

Objectives

- To highlight urbanization trends and their implication on land management
- To provide an overview of urban land issues and the land dimension of slum phenomena with a view to facilitating assessment of the same in South Sudan
- To share information on policies and interventions employed to improve urban land management in general and mitigate the growth of slums in particular

Outline

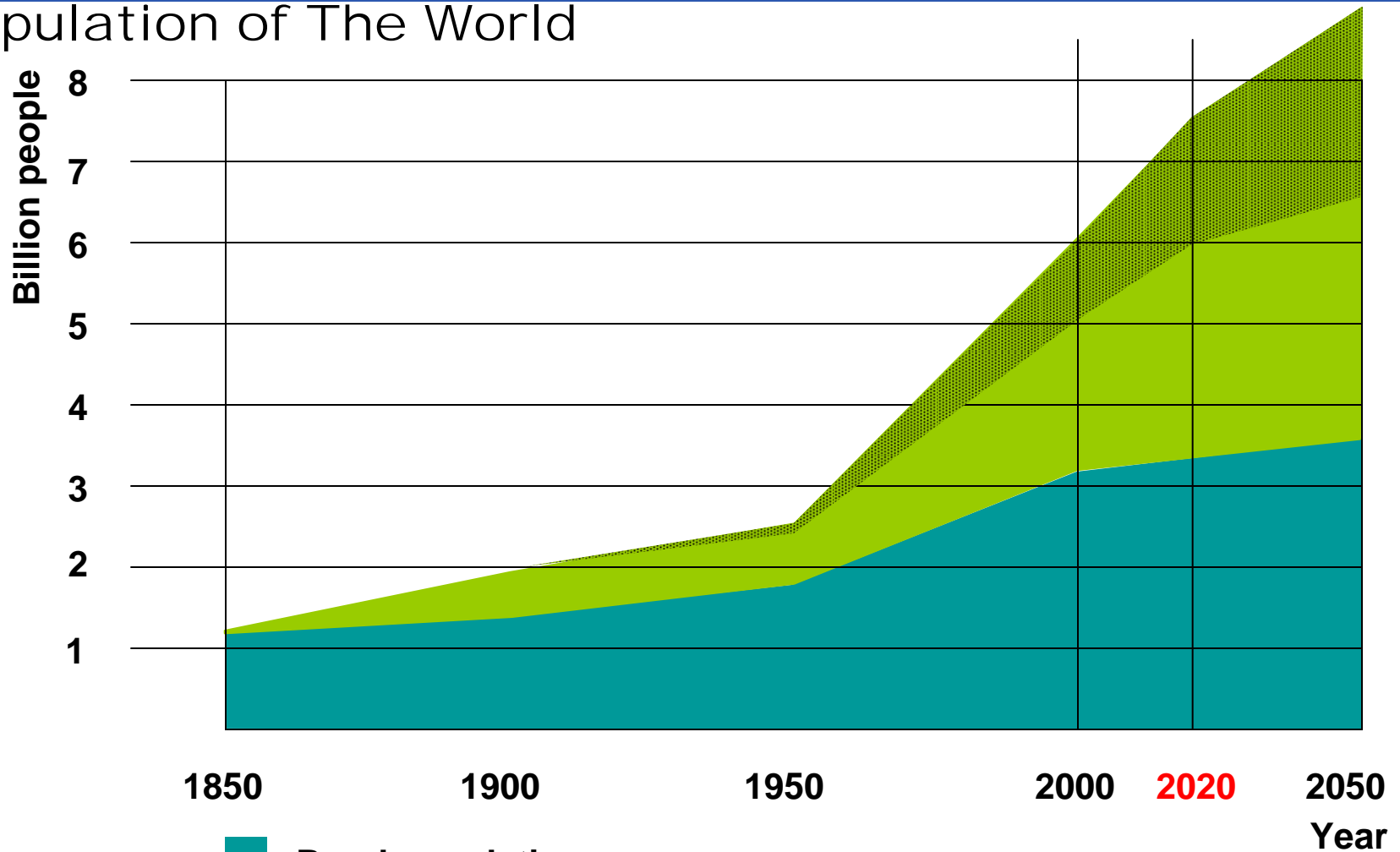
- Objectives
- Urbanization trends and their implication on land management
- The land and informal settlements nexus
- Actors and interests in urban land management
- Land markets and informal settlements

Urbanization trends and their implications

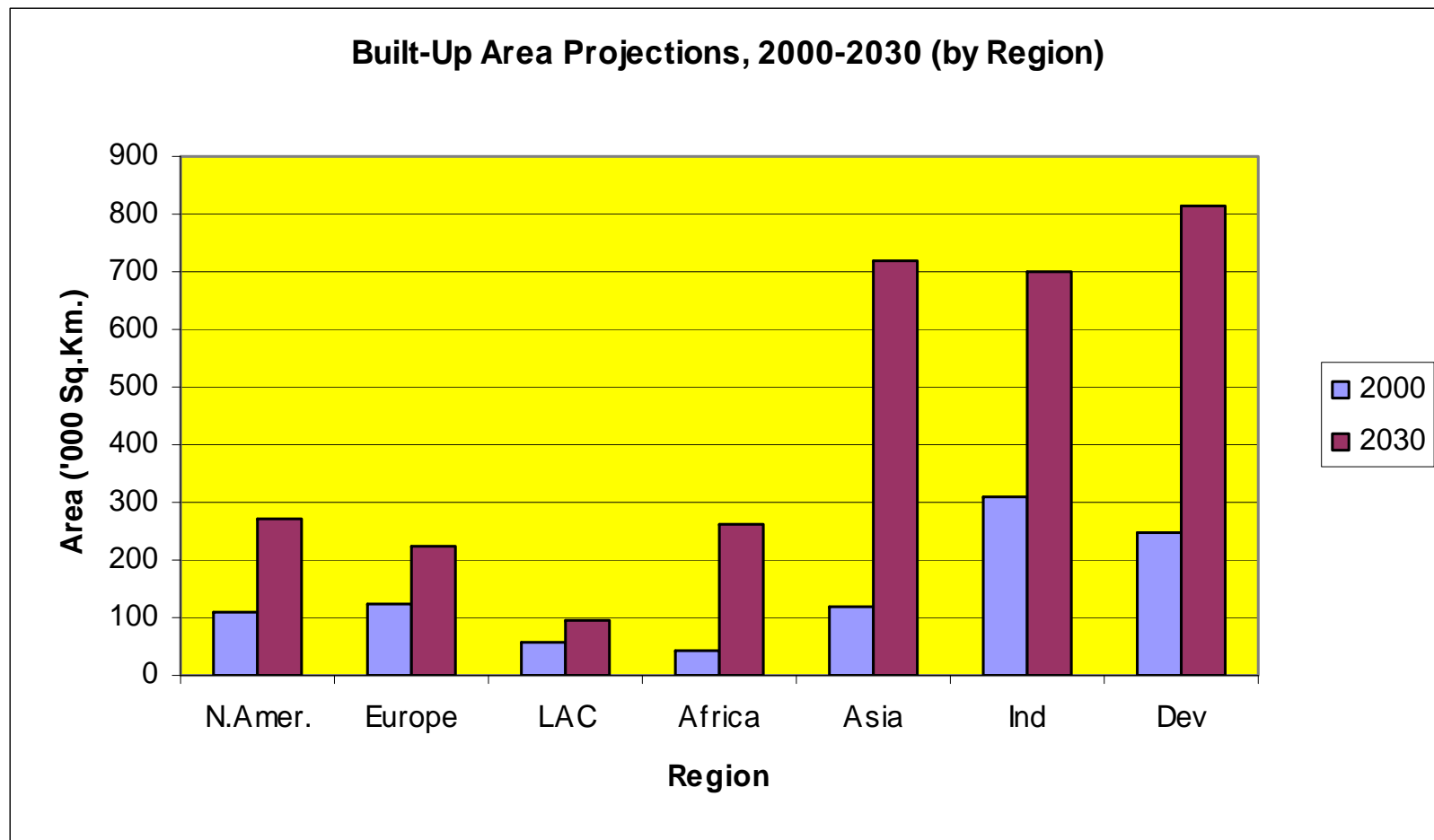
- Developing world in general and Africa in particular are fast urbanizing with 70% of the population projected to live in cities in 2050. This will for the most part take the form of slums and occur in medium-sized cities (100 000 – 250 000)...in places like Juba.
- 1 billion people (32% of the world's population) living in slums/informal settlements; Slum population expected to rise to 1.4 billion in 2020 or possibly 2 billion in 2030;
- Goal 7, Target 7d aims to: "Achieve significant improvement in the lives of at least 100 million slum dwellers, by 2020. This is achievable,
- The MDG target is achievable, but terribly inadequate. Why? Because the situation could be 30% *worse* in 2020 than it is at present.
- Global urban population increase (2000-2030).....72%
- Global built up area growth (2000-2030)....175

Urbanization trends

Population of The World

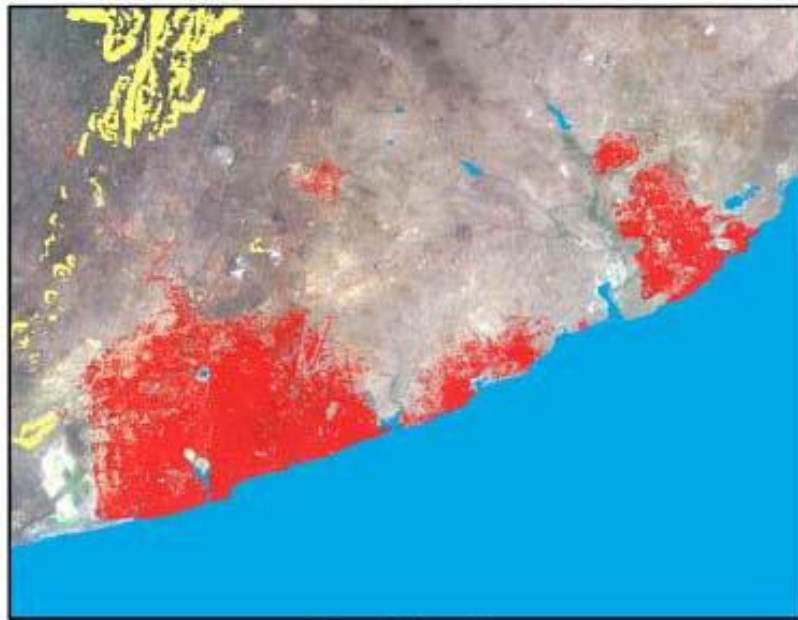


Trends and implications: growing demand for land and diminishing supply of serviced land/ growth of built-up areas / urban expansion



Source: The Dynamics of Global Expansion. World Bank 2005.

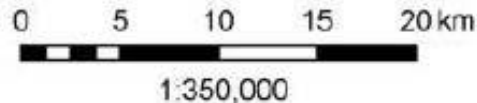
Trends and implications : Expansion of Accra (Ghana) 1985-2000 - more demand for land due to increases in population and built-up area



T₁: 6-Mar-85



T₂: 4-Feb-00



Measure	T ₁	T ₂	Annual
			% Change
Population	1,882,990	2,789,380	2.67%
Built-Up Area (sq km)	133.35	344.26	6.56%
Average Density (persons / sq km)	14,120.39	8,102.64	-3.66%
Built-Up Area per Person (sq m)	70.82	123.42	3.79%
Average Slope of Built-Up Area (%)	3.11	3.11	0.01%
Maximum Slope of Built-Up Area (%)	12.28	12.28	0.00%
The Buildable Perimeter (%)	0.71	0.73	0.15%
The Contiguity Index	0.69	0.80	1.01%
The Compactness Index	0.68	0.61	-0.75%
Per Capita Gross Domestic Product	\$1,325.50	\$1,836.23	2.21%

Urbanization trends and their implications

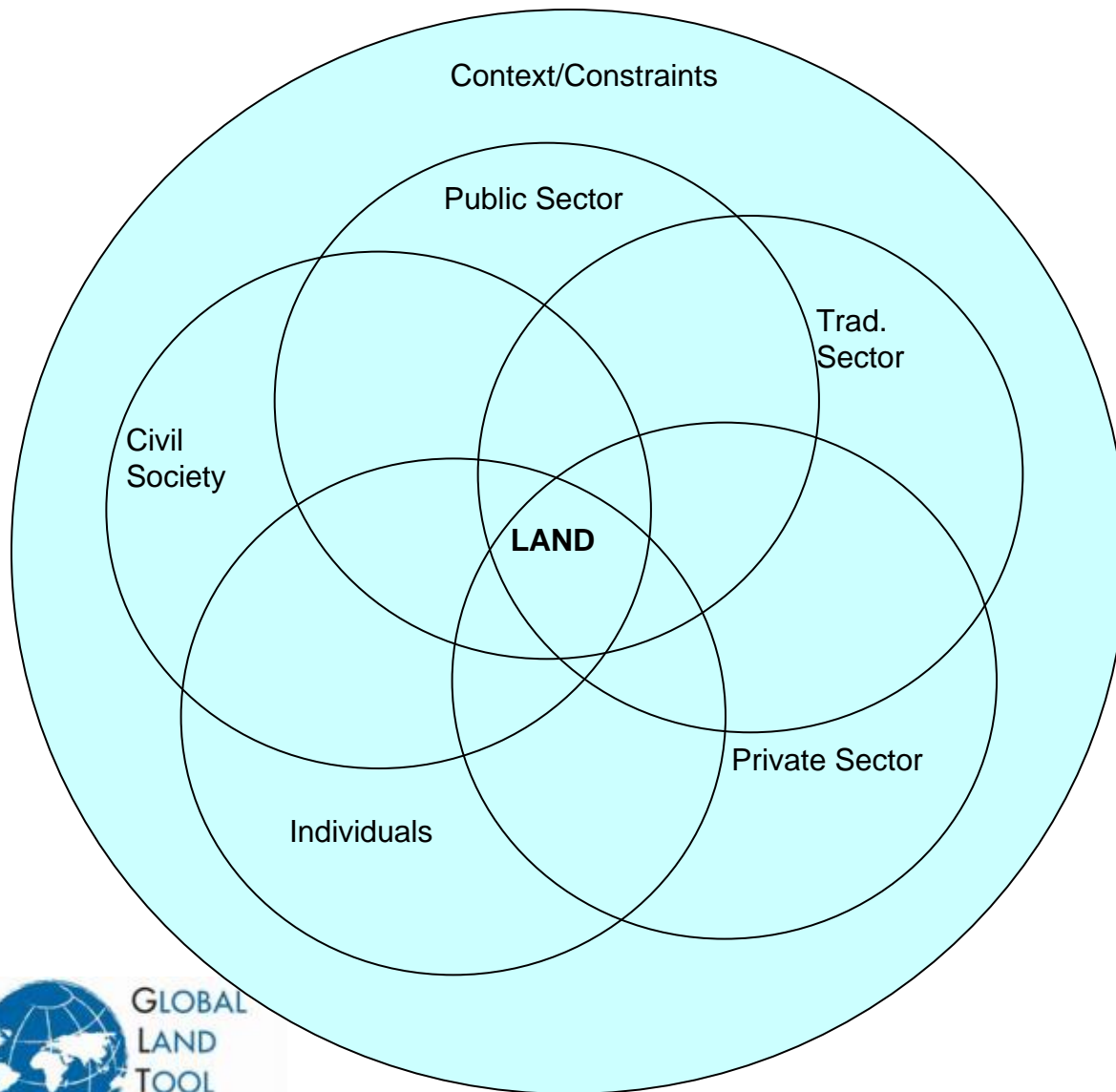
- Urban managers are required to avail more land to meet fast growing demand for investment, housing, infrastructure, services, etc
- Healthy urban development entails provision of
 - Serviced land (roads, water and sanitation, power, schools and other social services)
 - Affordable (to the urban poor in particular)
 - Reasonably located (close to employment and business opportunities)
- Most urban managers are ill-equipped to meet the growing demand
- Due to reactive (rather than proactive) measures, which are also inadequate urban problems in developing countries are getting more complex
 - Slums
 - Rising crimes and insecurity
 - Traffic congestion
 - water, power, etc shortage

Urbanization trends and their implications

Urban land can be delivered in through:

- Administrative allocation
- Land market
 - **Sales, rental** (short term rentals and can include share cropping, lease (long term))
 - **Formal** (through land registries and transaction notaries and involving transfer fees and taxes), **informal** (one-on-one or having trusted community members as witnesses; no formal payments)
- Taking – squatting and invading public/private land
- Land grabbing

High level view of actors in landalmost all sections of society



Context / constraints refer to history, politics, economy, policy, law, customs, etc

Note that actors have own as well as common interests; exclusive land rights don't exist; hence the concept of triple R (RRR).

Unpacking actors and interests in land : an inside view



Actors and examples of interest in urban land

Public sector

- Finance department : revenue maximization through land / property taxation, collection of lease, sale of public land, etc.
- Planning department: prevent new slums through land use control/forceful removal of squatters (evictions); improvement of slum via upgrading; redevelop deteriorated areas - gentrification; relocation of vulnerable settlements
- Public works: free or 'cheap' land for infrastructure – roads, parks, playgrounds
- Utilities: free or cheap land for services (to lay water, power, etc mains; sanitation trunks; communication cables)
- Mayor: implementation of master plan or CDS; coordination of government departments; oversight on land management / administration
- Politician: policy that would bring more votes; high level oversight on land systems on behalf of citizens

Actors and examples of interests in urban land

Citizens / land users

- Business : land in accessible and attractive location
- Rich : residential tracts away from the poor (gated) and downtown noise
- Developers / land speculators: appreciation of real estate portfolio; cheap acquisition of additional properties
- Middle class: land close to infrastructure and services
- The poor : shelter and space to earn a livelihood
- Slum dwellers : services and infrastructure; recognition of property rights; relocation to less vulnerable areas, but close to employment opportunities
- Traditional authorities/chiefs: keep access to land in the community; award tracts to those that bring fortunes to the chief/the village

Urban land management

- Almost all urban activities take place on space – have land management implications
- Different actors and interest – don't always operate in harmony; interests clash and actors find themselves on collision course
- Interests and actors in real world are far larger and more complex than captured in the illustration
- Roles of urban land managers is to manage these diverse actors and their many interests on behalf of society
 - Economic efficiency
 - Social equity
 - Environmental sustainability

Urban Land issues

- No or limited access to affordable and reasonably located land
- Insecurity of tenure emanating from a variety of sources including forced evictions undertaken to make way for vested interests/ more 'decent' spatial form;
 - Access and insecurity problems have mainly deprived the poor, but affecting business as well: poor access to land is the biggest barrier to business as reported by 57% of enterprises in Ethiopia, 25% in Tanzania and Kenya
- Inequality in land distribution (e.g., land gini in Kenya is 0.7-0.8);
- Weak land governance and legal framework:
 - proliferation of conflicting / overlapping laws;
 - colonial laws;
 - uncoded customary laws in expansion / peri-urban areas;

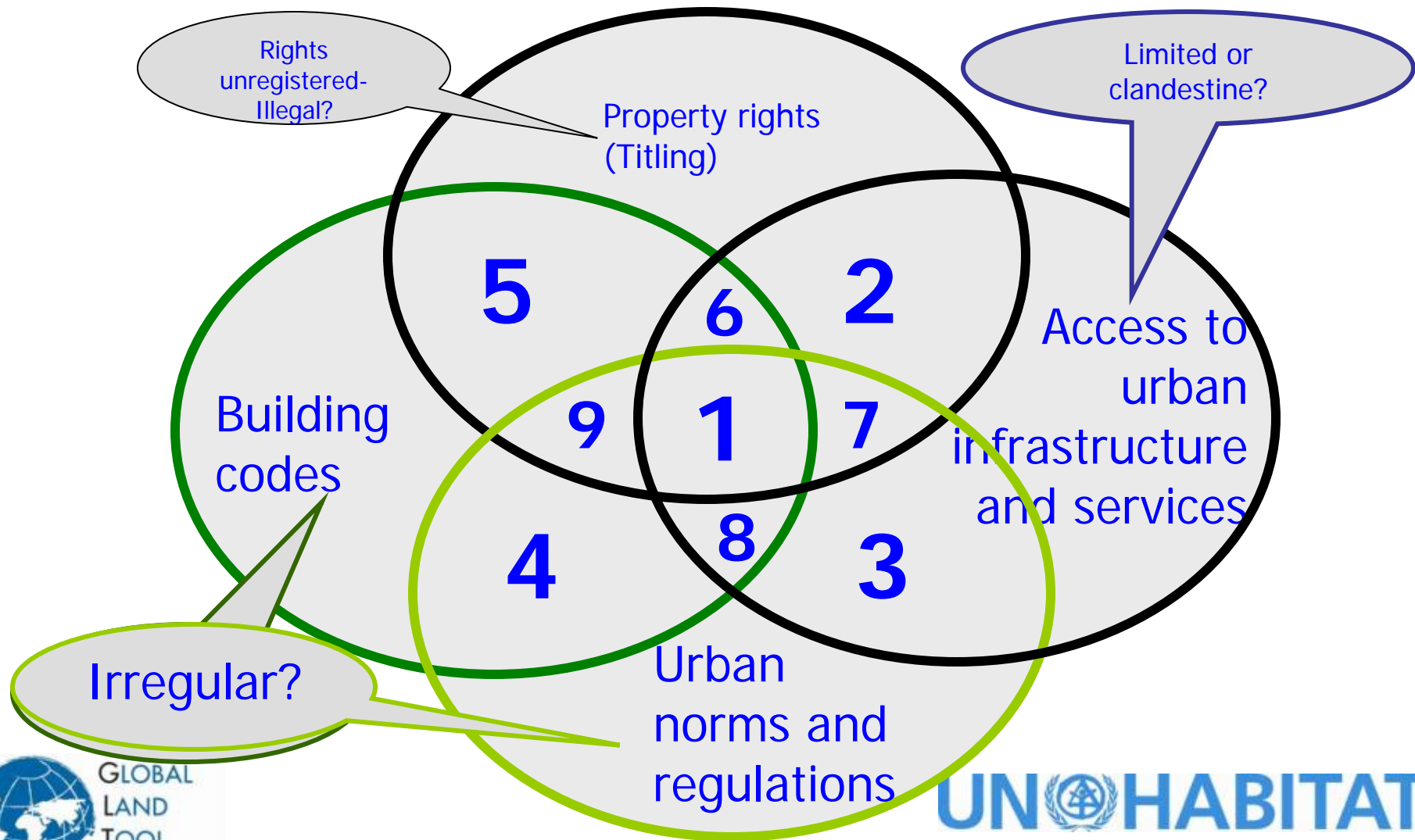
Urban land issues

- Failed land administration whose emphasis has for the most part been on large-scale, systematic individual land-titling;
 - led to 'land grabbing' by the elite,
 - entrenched inequality,
 - extinguished collective and secondary rights
- **Rising informality** (> 4.53% in Africa)
 - Informality (the market dimension) - much of the market in African cities is informal and unregulated (e.g. Kenya – tenancy rate in Nairobi slums 90% with US\$31 million paid in rents annually – more than the budget of the city hall)
- Development in environmentally vulnerable locations (areas threatened by floods, land slides and other natural hazards)
- Exclusion of women

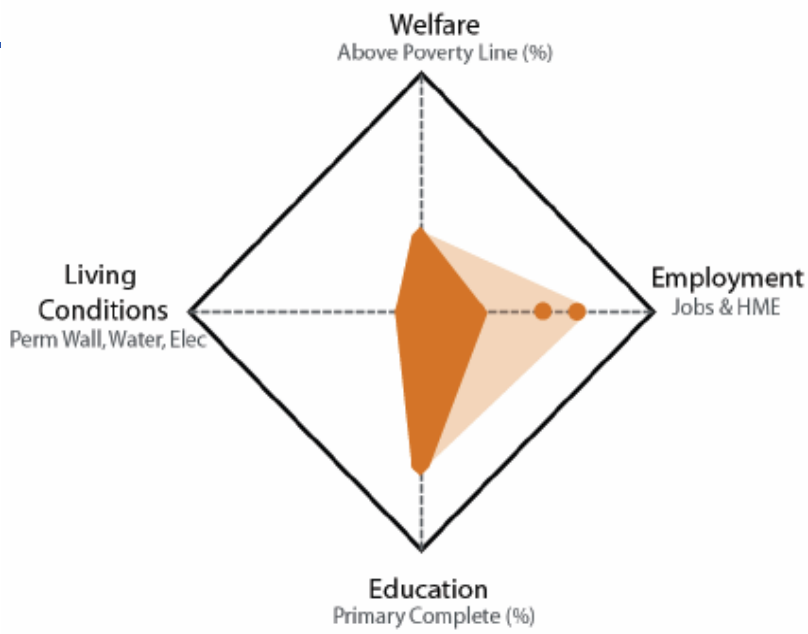
Informal settlements

- Settlements with one or more of the following deprivations
 - Lack of access to improved water supply
 - Lack of access to improved sanitation facilities
 - Poor structural quality and durability of buildings (non durable housing)
 - Insufficient living space (more than 3 persons sharing the same room)
 - Security of tenure
- Degree of deprivation :
 - Moderate (1 of the above)
 - Severe (2 of the above)
 - Extreme (3 or more)
- Slum cities : cities where slum dwellers constitute the majority of the population (as opposed to pockets)
- Informal settlements are poor people's coping mechanisms to access housing; a practical solution to shelter problems in fast growing urban area; there are lessons that urban managers need to learn from the informal delivery of land and housing.

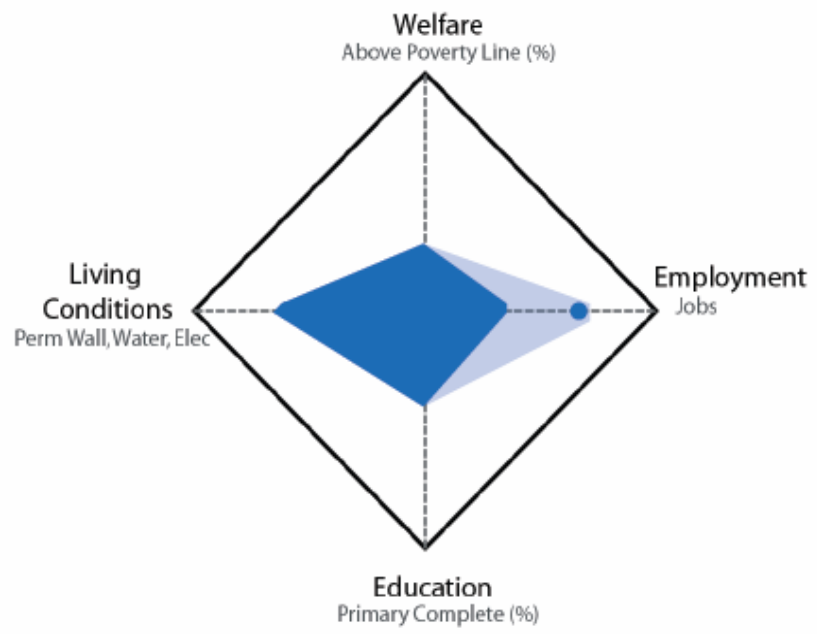
Dimensions of informality



Informal settlements are not homogenous: the need for nuanced analysis and interventions



Nairobi

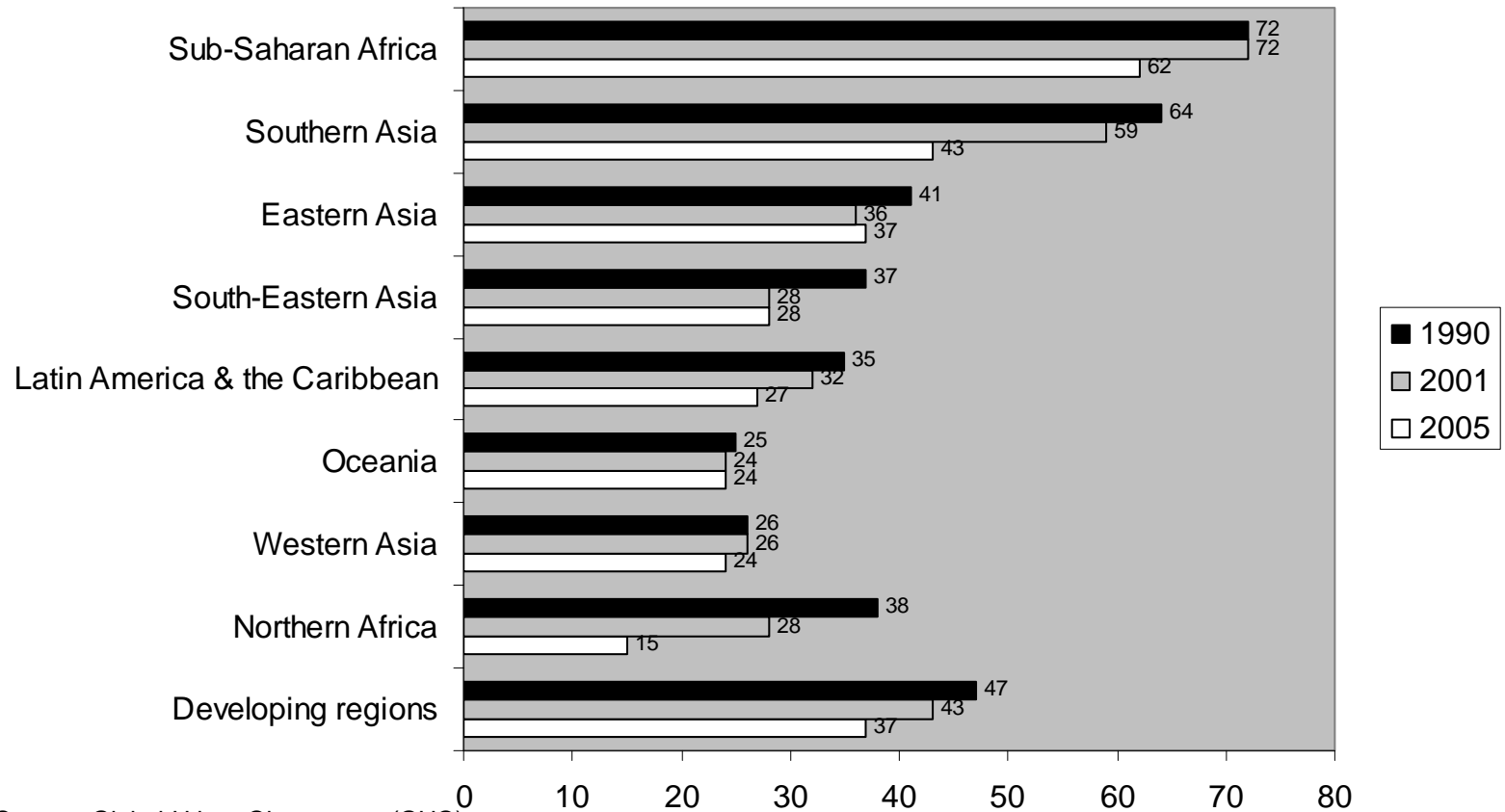


Dakar

Sumila Gulyani-May 2007

State of informality : some examples

Urban population living in slums condition, 1990, 2001 and 2005

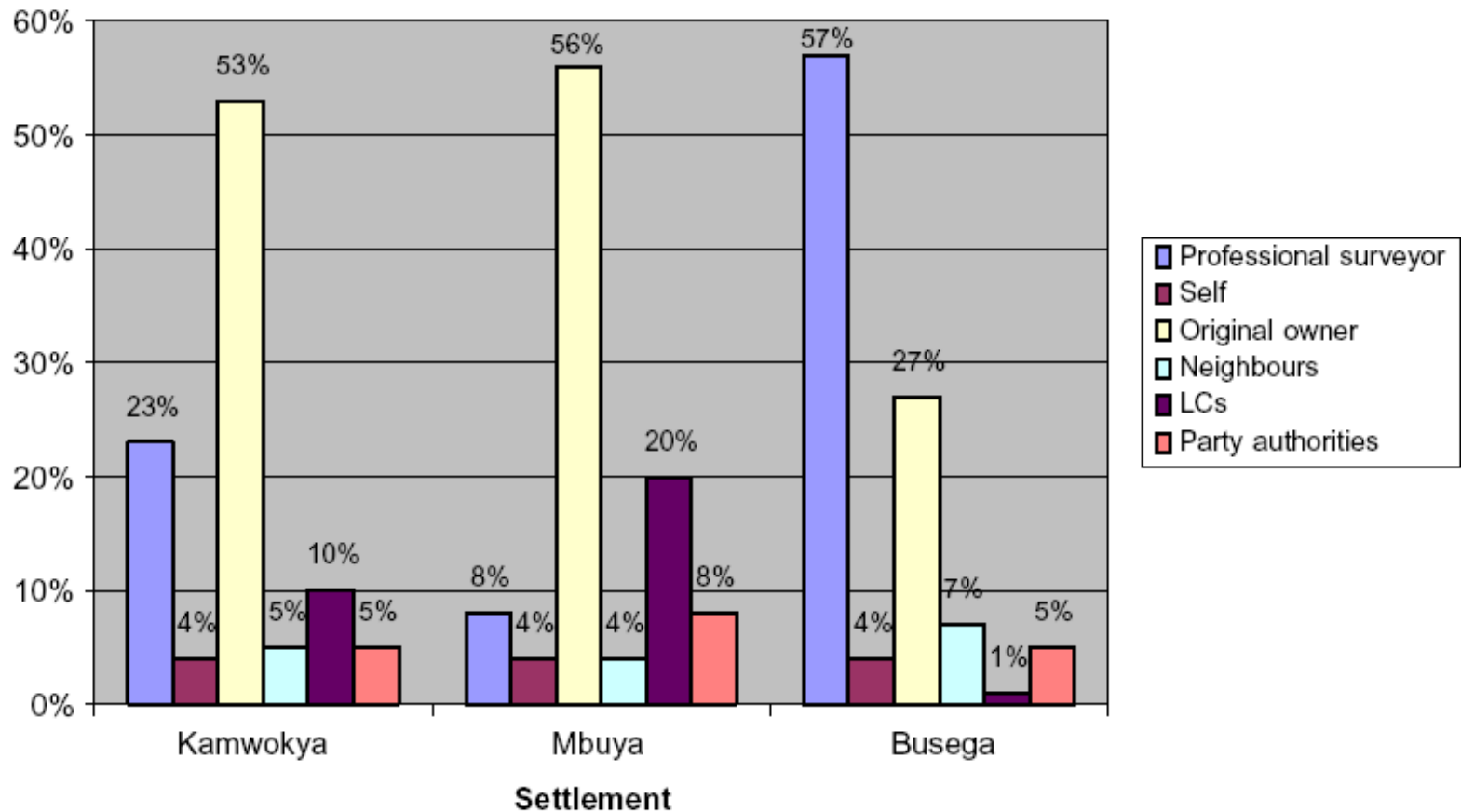


Source: Global Urban Observatory (GUO)

State of informality : some examples

Country	Urban pop	Slum pop	%
Sudan	14 771 000	13 914 000	94.2
Central Africa Republic	1 563 000	1 446 000	94.1
Chad	2 463 000	2 247 000	91.3
Ethiopia	12 370 000	10 118 000	81.8
Ethiopia	18 476 000	14 115 000	76.4

Informality in land administration: plot demarcation and adjudication in three informal settlements, Kampala, Uganda



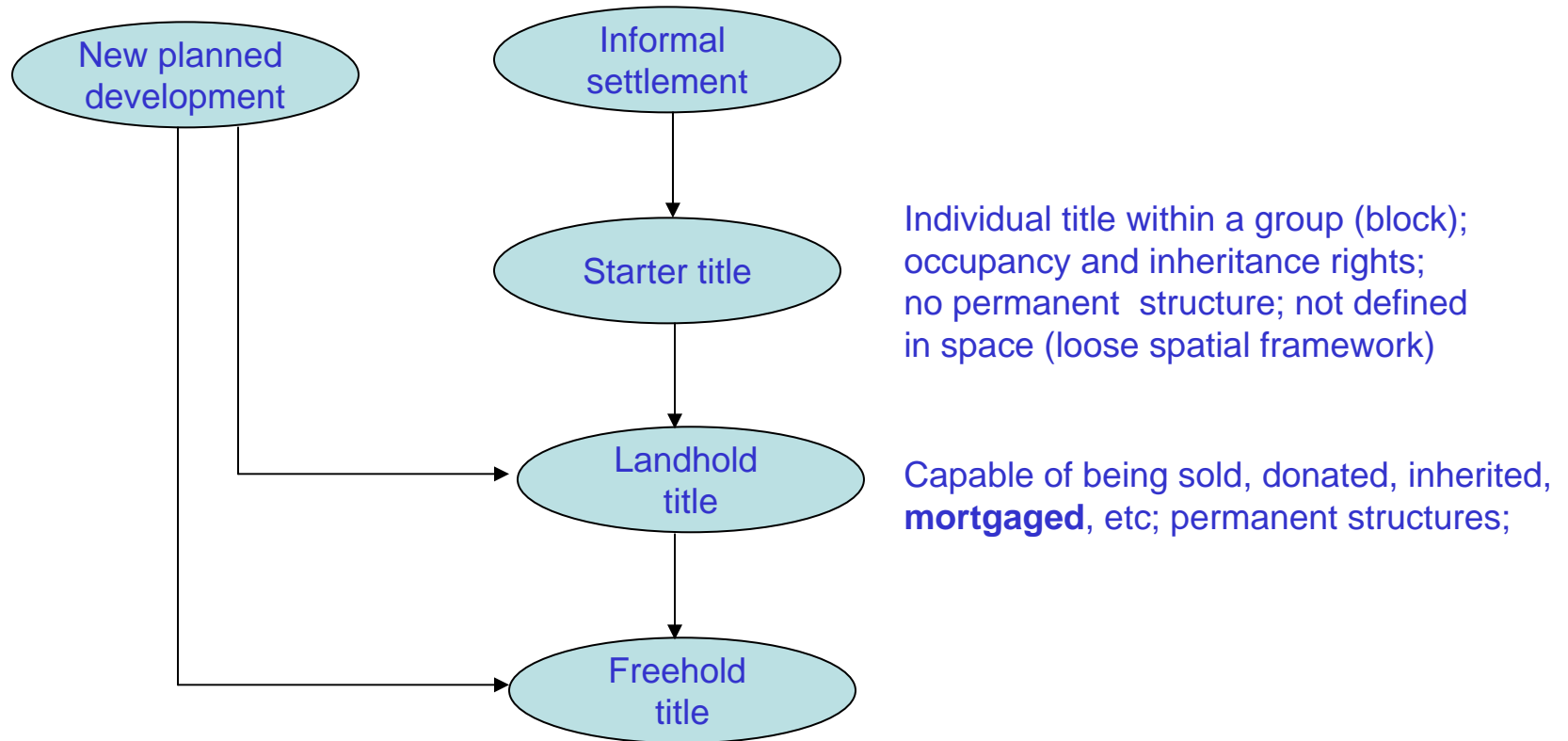
Some determinant of informality

- Rapid urban growth with out the requisite urban infrastructure; failure to anticipate growth and the resultant huge shortfall in supply of serviced land
- Urban poverty (a function of income, employment, etc) negatively affects access to affordable serviced land/housing
- Complex and unrealistic land use regulations, planning norms and land administration procedures (e.g. restriction on subdivision)
- Expensive and/or time-consuming bureaucracy – lengthy transaction; too many requirements; exorbitant fees and costs including bribe;
- Inheritance or transfer taxes or fees encourage people to start to go and get used to the informal route

Factors that contribute to informality

- Failure formal routes (including land markets) to provide access
- Informality begets informality (e.g., collateral requirements of financial institution vis-à-vis land registry documents)
- Restrictive legislations on transactions (lease, rental, sale, inheritance, etc)

An example of an incremental (step-by-step) tenure change



The way forward

- Revisit State's role in land in the context of land policy reforms (Africa land policy framework); positive relationships between less dominant public sector involvement in land development and better land market outcomes (Bank research finding);
- A flexible and inclusive land registration and cadastral system (preferably hosted in 1 location; or linked (through IT) and operating from single window)
- An improved transactions processing (reduction of procedures / steps to register rights)
- Improving infrastructure and public services (eg water, sanitation and electricity) is also vital.

The way forward

- Recognize and support property rights in informal areas
- Innovative land management approaches including land value capture
- Use incentives and encourage the development of peri-urban land, or empty publicly owned land.
- Reduce regulatory constraints imposed by inappropriate planning standards, regulations and administrative procedures.
- Regularizing and upgrading informal settlements as opposed to neglect or demolition
- Enabling people to live in their present locations. Where relocation is essential, it should be close to the existing location.
- Regularization shouldn't raise land values significantly. If this is likely, consider appropriate tenure to prevent dispossession.

Thanks!