

INDICE

Executive summary	1
I. Background	
Purpose and organization of paper	9
Urbanization and the environmental dimensions of the urban land crisis	
II. Environmental issues in urban land use	
Land degradation	12
Occupation of Hazard prone lands	15
Loss of cultural resources and open space	22
Loss of prime agricultural land	25
Excessive urban sprawl	26
III. Factors that perpetuate land-use problems	
Inappropriate regulation	28
Inadequate information	32
Lack of tenure security	
Inadequate infrastructure capacity	33
Inappropriate pricing and taxation	
Weak institutions and policy coordinated actors in the land market	34
IV. Need for integrated land management strategy	
Land management strategies for balancing environmental protection and urban development	36
Building land management capacity	45
V. Conclusions	47
Annex A: land management instruments for meeting environmental objectives	58
Regulatory instruments	
Economics instruments	70
Property rights	74
Land acquisition alternatives	75
Government provision of infrastructure	79
Information and education	81
Annex: related urban management programme papers	92
References	93