

SESSION: Capacity Development in Land Administration: Trends to Date (State-of-Affairs in International Training Supply)

**Expert Group Meeting
Transparency in Land Administration:
A Capacity Building Agenda for Africa
Nairobi, Kenya, 29-31 January 200**



Ir. Claudio Acioly Jr.

Institute for Housing and Urban Development Studies – IHS, The Netherlands

c.acioly@ihs.nl

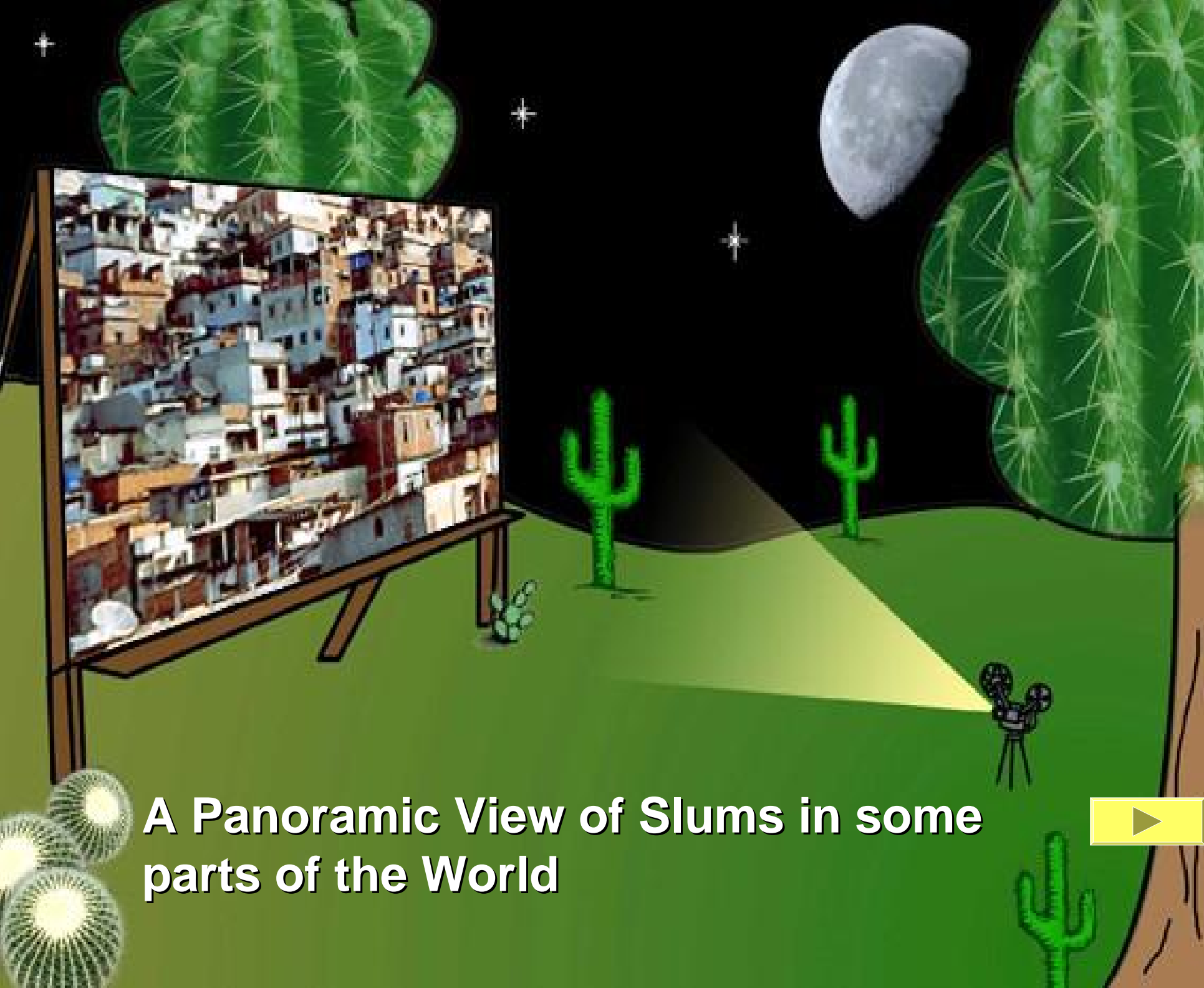
Request by UN Habitat

1. Programmes at IHS
2. Elements requiring attention
3. Addressing Transparency in Land Administration via training and capacity building
4. Impacts of international capacity building programmes on Land issues at national, regional, local levels.

TWO QUESTIONS:

Under a regime of extreme informality, how can we address “land administration and transparency” in a realistic and sustainable manner in African cities?

And give a response to capacity building needs that helps to empower local governments and local institutions in charge of urban management in African cities?



A Panoramic View of Slums in some parts of the World



1.

Programmes offered by IHS:

**Addressing the land-related problems
through international training in
Rotterdam and abroad!**

FOCUS:

Land Policy, Land Management and Land Development Strategies

Formal and Informal Land Supply Systems

Land
Markets

Governance

Citizen
Participation

Other cross-
cutting issues

Degree
Courses

Short
Courses

Executive
Courses

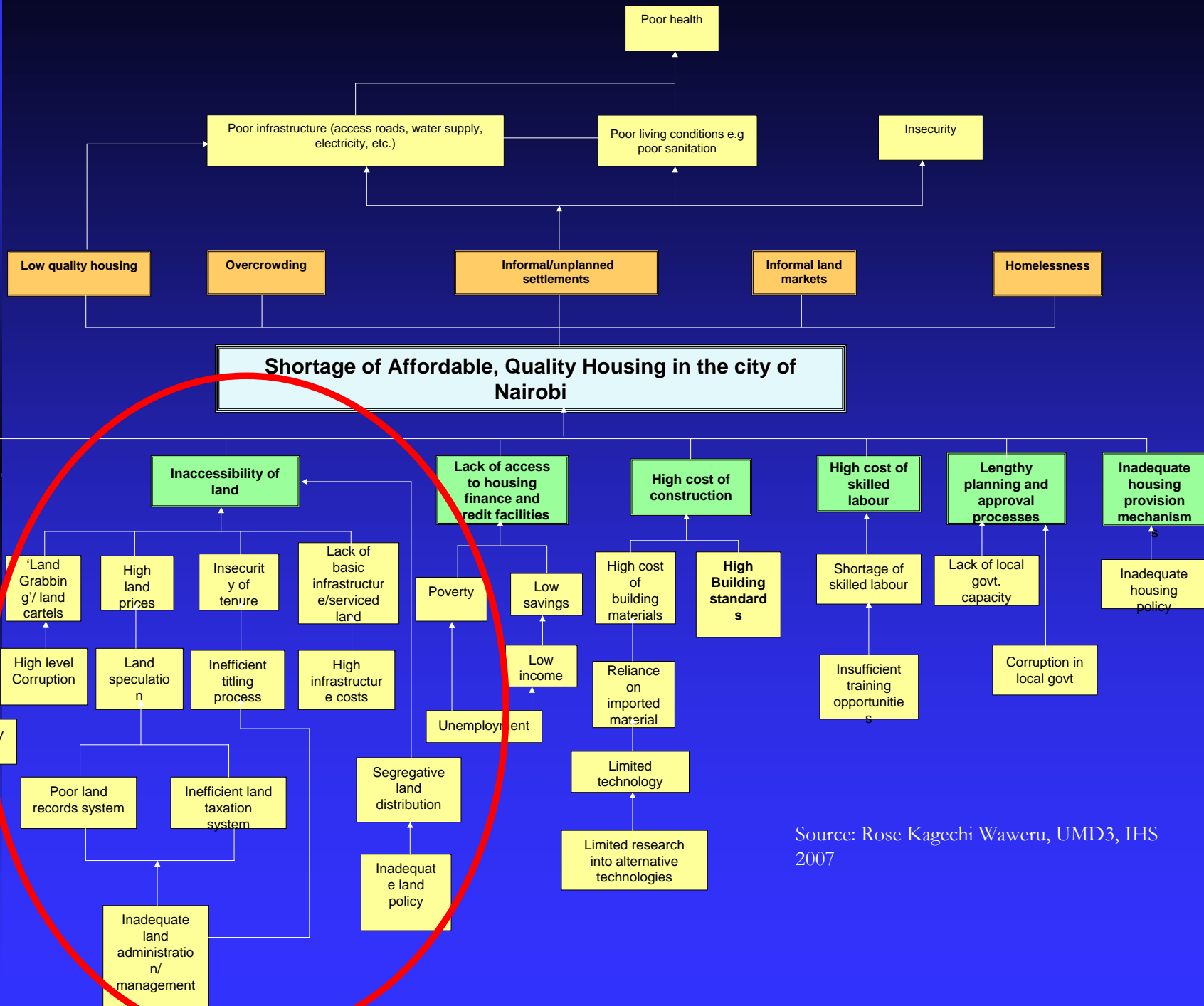
Tailor-made
Courses



2.

Perceptions of the Land Question

References for a TNA-training needs
assessment!

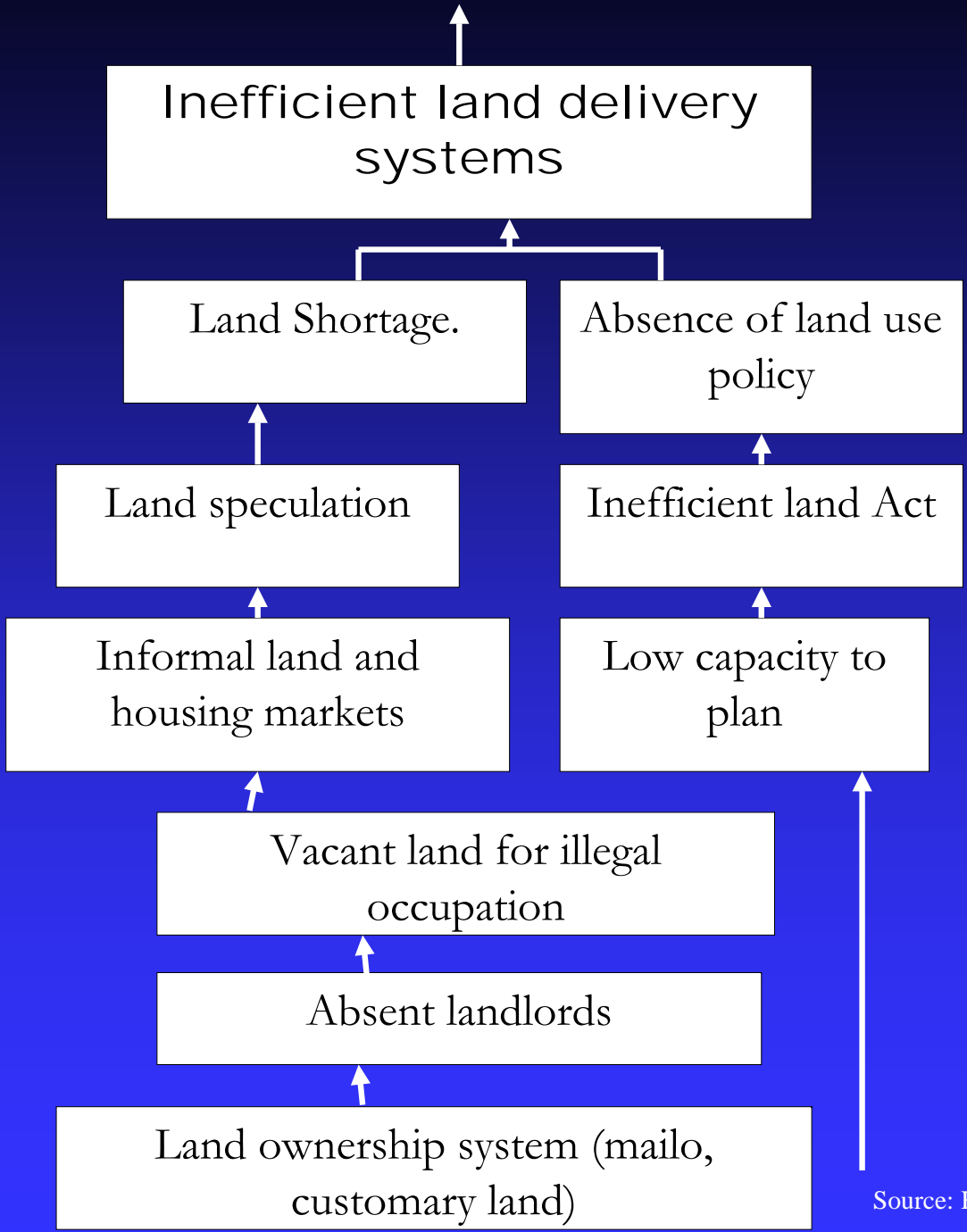


Source: Rose Kagechi Waweru, UMD3, IHS 2007

Shortage of Affordable, Quality Housing in the city of Nairobi



Source: Rose Kagechi Waweru, UMD3, IHS 2007



Source: Kamba Ankunda, UMD3, IHS, 2007

CONSEQUENCES

EXCLUSION OF LOW INCOME GROUPS in Lusaka

CORE PROBLEM

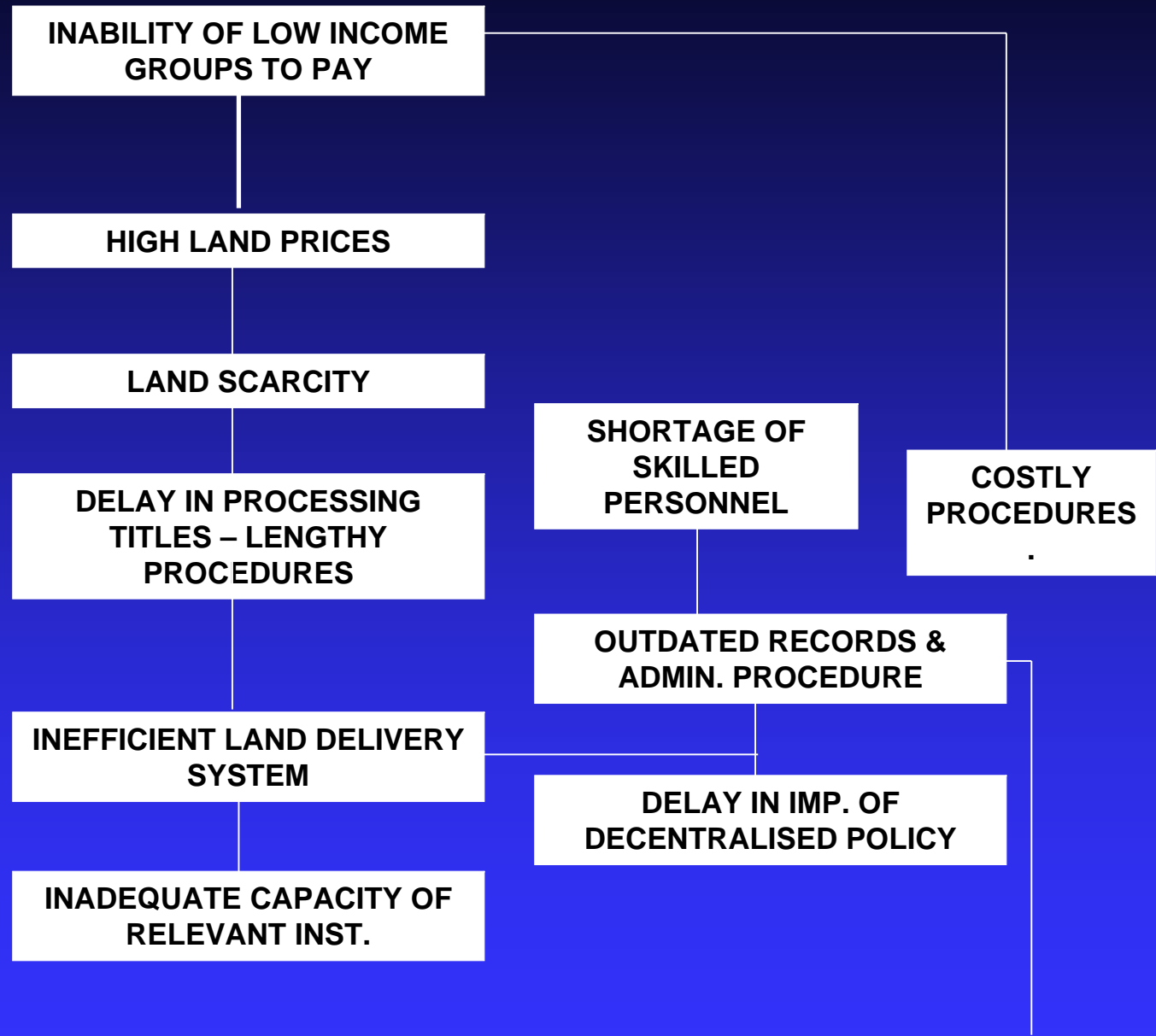


31/01/2007

claudio acioly <c.acioly@ihs.nl>

EXCLUSION OF LOW INCOME GROUPS in Lusaka

EXCLUSION OF LOW INCOME GROUPS in Lusaka



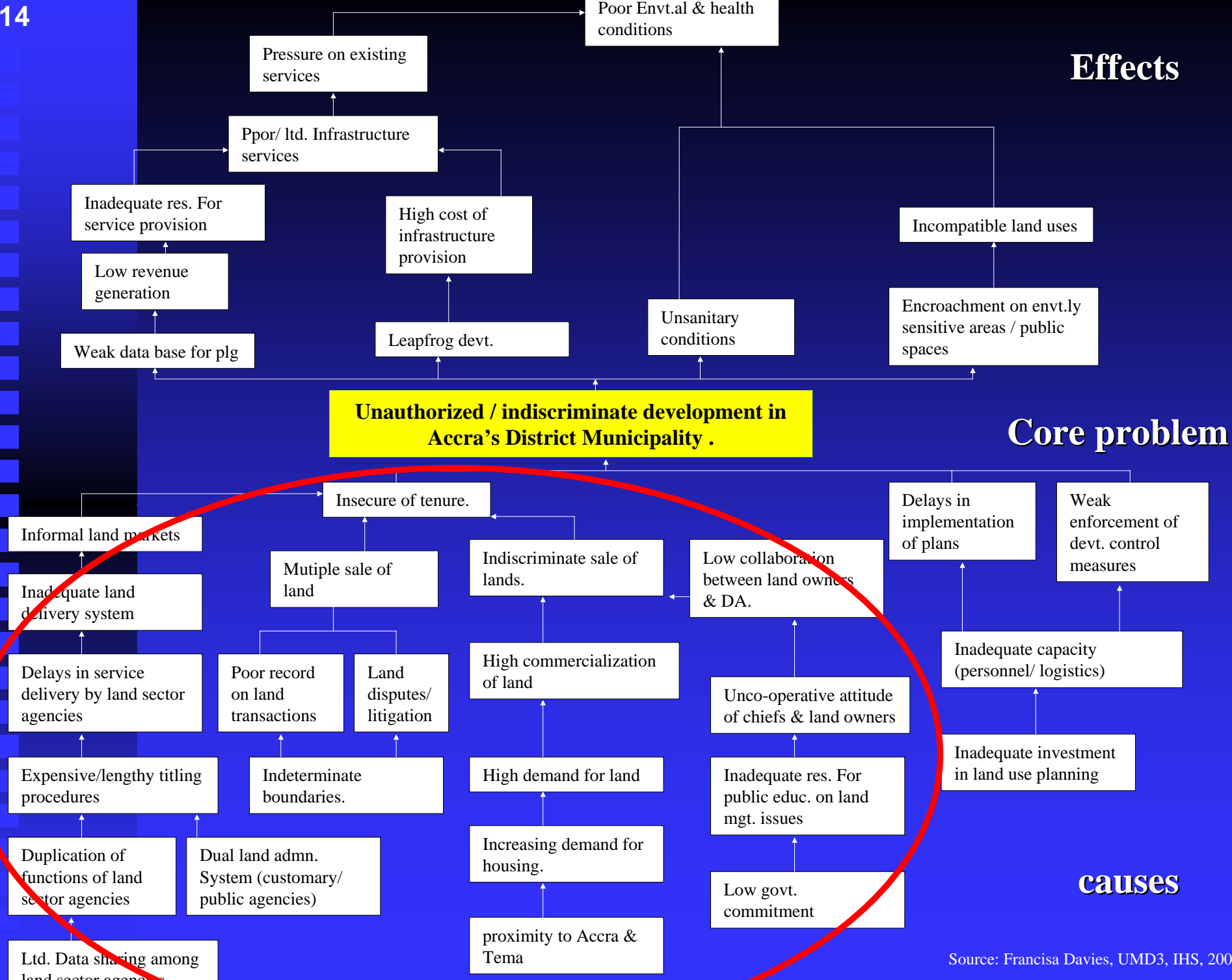
Source: Mphangela Tembo, UMD3, IHS, 2007

Effects

Unauthorized / indiscriminate development in Accra's District Municipality .

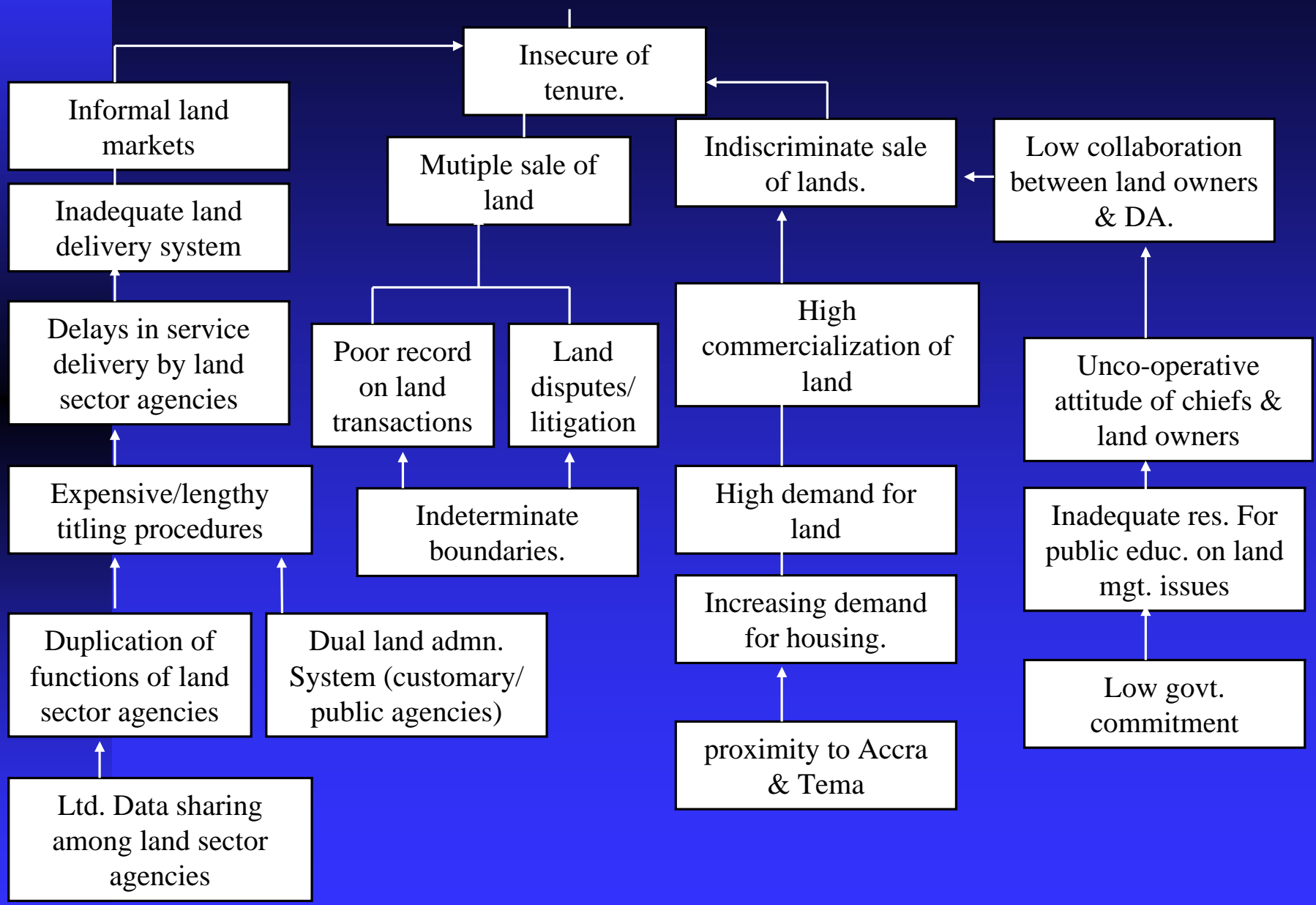
Core problem

causes



Source: Francisa Davies, UMD3, IHS, 2007

Unauthorized / indiscriminate development in Accra's District Municipality .



Conclusions

1. High level of informality
2. Scarcity of Land (serviced)
3. Informal Markets
4. High land prices
5. Dual tenure system
6. Absence of market institutions
7. Inadequate registration systems
8. Absence of policy
9. Weak capacities

3.

Transparency in Land Administration:

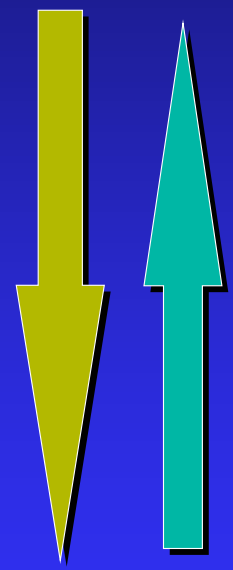
Addressing the problems via training and
capacity building

Recife	NGO's, Civil Society Initiative, PRE-ZEIS Participatory Land Management
Davao	NGO's direct land purchase, federations of the poor
Bogota	Value Capture (plusvalia) legislation
Bissau	Neighbourhood committees (land disputes)
Rio de Janeiro	Street-based Residents' committees on post- upgrading
Brazil	Participatory urban development planning, City Statute, ZEIS

Urgent Change in the logic of the game!

- 1. Cadastre & Land Use Decision
- 2. PLANNING
- 3. INFRASTRUCTURE
- 4. CONSTRUCTION
- 5. OCCUPATION
- 6. Registration

- 1. OCCUPATION
- 2. CONSTRUCTION
- 3. Formalisation
- 4. INFRASTRUCTURE
- 5. PLANNING
- 6. Cadastre

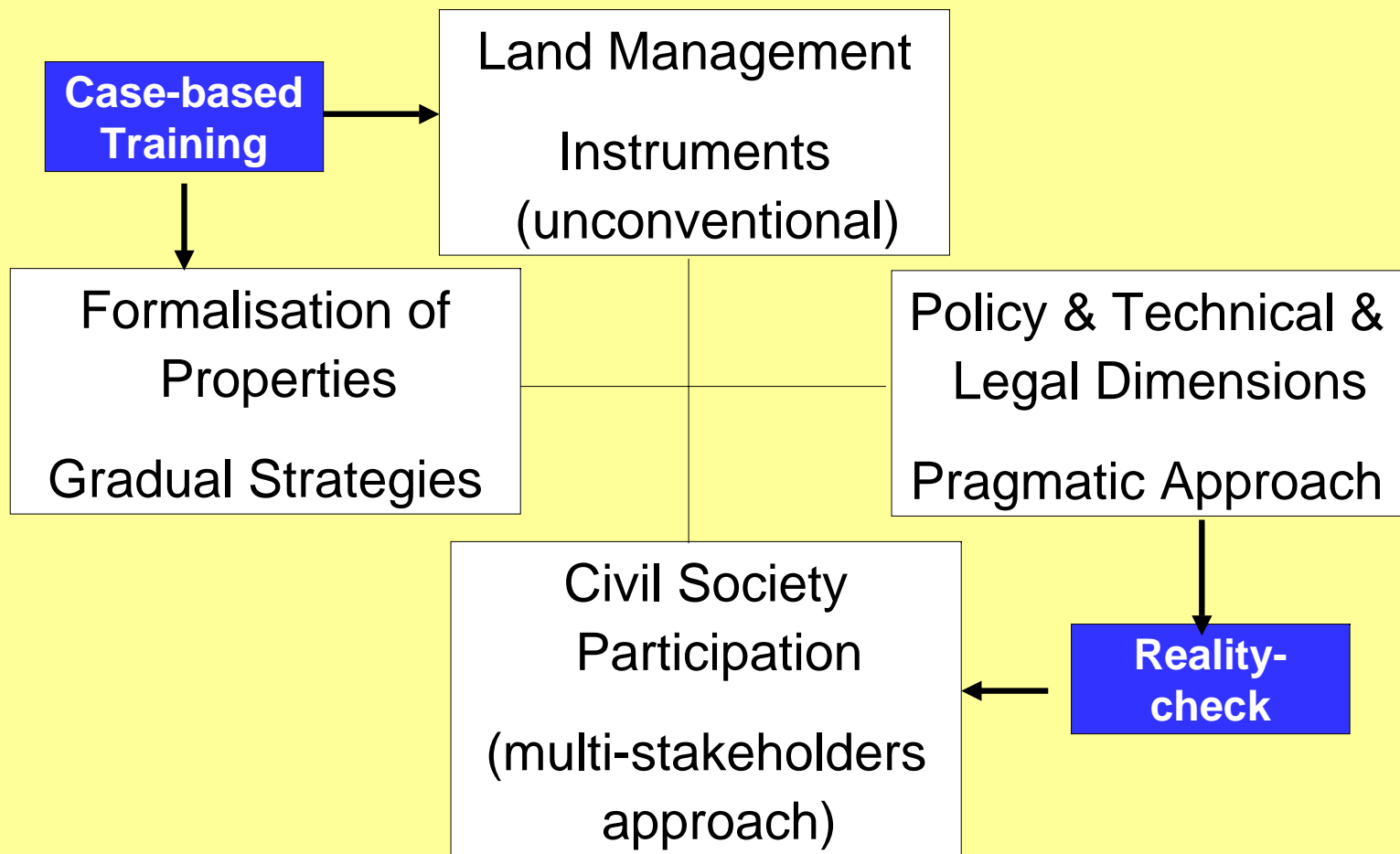


***FORMAL
URBANIZATION***

***INFORMAL
URBANIZATION***

A possible agenda

Understanding the Logic of Informal Land Markets



Understanding the Informal Land Supply Systems

4.

Impacts of International Capacity Building Programmes:

**Monitoring and feedback is a continuous
challenge.**

Conclusions

1. South Africa (Cape Town): public debates, radio programmes and advocacy on land market transparency
2. Philippines (Manila): national newspaper and publication on right-based approaches and different mechanisms to regularisation of informal settlements
3. Argentina (Rosario): citywide upgrading approach and land regularisation programme
4. Colombia (Bogota): land capture legislation and political agenda