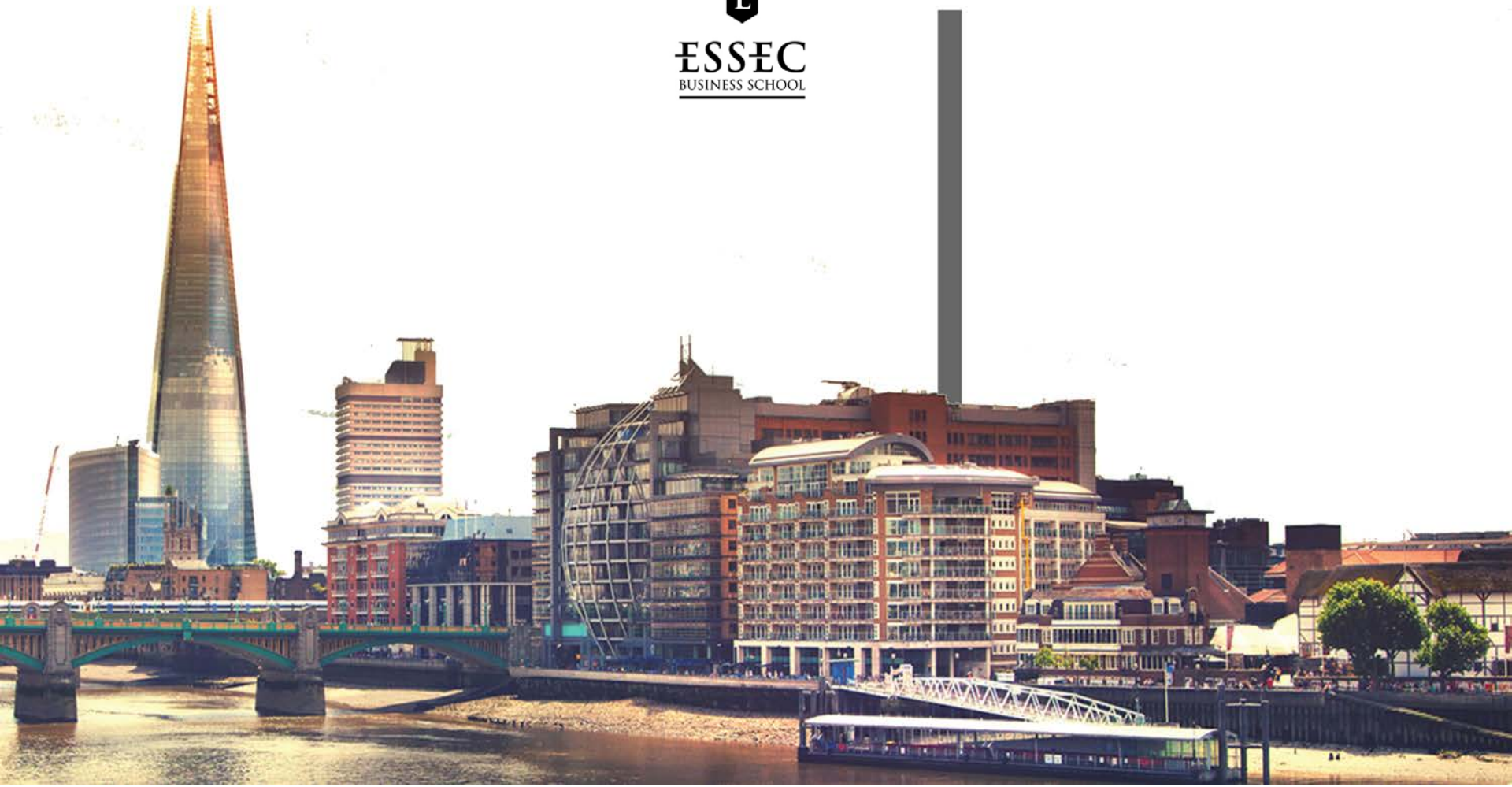


URBAN ISSUES AND BUSINESS IN ASIA

ESSEC-ASIA PACIFIC

GLOBAL BBA 2017



FOREWORD

AR . AYAN SEN

PRINCIPLE ARCHITECT AT ASAUDP (Ayan Sen Architects Urban Designers & Planners)



ABOUT **THE STUDIO**

Ayan Sen Architects Urban Designers & Planners (ASAUDP) was set up by Ayan Sen with himself as the lead Principal Architect, Urban Designer & Planner in the year 2005. Ayan's professional experience started after his graduation from the School of Architecture, CEPT, Ahmedabad in 1997. Post his initial professional training, he worked in cutting edge Indian practices at Ahmedabad and New Delhi and in stellar urban design and architecture firms in Washington DC and Pittsburgh. USA.



Ayan Sen is a graduate of School of Architecture, CEPT, India and has done his masters from Massachusetts Institute of Technology, USA. He has been working on a range of Architecture, Urban Design and Planning Projects in the United States and India as well as consulted on several Real Estate and Economic Development initiatives.

He provides specialized expertise in the areas of master planning for waterfronts and campuses including residential and mixed use projects. He has been involved with the design of the Anacostia Waterfront Initiative, Washington D.C., a Mixed-use development for Pittsburgh Waterfront, University of Maryland Eastern Shore Campus and Military Base Reuse in the Metropolitan DC Area. Master Planning of Townships, Canal fronts and Parkland planning are some of the projects in India that are being done by the his firm.

ABSTRACT of the course

The course analyses various cities in Asia through a specific analytical framework which are physical and economical in nature. The making of the contemporary city being a multi-actored process is analysed with the examples of development involving various stakeholders. This includes public sector initiatives, private sector developments and cities as a set of deals between actors like developers, NGOs, citizens, professionals, etc. Business transactions, negotiations, critical issues of sustainability are explored. Case studies, workshops and mock up scenarios explore the business and development phenomena in the making of cities.

OUTLINE OF THE COURSE

- Lecture 1. History of cities, exploring types of cities, physical analysis of cities with case studies
of select cities in Asia (case include Singapore, Varanasi(India), Jaipur(India), Dubai(UAE) & Beijing(China)
- Lecture 2. Economic analysis of cities in Asia(case include Singapore, Varanasi(India), Jaipur(India),Dubai(UAE) & Beijing(China)
Assignment & workshops-analysis of cities by student groups
- Lecture 3. Public sector development-Public sector organization & the tools it create defines
cities and control development
- Lecture 4. Private sector development-Real Estate Developments, Real Estate Development
examples in major cities
- Lecture 5. Public Private Partnerships & role of community & stakeholders in development with case studies
- Lecture 6. Urban issues and various aspects of business on development that has an impact of city development in its physical form
- Lecture 7. Brief idea of Urban economic analysis, Real estate finance and market analysisCase studies and lectures
- Lecture 8,9.Workshop on real estate analysis and discussion on place making and business

LECTURE 1

- Comprises of history of cities with physical analysis
- Begins with a brief description of the beginning of urbanization in ancient Mesopotamia, Harappa & Egypt describing the geography, city lifestyle, trade, development of agriculture, focusing on the cradle of civilization, evolving into modern & contemporary urban form
- Analysis of different types of cities describing the history, culture, urban texture, grain, form, land use, topography, etc
- This is largely an analysis of city & urban design of cities with stress on the geomorphological footprint of cities



MESOPOTAMIA CIVILIZATION

Period-(5000-3500)BC



INDUS VALLEY CIVILIZATION

Period-(2600-1900)BC



EGYPTIAN CIVILIZATION

Period-(3100-332)BC



TYPES OF CITIES



TRADITIONAL CITIES

found in nearly every region of the US, Their growth, economic health is a positive sign for these cities and nation

CONTEMPORARY CITIES

are known for their advances in technology, culture, and society



MODERN CITIES

have innovative efforts in technology, architecture, city planning, and social issues to become models of modernity.



COLONIAL CITIES

have innovative efforts in technology, architecture, city planning, and social issues to become models of modernity.



CITIES OF HINDUISM

Hinduism in Southeast Asia has a profound impact on the region's cultural development and its history.



ISLAMIC CITIES

made emphasis on the form and design of the city to meet the socio-economic and cultural needs of the community.



1 **SAN FRANCISCO,CA**

2 **BOSTON,MA**

3 **WASHINGTON,DC**

4 **NEW YORK CITY,NY**

1 **CHANDIGARH,INDIA**

2 **SHANGHAI, CHINA**

3 **LONDON, UK**

4 **SEOUL, SOUTH KOREA**

1 **SINGAPORE**

2 **TALLINN, ESTONIA**

3 **HELSINKI, FINLAND**

4 **TOKYO, JAPAN**

1 **DELHI,INDIA**

2 **SALVADOR DA BAHIA (BRAZIL)**

3 **NEW ORLEANS,US**

4 **CUSCO (PERU)**

1 **BALI,INDONESIA**

2 **VARANASI,INDIA**

3 **KUALA LUMPUR, MALAYSIA**

4 **UJJAIN,INDIA**

1 **ESFAHAN, IRAN**

2 **DHAKA, BANGLADESH**

3 **DUBAI,UAE**

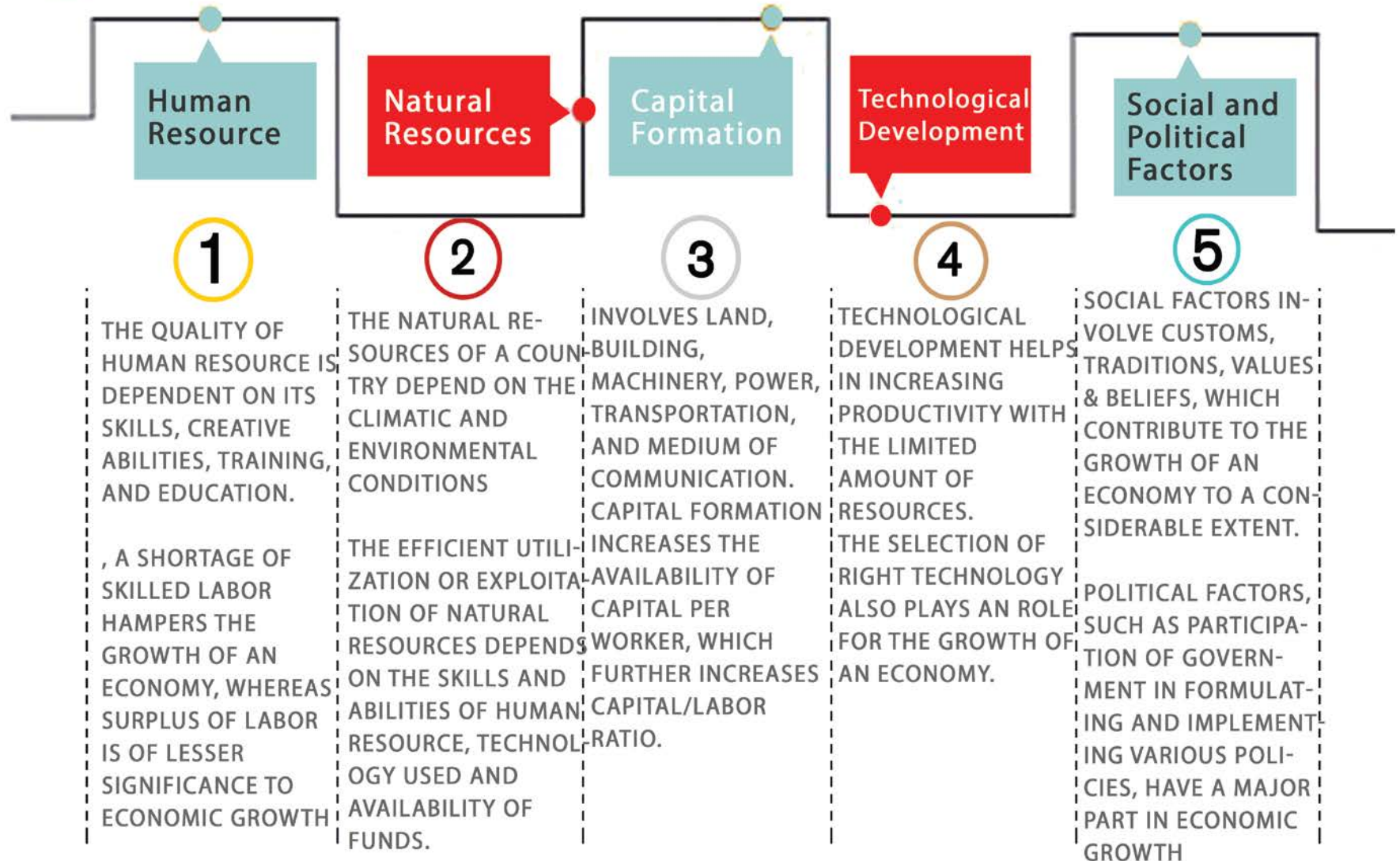
4 **TASHKENT,UZBEKISTAN**

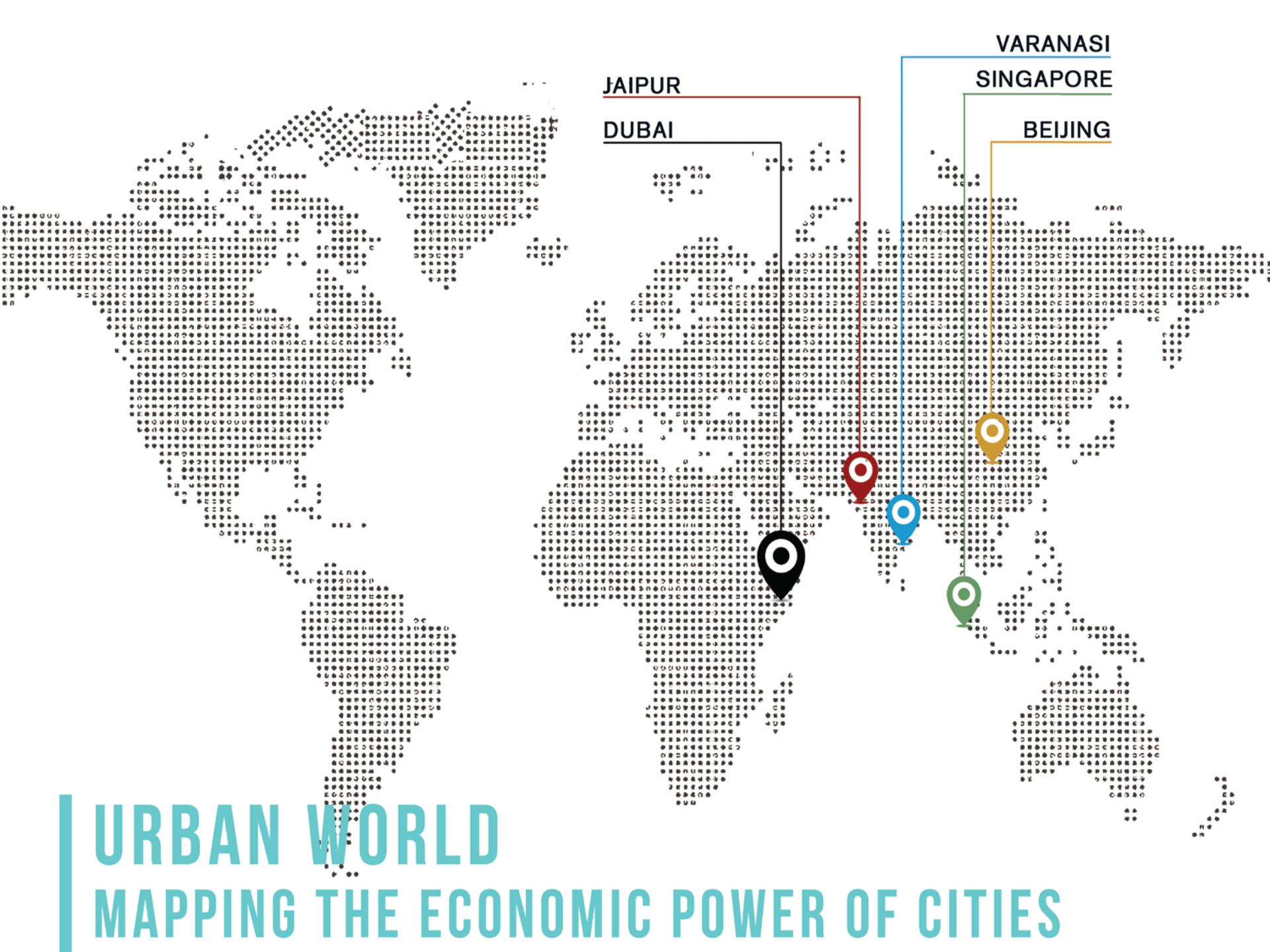
LECTURE 2

- Comprises of the economy power of cities, elaborating on the factors which affects the economy of a country
- The dependancy of economy on trade, agriculture ,real estate and transportation of a city
- Series of cases evaluate the five selected case study
- Assignments & discussions include describing of other cities in the region by cities

FACTORS ON WHICH THE ECONOMY OF A COUNTRY DEPENDS

1 5 FACTORS THAT AFFECT THE ECONOMIC GROWTH OF A COUNTRY





URBAN WORLD

MAPPING THE ECONOMIC POWER OF CITIES

LECTURE 3

- Analysis of the contemporary city as a product of public sector development
- Deals with public sector development
- Focussing on types, organizations, comprehensive plan, zoning ordinances, subdivision regulations, capital improvement programs
- Role of local government as in regulating development where state legislation provides a starting point and court decisions erect a large framework
- Sources of public capital funds (impact fees, special taxing & community development district)
- Brief examples of public sectors of Asia (Singapore, Jaipur, Dubai)



PUBLIC SECTOR DEVELOPMENT

1

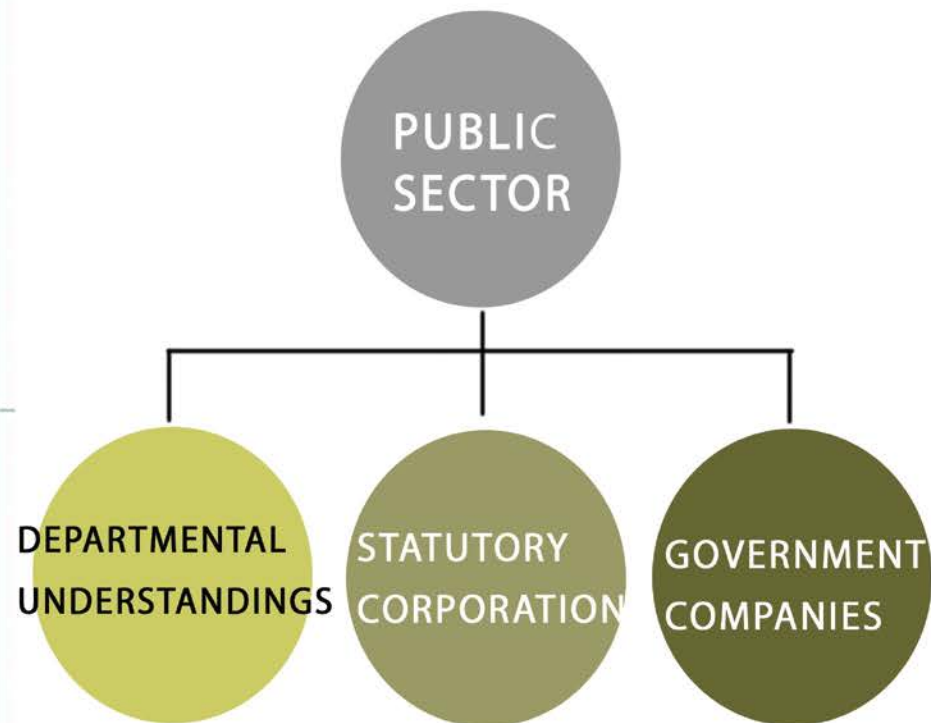
The public sector is the part of the economy composed of public services and public enterprises.

2

The public sector consists of governments and all publicly controlled or publicly funded agencies, enterprises, and other entities that deliver public programs, goods, or services.

3

Public sector promotes economic growth and reduces poverty in developing countries by building private enterprises.



SOURCES OF PUBLIC CAPITAL FUNDS

REVENUE BONDS ARE REPAID FROM SPECIFIED SOURCES OF REVENUE, USUALLY FEES & CHARGES FOR SERVICES, & CARRY A SOMEWHAT HIGHER INTEREST RATE

PUBLIC
BOND
ISSUES

INTEREST
RATE

PRIVATE
BOND
ISSUES

BANKHOLDERS FIND MUNICIPAL BONDS ATTRACTIVE BECAUSE THE INTEREST INCOME EARNED ON THE BOND IS TAX FREE

SPECIFIC TYPES OF USES

EXCISE TAXES

AIRCRAFT LANDINGS/HOTEL ROOMS, AIRPORT IMPROVEMENTS, CONVENTION CENTRE

USER FEE & CHARGES

CAPITAL FACILITIES

VARIETY OF FEES & CHARGES

LANDFILL CHARGES



PUBLIC PARKING CHARGES

MANY COMMUNITIES RELY ON

RECREATION FEES

LECTURE 4

- Comprises of private sector development and real estate development
- Meshing of public and private role, the risks involved
- Private developer as all encompassing partner, its objectives, organizations and process, forms of assistance designed to improve project feasibility
- Developer solicitation process, types of developers
- Components of successful development with problems and issues, the eight-stage model of real estate development
- The five part finance and development approach
- Examples of some private sectors of Asian countries-
INDIA(DLF, Unitech), DUBAI(Emaar Properties), CHINA(Evergrande Group)

MESHING OF PUBLIC AND PRIVATE ROLES



CUTBACKS OF FEDEAL URBAN AID PUSHED LOCAL GOVERNMENTS TO INNOVATE & IMPROVISE CITY PLANNING & ECONOMIC DEVELOPMENT ACTIVITIES

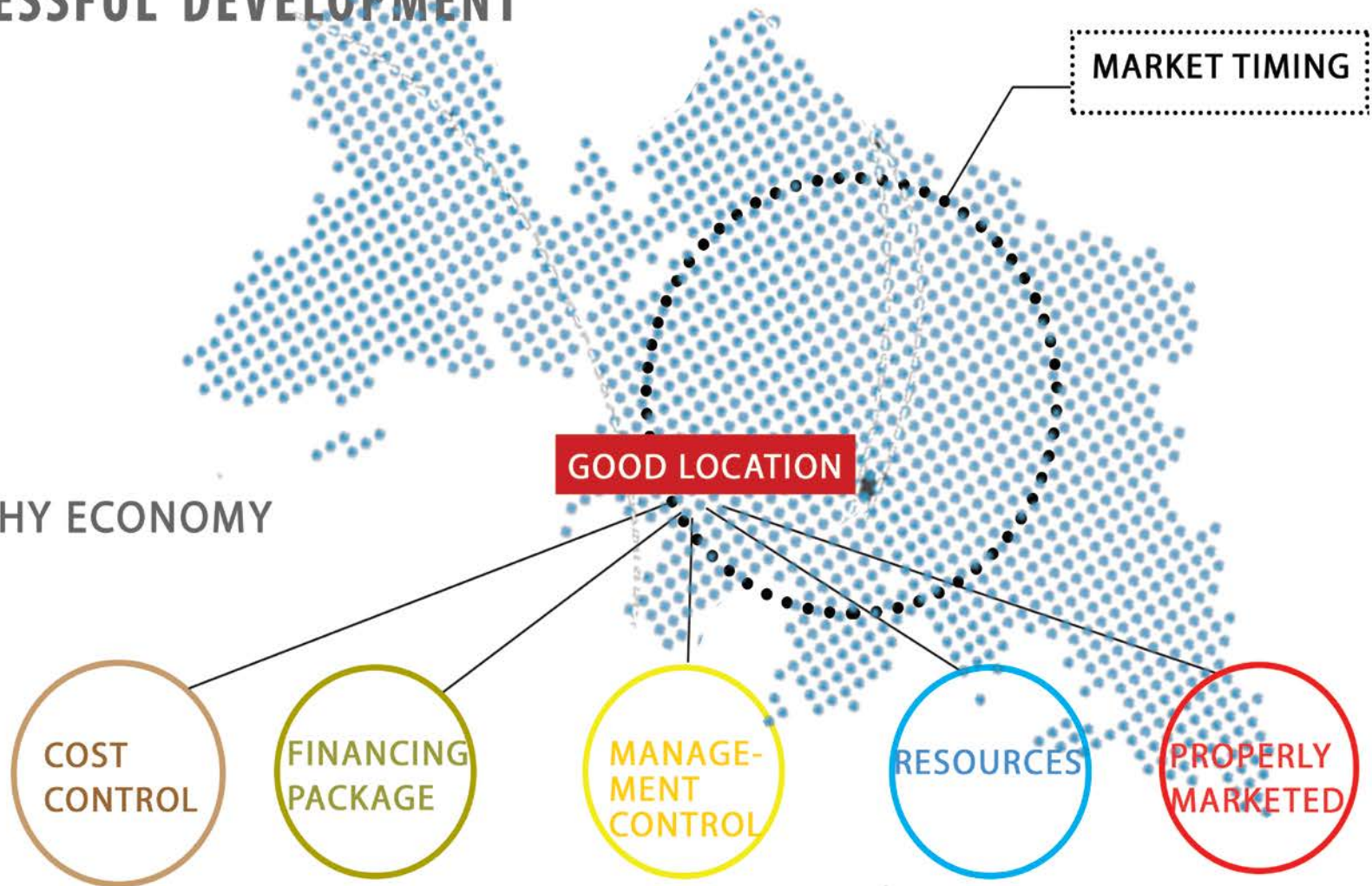
LOCAL PRESSURES COMPELLED LOCAL GOVERNMENT TO SEARCH FOR NEW SOURCES OF FUNDS AFTER A RASH OF TAX-CUTTING REFERENDA MADE RAISING TAXES

LOCAL GOVERNMENTS CAME TO VIEW DEVELOPMENT AS A RESOURCE

- TO REVITALIZE DOWNTOWNS,
- CAPTURE HIDDEN LAND VALUES,
- FINANCE NEEDED INFRASTRUCTURE,
- STIMULATE ECONOMIC GROWTH

COMPONENTS OF SUCCESSFUL DEVELOPMENT

HEALTHY ECONOMY



LECTURE 5

- Provides a brief description on the rulers of multi-actored process of city(Public/Private Partnership, stakeholders, NGOs, community development corporation & professional consultants)
- Core reasons for growth of Public/Private Partnership, types of Public/Private Partnership and 3 basic project delivery concepts
- Highly integrated process required for achieving successful Public/Private Partnership, the steps of public/private finance and development process, flexibility ,creativity & future of Public/Private Partnership
- Some examples of Public/Private Partnership projects(INDIA,DUBAI)
- Comprises roles of stakeholders in urban system, external and internal factors that led to growth of stakeholders
- Role of NGO's in sustainable development with some examples
- Role of CDC's & its practise in developing countries, the five community development approaches and project lists on community development

PUBLIC/PRIVATE PARTNERSHIP

(DEFINITION & ORIGIN)

THE PUBLIC-PRIVATE PARTNERSHIP (PPP) IS COLLABORATION BETWEEN THE PUBLIC & PRIVATE SECTORS, AIMED AT THE IMPLEMENTATION OF PROJECTS OR PROVISION OF SERVICES TRADITIONALLY PROVIDED BY THE PUBLIC SECTOR.

SINCE A LONG TIME, PPP HAS BEEN A FORM OF PUBLIC TASKS IMPLEMENTATION WIDELY USED IN THE COUNTRIES OF EASTERN ASIA.

THIS COOPERATION IS BASED ON THE ASSUMPTION THAT EACH PARTY IS ABLE TO IMPLEMENT ITS OWN TASKS THAT WERE ENTRUSTED THERETO, MORE EFFICIENTLY THAN THE OTHER PARTY.

IN THIS WAY, THE PARTIES COMPLEMENT EACH OTHER, DEALING UNDER PPP

THE AIM OF ALL THOSE ENTITIES INVOLVED IN INSTITUTIONAL DEVELOPMENT AND PRACTICAL IMPLEMENTATION OF PPP WAS TO MAKE PPP EQUIVALENT TO THE TRADITIONAL METHODS OF FINANCING AND IMPLEMENTATION OF PUBLIC TASKS.



BENEFITS TO SOCIETY

HELPS CREATE COMPETITIVE, MODERN AND HEALTHY COMPANIES

01 AN EFFECTIVE
TOOL AGAINST
CORRUPTION

02 HELPS ATTRACT
INVESTMENT

03 HELPS FOSTER
HEALTHY
COMPETITION

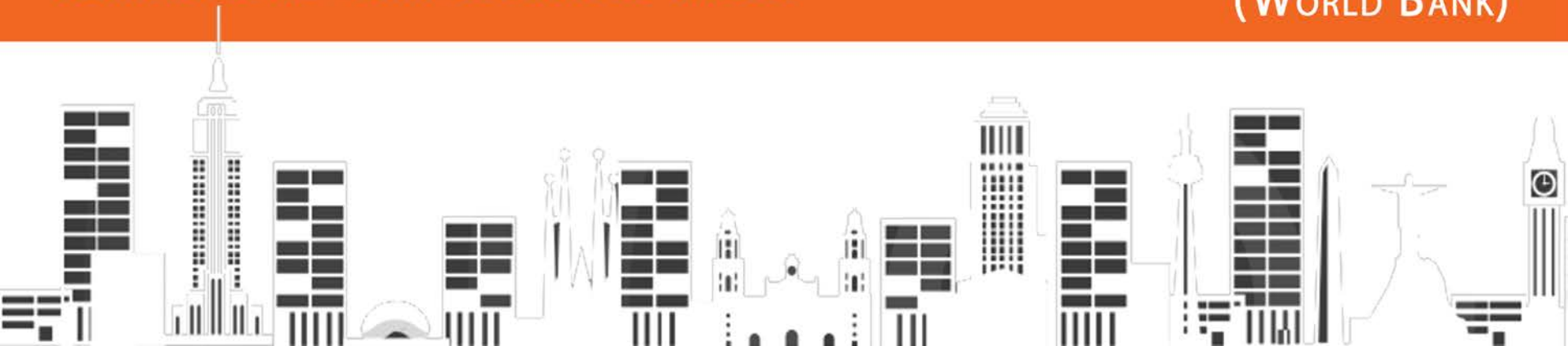
04 HELPS PREVENT
BANKING CRISES

PERSPECTIVE OF THE CORPORATION

BOARD OF DIRECTORS MUST BALANCE THE INTERESTS OF SHAREHOLDERS WITH
STAKEHOLDERS:

EMPLOYEES, CUSTOMERS, SUPPLIERS, INVESTORS, COMMUNITIES IN ORDER TO
ACHIEVE LONG-TERM SUSTAINED VALUE.

(WORLD BANK)



LECTURE 6

- Urban issues and the urban infrastructure in Asian Cities (land/use, transportation, environmental issues, water and sanitation, waste management)
- Evolution of businesses from ancient to present times shown through examples
- Urban issues in context of multi-actored process, risks involved in developing urban sustainability and how government and business work together to build better cities such as smart city, sustainable city, thematic city (Singapore, Jaipur)
- The case study of Singapore based on the above-mentioned analysis



Developing countries are experiencing a rapid growth in the urbanization.

URBANIZATION IN ASIA

Urbanization proceeded rapidly Japan followed by South Korea during the 1960s;

In Southeast Asia, urbanization started during the 1970s and 1980s. In Indonesia, for example, urbanization rate increased from 1990 to 2000. South Asian countries have been experiencing a gradual rise in their urban populations, but growth has been intensive in several major cities

EXISTENCE OF URBAN ISSUES DESPITE THE ROLE OF PRIVATE PARTNERS

7 MAJOR RISKS THREATEN URBAN SUSTAINABILITY

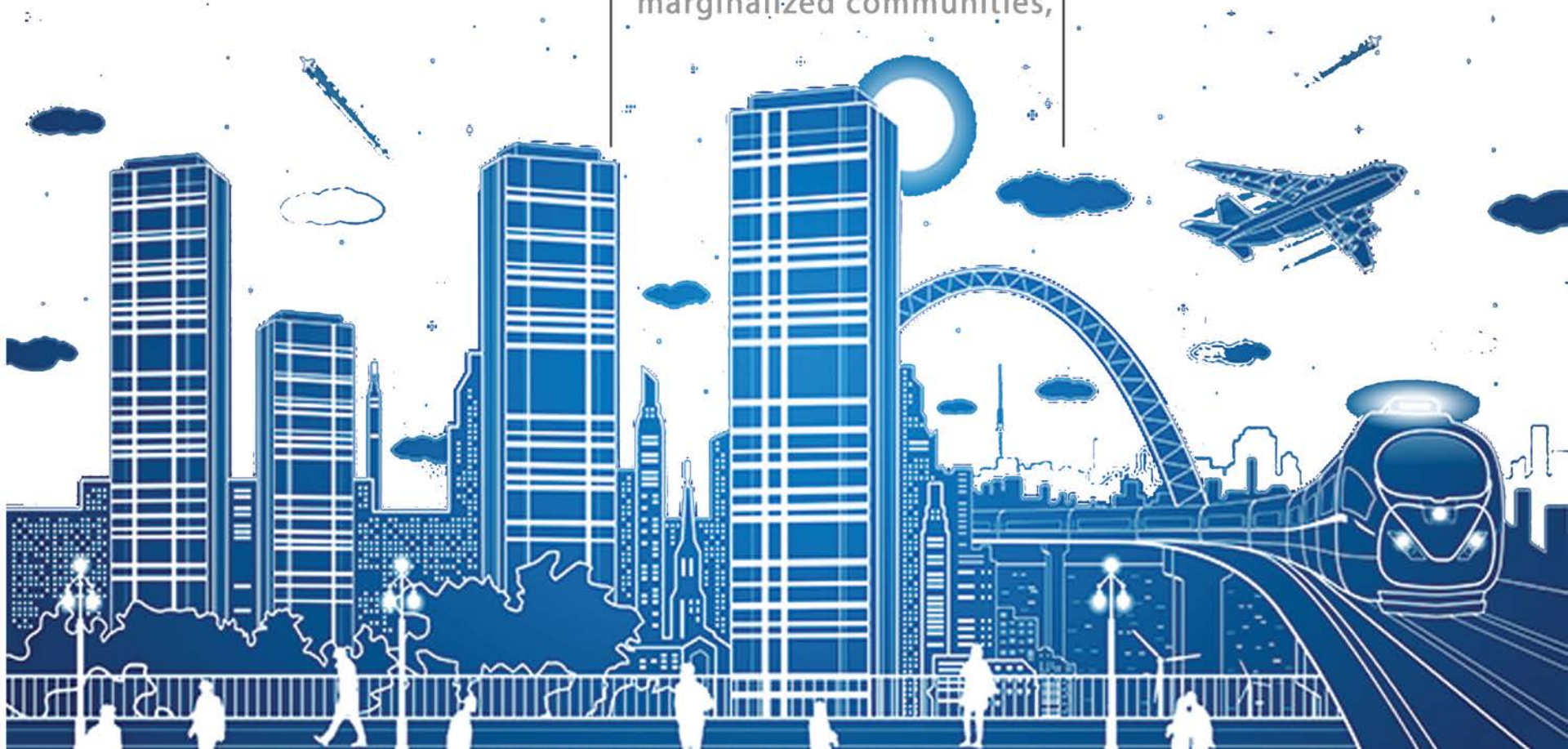
Cities and climate change

Urban areas are centers for energy consumption and a key source of greenhouse gasses.

Forced migration

Absence of integration policies can lead to the formation of ghettos & marginalized communities,

Rising insecurity and urban risk



LECTURE 8 AND 9

- Understanding the case of Singapore for urban planning in five points.
- analysis of future growth areas through the context of Woodland North Cost.
- Determining the agenda of the project
- Providing a site (dividing the land for development to students on the basis of professionals, stakeholders, private sectors and public sectors)
- Defining the scope of work for the students (making of business plan, development guideline, block making, land use policy, debate on contemporary issues)

SINGAPORE'S URBAN PLANNING IN FIVE POINTS

An aerial photograph of Singapore, showing a dense urban landscape with a mix of green spaces, waterways, and built-up areas. The image is used as a background for the text overlay.

- **CONSISTENT PLANNING, SMOOTH UPGRADING**
- **DESIGNING FOR DENSITY**
- **BEING IN TOUCH WITH NATURE**
- **KEEP YOUR FRIENDS CLOSE, YOUR NEIGHBOURS CLOSER**

Singapore has been home for a diverse group of people from its early years, and has grown into a nation that celebrates a vibrant rojak of cultures, united by a unique national identity.

- **HOME IS WHERE THE HEART (AND EVERYTHING ELSE) IS!**

The HDB heartlands provide affordable homes that generations of Singaporeans can call their own, and are a quintessential part of the Singaporean psyche.

Good neighbourhood planning and development helps to bring amenities closer to people

ROLE OF PUBLIC SECTOR DEVELOPER IN DEVELOPING A LAND



THE LOCAL PLANNING AUTHORITY PLAYS A ROLE BOTH AS A REGULATOR AND AS A FACILITATOR OF URBAN DEVELOPMENT PROCESSES.

THEY UNDERTAKE TO REGULATE DEVELOPMENT ACCORDING TO STATE ENABLING STATUTES

REGULATORY PROGRAMS INCLUDED COMPREHENSIVE PLAN, ZONING ORDINANCES, SUBDIVISION REGULATIONS, CAPITAL IMPROVEMENT PROGRAM

THE FUNDS FOR DEVELOPMENT COMES FROM FUEL, TAXES, STATE AND FEDERAL FUNDING PROGRAM

THEY PREPARES REPORTS, DRAWINGS, PLANS, AND ALSO CONDUCT ONE OR MORE PUBLIC HEARINGS AT WHICH DEVELOPER PRESENTS PLANS



5

SCOPE OF WORK FOR STUDENTS:-

THE LAND ALLOTTED TO STUDENTS FOR DEVELOPMENT WOULD EMPHASIZE ON-

LAND USE POLICY

TO ENSURE OPTIMAL UTILISATION OF THE LIMITED LAND RESOURCES FOR ACHIEVING SUSTAINABLE DEVELOPMENT, ADDRESSING SOCIAL, ECONOMIC AND ENVIRONMENTAL CONSIDERATIONS AND TO PROVIDE A FRAMEWORK FOR THE STATES TO FORMULATE THEIR RESPECTIVE LAND UTILISATION POLICIES INCORPORATING STATE SPECIFIC CONCERNS AND PRIORITIES.

TO IDENTIFY AND PROTECT LANDS THAT ARE REQUIRED TO PROMOTE AND SUPPORT SOCIAL DEVELOPMENT

TO PRESERVE HISTORIC AND CULTURAL HERITAGE

TO PRESERVE AND CONSERVE LANDS UNDER IMPORTANT ENVIRONMENTAL FUNCTIONS

TO PRESERVE THE AREAS OF NATURAL ENVIRONMENT AND ITS RESOURCES

TO PROMOTE PROPERLY GUIDED AND COORDINATED DEVELOPMENT IN A SUSTAINABLE MANNER OF ALL DEVELOPMENTAL SECTORS