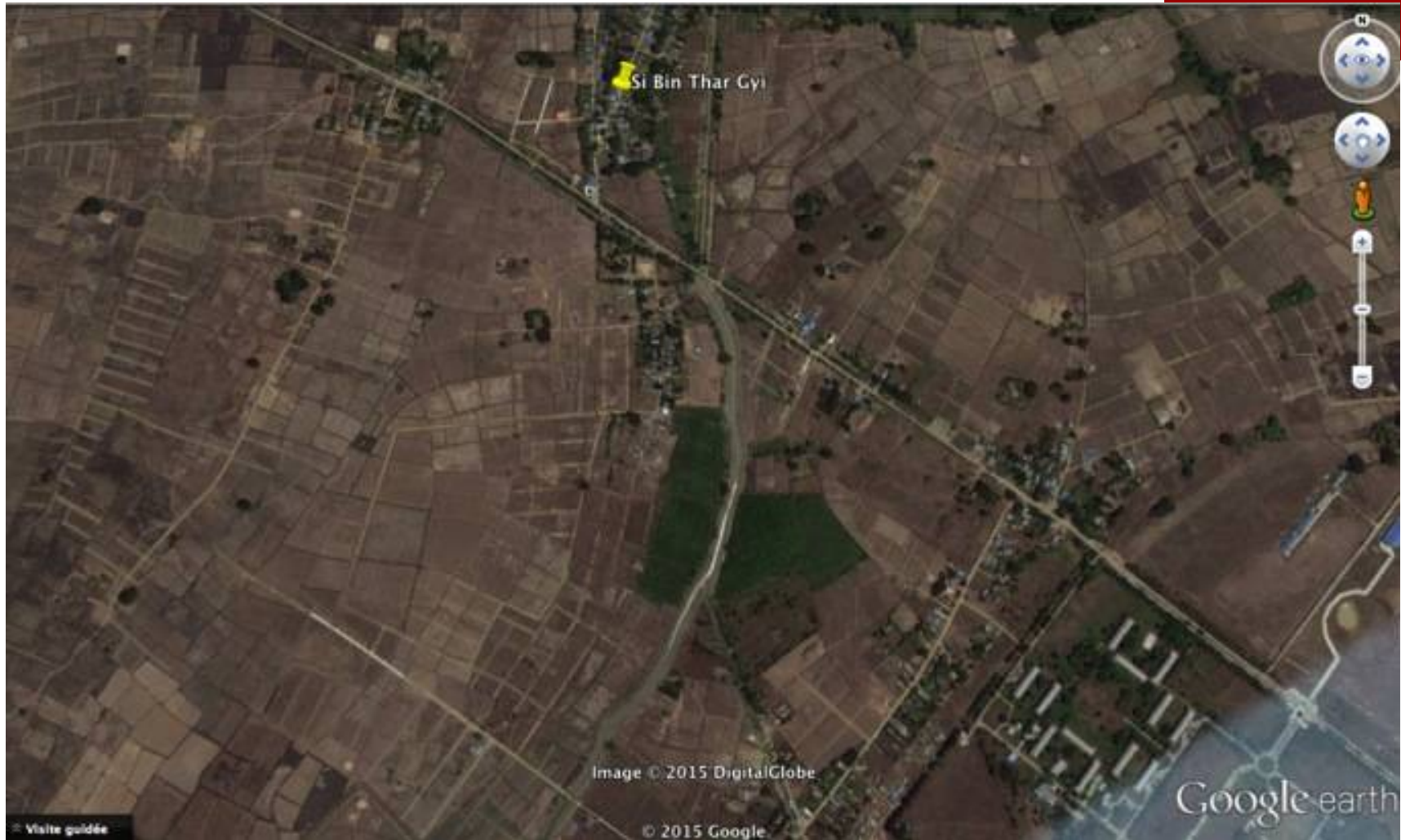
- All land categories targeted by investors: paddy, grazing, horticultural, village
- Main developments (pending or actual):

Develop-ment	Situation of land	Categories concerned	Surface required (acre)
Housing	Inside village, by roads (main/inner)	Village, paddy, horticult.,	$1 < x < 3$
Industrial	Main roads (pathein, HTB)	Paddy, grazing	$3 < x < 10+$
Fish pond/ chicken	Every type	<u>Paddy (low)</u> , grazing, horticult.	$1 < x < 7$
Brick factory	Inner roads	Paddy, horticult.	$1 < x < 3$

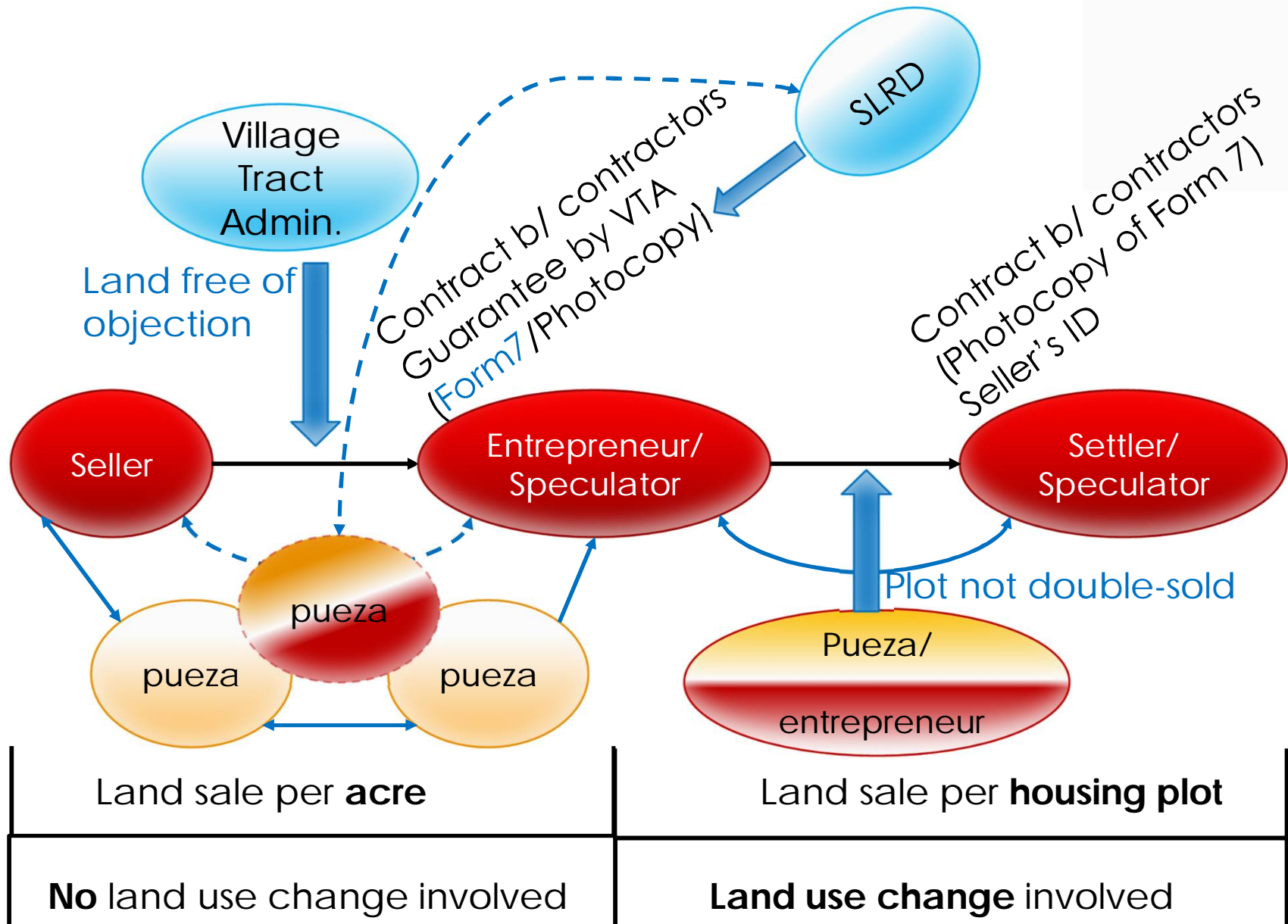
Actor	Role in land	Profile
Farmers	<ul style="list-style-type: none"> - Farming - Leasing out, leasing in - Selling land 	<ul style="list-style-type: none"> - Original farming households - Villagers, some outsiders (leaseholder) - Original farming household
Residents <ul style="list-style-type: none"> - Original residents - Settlers 	<ul style="list-style-type: none"> - Residential space (buying, renting out) - Residential space (buying, squatting, renting) 	<ul style="list-style-type: none"> - Original village households - Migrant households (Township villagers, Yangon City dwellers)
Entrepreneurs and speculators <ul style="list-style-type: none"> - Absentee farmers - Farmhouse owners - Brick kiln owners - Fish-pond owners - City dwellers 	<ul style="list-style-type: none"> - Speculating, leasing-out, selling out - Selling land/speculating - Buying land - Buying land - Buying land 	<ul style="list-style-type: none"> - Outsiders, few villagers - Villagers and outsiders - Villagers, few outsiders - Villagers, few outsiders - Outsiders
Land brokers (<i>pueza</i>)	<ul style="list-style-type: none"> - Buying, 'planning' unauthorized settlements, speculating 	<ul style="list-style-type: none"> - Outsiders and villagers

-----Land market stakeholders -----

Farmlands into housing plots



Land transactions (farmland to housing)



Land market - prices

Land id.*	Year**	Current land use	Land category	Price (lakh***)	Land's location/road
SDY 1	1989	Housing	Farmland	0,03 / plot	Before road construction – <i>kwin</i> ****
SDY 1	2014	Housing	Village	50 / plot	Main village road
TPK 2	B. 2012	Farmland	Farmland	5 / acre	By village road (earthen)
TPK 2	2014	Farmland	Farmland	230 / acre	After buying, concrete road/bridge was constructed by buyer
TPK 3	2009	Housing	Village	1 / plot	Inside village small earthen road
TPK 3	2013	Housing	Village	35 / plot	Concrete road
TPK 3	2015	Housing	Village	65 / plot	Concrete road
DG 1	B. 2015	Farmland	Farmland	3~5 / acre	No road, somewhere in field
DG 1	A. 2015	Farmland	Farmland	70 / acre	Road (earthen, will be improved soon) connecting to Htantabin
SPT 1	B. 2012	Farmland	Farmland	4~5 / acre	<i>Kwin</i>
SPT 1	2015	Farmland	Farmland	400~500 / acre	Field inside of village
SPT 3	B. 2015	Farmland	Farmland	16 / acre	Next to main road
SPT 3	2015	Housing	Farmland	20 / plot	Next to main road
SPT 4	2010	Housing	Farmland	5 / acre	Field inside village
SPT 4	2010	Housing	Farmland	450 / acre	Field inside village

Is there actual land use change?



- Official process particularly difficult to achieve on farmland
 - Cumbersome process up to regional (agricultural land) or Union (paddy land) – lengthy, costly
 - Alternatively needs participation of Township authorities (SLRD)
- Few alternatives limited to well-connected indiv.
 - Integrating farmland into garden land, then housing plots
 - Transforming farmland into village land, then housing plots
 - "Getting sued"

Who "makes" the market?

- Farmers willing to sell – supply – subjected to demand's characteristics
- Speculators/entrepreneurs – demand
- Land brokers (pueza) – control the market
 - Actively raise price (develop)
 - Keep the supply short
 - Counter power to policies
- Authorities (indiv.) – informal control
 - Link with land brokers?
 - Policies and artificial shortage: a calculated benefit?



Impacts

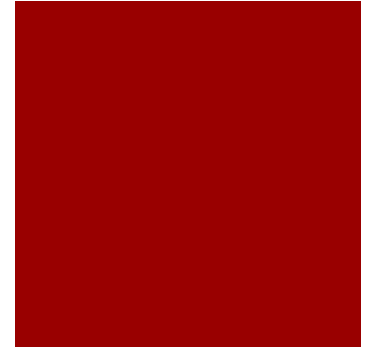
- Positive impact for a few:
 - Farmers who sold
 - Local brokers
 - Concrete poles makers, bamboo sellers...

- Land price increase
 - Exclusion
 - Housing price
 - Rental price
 - Squatting



Issues

- Non-formalized land use change
 - Records out-dated
 - No monitoring (?)... hence...
 - ... Even more difficult to plan
- Informal settlements
 - Immigration / pressure on land
 - Land administration & management (follow-up vs. planning)
 - Access to water, drainage, waste disposal, environmental impact, basic services (health, education)



Possible trends

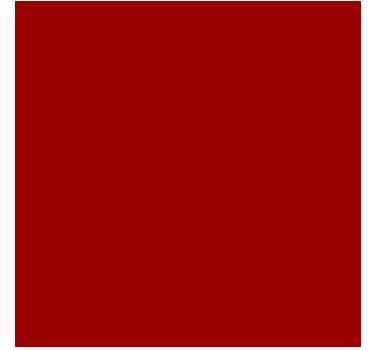


- Dynamics observed well established in other Tsp (Hlaing Tha Yar, Shwe Pyi Thar, Dagon...):
 - Immigration
 - Exclusion
 - Problems of access to health, water, and other basic services
 - Land users conflicts
- Land governance:
 - Land brokers are "planning" and "developing": what are the risks and opportunities?
 - How to conduct a proper land use planning process?

The right time to consider?



- Land use planning:
 - Agricultural zones
 - Housing/real estate zones
 - Industrial zones
- Involvement of City Development Committee (Yangon, Htantabin?) – *“Preparing new towns”*
 - *Infrastructures and services*
- Involvement of Department of Human Settlements and Housing Development (DHSHD)
 - *“Land for low-cost housing projects”*



Thank you for your attention!