

Malik, Sana; Tariq, Fariha

Article

Recasting paradigms of institutional analysis and stakeholder analysis in housing research

Journal of Urban Management

Provided in Cooperation with:

Chinese Association of Urban Management (CAUM), Taipei

Suggested Citation: Malik, Sana; Tariq, Fariha (2021) : Recasting paradigms of institutional analysis and stakeholder analysis in housing research, Journal of Urban Management, ISSN 2226-5856, Elsevier, Amsterdam, Vol. 10, Iss. 4, pp. 357-368,
<https://doi.org/10.1016/j.jum.2021.08.001>

This Version is available at:

<https://hdl.handle.net/10419/271436>

Standard-Nutzungsbedingungen:

Die Dokumente auf EconStor dürfen zu eigenen wissenschaftlichen Zwecken und zum Privatgebrauch gespeichert und kopiert werden.

Sie dürfen die Dokumente nicht für öffentliche oder kommerzielle Zwecke vervielfältigen, öffentlich ausstellen, öffentlich zugänglich machen, vertreiben oder anderweitig nutzen.

Sofern die Verfasser die Dokumente unter Open-Content-Lizenzen (insbesondere CC-Lizenzen) zur Verfügung gestellt haben sollten, gelten abweichend von diesen Nutzungsbedingungen die in der dort genannten Lizenz gewährten Nutzungsrechte.

Terms of use:

Documents in EconStor may be saved and copied for your personal and scholarly purposes.

You are not to copy documents for public or commercial purposes, to exhibit the documents publicly, to make them publicly available on the internet, or to distribute or otherwise use the documents in public.

If the documents have been made available under an Open Content Licence (especially Creative Commons Licences), you may exercise further usage rights as specified in the indicated licence.



<https://creativecommons.org/licenses/by-nc-nd/4.0/>

HOSTED BY



ELSEVIER

Contents lists available at ScienceDirect

Journal of Urban Management

journal homepage: www.elsevier.com/locate/jum

Recasting paradigms of institutional analysis and stakeholder analysis in housing research

Sana Malik^{a,b,*}, Fariha Tariq^b^a Housing Research Centre, University of Management & Technology, Pakistan^b School of Architecture & Planning, University of Management & Technology, Pakistan

ARTICLE INFO

Keywords:

Housing analysis
Research paradigms
Institutional analysis
Stakeholder analysis

ABSTRACT

In response to the global challenge of low-income housing provision, research on understanding the housing provision mechanisms has gained a reputation among emerging scholars and practitioners in architecture, urban development, housing, and public policy. An effective provision system entails the institutions and stakeholders comprehending their interrelations within the housing market context, lacking conceptual clarity. Challenging roles of institutions and stakeholders within the domain of housing provision necessitates the groundwork to study the contextual positions and relations of stakeholders as an analogous component and the analysis of institutional frameworks. The paper provides the theoretical foundations within the metaphorical bases for integrating the respective analytical approaches, i.e., institutional analysis (IA) and stakeholder analysis (SA), drawing on critical theoretical constructs. By analytical comparison of empirical evidence of IA and SA in housing research against the prompting keywords, critical reflections offer the conceptual foundation of new research agenda through IA-SA integrated approach. The study thereby advances the theoretical understanding between the regulatory level (institutions) and engagement level (stakeholders). It proposes a multi-level analysis process that complements the IA-SA integration for examining the provision systems in the context of low-income housing.

1. Introduction

Research in housing and property studies has become an attractive field of study to address new inquiry stances in the last two decades. Comparative analysis in the housing domain has evolved as a significant field of empirical investigation, creating possibilities to distinguish between distinct approaches (Kemeny & Lowe, 1998). According to Barker (2008), the term ‘planning’ in the context of housing development is meant to consider three things: 1) national policy—set out in the various planning acts and planning policy statements, 2) local plans and development control practice, and 3) lengthy and costly processes. All these three components of the planning process demand a categorical approach to understanding relationships and interactions between various actors/stakeholders like landowners, investors, developers, consultants, planners, architects, politicians, and community groups.

Over the last three decades, the provision of formal housing for low-income groups has evolved as a significant issue for state and local governments in most developing countries due to rapid urbanization. In this regard, previous researchers have featured the underperformance of housing institutions and revealed multiple dimensions of chronic challenges associated with low-income housing

* Corresponding author. Housing Research Centre, University of Management & Technology, Pakistan.

E-mail addresses: dir.hrc@umt.edu.pk, sana.malik@umt.edu.pk (S. Malik).

<https://doi.org/10.1016/j.jum.2021.08.001>

Received 30 October 2020; Received in revised form 17 June 2021; Accepted 1 August 2021

Available online 10 August 2021

2226-5856/© 2021 The Authors. Published by Elsevier B.V. on behalf of Zhejiang University and Chinese Association of Urban Management. This is

an open access article under the CC BY license (<http://creativecommons.org/licenses/by/4.0/>).

provision. These dimensions include lack of political will, limited housing finance options, the multiplicity of public institutions, and the absence of public-private partnerships (Ahmad & Anjum, 2012; Chukwujekwu, 2006; Hassan, 2017; Mehmood, 2016). All these issues concern the economic-political activities and philosophical interventions about land and environments and the decision-making practice of key actors. Healey and Barrett (1990) expressed their concerns about this, stating that relations between actors and institutions, legal and regulatory frameworks for producing urban development and agency, and working styles/modes of individual vital players are essential to develop and follow the strategic property agenda.

In urban and housing development, the power relations within organizations of the real estate sector are meant to be studied as a 'unit of analysis' in institutional analysis (Ball, 1986). It implies that housing institutions such as government and authorities at provincial and local levels in the formal capacity provide the administrative arrangements to the market players, enabling the planning process. Verma (2007) further added that informal institutions could not be neglected, such as those rooted in cultural norms, mores, and practices also provide the context for urban planning. The housing provision system has been previously used as a daunting one (Ball & Harloe, 1992). This terminology is based on the social agents involved in the housing development process (Sulaiman, Baldry & Ruddock, 2005). The term 'provision' associated with housing covers the production process, exchange, negotiation, and consumption (Dickens, 1985; Ball & Harloe, 1992; Tsenkova, 1998). It is essential to understand what is meant by 'stakeholder' in context of present research. Freeman (1984, p. 46) defined "any group or individual who can affect or is affected by achieving the organization's objectives." Other scholars like Cracknell (2000, p. 317) defined project stakeholders as social actors interested in the project, either as direct beneficiaries or responsible for funding and implementing the project. Studying relationships between business stakeholders as the unit of analysis according to stakeholder theory can provide a better platform to deal with governance issues associated with value creation, capitalism, and managerial outlook (Parmar et al., 2010).

The stakeholder perspective is a must ingredient in the analysis of modern-day housing markets. Bovaird (2006) highlighted that housing provision is a process of social construction, in which actors in self-organizing systems negotiate rules, norms, and institutional frameworks, rather than taking the 'rules of the market' as given. Research focusing on these housing and property studies issues is primarily dominated by specific theoretical paradigms concerning economics, institutions, and individual actors. These include policy applied approaches, neoclassical approaches, socio-economic approaches, and institutional approaches (Wallace, 2004). The most cited work in the literature about connecting different threads of housing research is by Kauko (2001, 2002, 2003). He proposed a research framework that builds on the two-level analysis of the institutional approach for housing market studies. The framework included two main parts:

- i) the choice set and triggers in the individual decision making, determined by various opportunities and institutional constraints, and
- ii) the aggregate market or other institution both as an outcome of individual decisions and a determinant of opportunities and restrictions for individuals (Kauko, 2001, p. 172).

The above discussion tends to suggest the micro-level analysis of the actors involved within institutions. Borgatti et al. (2002) emphasized examining the attributes of individual actors by looking beyond the i) interactions among stakeholders; ii) positions of stakeholders in the contextual network, and iii) how these relationships can frame the overall pattern of engagement networks. A recent study by Malik et al. (2021) highlighted that such collaborative frameworks require an institutional platform to develop affordable housing through a multi-pronged approach in harmony with all stakeholders. It is crucial to achieving the advancement of the affordable housing sector and attaining much-desired momentum to address the existing shortcoming of housing mechanisms in most developing countries.

Literature gaps exist in understanding the intricate practices and processes of provision systems with overlapping jurisdictions of housing institutions and stakeholders in third world countries. This conceptual paper aims to understand and advance the theoretical framework and analysis process of housing research, which must be innovative in providing a detailed description of the quantitative data. One might wonder about being enthusiastic about additional conceptual study regarding research approaches with so much known about housing provision. However, recent works offer an updated research version, highlighting aspects of housing provision for institutional boundaries and key actors. Despite that, none of the recent works has combined the macro and micro levels of investigation in housing research. Being housing researchers, we are curious to know how stakeholder relations and salience would be investigated within institutional housing markets in formal and informal manners. What kind of theoretical framework can inform the analysis process and which analytic themes could appraise the dual influence: institutions on stakeholders (formal) and stakeholders on institutions (informal). An institutionalist-stakeholder perspective can assist 'housing researchers' understand the housing provision systems in different geographical contexts to probe such questions. This curiosity begs for enthusiastic concepts to integrate the institutions and stakeholders under one theoretical framework.

The article is structured into three main sections. Section one, named primary debate on research paradigms, provides an argumentative discussion on housing research's institutional and stakeholder analysis. Section two, i.e., critical reflections on integrating IA and SA for housing research challenges by finding a connection between conceptual constructs and cross-checking the keywords of empirical evidence. Section three: a conceptual framework of the IA-SA analytical approach provides the detailed account and components of the proposed method. Lastly, conclusions provide the discussions concerning previous conceptual studies and some key takeaways from the paper. This study attempted theoretical contribution in sensing the analytical tools for understanding institutions and stakeholders involved in the low-income housing arena, offered by both approaches, and how they can be analyzed through the multi-tier analysis process.

2. Primary debate on research paradigms

2.1. Institutional analysis (IA)

Social life patterns are shaped collectively through individual and organizational behaviors and through the institutions that frame the actions of civil society. Previously, institutions have been defined from multidisciplinary perspectives (Table 1). From the viewpoint of sociologists, institutions are perceived as structural frameworks of customs, procedures, and practices which outline or guide actions in social settings (DiMaggio, 1991). Advancements in the regional economic analysis have originated terminologies such as socio-economics, economic studies, and institutional economics that deal with companies' production relationships and value-added services (Amin & Hausner, 1997; Amin & Thrift, 1995). It is a general assumption that the planning process of urban development is a societal activity that comes under the domain of state and local governments. Ronald Coase, Douglass North, and Olivier Williamson, the pioneers of new-institutional economics (NIE), launched innovative formats of inquiry and investigation through their work. They accomplished the fact that institutions affect the market and actors (Ram, 2015). North (1986) identifies three building blocks in NIE as institutions, transaction costs, and property rights. During the 1990s, this philosophical concept transformed into new institutionalism in social sciences and communicative planning theory in urban studies. In property research, informal practices within traditional markets could provide housing at lower prices since the informal developers have devised ways of reducing "transaction costs" for goods and services exchange (Verma, 2007).

Healey (1999) described that *new institutionalism* brings "actors to the front, keeping the focus on structural dynamics that outline the prospects and limitations to which actors develop changing responses; while *communicative planning theory* relies on interaction and ways of collaboration to define governance issues and follow-up programs, to constitute interests and to develop policy agendas. The legal and administrative systems reflect the formal institutional rules and agenda, whereas cultural systems enriched by customs and norms represent the informal institutions. According to Clemens and Cook (1999), institutions exist and perform for essentially two significant purposes. The first one is the conservative purpose that defines and structures policies (formal). The second one is the constitutive purpose of gathering different strategies for improving the intentional behavior of involved actors (informal). This sets the ground to study institutions through policy structures and to study stakeholders, on behalf of their role within institutions, through their relationships and engagement networks. In housing research, two dominant approaches of IA have been employed, i.e., SOP by Ball (1986) and IAD framework by Ostrum (2005). Although all the mentioned theoretical perspectives on institutional analysis are context or geographically specific, the networks, configuration, engagement patterns are relative to the context in which these are operating.

Michael Ball proposed the structure of Provision (SOP) in property research focusing on housing development in 1986 (Fig. 1). With its foundations from institutional analysis, the SOP approach recognizes components of the structure of housing provision as those actors and institutions capable of directly influencing the sphere of housing provision (Ball, 1986). We achieve from SOP that the theoretical framework of institutional analysis in SOP and institutional economics (North, 1991; Clemens & Cook, 1995; Kiser & Ostrom, 2000) necessitates studying social networks of involved actors as an essential unit of analysis. However, all the stakeholders mentioned in Ball's SOP are restricted in understanding influences on each other regarding transaction costs, and clarity is not enough in a conceptual manner in what aspects institutions influence stakeholders and vice versa.

Governance systems enable individual actors to solve problems democratically, attracting scholars and policymakers of public policy. Ostrom's (2005) model of *institutional analysis development framework* (IAD) provides analytical ground as an extension of institutional ground to establish the underlying diagnostic, analytical, and prescriptive capabilities (Ostrum, 2011). Housing markets articulated through rules of institutions and actions of stakeholders demand the explanation and exploration of theoretical frameworks. According to McGinnis (2000), however, IAD prevents the cross-institutional perspective, yet simplified to focus on the action situation. The housing provision mechanism must analyze the interactions and outcomes in stakeholder actions as supplementary elements to institutions being the main dramatic plot. Here, an action situation (powered by stakeholders) is portrayed as the primary conceptual unit for an institutional problem. Ostrum (2011) defined an action situation that can be utilized to describe, analyze, predict, and explain behavior within institutional arrangements. Furthermore, she told the variables of an actor (an individual or stakeholder), which are critical components of an action situation, as follows:

- a) resources brought by actors to the situation
- b) appraisal assigned to actions by actors
- c) ways adopted by actors for processing, retaining, and using information and knowledge
- d) processes that actors use for selecting courses of action

Table 1
Theoretical framework of Institutional Analysis.

Author	Constructs	Theoretical ground
North (1986)	transaction costs and property rights.	Institutionalism
Ball (1986)	Structure of housing provision	social networks of involved actors within institutions
DiMaggio (1991)	the viewpoint of sociologists, customs, procedures, and practices	Sociologism
Healey (1999)	<i>communicative planning theory and collaborations</i>	new institutionalism
Clemens and Cook (1999)	conservative and constitutive purposes	Formal and informal institutions
Ostrum (2005).	extension of institutional ground for analytics	<i>institutional analysis development framework</i> (IAD)

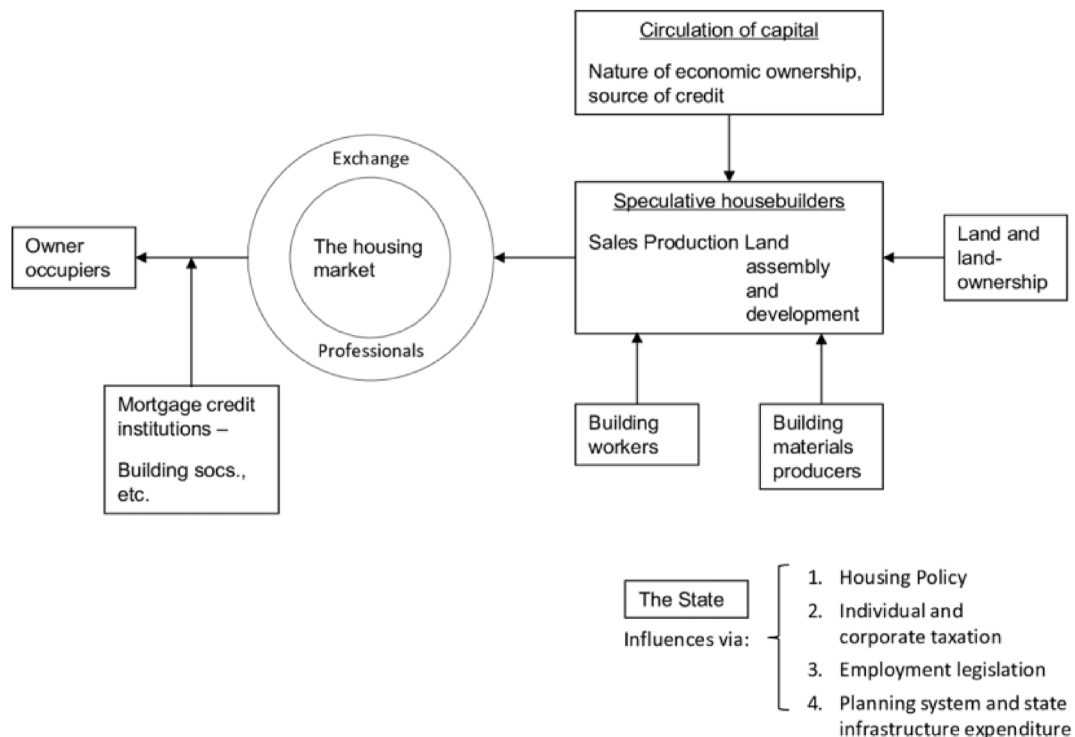


Fig. 1. Structure of housing Provision-SOP. Source: Ball (1986).

2.2. Institutional analysis in housing research

In housing provision systems, interdisciplinary cooperation and local participation can help with sustainable urban development, achieving balance in multi-dimensional goals such as environmental, social, cultural, physical & economical (Støa, 2009). However, institutional approaches have been employed in few research types over two decades that investigate the role of institutions and their impact on the housing provision systems (Table 1). The focus of the studies was observed to be diverse to attempt the various housing inquiries. First, the study of housing cooperatives at organizational and institutional levels explored the structures that provide support for enhancing the internal strengths of cooperatives and structures that reduced the transaction costs for the functioning of cooperatives, respectively (Ganapati, 2003). The focus of the second study was the institutional change to analyze *land development rights* (LDR) for effective land use development through resource study and the roles of public and private stakeholders (Zhu, 2004).

The 21st century enjoys more empirical evidence in the context of housing research concerning institutional analysis. Studies like Hamzah (2012) and Ram (2015) predominantly explored the dynamics of low-cost housing and affordable housing in Malaysian and Indian contexts, respectively. Hamzah (2012) studied regulatory context and institutional dynamics in the production of low-cost houses employing the SOP scholarship (Ball, 1986). In contrast, housing provision and the potential for a market in affordable housing were argued through perceptions of slum dwellers, private builders, and facilitators (Ram, 2015). International comparison of community

Table 2

Institutional analysis in housing research.

Timeline	Institutional Analysis - IA	Focus of Study
1999–2003	Ganapati (2003)	Study of housing cooperatives at organizational and institutional levels. India
2004–2008	Zhu (2004)	Land development rights (LDR) for effective land use, China
2009–2013	Turk and Altes (2010)	development of greenfield sites, Turkey
	Kauko (2012)	innovative possibilities for government intervention in urban property development projects.
	Hamzah (2012)	regulatory context and institutional dynamics in the production of low-cost housing, Malaysia
	Fu and Lin (2013)	triangular relations among the central government, local governments, and the market, China
2014–2018	Ram (2015)	housing provision and the potential for a market in low-income housing through perceptions of slum dwellers, private builders and facilitators.
		Mixed method
	Donoso and Elsinga (2018)	exploring the links between the characteristics of the communities, governance and the physical environment.

governance among three European cities employed the theoretical foundations of old institutional economics (OIE) and new institutional economics (NIE) (Kauko, 2012). The study concluded that OIE offers the theoretical underpinning towards analyzing planning and property development in an urban setting of government intervention in urban property, an evolving and irregular social problem.

The study of triangular ties between the central government, local governments, and the market are proved to evolving responses to new opportunities for urban property development (Fu & Lin, 2013). The exploration of links between distinct features of the community, governing bodies, and physical environment also features the exciting aspect of urban and property research. On these lines, Donoso and Elsinga (2018) employed the IAD framework for studying condominiums as collective action arenas. The recent literature on IA in housing research is somehow restricted to diagnosing institutional barriers and challenges (Table 2). The aspects of stakeholder/actor roles are not investigated extensively.

2.3. Stakeholder analysis (SA)

The institutional understanding of business is grounded in knowing the relationships among actors, how these works and change over time. For example, housing development as a real estate business deals with many stakeholders and individuals to manage the market of residential units. Stakeholder analysis has been applied to different management studies like corporate social responsibility (CSR), organizational fields, entrepreneurship, operations management, public administration, and hospitality management. It has become increasingly popular on behalf of its application by researchers, government, and non-government organizations (Friedman & Miles, 2006). Gupta (1995) provided initial concepts about SA to identify and specify stakeholders and their interests, identify and describe the power relationships between stakeholders and the firm, and incorporate the concepts of action and time.

Recent ideas on SA defined it as a process that: (i) defines aspects of a social and natural system affected by a decision or action, (ii) identifies individuals and groups who are affected by or can affect those parts of the system (this may include non-human and non-living entities and future generations), and; (iii) prioritizes these individuals and groups for involvement in the decision-making process (Reed & Dougill, 2010). These definitions provide the conceptual framework for SA in the present study in two facets: i) to identify and classify stakeholders and ii) to assess their interrelations influencing resource distribution to implement low-income housing projects. Past scholarships in stakeholder analysis include different approaches (Table 3). Three key attributes: power, legitimacy and urgency-as identifiers of stakeholder classes. one facet of SA can be studied through the power-legitimacy-urgency model by Mitchell et al. (1997), categorize stakeholders based on these attributes. Once the stakeholder is identified, classification can be done through Chevalier and Buckles's (2008) method of placing stakeholders in a “rainbow diagram” that classifies them according to the degree they can affect or be affected by a problem or action.

The second facet of SA, i.e., stakeholder relationships/engagements, can be studied well through social network analysis (SNA) or actor-linkage matrices (ALM). Stakeholder relationships can be studied well through Actor-linkage matrices (ALM). ALM was first introduced by Biggs and Matsuert (1999) for studying natural resource systems to illustrate the relationships between key actors of natural resource production and innovation. They project up as a relationship map to understand the existing situation, critical linkages between particular stakeholders, and rationale for effective interventions. Another approach for stakeholder studies is the social network analysis (SNA). Reed et al. (2009) defined SNA to identify the network of stakeholders and measure relational ties between stakeholders through structured interviews/questionnaires. However, it is a time-consuming procedure, and answering the questionnaire can be tedious for the respondents.

On the other hand, the ALM technique is easy to employ and requires few resources. This SA technique projects up as a relationship map to understand the existing situation, key linkages between particular stakeholders, and rationale for effective interventions. ALM is considered one of the genuine SA techniques in which stakeholders are tabulated in a two-dimensional matrix. Their relationships are described using codes, focus group setting, or individually by stakeholders during interviews. Depending upon the research focus, the choice of technique is subjective to the research focus of each study.

2.4. Stakeholder analysis in housing research

Some major stakeholder studies in housing are listed (Table 4), and apparently, the diversity in research focuses was found to be similar in the case of IA housing studies. After Gupta's (1995) stakeholder analysis approach, the only evidence was evaluating healthy cities through stakeholder analysis (Burton, 1999). Subsequently, Sousa and Quarter (2004) focused on non-market housing models and changes in their pattern over a period with stakeholders' viewpoints on housing markets' planning. Other studies of the current decade include stakeholder participation and incremental housing in subsidized housing projects (Lizarralde, 2011), sustainable housing through stakeholder mutual benefits (Yang, 2012), and housing planning & stakeholders' perception (Yakob et al., 2015). Recent notable research has attracted housing researchers' attention. Czikche (2018) drew stakeholder mapping in two different low-income

Table 3
Different approaches for Stakeholder Analysis.

	Constructs	Theoretical ground
Biggs and Matsuert (1999)	Relationships	Actor-Linkage
Reed et al. (2009)	Network identification & relational ties	Social Network Analysis
Mitchell et al. (1997)	Identification/salience	Attributes
Chevalier & Buckles (2008)	Classification	Rainbow Diagram

Table 4
Stakeholder analysis in housing research.

Timeline - 20 years	Stakeholder Analysis - SA	Focus of study
1999–2003	Burton (1999)	Stakeholder classification (interest & influence) for healthy city projects
2004–2008	Sousa and Quarter (2004)	Four non-market housing models
2009–2013	Lizarralde (2011)	Classification of primary and secondary stakeholders in terms of the role they serve
		Influence of stakeholder participation in projects of subsidized housing, we conducted a qualitative study (human resources, roles, relationships)
2014–2018	Yang (2012)	Stakeholder-specific action guidelines for sustainable housing implementation. (roles, relations, decision making)
	Yakob et al. (2015)	Stakeholders' understanding of the effectiveness of housing planning and control, which reflects their roles in decision making for urban housing development
	Czikche (2018)	The relative position of stakeholders and their relationships for collaborative housing development

housing projects through stakeholder identification and categorization as primary, secondary, and tertiary stakeholders and employed inductive analysis. It is also interesting to note that most of the mentioned SA researchers were qualitative, hence retaining the experimental inquiry and unexplained details of stakeholder engagement in housing research. Thus, the institutional aspect of research inquiry was missing, and the application of simple SA techniques was described earlier in housing provision planning and development.

Past scholarships in stakeholder analysis revealed key attributes like power, legitimacy, time, interest, knowledge, and urgency as identifiers to measure the influence of each stakeholder towards problem domain, product, or organization power. Prominent scholarships included legitimacy & urgency (Mitchell et al., 1997), Power, Interest & Time (Berardi, 2013), Power, Proximity, Interest (Bourne & Walker, 2005); Power, Interest & Knowledge (Turner, 2006); Legitimacy, control over resources and veto/power (Czischke, 2018) and interest, power and legitimacy (Chevalier & Buckles, 2008). Attributes of power, interest, legitimacy, and knowledge (shared understanding) were consistent in all discussed theoretical frameworks in housing studies concerning stakeholder collaborations (Table 5). The attribute of urgency is difficult to apply within the housing industry in general perception. Zedan and Miller (2016) disregarded urgency and time being too narrow in their approaches. They emphasized that the stakeholder collaborations for low-income housing development are not affected by the urgency of actions.

3. Critical reflections on integrating IA and SA for housing research challenges

3.1. Connecting institutional and stakeholder approaches

The issuance of new policy frameworks and legal regulations is not enough to execute low-income housing projects successfully. Instead, more relative and practical would be positive incentives and behaviors of stakeholders and institutions, according to Galal and Razzaz (1999). The SA approach ensures the inclusion of all key stakeholders to address the unexpected and expected challenges during the planning phase. In employing SA for housing analysis, Sousa (2012) argued that not all challenges could be planned, but accounting for the stakeholder views will ensure that they are minimized and highlighted for their potential impact later. It suggests that stakeholder analysis should be treated as a counterpart to institutional analysis.

Early viewpoints of the institutional-stakeholder approach were brought by Aligica (2006), stating that stakeholder mapping and institutional mapping are not two separated procedures but the faces of the same coin, two dimensions of the same analytical formula. His study acknowledged the matter of the fact that both research approaches have not only evolved as obligatory strategic instruments but can also provide an effective analytical and inspective set of tools. The concepts of goods and services exchange in housing markets must be revisited with the inclusion of institutional-stakeholder connection for justifying the findings of Galal and Razzaz (1999) and Sousa (2012). Tajani, F., & Morano, P., concerning an Italian regional territory, studied the stakeholders for devising a model for a financially feasible social housing project. They revealed that the ratio of social housing to total housing planned, the sustainable interest of private investors, and the administration of selling and leasing are the defining factors for the financial feasibility of social housing projects. A recent study (Barbosa, Hernández, Castillo, & Triay, 2018) estimated the affordable housing finance market worth USD 95 billion by 2022. This study also combined factors that can convert the latent demand for affordable housing into a commercially lucrative business opportunity. These factors included government financial support and policy thrust, regulatory support, and rising urbanization.

Table 5
Stakeholder analysis in housing research.

Key attributes of Collaboration	Philosophical & theoretical background	Previous Scholarships
Power	Collaboration theory/Stakeholder theory/RDT	Mitchell et al. (1997)
Legitimacy	Institutional theory	Chevalier & Buckles (2008)
Interest	Collaboration theory/Stakeholder theory	Mitchell et al. (1997)
Knowledge (Understanding)	Institutional/Stakeholder theory	Chevalier & Buckles (2008)
		Bourne & Walker's (2005)
		Chevalier & Buckles (2008)
		Turner (2006)

Table 6

Cross-checking the empirical evidence against keywords in IA & SA, Source: Author.

	Actors/groups	Norms & cultures	Resources	Interests/influence	Actions/Activity/Roles	Rules/legal	Procedures/Decision making	Relations/Behavior/Interactions	IA	SA
IA	Clemens and Cook (1999)	North (1991)			DiMaggio (1991)	North (1991)	DiMaggio (1991)	Clemens and Cook (1999)		
SA	Brugha & Varvasovszky (2000)		Mushove and Vogel (2005)	Gupta (1995)Brugha & Varvasovszky (2000)	Gupta (1995) Rein and Schön (1994)		Rein and Schön (1994)	Gupta (1995) Brugha and Varvasovszky (2000)		
	Mushove and Vogel (2005)		Brugha & Varvasovszky (2000)	Mushove and Vogel (2005)						
	Reed (2008)									
	Burton (1999)	✓		✓						X
	Ganapati (2003)	✓				✓	✓		X	X
	Sousa and Quarter (2004)	✓			✓				X	X
	Zhu (2004)	✓	✓		✓				X	
	Turk and Altes (2010)	✓			✓				X	
	Lizarralde (2011)	✓			✓		✓	✓		X
	Kauko (2012)	✓				✓	✓		X	
	Hamzah (2012)	✓			✓	✓	✓		X	
	Yang (2012)	✓			✓		✓	✓		X
	Fu & Lin (2013)		✓		✓	✓		✓	X	
		✓								
	Adam (2014)	✓			✓	✓			X	
	Ram (2015)	✓			✓		✓	✓	X	
	Yakob et al. (2015)	✓			✓		✓			X
	Chevalier & Buckles (2008)	✓	✓	✓	✓					X
	Rosa E. Donoso*and Marja Elsinga (2018)	✓			✓			✓	X	

With this pattern of research novelty, proponents of institutional theories have also suggested the addition of advanced theoretical meaning to institutional analysis to revive the proper form of ‘new institutionalism,’ which brings actors back to the inactive arena form. For example, [Fligstein \(1997\)](#) argued that policy analysis and institutional analysis could shed light on the rules of the games, the roles of different actors, the logic of appropriateness of the regulators, and how actors get or do not convey locked in mechanisms of path dependence. Recent literature in the sustainability domain has also found links between institutional and stakeholder theories and emphasizes the critical role of stakeholders and how these stakeholders and their relationships can influence the relative importance of institutional logic and thus the degree of sustainability reporting ([Martin, 2018](#)). Inflow Based on the above arguments, the current phase of transition in housing research is demanding to redirect the theory and rescue the pitfalls of previous research approaches and encourage new developments in its course to update the research paradigm.

Integrating the scholarship of stakeholder analysis (SA) with institutional analysis (IA) in the current context of housing research can provide the essential path of interrelating the macro elements. Structures, rules, norms, and cultures within housing provision systems with underlying microelements, i.e., actions, interests, procedures, individual preferences of the analytical process, could better inform the development of projects. Another motivation to integrate SA with IA for analyzing housing provision systems is the scarcity of empirical evidence in property research. The researchers were looking for qualitative interpretations of the available quantitative data. In the discourse of housing analytical studies in the modern-day case of developing countries, most of the empirical researches relied on institutional analysis using SOP and IAD frameworks. Most of these studies focused on neo-institutional theories confined to study the outcomes/products of institutional influences on organizations; their focus has been outside the organization. Yet, limitations like outdated concepts and restricted relativeness prevail in generalizing its concept to other analytical housing contexts. It was required to critically reflect on their theoretical components by leveling keywords of each research approach against their respective empirical evidence for drawing a methodological connection between institutional analysis and stakeholder analysis.

3.2. Cross-checking the empirical evidence against keywords

Housing planning and development is a diverse social subject that involves multiple institutions and actors operating in various regulatory frameworks. [Suddaby \(2010\)](#) suggested institutional researchers adopt an internal perspective for a proper understanding of institutional systems and their interpretation within organizations. It provides a supporting argument to study the internal environment of organizations (institutions) in parallel with its outer environment (stakeholder relationships). The conceptual similarity was examined to comment on Aligica's (2006) IA-SA viewpoint; keywords that emerged from the definitions of IA and SA are leveled against the empirical evidence in housing research ([Table 6](#)). It was meant to critically reflect on the chosen approaches for extracting the key substance of each keyword and its recurrence in the analysis process. This exercise has assisted in viewing existing paradigms as faces of the same coin. One side provides macro analysis, and another side the microanalysis since some of the keywords were found to be parallels in each definition.

From the cross-check, it is noticeable to identify the most recurring, moderate, and least regular conceptual threads integrated into both approaches compared to the empirical evidence investigated. Under the most recurring category comes the *actors/groups*, followed by *actions/activity/roles* as the second most recurring word. The second one can be identified as an action situation from the Ostrum IAD framework. *Procedures/practices/decision-making*, *legal/rules*, and *Relationships/Behavior/Practice* counted as the moderate ones. The IA paradigms consider practices and procedures in the same sense as the decision-making processes in SA. The minor recurring keywords include *resources*, *norms/cultures*, and *interest/influence* hence counted as the least explored areas in both analytical approaches.

Resources are key to understand the stakeholder engagements in housing provision. The dependence patterns for resource exchange among different stakeholders channelize their engagement networks. Norms/cultures, as labeled as informal institutions, norms/cultures unfold the operational mechanisms adopted by the actual players within the internal sphere of housing provision systems. Following such standard prototypes of norms and cultures set by informal developers tend to reduce the transaction costs by relying on their social networks. [McAuslan \(1998\)](#) identified such networks and demonstrated that such networks and exchanges relied on various social norms, ethnic ties, social trust, and relations of reciprocity to facilitate and regulate market exchanges informally. The informal sphere of networking among active stakeholders of the society was once considered lawless, but later researchers ([Azuela, 1987](#); [Razzaz, 1994](#)) established that social norms influence and, in turn, influenced by the formal sphere of legal rules set by bureaucratic bodies keeping the exchanges for goods and services. Interest/influence identified as the keyword of SA has not been explored in the domain of housing provision systems, with clear, strong evidence in strategic management.

This co-occurrence of keywords in each research approach interrogates the conceptual integrity of each paradigm and complicates the generalization of associated investigation patterns to a broader scope. This conceptual comparison advocates to study housing development from more than one research framework to analyze the crucial factors for low-income housing provision from top to bottom, which reveals the logical argument of this paper. The institutional framework of housing provision governs the incentives of various stakeholders, formally and informally, and hence calling out that research must go beyond the institutional boundaries and simultaneously focus on the stakeholder engagements and interactions that contribute to its provision system. Discussions have established that institutions through policy guidelines and regulations arrange engagements and interactions among stakeholders. In turn, institutions are being shaped concurrently by stakeholders through the flow of information and resources through transaction costs. This dual role of institutional-stakeholder influences has not been studied yet in a true sense by applying more than one research paradigm. It creates room for more pluralist perspectives of the property market. It invites innovation in property research where different paradigms can enjoy ‘parity of esteem’ as suggested by [Guy and Henneberry \(2002\)](#).

4. Conceptual framework for IA-SA analytical approach

Basic versions of property market research were studied by [Kauko \(2001\)](#) and summarised the key conclusions as i) the choices of individuals, ii) structures of society, and iii) the institutions that arbitrate the processes between choices and structure. The research, in this regard, was further taken along through the study of different theoretical and practical approaches to housing market analysis by [Wallace \(2004\)](#). This section builds on Wallace's observation on different research approaches for analyzing housing markets, specifically at local government levels. This work is relatable in the present study as the provision mechanisms of housing are mostly executed through a network of local institutions and actors. There has been a constant debate on choosing and advancing the analytical threads to examine the housing markets through institutional perspectives, economic motivations, or individual preferences. Various strands exist in this regard. [Ball \(1986\)](#) considers institutions and neoclassical interpretations as the key guidance for analyzing housing markets. [Healey \(1997\)](#) believes both structure and agency as integrated towards housing market analysis by focusing on both institutions and the individual actors. However, [Guy and Henneberry \(2002\)](#) advocate the pluralist approaches to address the future of research in housing markets. [Wallace \(2004\)](#) concluded that housing provision issues linking these inquiry stances could become disjointed due to the sole focus on only the dominant paradigm at a time out of three.

The theoretical claim behind the philosophy of institutions and transformation considers intellectual models of crucial significance to understand the institutional change (e.g., [North, 2005](#)), forwarding the need to explore actors' experiences to recognize these mental models empirically through listening to actors' stories. However, the process of cognition within these experiences has dual influences. On the one hand, the experiences of inductive learners influence the intellectual models they make. On the other hand, these models are influenced by the culture those actors live in, undoubtedly making such a phenomenon of institutional change too thick to understand. Hence, calling for the use of detailed qualitative explanations to advance the limited understanding of the subject.

Socio-political theories like stakeholder theory and institutional theory can provide thoughtful insights into theoretical perspectives on practices of cooperate social responsibility as compared to economic theories ([Fernando & Lawrence, 2014](#)). The current paradigm needs to shift housing analysis from institutional economics towards a socio-political lens in researching the institutional arrangements ([Gray et al., 1995](#)). The interpretation of these analytical observations guides the theoretical foundation of present research that institutional frameworks in housing provision systems profoundly regulate the stakeholders through their interactions and engagement, being defined by stakeholder attributes and their adopted norms and cultures for goods and services exchanges ([Fig. 2](#)). Complementary qualitative studies appraising the stakeholder arena in addition to institutional grounds could enrich the empirical base of housing provision systems.

5. Components of IA-SA analytical approach: multi-level analysis process

Housing can no longer be viewed purely as a shelter but must be considered against lifestyles encompassing social, educational, and economic needs (). To advance the research paradigm in housing analysis, it must enjoy the parity of more than one analytical framework since housing is a multi-faceted commodity. Before offering the conceptual framework based on an integrated IA-SA approach, it is essential to describe the stand of institutions and stakeholders within the action situation for setting the units of analysis in the projected analytical framework through IA-SA integration.

Analytical studies previously did not combine IA-SA as a research framework, being limited in understanding the roles of institutions

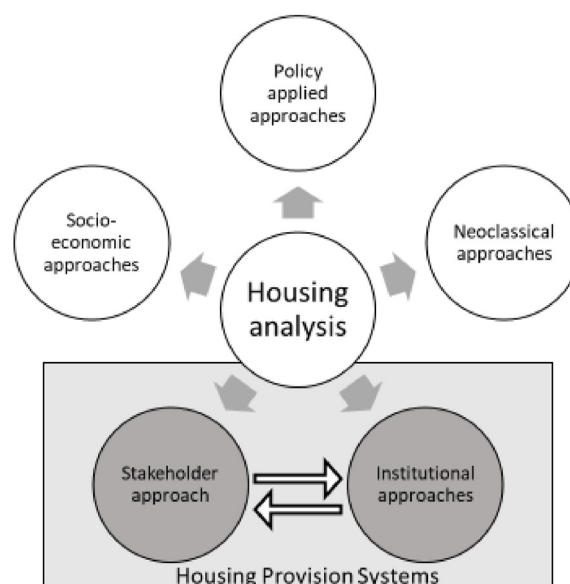


Fig. 2. Integrating Stakeholder approach in Paradigms of Housing Research, Source: Author (Modified from [Wallace, 2004](#)).

and practices of stakeholders in providing low-income housing, settles the prompting presence of institutional-stakeholder research framework from theoretical and empirical experiences. This argument was supported by Yap (2016) in the context of low-income housing provision highlighting that housing the poor requires land market interventions, adoption of flexible regulations, and housing finance that fits the circumstances of the poor, all of these demands institutional platform of collaborations. Hence, this acknowledgment of institutions, stakeholders, and action situations can further play a part in identifying the operational loopholes and reasons for major housing backlogs. The conceptualization of institutions, stakeholders, and action situation guides three levels of analysis process can be proposed as a macro (formal institutions), meso (informal institutions), and micro (action situation). (Fig. 3).

5.1. Macro-level analysis (formal institutions)

At the macro-level of the IA-SA analytical framework, investigation of formal institutional arrangements for low-income housing provision at different government levels can be performed effectively by examining the broader political-economic conditions and administrative roles of provincial & local governments. The analytical themes will provide understanding about the set of formal institutional agendas on regulatory, administrative, and legal pillars that encapsulate the broader arena of housing provision systems.

5.2. Meso-level analysis (informal institutions)

Before moving into the micro-level, meso-level is integrated to develop an informal set of institutions that can draw the informal practices and causalities of training and procedures among different housing stakeholders. Such understanding is necessary to know the perceptions and experiences within the action situation by providing pilot information about stakeholder positions, relations, and resource dependence patterns.

5.3. Micro-level analysis (action situation)

Perceptions of key stakeholders regarding their role and position within the structure of low-income housing provision and stakeholder relations can be understood well after carrying first two levels of the analytical process. Knowing the institutional structures of state (formal) and market (informal), the contextual position of each stakeholder, their interactions, and individual preferences can eventually unfold the complex and challenging roles of institutions and stakeholders for low-income housing provision.

The three-level analytical framework recommends studying the stakeholders as an analogous component in addition to institutional analysis of state and market institutions for underpinning the ground realities of housing provision systems. In addition to this, IA-SA analytical framework is essential for understanding how the policy framework informs the SOP of the housing and engagement arena within which stakeholders interact to execute the expected consequences. Moreover, it could be a significant learning process in the context of low-income housing. Hence, ignoring or focusing on one level of analysis can mislead to erroneous policy lessons; it sets the empirical direction of an in-depth study of multi-level analysis for researching provision systems of low-income housing effectively.

6. Conclusions

This study is dedicated to an innovative schematic roadmap to complex, challenging, and transformable academic terrain in housing studies. The discussion on different approaches for institutional analysis has placed the role of actors/stakeholders as a constant in its theoretical framework. It directs the research to integrate stakeholders' positions, influence, and relationships within institutional boundaries of formal and informal domains as an authoritative part of the investigative inquiry for housing provision systems. Without knowledge of the role of stakeholders and their preferences in decision-making processes in the context of institutional arrangements, it is nearly impossible to understand the indigenous characteristics of both institutions and stakeholders. As argued earlier, stakeholders don't take the market rules and tend to operate as per their preferences and individual choices. Despite formal institutional arrangements for guiding their behavior, the study confirmed that stakeholders develop an informal institutional structure that they are the more comfortable following (Azuela, 1987; McAuslan, 1998; Razzaz, 1994).

While IA-SA is yet to be empirically tested, it can offer a theoretical foundation of an innovative approach that can enable housing researchers to extend the conventional parameters of institutional and stakeholder inquiries. In this paper, some key implications can be drawn from IA-SA analytical approach. Firstly, institutions must be considered a formal structure is incorporating rules and laws and an informal set of structures that contains norms, cultures and customs as a complementary part of markets. Second, the action situation must be analyzed for the integrated IA-SA approach concerning housing provision systems. The action situation must provide information about stakeholders and their contextual positions, roles, and actions they perform. Third, Research keywords that emerged from both approaches like procedures and modes of practice, as well as interest/influence, are also made cohesive in the drafted unit of analysis, unlike previous conceptual studies (North, 1986; Ball, 1986; DiMaggio, 1991; Healey, 1999; Clemens & Cook, 1999; Ostrom, 2005). Fourth, Procedures and practices being part of formal and informal institutional grounds make it a critical part of the investigation. Lastly, Interests and resource exchange are also counted as essential elements of action situations and informal institutions.

Hence, The above description regarding the main aspects of the IA-SA analytical framework can be summarised as follows:

- i) Formal institutions (regulatory frameworks of authorities)
- ii) Informal institutions (norms, cultures, and customs in the local for mapping resource dependence and interest)

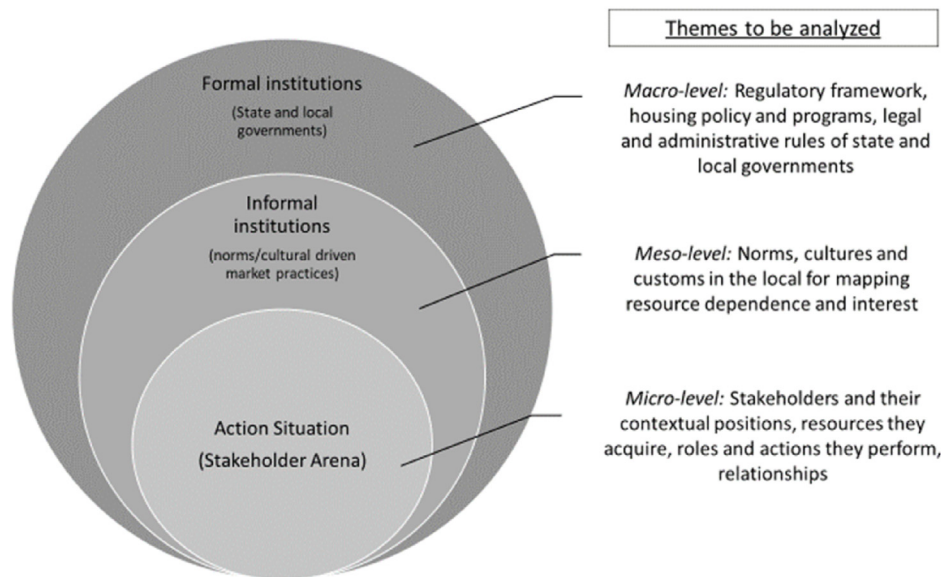


Fig. 3. IA-SA conceptual framework for multi-level analysis process, source: Author.

- iii) Action situation (stakeholders and their contextual positions, resources they acquire, roles and actions they perform, procedures and modes of practice)

The key question is how stakeholders in the action situation influence the institutional frameworks of housing provision (especially in low-income housing) through their roles and interactions and, in turn, influenced by institutions, stresses a fresh analytical lens. It is evident from the discussions and arguments that their interrelation is recursive. This two-way relationship enables the institutions to impact the stakeholder's actions and performance in formal (legal/rules) and informal (norms/cultures) manners on one end. On the other end, stakeholders within their individual and collective capacity at the micro-level create major influences on institutions through their interactions, roles, and behaviors. The literature framework discussed here is meta-theoretical due to its association with several elements of inquiry within philosophies of institutions, stakeholders, and action situations, building on two theories rather than a single theory. Patterns of human agency within the institutional framework through following the structures of rules, norms, and strategies result in interdependent decision-making processes, which are the real phenomenon explained in housing development processes.

Declaration of competing interest

No conflict of interest.

References

- Ahmad, N., & Anjum, G. A. (2012). Legal and institutional perplexities hampering the implementation of urban development plans in Pakistan. *Cities*, 29(4), 271–277.
- Aligica, P. D. (2006). Institutional and stakeholder mapping: Frameworks for policy analysis and institutional change. *Public Organization Review*, 6(1), 79–90.
- Amin, A., & Hausner, J. (1997). *Beyond Market and hierarchy*. Edward Elgar Publishing.
- Amin, A., & Thrift, N. (1995). Globalization, institutional 'thickness' and the local economy. *Managing cities: The new urban context*, 12, 91–108.
- Azuela, A. (1987). Low-income settlements and the law in Mexico City. *International Journal of Urban and Regional Research*, 11(4), 522–542.
- Ball, M. (1986). Housing analysis: Time for a theoretical refocus? *Housing Studies*, 1(3), 147–166.
- Ball, M., & Harloe, M. (1992). Rhetorical barriers to understanding housing provision: What the 'provision thesis' is and is not. *Housing Studies*, 7(1), 3–15.
- Barbosa, B. E. I., Hernández, A., Castillo, C., & Triay, J. C. (2018). The role of development banks in financing sustainable and affordable housing: The EcoCasa program. *HOUSING FINANCE*, 34, 34–47, 34.
- Barker, K. (2008). Planning policy, planning practice, and housing supply. *Oxford Review of Economic Policy*, 24(1), 34–49. <https://doi.org/10.1093/oxrep/grn001>
- Berardi, U. (2013). Stakeholders' influence on the adoption of energy-saving technologies in Italian homes. *Energy Policy*, 60, 520–530.
- Biggs, S., & Matsuert, H. (1999). An actor-oriented approach for strengthening research and development capabilities in natural resource systems. *Public Administration and Development: The International Journal of Management Research and Practice*, 19(3), 231–262.
- Borgatti, S. P., Everett, M. G., & Freeman, L. C. (2002). *Ucinet for Windows: Software for social network analysis*.
- Bourne, L., & Walker, D. H. (2005). Visualizing and mapping stakeholder influence. *Management Decision*, 43(5), 649–660.
- Bovaird, T. (2006). Developing new forms of partnership with the 'market' in the procurement of public services. *Public Administration*, 84(1), 81–102.
- Brugha, R., & Varvasovszky, Z. (2000). Stakeholder analysis: a review. *Health policy and planning*, 15(3), 239–246.
- Burton, S. (1999). Evaluation of healthy city projects: Stakeholder analysis of two projects in Bangladesh. *Environment and Urbanization*, 11(1), 41–52.
- Chevalier, J. M., & Buckles, D. J. (2008). SAS2: A guide to collaborative inquiry and social engagement. SAGE Publishing India, 178–187.
- Chukwujekwu, I. (2006). Facilitating low-cost housing scheme: Which way forward. *The Journal of the Association of Housing Corporations of Nigeria*, 1(10).
- Clemens, E. S., & Cook, J. M. (1999). Politics and institutionalism: Explaining durability and change. *Annual Review of Sociology*, 25(1), 441–466.
- Cracknell, B. E. (2000). *Evaluating development aid – issues, problems and solutions*. New Delhi, London: SAGE Publications Inc.
- Czischke, D. (2018). Collaborative housing and housing providers: Towards an analytical framework of multi-stakeholder collaboration in housing co-production. *International Journal of Housing Policy*, 18(1), 55–81.

- Dickens, P. (1985). *Housing, states, and localities*. London and New York: Taylor & Francis.
- DiMaggio, P. J. (1991). In P. J. DiMaggio (Ed.), *Introduction*. WW Powell. University of Chicago Press.
- Donoso, R. E., & Elsinga, M. (2018). Management of low-income condominiums in Bogotá and Quito: The balance between property law and self-organisation. *International Journal of Housing Policy*, 18(2), 312–334.
- Fernando, S., & Lawrence, S. (2014). A theoretical framework for CSR practices: Integrating legitimacy theory, stakeholder theory and institutional theory. *Journal of Theoretical Accounting Research*, 10(1), 149–178.
- Fligstein, N. (1997). Social skill and institutional theory. *American Behavioral Scientist*, 40(4), 397–405.
- Freeman, R. E. (1984). *Strategic management: A stakeholder approach*. Boston: Pitman.
- Friedman, A. L., & Miles, S. (2006). *Stakeholders: Theory and practice*. Oxford University Press on Demand.
- Galal, A., & Razzaz, O. (1999). *Reforming land and real estate markets*. The World Bank.
- Ganapati, S. (2003). *Institutional analysis of evolution of housing cooperatives in India*.
- Gray, R., Kouhy, R., & Lavers, S. (1995). Corporate social and environmental reporting: A review of the literature and a longitudinal study of UK disclosure. *Accounting, Auditing & Accountability Journal*, 8(2), 47–77.
- Gupta, A. (1995). A stakeholder analysis approach for interorganizational systems. *Industrial Management & Data Systems*, 95(6), 3–7.
- Guy, S., & Henneberry, J. (2002). Bridging the divide: Complementary perspectives on property. *Urban Studies*, 38(8), 1471–1478.
- Hamzah, H. (2012). *State intervention in housing the urban poor in the developing State of Terengganu in Malaysia: An institutional analysis of low-cost housing regulations and their impacts on low-cost housing provision*. ResearchSpace@ Auckland.
- Hassan, S. (2017, March 06). A new paradigm for low-income housing. *Pakistan Economist*. <https://www.pakistangulfeconomist.com/2017/03/06/a-new-paradigm-for-affordable-housing/>.
- Healey, P. (1997). *Collaborative planning: Shaping places in fragmented societies: Macmillan international higher education*.
- Healey, P. (1999). Institutional analysis, communicative planning, and shaping places. *Journal of Planning Education and Research*, 19(2), 111–121.
- Healey, P., & Barrett, S. M. (1990). Structure and agency in land and property development processes: Some ideas for research. *Urban Studies*, 27(1), 89–103.
- Kauko, T. (2001). Combining theoretical approaches: The case of urban land value and housing market dynamics. *Housing, Theory and Society*, 18, 113–126.
- Kauko, T. (2003). Planning processes, development potential and house prices: Contesting positive and normative argumentation. *Housing, Theory and Society*, 20(3), 113–126.
- Kauko, T. O. M., Hooimeijer, P., & Hakfoort, J. (2002). Capturing housing market segmentation: An alternative approach based on neural network modeling. *Housing Studies*, 17(6), 875–894.
- Kemeny, J., & Lowe, S. (1998). Schools of comparative housing research: From convergence to divergence. *Housing Studies*, 13(2), 161–176.
- Kiser, L. L., & Ostrom, E. (2000). The three worlds of action: A metatheoretical synthesis of institutional approaches. *Polycentric Games and Institutions*, 1, 56–88.
- Lizarralde, G. (2011). Stakeholder participation and incremental housing in subsidized housing projects in Colombia and South Africa. *Habitat International*, 35(2), 175–187.
- Malik, S., Roosli, R., & Yusof, N. (2021). Institutional stakeholder collaborations (ISCs): A conceptual framework for housing research. *Journal of Housing and the Built Environment*, 1–27. <https://doi.org/10.1007/s10901-021-09834-z>
- Martin, H. D. (2018). Demystifying the link between institutional theory and stakeholder theory in sustainability reporting. *Economics, Management and Sustainability*, 3(2).
- McAuslan, P. (1998). Urbanization, law and development: A record of research. In E. Fernandes, & A. Varley (Eds.), *Illegal Cities: Law and urban change in developing countries* (pp. 18–52). New York, NY: Zed Press.
- McGinnis, M. D. (2000). *Polycentric Games and Institutions: Readings from the workshop in political theory and policy analysis*. University of Michigan Press.
- Mehmood, A. (2016). *The pillar that holds the roof the issue of land in low-income housing in Pakistani Punjab: A case of ashiana scheme*. In *Paper presented at the 2nd international multi-disciplinary conference* (pp. 19–20). December 2016, Gujrat.
- Mitchell, R. K., Agle, B. R., & Wood, D. J. (1997). Toward a theory of stakeholder identification and salience: Defining the principle of who and what really counts. *Academy Of Management Review*, 22(4), 853–886.
- North, D. C. (1986). The new institutional economics. *Journal of Institutional and Theoretical Economics*, 142(1), 230–237.
- North, D. (2005). *Understanding the process of economic change*. Princeton: Princeton University Press.
- North, D. C. (1991). Institutions. *Journal of Economic Perspectives*, 5(1), 97–112.
- Ostrom, E. (2005). Doing institutional analysis digging deeper than markets and hierarchies. In *Handbook of new institutional economics* (pp. 819–848). Boston, MA: Springer.
- Ostrom, E. (2011). Background on the institutional analysis and development framework. *Policy Studies Journal*, 39(1), 7–27.
- Parmar, B. L., Freeman, R. E., Harrison, J. S., Wicks, A. C., Purnell, L., & De Colle, S. (2010). Stakeholder theory: The state of the art. *The Academy of Management Annals*, 4(1), 403–445.
- Ram, P. (2015). *Promoting an affordable housing market: An institutional analysis*. University of Cambridge.
- Razzaz, O. (1994). Contestation and mutual adjustment: The process of controlling land in Yajouz, Jordan. *Law & Society Review*, 28(1), 7–39.
- Reed, M. S., Dougill, A. J. (2010). Linking degradation assessment to sustainable land management: A decision support system for kalahari pastoralists. *Journal of Arid Environments*, 74(1), 149–155.
- Reed, M. S., Graves, A., Dandy, N., Posthumus, H., Hubacek, K., Morris, J., & Stringer, L. C. (2009). Who's in and why? A typology of stakeholder analysis methods for natural resource management. *Journal of Environmental Management*, 90(5), 1933–1949.
- Rein, M., & Schön, D. (1994). *Frame reflection: Toward the resolution of intractable policy controversies*. New York: Basic Book.
- Sousa, J. (2012). *Stakeholder analysis for housing* (vol. 7). Elsevier.
- Sousa, J., & Quarter, J. (2004). Non-market housing models in ontario: A stakeholder analysis. *Canadian Journal of Urban Research*, 220–240.
- Støa, E. (2009). Housing in the sustainable city—issues for an integrated approach. In *Urban sustainability and governance: New challenges in nordic-baltic housing policies*. Nova science publishers (pp. 31–48).
- Suddaby, R. (2010). Challenges for institutional theory. *Journal of Management Inquiry*, 19(1), 14–20.
- Sulaiman, N., Baldry, D., & Ruddock, L. (2005). International comparative study of housing provision: An initial study of the position of Malaysia. In *In proceedings of the 5th international postgraduate research conference*. University of Salford. April 11–15, 2005.
- Tsenkova, S. (1999). Private housebuilding and housing markets in transitional economies: The case of Bulgaria. In *Doctoral dissertation*. University of Toronto.
- Türk, S. S., & Altes, W. K. K. (2010). Institutional capacities in the land development for housing on greenfield sites in Istanbul. *Habitat International*, 34(2), 183–195.
- Turner, S. M. (2006). Mapping institutions as work and texts. *Institutional ethnography as practice*, 139.
- Verma, N. (2007). Institutions and planning: An analogical inquiry. In *Institutions & planning: Current research in urban & regional studies*. Amsterdam: Elsevier.
- Wallace, A. (2004). Understanding local housing markets? The need for a complementary institutional approach. In *In housing studies association spring conference*. Sheffield, UK, York. Housing Studies Association Retrieved from https://www.researchgate.net/profile/Alison_Wallace5/publication/248204217_Understanding_Local_Housing_Markets_The_need_for_a_complementary_institutional_approach/links/556439b908ae86c06b696e5b.pdf.
- Yakob, H., Yusof, F., & Hamdan, H. (2015). Stakeholders' perception on the effectiveness of housing planning and control in urban areas: A preliminary survey. *Procedia-Social and Behavioral Sciences*, 168, 289–301.
- Yang, Z. (2012). A framework of promoting stakeholder mutual benefits for sustainable housing implementation. *Queensland University of Technology*. Doctoral Dissertation.
- Yap, K. S. (2016). The enabling strategy and its discontent: Low-income housing policies and practices in Asia. *Habitat International*, 54, 166–172.
- Zedan, S., & Miller, W. F. (2016). An evaluation of stakeholder management approach for improving energy efficiency outcomes in housing. In *Proceedings of the 7th international conference on energy and environment of residential buildings*. Queensland University of Technology.
- Zhu, J. (2004). From land use right to land development right: Institutional change in China's urban development. *Urban Studies*, 41(7), 1249–1267.