IMPROVING SPATIAL PLANNING SYSTEMS AND
DEVELOPMENT CONTROL MECHANISMS TOWARDS
SUSTAINABLE URBAN DEVELOPMENT IN ASIAN CITIES

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Summary:
This paper is composed of two parts. Part I of the paper will examine the spatial planning systems in Asian countries comparatively. The history of spatial planning systems in Asia is not long except for some countries, but they have been gradually developed since 1970s in many countries. Spatial planning system in each country has its unique characteristics in response to its social and historical background. In principle, they can be grouped into three approaches: the detail planning approach, the zoning plan approach and the master plan approach. Part II of the paper examines the need of and the way for improvement of development control mechanisms through the case study in Vietnam. In conclusion, the paper emphasizes the importance of streamlining of development control mechanisms is important to facilitate the supply of affordable housing in particular through individual or small-scale housing developments.

Key Words: Spatial planning, land management, transition economy, Asia, Vietnam
I. INTRODUCTION

Asian countries have experienced rapid economic development and urbanization, which has caused serious environmental problems in urban areas. Urban environment improvement through provision of various services such as water, sewerage, electricity, public transportation and waste disposal has become an even more urgent issue. Thus, it is believed, the establishment of workable spatial planning measures to balance urban development and the provision of infrastructure as well as environmental/cultural conservation is an important agenda for Asian cities to maintain their momentum of growth into the 21st century.

Spatial planning comprises national, regional and local-level spatial planning. The history of spatial planning systems in Asia is not long except for some countries such as Japan and Korea, but they have been gradually developed since 1970s in many countries. Spatial planning system in each country has its unique characteristics in response to its social and historical background. Once an institutional framework is established, then it is almost impossible to change such main framework. Thus, it is important to fully understand such difference in order to improve planning systems as well as development control mechanisms to better manage urban growth.

Current development control mechanisms originally adapted from European or North American countries are principally directed to large-scale formal housing developments. It is thus believed that streamlining of development control mechanisms is important to facilitate the supply of affordable housing in particular through individual or small-scale housing developments, which are commonly observed in many Asian countries as a major source of affordable housing supply.

Against the background mentioned above, the objectives of this paper are: (a) to clarify the framework of spatial planning systems at the metropolitan level comparatively in Asian countries; (b) to examine the performance of spatial planning systems both at regulatory and enforcement levels, particularly in the case of Vietnam where some conflicts between market oriented urban development and centrally planned economy style spatial planning systems, and (c) to identify issues related to the establishment of sound spatial planning systems in Asian countries, particularly in Vietnam.

II. EVOLUTION OF SPATIAL PLANNING IN ASIAN COUNTRIES

Improving the land management system (land ownership system, land use control system, land tax system, regulations on expropriation of land) is an important issue for making it possible to provide land and housing prepared with the improved basic living environment for people of
low-and middle-incomes. As for the improvement of legal systems for land ownership systems, land tax systems, regulations on expropriation of land etc., since the interests of stakeholders in each country are intertwined with each other under its own unique circumstances, it is necessary to proceed with such systematic improvements from the long-term viewpoint. Meanwhile, because the land use control system is directly related to the provision of land and housing, it is a theme central to rectifying problems with the system.

Many Asian countries began land use control systems in the 1970s and many countries have created master plans for the long-term development of cities. In accordance with these master plans, the necessary preparations have been made for land use control systems, such as land use control plans that serve as the legal basis for regulating and encouraging actual development and development approval systems that serve as regulatory methods. Yet, in some countries, complicated land use control systems that lack transparency often result in higher costs related to land development. For example, formal developers in Indonesia building houses in accordance with the proper land use controls and development regulations have focused mainly on developing houses for high income customers. Low-income housing accounts for small amount of their business. Informal land subdivision operators that do not follow the proper procedures provide the vast majority of the low to middle-income housing. In Indonesia customary land ownership rights coexist with modern legal land ownership rights and the costs for establishing actual land ownership rights have become high. Furthermore, the land use and development control system used during the time of Dutch colonialism still continues today. This results in a very strict system that is out of touch with the actual situation. It has been indicated that the added costs (costs related to the time needed for obtaining a development license, costs for preparing infrastructures not in line with the actual situation) associated with the proper development control system have become restrictive conditions (Kidokoro, 1995).

The situation in Thailand provides an interesting contrast to the situation in Indonesia. From the late-1980s, Thailand began simplifying procedures for its land subdivision control system, which is an appraising system for housing development, and regulations were loosened for the level of infrastructure needed at the time of development. As a result, costs related to land development were lowered, and the formal development of properties that could be afforded by those in the upper low-income level became much more active. However, land use control that is too loose will in turn result in big problems for the environment. In Bangkok, a wide range of the land has been designated as being available for development in accordance with the land use control. On one hand this increases the amount of land available for development which helps lower the costs of land and housing. However, there could be various problems if construction of the basic infrastructure fails to keep pace with the sprawling land development in the surrounding areas. It is thus emphasized that there is a need to understand possible different paths of development of spatial planning systems which can better cope with the current pressure of urban development and regeneration in Asian cities.

1. Necessity of Strengthening Decentralization Process

Such differences in the efforts of managing rapid urbanization in different countries are understood to be largely rooted in the difference of spatial planning systems and land use regulatory framework. Figure 1 shows the conceptual position of different countries on their potential control power in development control. Spatial planning, in particular, deals with the development right such as change of land/building use, change of plots, change of physical
conditions of land, etc. Thus those countries where such development right, in nature, belongs to the public rather than the individual private, will of course, have strong control power to development. Furthermore, the position of each country can be also understood whether the power of controlling development finally possessed by the nation as a whole (more centralized) or by the local community (more decentralized). More decentralized system can potentially enjoy more positive control because they can imposed development regulations based on unique local conditions as a consensus of the community. On the other hand, centralized system tends to stay on rather negative control which can impose rather uniform minimum baseline as a national standard.

Many Asian countries are relatively classified in the group of “development control by the centralized power” and “strong individual power to development right”, except for some countries. It is understood that the social perception on development right, which is shown by the vertical axis of the Figure, is formed in a considerably long term. On the other hand, the horizontal axis of the Figure, that is whether the power on the development control lies in the central government or in local governments, could be changed rather in a short term through decentralization process which is, generally speaking, being more or less promoted in many of countries. The leftward shift of the horizontal axis: decentralization process will widen the possibility for the viable growth management by local governments, if they are properly capacititated.

**Figure 1 Positive Control vs. Negative Control**

2. **Emergence of City Region and the Need of Promoting Regional Process**

Metropolitan cities are being redefined as a global network hub as globalization goes on and the economic sustainability of the region relies on the strengthening of city-region with the central city as the fundamental source of competitiveness (Scott, A. J. Ed. 2001). The advancement of motorization as well as informatization facilitates extended urbanization. There is an increasing global environmental concern as well as growing awareness on the importance of preservation and/or creation of regional ecological network. Against these backgrounds, the consideration of regional coordination process is being regarded of vital importance and
institutionalized in some countries. The way to introduce this regional cooperation process will be also depend on the characteristics of the spatial planning system in each country, since regional coordination process is inherently “built-in” in some types of spatial planning systems, and it is sometimes not easy to adjust the whole system to institutionalize the regional coordination process.

2.1 Types of spatial planning systems in Asia

In principle, spatial planning systems in Asian countries can be grouped into three approaches: the detail planning approach, the zoning plan approach and the master plan approach (Table 1, 2 and 3). The detail planning approach is characterized by the district-level detailed plans and a hierarchical system, from nation through local to district level. It is developed through the influence of European countries, specifically Netherlands in case of Indonesia and Soviet Union in case of China and Vietnam. In this approach, development control is supposed to be conducted based on those district-level (land use) detailed plans to be managed by local governments, yet, local governments are not able to manage land use control due to the lack of the sense of local governance. Thus, there is a danger that development control is made rather arbitrarily. The zoning plan approach is characterized by the zoning code to be formulated by municipalities. The Philippines adapted this approach through the influence of USA. The legitimacy of municipalities to execute this power is yet obscure, since the formation of municipality is made by the central power and not regarded as being rooted in the sense of local communities unlike USA. As a result, zoning codes are weak and informal developments are also commonly observed. In a sense, those informal developments function as a kind of safety bulb for the land access of the poor, since exclusionary formal zoning codes tend to set aside a large tract of land for the wealthy people and few for low income people.

The master plan approach has a hierarchical system from national to local level, but has a variety according to the historical as well as social conditions of the country. Japan, Korea, Thailand and Malaysia can be categorized in this group through the combined influence of French British, German and American planning systems in case of Japan, Korea and Thailand and the strong influence of British planning systems in case of Malaysia. Basically, regional level of land use planning which covers more than one local governments are weak and city-scale master plans functions as a basis of development control. This approach can be flexible in terms of development control, since it can be rigid or loose according to the prescription of master plans. In other words, the formation of the framework of development control, that is spatial planning systems, whether market-led or plan-led, rely on the consensus building of citizens in these countries.

In case of detailed plan approach as well as zoning plan approach, urban growth is to be managed by detailed plans under the local governments, but in reality, they cover only a part of urbanizing areas. Most of Asian countries have had development-oriented centralized government systems and the management capability of local governments is weak, and thus the planning system has not functioned as designed. In case of master plan approach, nationally standardized regulation under centralized power can often result in only weak minimum control.

2.2 Emerging Interest in Regional Coordination Process

In European countries, rescaling of the space is being made as the impact of the formation of EU. Some of those countries introduce a new planning/political unit of region. For example, in England, the national territory is divided into nine regions and and the Regional
Assembly composed of national government’s regional offices, local governments, the regional bodies of the private sector, etc.) are created in each region and the Regional Spatial Strategy is to be formulated in each region which is considered to be a basis of planning permission in addition to local plan formulated by local governments.

Among Asian countries, it is noted that Korea introduced new National Land Planning Law in 2003 and metropolitan area plans are institutionalized which cover large city and neighboring cities. In Japan, National Land Sustainability Plan Act was enacted in 2005, which is characterized in the emphasis of sustainable development to replace Comprehensive National Land Development Act, 1950 whose main objective had been economic development. One of the important characteristics of this Act is the introduction of two-tier planning system (National Plan / Regional Block Plans) Regional Block Plan is to be formulated by the National Government, but in cooperation with the Regional Block Plan Committee composed of national government regional offices, local governments, the private sector organizations, etc, which is to be established, modeled on EU countries such as England. In Indonesia, which recently promoted decentralization drastically, amendment National Spatial Planning Law is under preparation in order to clarify the roles of different levels of government in spatial planning. Though efforts are being started, yet, generally speaking, it can be said that regional planning is an area to be further developed in many of Asia countries.

**Table 1 Countries Classified as Detailed Plan Approach**

<table>
<thead>
<tr>
<th>Regional Plan</th>
<th>City-wide Plan</th>
<th>Development Control</th>
</tr>
</thead>
<tbody>
<tr>
<td>China (Urban system Plan)</td>
<td>City master plan (binding)</td>
<td>Detailed plan</td>
</tr>
<tr>
<td>Vietnam (Regional plan)</td>
<td>City master plan (non-binding)</td>
<td>Detailed plan</td>
</tr>
<tr>
<td>Indonesia (Provincial spatial plan)</td>
<td>City master plan (non-binding)</td>
<td>Detailed plan</td>
</tr>
<tr>
<td>(Germany) (Regional Plan)</td>
<td>F-plan (land use plan; non-binding)</td>
<td>B-plan (detailed plan)</td>
</tr>
</tbody>
</table>

**Table 2 Countries Classified as Master Plan Approach**

<table>
<thead>
<tr>
<th>Regional Plan</th>
<th>City-wide Plan</th>
<th>Development Control</th>
</tr>
</thead>
<tbody>
<tr>
<td>Japan (Municipal master plan)</td>
<td>Zoning plan (do not cover whole community)</td>
<td>Permission based on zoning</td>
</tr>
<tr>
<td>Korea (Metropolitan area Plan)</td>
<td>Zoning plan (covers whole community)</td>
<td>Permission based on zoning</td>
</tr>
<tr>
<td>Thailand</td>
<td>General Plan (do not necessarily cover whole areas: binding)</td>
<td>Permission based on zoning</td>
</tr>
<tr>
<td>(France) SCOT (metropolitan area)</td>
<td>Zoning Plan (PLU: covers whole Community, Detailed regulation in specific areas (binding)</td>
<td>Permission based on zoning</td>
</tr>
</tbody>
</table>

**Table 3 Countries Classified as Zoning Approach**
Since the implementation of economic renovation (Doi Moi) in 1986, which is oriented to the development of a multi-sector economy (Fforde, 1996), there have been many changes in urban development and housing sector. As for the housing sector, the major change is from the monopoly of government to the diversification in housing supplies. It appears in the Housing Ordinance issued in 1991 that to reduce the role of government as a fully subsidized housing provider to an enabler that creates conditions for the participation of other economic sectors in housing production. The State abandoned its subsidized housing policy and instead created conditions to encourage people to build their own houses. Government ministries at all levels have issued hundreds of policies and regulations to promote housing production.

It is also the case in the urban development sector. Before 1986, in the policy regime under the central-planned economy, only the state ownership of property was being emphasized; household consumption was administratively controlled; political goals were highly supported by the government system towards mobilization; yet insufficient institutional and financial capacity had resulted in the failure of achieving the planning goals. In this regime, the urban planning system which used to play a single role as realizing the economic plan, principally aimed at distributing resources for planned-target defined by the government. Vietnam entered a period of transition since the Economic Renovation started in 1986. The change to a multi-sector economy is reflected in the restructuring of economic sectors and ownership. In the field of urban development, the Land Law in 1993 and Revised Land law in 1998 established a legal basis for land allocation and lease and secured land use rights of landholders, and thus promoted urban development significantly, which resulted in dramatic changes in built environment, in particular, in Hanoi and Ho Chi Minh City.

1. Spatial Planning Systems in Vietnam

Under the influence of post-war Soviet Union planning systems, Vietnamese spatial planning systems characterized by top-down, hierarchical structure from the national level down to regional, provincial and the local level. They are divided into three aspects based on planned-economy style production elements, that is, investment, land and infrastructure: (i) Comprehensive Economic and Social Development Plan administered by the Ministry of Investment and Planning, (ii) Land Use Plan administered by the Ministry of Natural Resources, and (iii) Urban Construction Plan administered by the Ministry of Construction (Table 4). Yet, this division of planning into three aspects seems not well functioning after the introduction of market-oriented economy. The relation and the system coordination among three plans are not clearly defined, which undermines the efficacy of plans because arbitrary decisions by different Departments could be made at the project-by-project basis.

It is also pointed out that there exists ambiguity within urban planning systems due to insufficient institutional reform, which cannot pace up with the speed of urban development after
**Doi Moi.** Under the Construction Law 2004, Vietnamese urban construction planning system is structured into (i) regional plan, (ii) master plan, and detailed plan. Detailed plan is prepared at a scale of 1/500 – 1/2,000 for specific areas within a city. It is to be drawn up in accordance with the master plan.

<table>
<thead>
<tr>
<th>Agency in charge</th>
<th>Planning and architectural control</th>
<th>Investment and financial control</th>
<th>Land use control</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objectives</td>
<td>Architectural plan</td>
<td>Development plan</td>
<td>Land use</td>
</tr>
<tr>
<td></td>
<td>Land use</td>
<td>Investment plan</td>
<td>Housing</td>
</tr>
<tr>
<td></td>
<td>Building code</td>
<td>Budget review</td>
<td>Environment</td>
</tr>
<tr>
<td>Check Items</td>
<td>Site recommendation</td>
<td>Development policies</td>
<td>5 types of land processing</td>
</tr>
<tr>
<td></td>
<td>Building line</td>
<td>Investment incentive policies</td>
<td>-Free allocation</td>
</tr>
<tr>
<td></td>
<td>Planned population</td>
<td>Basic categories</td>
<td>(Decision 68-100/QD-UB)</td>
</tr>
<tr>
<td></td>
<td>Maximum height</td>
<td>-FDI projects</td>
<td>-Biding</td>
</tr>
<tr>
<td></td>
<td>FAR, BCR</td>
<td>-State budget projects</td>
<td>(Decision 91/QD-UB)</td>
</tr>
<tr>
<td></td>
<td>Other building standards</td>
<td>-Private projects</td>
<td>-Land lease</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>(Decision 68-100)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>-Buying in the market</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>-Rezoning (from agriculture to urban)</td>
</tr>
</tbody>
</table>

**Table 4 Development Certificates**

**Source:** Nguyen, 2007

**Figure 2 Planning System in Vietnam (case of Hanoi)**

2. **Response to the Market**
2.1 Introduction of Development Control Systems

As response to the introduction of market oriented urban development, Vietnamese government has introduced and has been operating certificate systems to the development projects. Three different certificates from different Departments should be required (Table 4). Yet, the problems is that they should be obtained separately and sometimes in an overlapped process. In fact, according to the interview survey to the 40 developers (25 in Hanoi and 15 in Ho Chi Minh City) who are operating in Hanoi, a half of developers answered that the costs for obtaining the certificates amounted even one third of total costs (Nguyen 2007).

It is interesting that Ho Chi Minh City is introducing more market-oriented approach in comparison to Hanoi. In Ho Chi Minh City, a management board is created, which provides a simplified procedure for the project application. In Hanoi, sites for projects are recommended by the Ministry of Construction, while this process is abolished and the private developers can select the project sites on their own in Ho Chi Minh City. The result is clear. As shown in Table 5, most of housing development projects have been conducted by state owned developers in Hanoi, while small-scale private developers are dominant in Ho Chi Minh City.

Table 5 Housing Development Projects in Hanoi and Ho Chi Minh City, 2006

<table>
<thead>
<tr>
<th>Residential projects</th>
<th>Type of Investment</th>
<th>Infrastructure relation</th>
<th>Distance from the center</th>
<th>Change land use purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>N=205(HANOI)</td>
<td>State: N=192</td>
<td>Not related: N=9(4%)</td>
<td>0-5km: N=40(20%)</td>
<td>Agricultural land to residential land N=204: 100%</td>
</tr>
<tr>
<td>Mean=92.15ha</td>
<td>94%</td>
<td>Related: N=195(96%)</td>
<td>5km-10km: N=110(54%)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Private: N=11, 5%</td>
<td></td>
<td>&gt;10km N=54(26%)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Foreign: N=2, 1%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>N=315(HCMC)</td>
<td>State: N=138</td>
<td>Not related: N=229(73%)</td>
<td>0-5km: N=12(4%)</td>
<td>Agricultural land to residential land N=271: 86%</td>
</tr>
<tr>
<td>Mean=8.9ha</td>
<td>44%</td>
<td>Related: N=86(27%)</td>
<td>5km-10km: N=49(17%)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Private: N=163, 52%</td>
<td></td>
<td>10-20km N=57(19%)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Foreign: N=14, 4%</td>
<td></td>
<td>20-30km N=109(37%)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>&gt;30km N=67(23%)</td>
<td></td>
</tr>
</tbody>
</table>

Source: Nguyen, 2007

2.2 Informal Development

There are two instruments for urban development control: (i) planning certificate, (ii) building permission. Planning certificate is the document that stipulates what developers have to follow when preparing investment or construction project. Development control based on planning certificate is effective to developments invested by public and formal sector (detailed plan will be prepared by developers in accordance with master plan). Building permission is the document that mainly applied for individual building construction. Developers are required to submit a detailed architectural and technical design of the project, which is subjected to
examination based on regulations on construction management attached in detailed plan. Development control based on building permission, therefore, is effective only when detailed plan is available. Yet, it is noted that detailed plan (scale 1:500) is not available for most of urban areas. It means that there is no clear basement for guiding and controlling development in those areas under present planning regulations, thus urban development is made rather informally in those areas.

In order to clarify such informal development process, a case study was conducted in one of districts (Phu Thuong ward) located at the north-western edge of Hanoi (Tran, et.al., 2005). Although more than three quarters of the households are engaged in agriculture, only 15% of them can be described as purely agricultural. In the year 2003, population of Phu Thuong was 12,480 people and average growth rate of 1.8%. Phu Thong ward suddenly became a booming area after 1996, when foreign-invested Ciputra project was approved and allocated on 400ha of rice fields of Phu Thuong ward. After being suspended for 5 years due to regional economic crisis, the Ciputra project was restarted in 2002.

According to the interview survey, since 1996, among interviewed 50 households, 68% of households have had construction activities. However, more than 50% housing construction works have been carried out without building permission because people considered it not necessary, complicated and time consuming (60%) or were refused by authority when applying for permission (40%). People go on constructing their house because they are ready to pay penalty, which is so small compared to construction cost (Tran, et.al., 2005).

About 42 percent of those asked in the survey have sold a potion of their lands. Land is also subdivided for children in the family to prepare for their own families in the future. People from inner cities or even from other provinces come to buy land directly from land owner. Some people, who soon realize this growing demand, collect land information and become land brokers. Besides those who have true demands on land and housing, it is important to mention about the role “Speculators” (typically, 50% left their plots idling for years), who responded quickly with the information of Ciputra New Urban Development Area. They bought large plots nearby with cheap price for reselling later with very high price. As for land titling, the Land Use Right (LUR) grant program applied in 1993. Thus about 90% of households have Red Books (land title registration), a number much higher than expected. However, it is revealed that 60% of land buyers still keep their household registrations at inner cities of Hanoi and the previous land owners are, on the paper, still the Red Book holders (Tran, et.al., 2005).

The informal developments naturally created sub-standard residential areas without proper provision of infrastructure as well as environmental degradation. The size of plots after subdivision ranges from 30m$^2$ up to more than 1000m$^2$, with the average plot size from 70 to 100m$^2$. Small plots located in difficult-to-access places (surrounded by other plots) usually have low prices and affordable to low income residents of the ward, while large plots (larger than 500m$^2$) are usually invested by speculators. Land transaction involves not only land subdivision but also conversion of land because the initial lands can be residential, planting or pond-fill-up ones (Figure 3).

Figure 3 Typical Informal Land Development Process in Urban Fringe Areas in Hanoi
IV. CONCLUSION

In the first part, we examined the characteristics of spatial planning systems in Asian countries comparatively. The history of spatial planning systems in Asia is not long except for some countries, but they have been developed since 1970s. Yet, generally speaking, their management capability is weak because of its inherent nature. It is pointed out that decentralization of planning power as well as strengthening public participation is a key to enhance the efficacy of spatial planning. On the other hand, under the impact of globalization and increasing concern of environmental preservation, spatial coordination process at the regional level is becoming important. Spatial planning system in each country has its unique characteristics in response to its social and historical background. Once an institutional framework is established, then it has a momentum. Thus, it is important to understand such difference in order to improve planning systems as well as development control mechanisms to better manage urban growth. In principle, they can be grouped into three approaches: the detail planning approach, the zoning plan approach and the master plan approach. Detail planning approach has a “built-in” hierarchical coordination principle in the spatial planning system, but the latter two systems are not and seem to be more difficult to introduce regional coordination process.

In the second part, we examined the need of and the way for improvement of development control mechanisms through the case study in Vietnam. In Vietnam, after economic reform, land management systems including planning control regulations to respond market oriented economic development are gradually introduced. Yet, they are still not so streamlined. Actually, according to our survey, it was revealed that many developers felt difficulties in current development control measures. Such inefficient planning regulations have made informal development unavoidable. Many of small-scale housing were occurring outside formal development control mechanisms and sub-standard residential development were being made without proper provision of infrastructure. Land speculation due to the allocation of too large tracts of agricultural land for a few formal developers causes the supply shortage in urban fringe areas as well.

In conclusion, we would like to emphasize the importance of developing spatial planning systems based on its historical as well as social basis as a viable framework of development control mechanisms. In particular, current development control mechanisms are principally directed to formal housing developments of the certain level. Flexible development control mechanisms should be introduced to facilitate the supply of affordable housing in particular through individual or small-scale housing developments, which are commonly observed in many
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Asian countries as a major source of affordable housing supply.

In conclusion, we would like to point out the following agenda for further development of spatial planning systems in Asian countries: firstly, a need of decentralization should be stressed. There is an inconsistency among planning approaches, local government systems and urban development policy in most of Asian countries. Decentralization is a key to enhance the efficacy of spatial planning in all of three approaches. Second, there is a need of streamlining development control process. Facilitating small-scale and affordable housing developments with proper planning consideration is decisively important in rapidly urbanizing countries. Complicated, overlapped and sector-based development control process is an apparent obstacle. One-stop and flexible transparent consultation system should be introduced in this regard. In response to the formation of city-region under globalization and environmental conservation, regional coordination process in planning is becoming an important agenda, yet, few of Asian countries are not yet prepared to respond to this issue. Thus, finally the need of introduction of regional coordination process is also to be emphasized.

V. BIBRIOGRAPHY


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