

LAND REGISTRATION AND LEGALIZATION AS AN ESSENTIAL COMPONENT FOR HOUSING A NATION POOR

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ABSTRACT:

The leaders and the decision makers of any government agree that land registration and legalization is a prerequisite for housing the poor. The problem is as to how to go about it. What types of problems may appear? What are its benefits? in this regard. An extract from a report prepared for the committee on housing, building and planning of the UN economics commission from the Europe (ECE), meeting in a seminar on land development regulations in Paris in June 1987 has been discussed with necessary recommendations. Because the recommendations are so widely applicable and the benefits so worth while, so the authors using this opportunity welcome to present item here. The seminar was organized in cooperation with the UN center for human settlements (Habitents) and constitutes one of the ECE contributions to the international year of Shelter for the homeless.

INTRODUCTION

Efficient system of land registration depend upon successful implementation of a policy of land acquisition and distribution of land for housing the poor. Besides enabling a policy of housing the poor to be carried out, a land registration system also offers some additional advantages, such as:

Establishing a base for a control mechanism so that privileged and higher income groups do not benefit from facilities meant for the poor, then worsening the position of the poor (Subsides or cheap credits to contractors and land developers can easily lead to a speculation boom).

Attraction private saving and bank capital to housing the poor by providing legal security (possibilities of mortgages) for the improvement of housing.

Reducing litigation, consequently sparing government expense.