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FOR A BETTER URBAN FUTURE

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Claudio Acioly jr.
Head Capacity Development Unit

Street-led Citywide Slum Upgrading:

streets as tool for urban transformation

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United Nations Human Settlements Programme

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www.unhabitat.org

A.

A Virtuous Cycle of Capacity Building in Slum Upgrading:

From strategy to practical application in citywide slum upgrading.

Virtuous Cycle of Capacity Development

STRATEGY PAPER

A street-led approach to citywide slum upgrading.

Streets as tools for urban transformation in slums

Knowledge

Research

PRACTICAL GUIDE:

Designing, Planning Managing & Executing Citywide Slum Upgrading Programmes

Technical Assistance to strengthen capacities of City Governments:
Policy Development
Institutions
Human Resources

Knowledge | **Skills**

Tools

Application

TRAINING OF TRAINERS:

Designing, Planning Managing & Executing Citywide Slum Upgrading Programmes

Skills

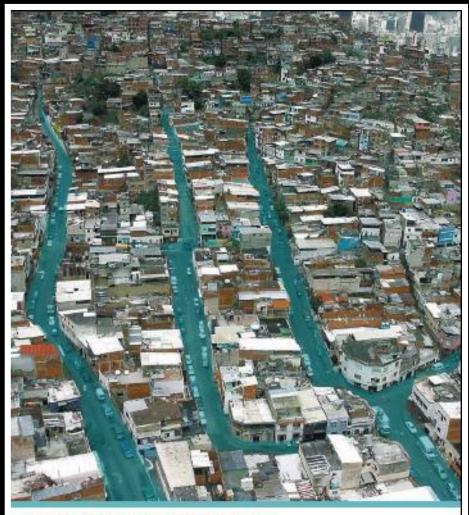**Institution building**

TRAINING MODULE:

Designing, Planning Managing & Executing Citywide Slum Upgrading Programmes

STREETS AS TOOLS FOR URBAN TRANSFORMATION IN SLUMS:
A STREET-LED APPROACH TO CITYWIDE SLUM UPGRADING

UN⊕HABITAT
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A PRACTICAL GUIDE TO DESIGNING, PLANNING, AND EXECUTING CITYWIDE SLUM UPGRADING PROGRAMMES
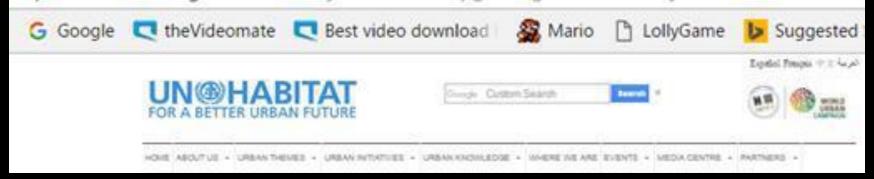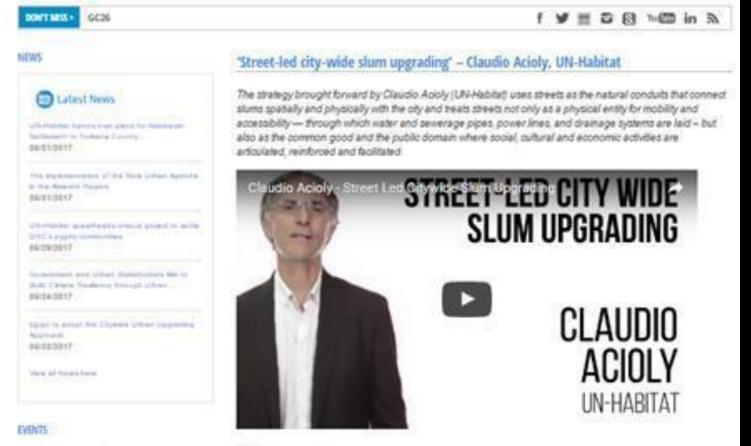
UN⊕HABITAT
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DESIGNING AND IMPLEMENTING STREET-LED CITYWIDE
SLUM UPGRADING PROGRAMMES

A TRAINING MODULE COMPANION

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https://unhabitat.org/urban-knowledge/urban-lectures/

STREET-LED CITY WIDE SLUM UPGRADING — CLAUDIO ACIOLY, UN-HABITAT	MAKING ROOM FOR A PLANET OF CITIES — SHLOMO ANGEL, STERN SCHOOL OF BUSINESS, NEW YORK UNIVERSITY	SLUMS – PAST, PRESENT & FUTURE — EUGENIE BIRCH, UNIVERSITY OF PENNSYLVANIA
TRANSFORMING CITIES WITH TRANSIT — ROBERT CERVERO, UNIVERSITY OF CALIFORNIA, BERKELEY	CITIZEN ROLES IN RESILIENT CITIES — RON DEMBO, ZEROFOOTPRINT	INCREMENTAL HOUSING – THE NEW SITE & SERVICES — REINHARD GOETHERT, MASSACHUSETTS INSTITUTE OF TECHNOLOGY (MIT)
THE NOTION OF PROSPERITY — MOHAMED HALFANI, UN-HABITAT	PARTICIPATION IN PRACTICE — NABEEL HAMDI, OXFORD BROOKES UNIVERSITY	HANDMADE ARCHITECTURE AS A CATALYST FOR DEVELOPMENT — ANNA HERINGER, UNESCO CHAIR FOR EARTHEN ARCHITECTURE
PRO-POOR SOLID WASTE MANAGEMENT — MARIJK HUYSMAN, INSTITUTE FOR HOUSING AND URBAN DEVELOPMENT STUDIES (IHS)	A RIGHTS-BASED APPROACH TO URBAN DEVELOPMENT — URBAN JONSSON, THE OWLS	CITY PROSPERITY INITIATIVE — EDUARDO MORENO, UN-HABITAT
URBAN INFORMALITY – MARGINAL OR MAINSTREAM? — JANICE PERLMAN, THE MEGACITIES PROJECT	HOW CAN WE TRANSCEND SLUM URBANISM IN AFRICA? — EDGAR PIETERSE, UNIVERSITY OF CAPE TOWN	POST-INDUSTRIAL DYNAMICS AND URBAN HOUSING — HUGO PRIEMUS, DELFT UNIVERSITY OF TECHNOLOGY
FOSTERING RESILIENCE THROUGH COMMUNITY BASED INNOVATION — MARY ROWE, MUNICIPAL ART SOCIETY OF NEW YORK	FROM AGROPOLIS TO ECOPOLIS – TOWARDS REGENERATIVE CITIES — STEFAN SCHURIG, WORLD FUTURE COUNCIL	VALUE CAPTURE AS A LAND BASED TOOL TO FINANCE DEVELOPMENT — MARTIM SMOLKA, LINCOLN INSTITUTE OF LAND POLICY
ON COMPACT, INTEGRATED & CONNECTED CITIES — RAF TUTS, UN-HABITAT	10 THINGS DESIGNERS NEED TO WORK ON — CHRISTIAN WERTHMANN, LEIBNIZ UNIVERSITY HANNOVER	

PRINCIPLES OF PLANNED URBANIZATION — DR. JOAN CLOS, EXECUTIVE DIRECTOR UN-HABITAT	COMMUNITY EMPOWERMENT: TOO PRESSED TO WAIT — JANE WERU, EXECUTIVE DIRECTOR AKIBA MASHINANI TRUST	URBAN ECONOMY IN THE NEW MILLENNIUM — MICHAEL COHEN, THE NEW SCHOOL
ADDRESSING GLOBAL LAND CHALLENGES — CLARISSA AUGUSTINUS, GLOBAL LAND TOOL NETWORK UN-HABITAT	URBANIZATION & DEMOGRAPHICS: THE COORDINATION PROBLEM — ROBERT BUCKLEY, THE NEW SCHOOL	MASS HOUSING REQUIRES MASS HOUSING FINANCE — MARJA HOEK-SMIT, WHARTON SCHOOL, UNIVERSITY OF PENNSYLVANIA
URBAN DRAINAGE & GREEN INFRASTRUCTURE — CHRIS JEFFERIES, URBAN DRAINAGE SPECIALIST	DENSIFICATION IN CONSOLIDATED INFORMAL SETTLEMENTS — PETER WARD, UNIVERSITY OF TEXAS	

SEASON 3

THE FEDERATION MODEL OF COMMUNITY ORGANIZATION — SHEELA PATEL, SLUM DWELLERS INTERNATIONAL	TRANSFORMING THE CITY TOWARDS LOW-CARBON RESILIENCE — STEFFEN LEHMANN, UNIVERSITY OF PORTSMOUTH, S_LAB SPACE LABORATORY	GENDER PERSPECTIVES ON URBAN PLANNING — ANA FALÚ, UNIVERSIDAD NACIONAL DE CÓRDOBA

B.

STREETS AND PUBLIC SPACE:

Streets and public spaces define human settlements history.
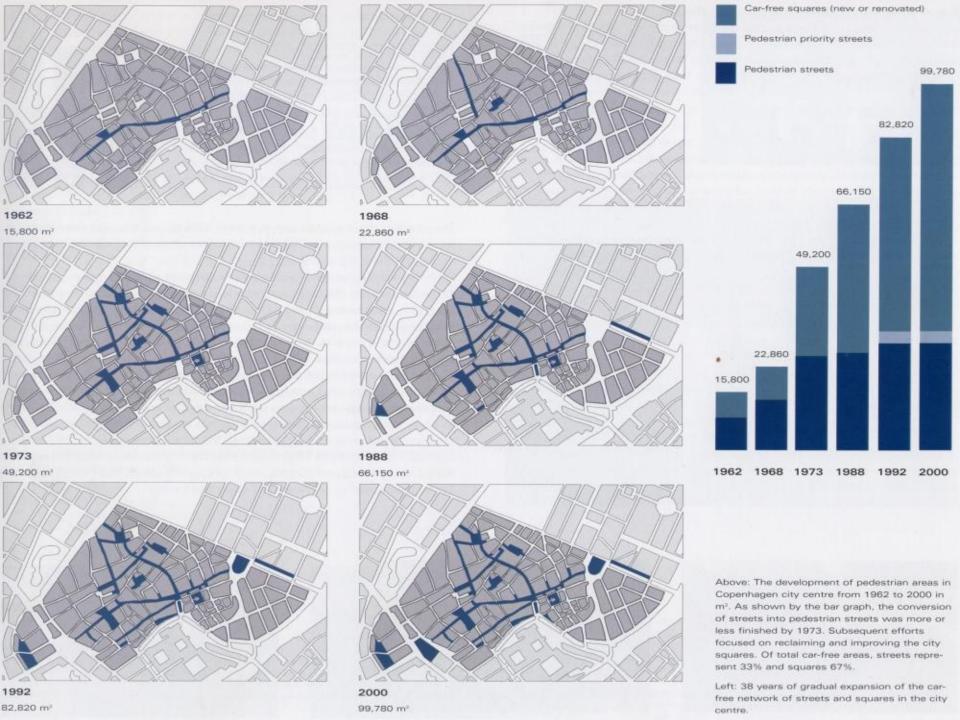
Streets

| 1800 | Begin 1900s to 60's | 1970's | 2000 onwards |

Workplace, transport goods

Car encroaches and takes over

Pedestrian streets and window shopping

Public space and public realm on streets
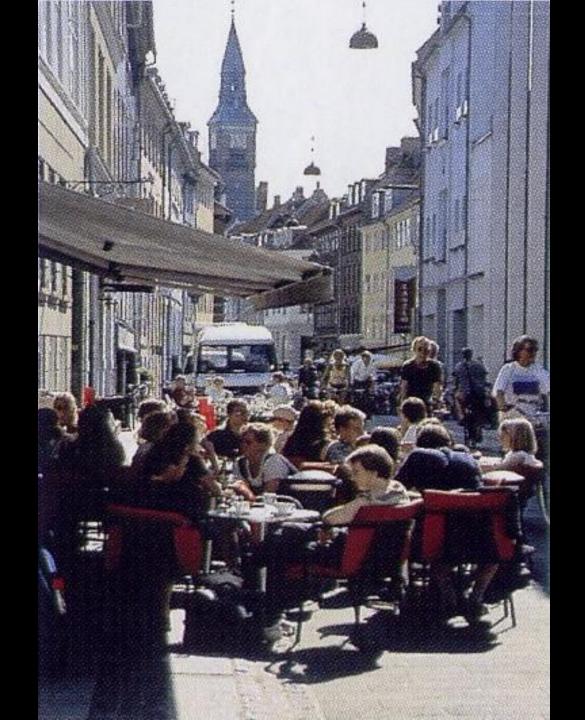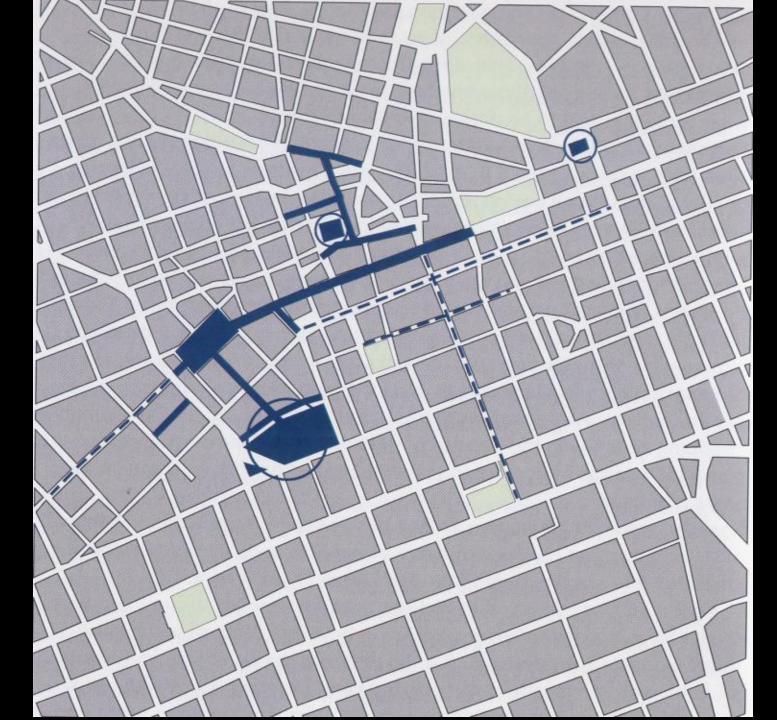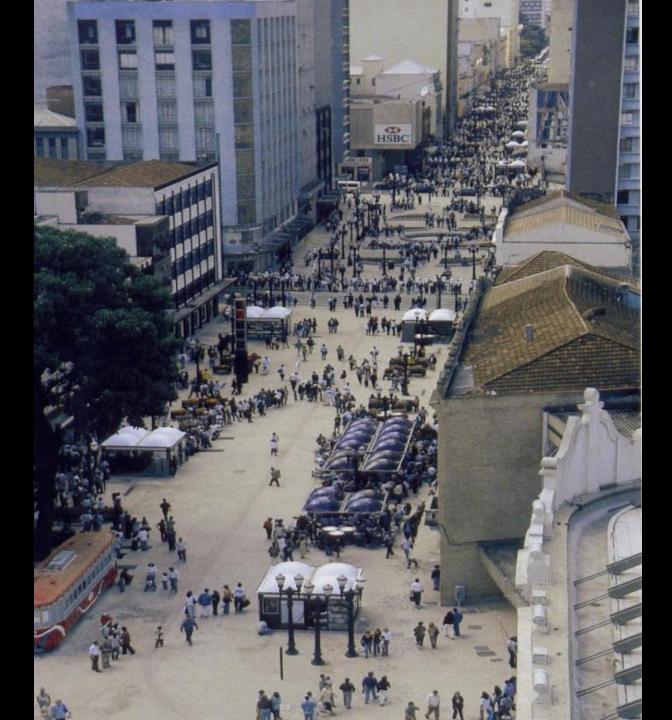
claudio acioly / UN-HABITAT

Koppenhagen

claudio acioly / UN-HABITAT

1962
15,800 m²

1968
22,860 m²

1973
49,200 m²

1988
66,150 m²

1992
82,820 m²

2000
99,780 m²

Car-free squares (new or renovated)

Pedestrian priority streets

Pedestrian streets

1962	1968	1973	1988	1992	2000
15,800	22,860	49,200	66,150	82,820	99,780

Above: The development of pedestrian areas in Copenhagen city centre from 1962 to 2000 in m². As shown by the bar graph, the conversion of streets into pedestrian streets was more or less finished by 1973. Subsequent efforts focused on reclaiming and improving the city squares. Of total car-free areas, streets represent 33% and squares 67%.

Left: 38 years of gradual expansion of the car-free network of streets and squares in the city centre.

San Jose, Costa Rica

claudio acioly / UN-HABITAT

Curitiba, Brazil

Cordoba, Argentina

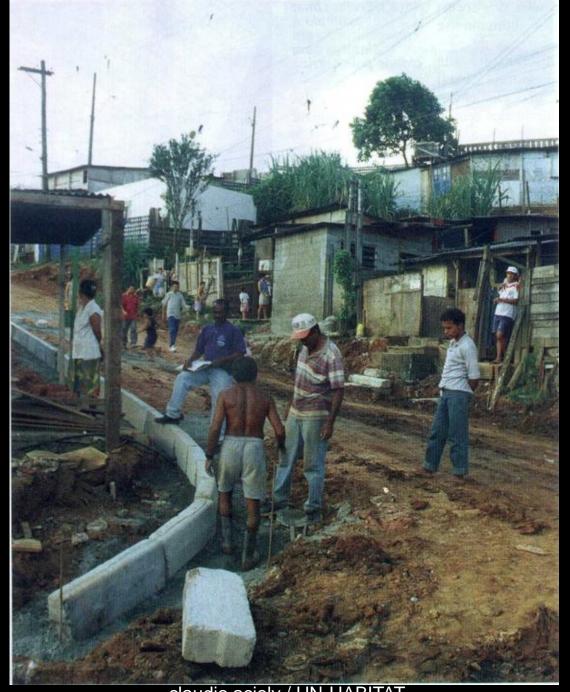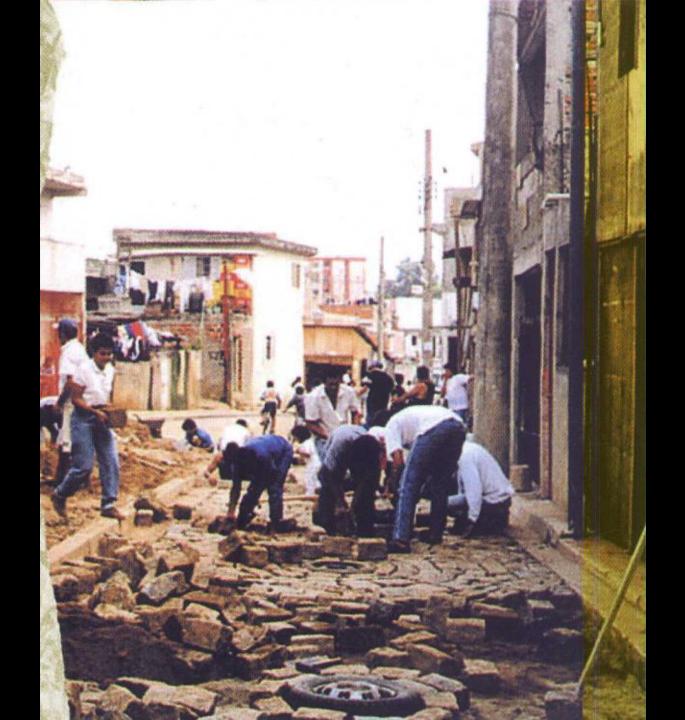claudio acioly / UN-HABITAT

Santo André, Brazil

claudio acioly / UN-HABITAT

claudio acioly / UN-HABITAT

C.

STREET CONNECTIVITY:

Evidences of the relationship between street connectivity and city prosperity highlights the role of urban structures and street networks.

Thirty cities have been selected as a pilot project:

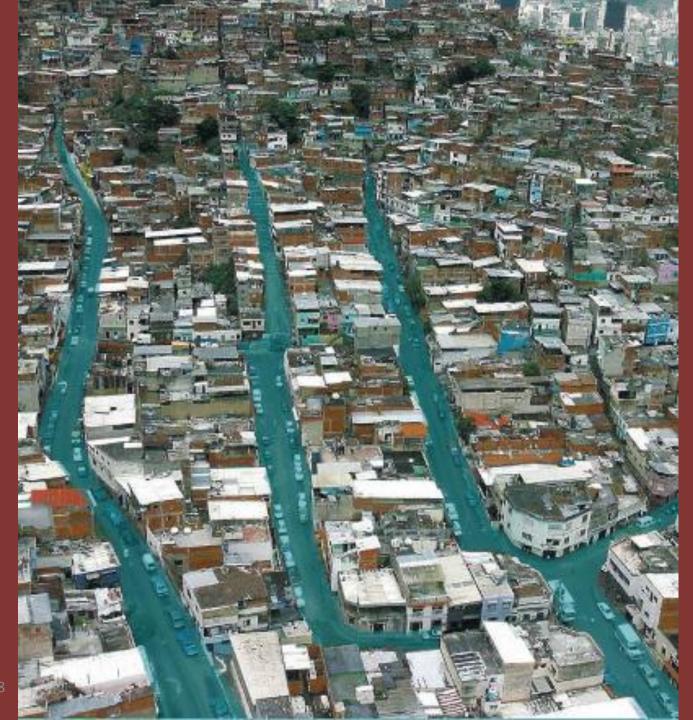|			
1. Manhattan	7. Guadalajara	13. Beijing	19. Kigali	25. Addis Ababa
2. Hong Kong	8. Medellin	14. St. Petersburg	20. Chandigarh	26. Georgetown
3. Barcelona	9. Brussels	15. Singapore	21. Kolkata	27. Nairobi
4. Paris	10. Tokyo	16. Brasilia	22. Abuja	28. Accra
5. Amsterdam	11. Helsinki	17. Auckland	23. Ouagadougou	29. Yeravan
6. Athens	12. Copenhagen	18. Bangkok	24. Dakar	30. Bangui

The higher the street connectivity, the higher the city prosperity index

Streets and Property Development

- **Streets trigger economic activity**, attracting shops, services and increased residents' identity with their place of residence, bringing an enhanced sense of security and orderly development.

- **Investment in infrastructure (public good) yields private investment** on property development and housing improvements (private goods) making street-led slum upgrading an effective tool for increasing property valuation, wealth generation and business incomes which are likely to cause spin-off effects on the prosperity of neighboring areas.

Source: UN-Habitat (2013) 'Streets as Urban Transformation in Slums: a UN-Habitat approach to citywide slum upgrading

claudio acioly / UN-HABITAT
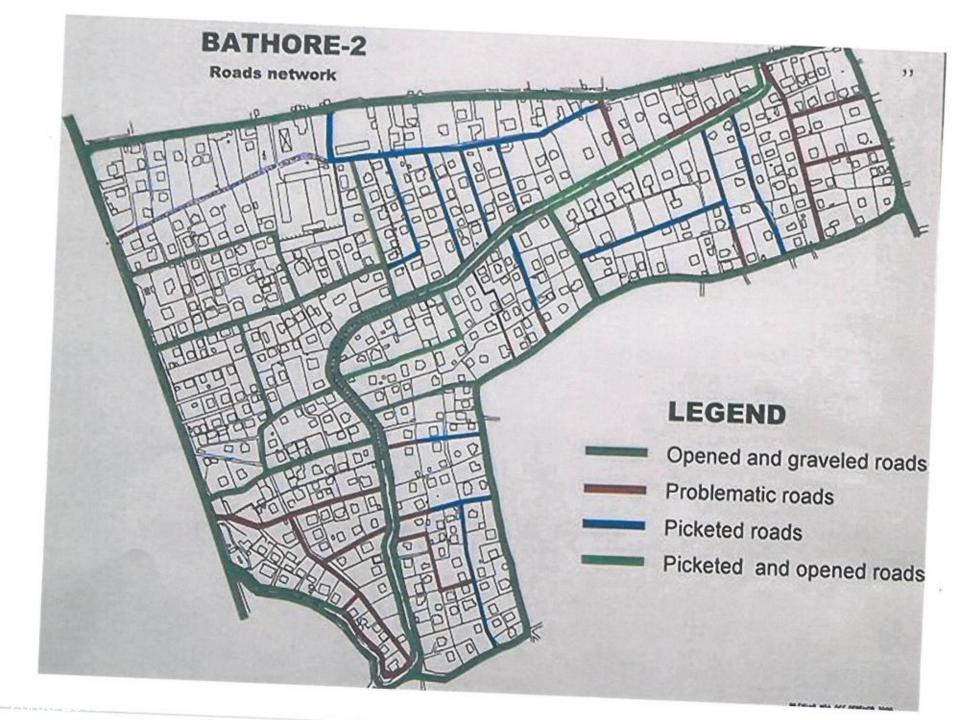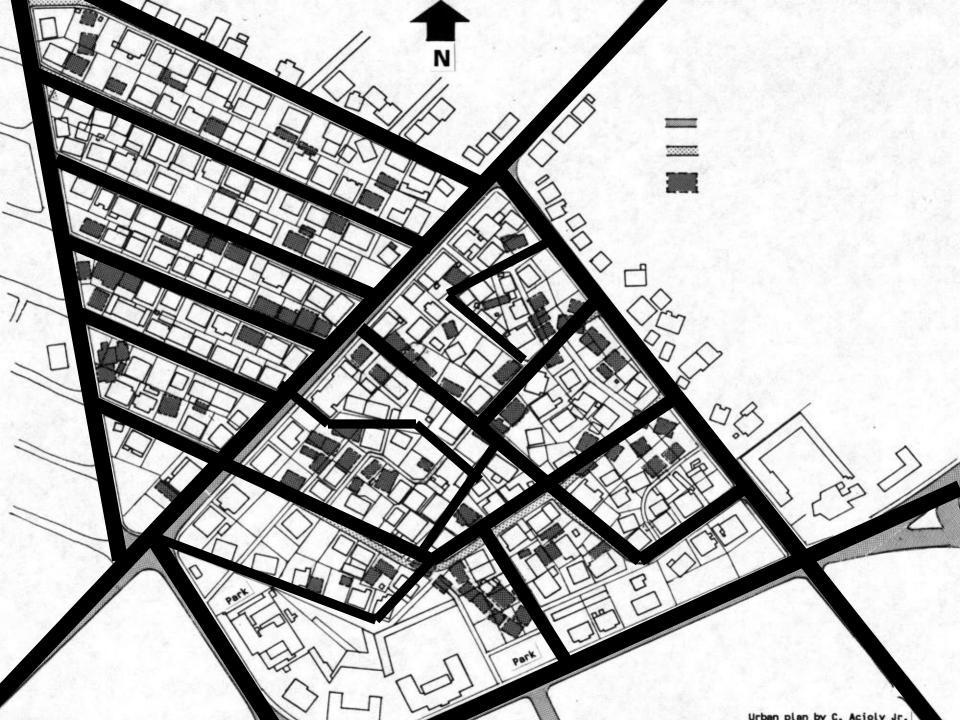
São Paulo, Brazil

claudio acioly / UN-HABITAT

Tirana, Albania

claudio acioly / UN-HABITAT

claudio acioly / UN-HABITAT

BATHORE-2
Roads network

LEGEND

▬▬▬	Opened and graveled roads
▬▬▬	Problematic roads
▬▬▬	Picketed roads
▬▬▬	Picketed and opened roads

Bissau, Guinea-Bissau

N

Park

Park

Urban plan by C. Acioly Jr.

PRAÇA

MINISTERIO
DE
INTERIOR

PRAÇA

LEGENDA

CSAS A SEREM
RELOCALIZADAS

Projecto Melhoramento dos Bairros de Bissau

Câmara Municipal de Bissau	CMB	Data
Serviço Holandês de Cooperação	SNV	09-10-1989
...eria Urbanística de Cupilon de Cima Sul	Esc. 1:1000
Projectante : CLAUDIO ACIOLY	Visto

99

263 248 230/4 160

232

DISCÓ

234 233 144

237/2

147 A

27

245

145 36

188 72

269

237/1

36/1

268

37 33

253/1

73 32

204

82

93

84

153

241

240

92 85

244

197

242 243 24 23

196

LEGENDA

-- Moranças

□ Casas permanentes

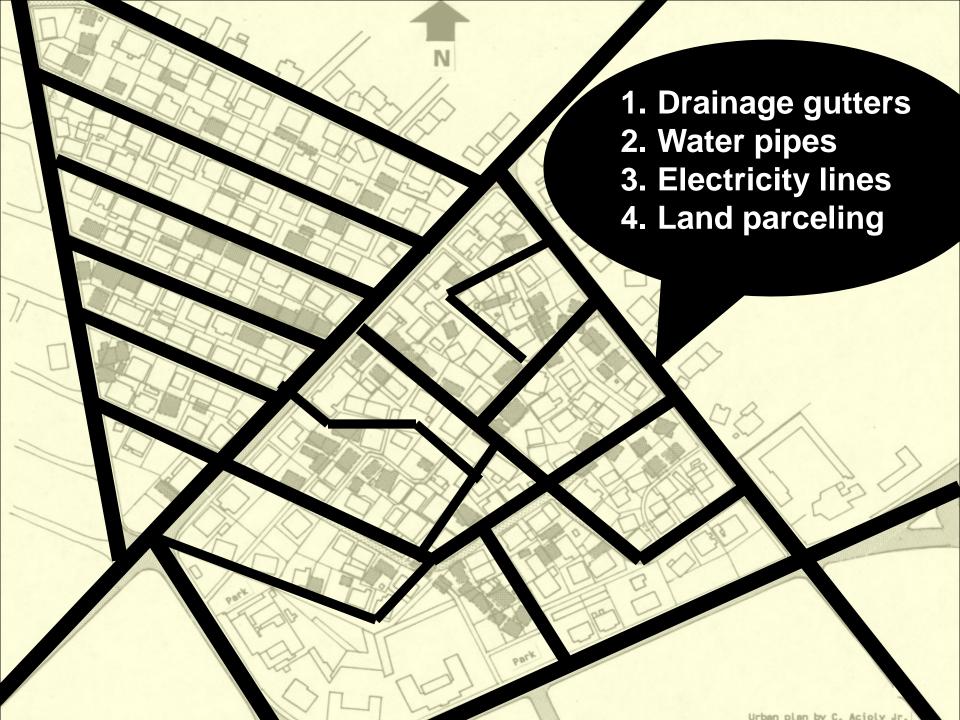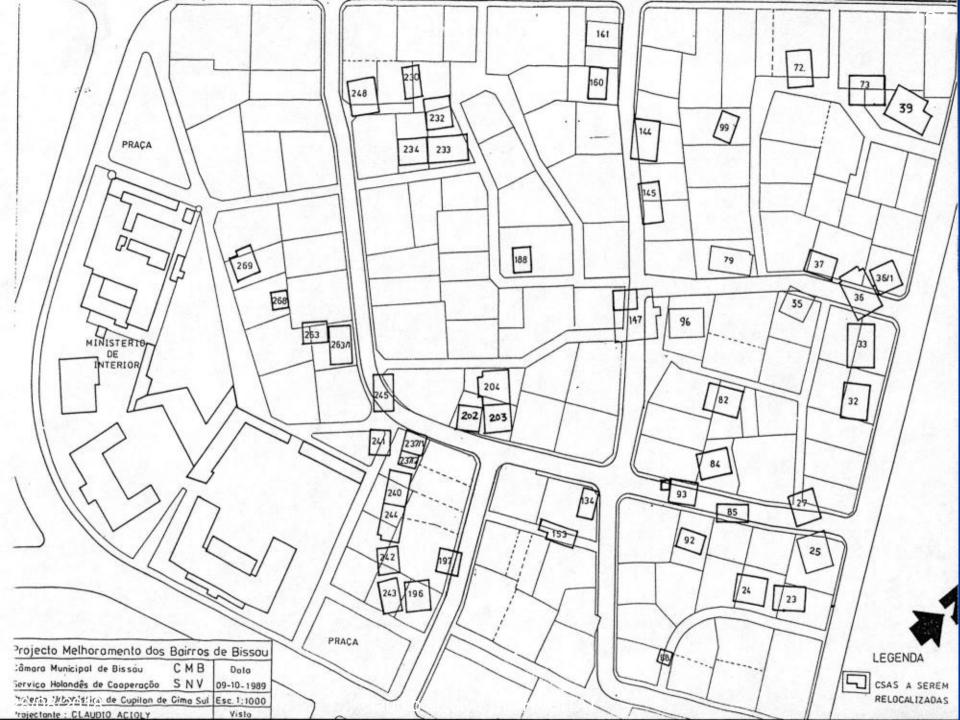n Casas relocalizadas e novos sítios.

ⓝ Casas relocalizadas e novos sítios - 1ª fase

76

D.

The Problem of Slums in a nutshell

The scale of the problem calls for immediate action to improve the quality of life in the existing stock of slums.
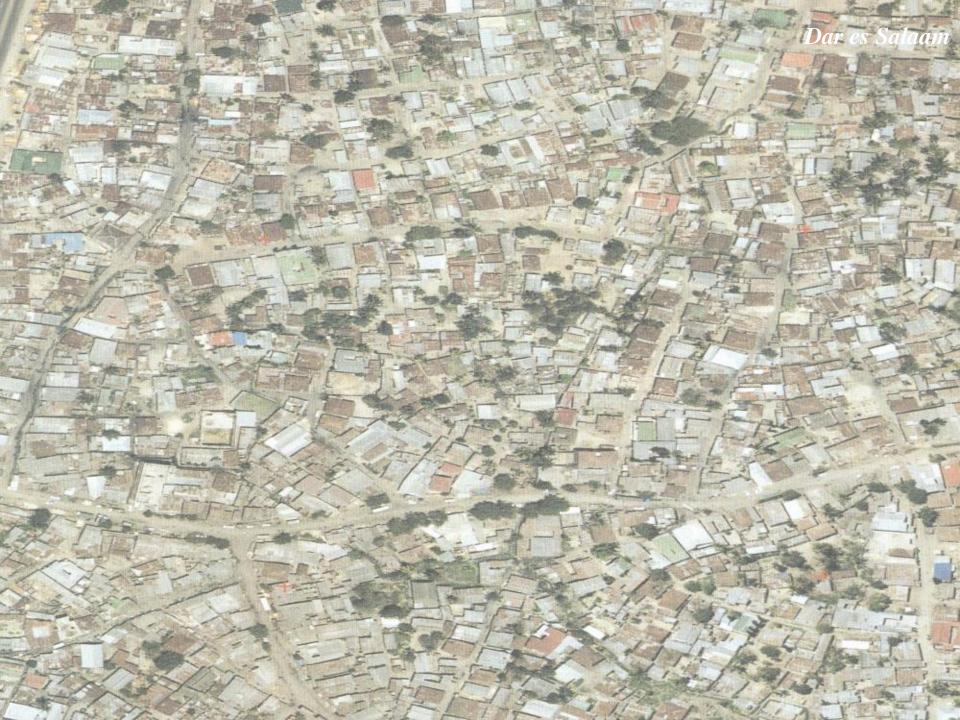
Caracas, Venezuela, 2008

Medellin, Venezuela

Lusaka, Zambia

Dar es Salaam

Kibera, Nairobi © UN Habitat, 2008

Dharavi, Mumbai, India

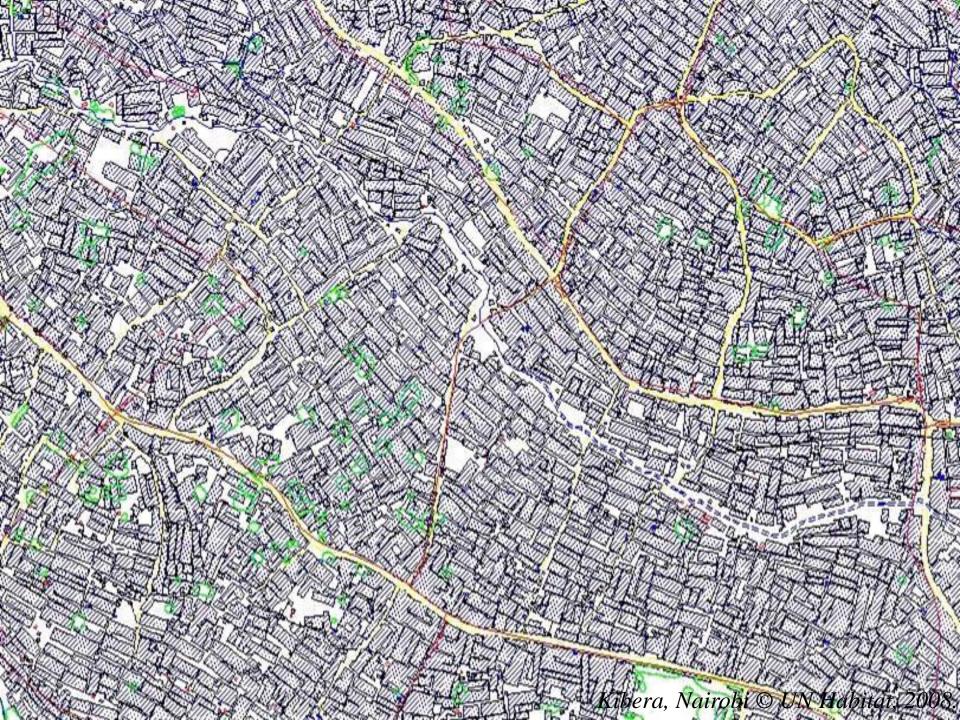Dharavi, Mumbai, India

Matinha favela in Rio de janeiro.

1.

The Twin-track approach adopted by UN-Habitat:

Citywide slum upgrading is implemented simultaneously to policies that bring housing opportunities to scale.

Improvement Policies

1. Planning for development

2. Strategies to improve existing slums

3. Approaches to improve the quality of life

Preventive Policies

1. Plannning BEFORE development

2. Solving land delivery bottenecks, planning for today and tomorrow & anticipating urban growth

3. Housing Reforms, Urban & Housing Policies

4. Measures to access inputs to housing: diversified policies to bring solutions to scale.

5. Connecting housing to income

Slum Upgrading Strategies

Well-informed Policies, Evidence-based Responses Urban Policies Serviced Land Supply Scaled-up and Diversified, Anticipative Urban Planning, Social Pact, Institutional Articulation Housing Policies

SLUM UPGRADING Strategies to create & strengthen social & economic capital. Opening of streets, planning the layout, Infrastructure, regularisation
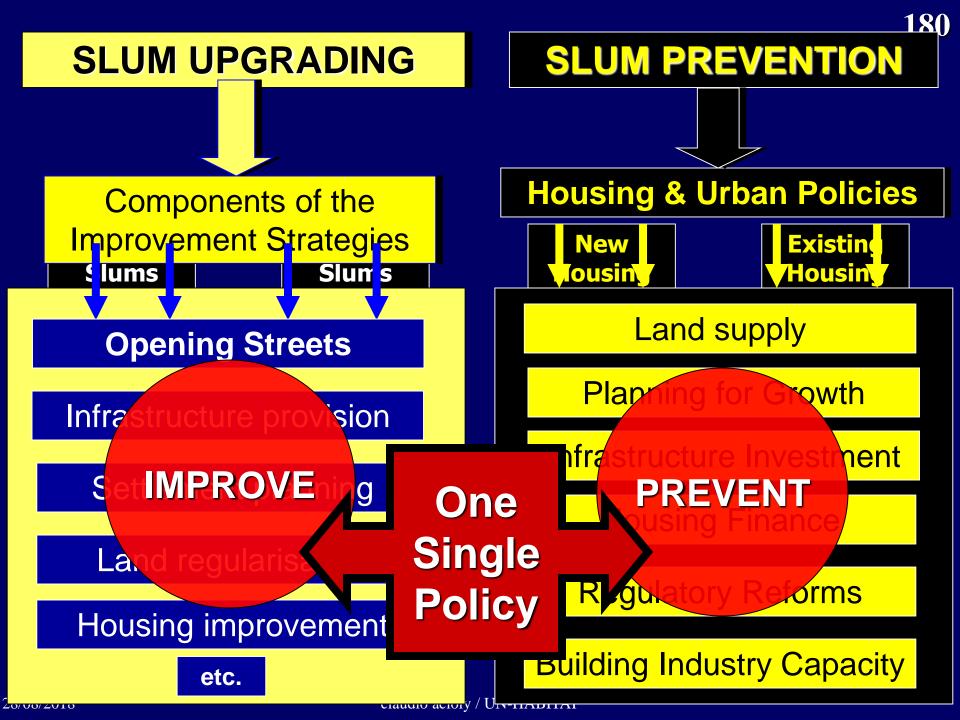
Urban & Housing Strategies

2.

The strategy is to bring housing options to scale and improve existing slums:

Adopting an integrated approach & defining new roles for governments and civil society organisations.

FIVE Policies to Bring Housing Options to Scale

1. Improvement, upgrading and regularization of existing slums must **go hand-in-hand** with housing at the center of urban policies and strategies leading to a well-performing housing sector and housing supply at scale in diversity of price, location, size, standard and typology;

2. **Unlock land** for housing: serviced land supply at scale;

3. **Citywide Slum Upgrading:** from projects to programme with a menu of interventions that includes streets, urban planning, citizen participation, mapping, infrastructure, land allocation, security of tenure, economic development, etc.

4. Different forms of self-financing e.g. property tax, plus-valia, value capture, TDR

5. Knowledge and data/information to sustain evidence-based policies

SLUM UPGRADING

SLUM PREVENTION

Components of the Improvement Strategies

Housing & Urban Policies

Slums **Slums**

New Housing **Existing Housing**

Opening Streets

Land supply

Infrastructure provision

Planning for Growth

Set... ...ing

Infrastructure Investment

IMPROVE

Land regularisa...

Housing Finance

Housing improvement

PREVENT

One Single Policy

Regulatory Reforms

etc.

Building Industry Capacity

3.

Citywide Slum Upgrading:

How do we actually do it?

Understanding & managing the process.

From project to program & vice-versa.

WHY?

Policy goals & objectives. Costs and benefits

Priorities & Program Components: CP, Infrastructure, Roads & Accesses, Housing, Employment, Tenure, Services, etc.

Institutional setting, Organization, Responsibilities, Project & Program Management
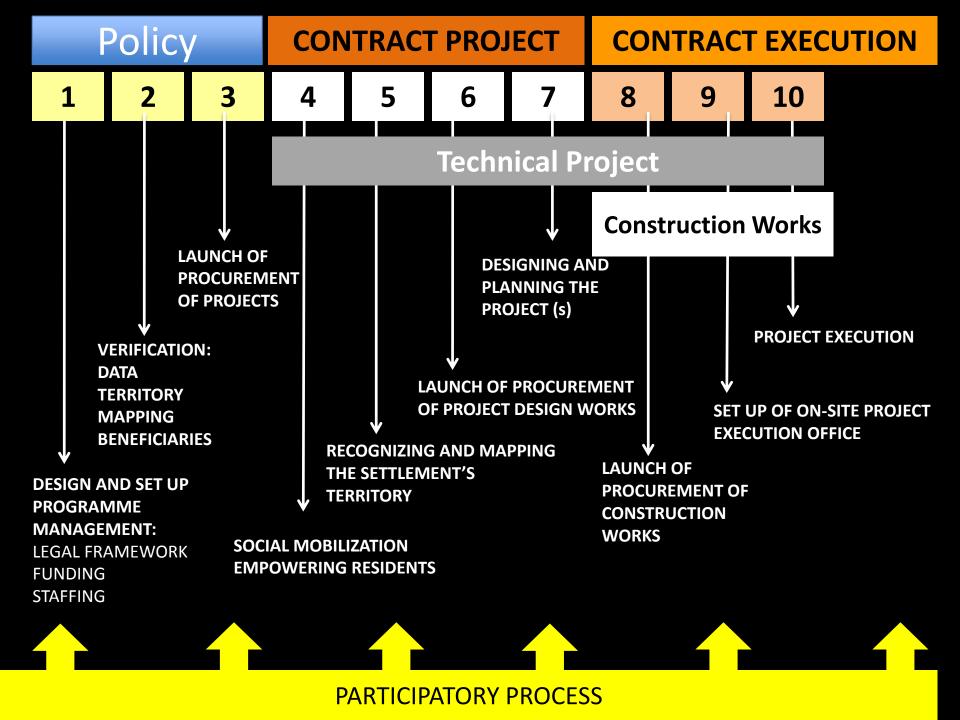
WHAT?

SETTLEMENT UPGRADING

WHO?

Strategies, Methods, Tools and Techniques

Economics & Finance, Cost Recovery, Replicability and Sustainability

HOW?

HOW MUCH?

Policy	CONTRACT PROJECT	CONTRACT EXECUTION

1	2	3	4	5	6	7	8	9	10

Technical Project

Construction Works

LAUNCH OF PROCUREMENT OF PROJECTS

VERIFICATION: DATA TERRITORY MAPPING BENEFICIARIES

DESIGNING AND PLANNING THE PROJECT (s)

PROJECT EXECUTION

LAUNCH OF PROCUREMENT OF PROJECT DESIGN WORKS

SET UP OF ON-SITE PROJECT EXECUTION OFFICE

DESIGN AND SET UP PROGRAMME MANAGEMENT:
LEGAL FRAMEWORK
FUNDING
STAFFING

RECOGNIZING AND MAPPING THE SETTLEMENT'S TERRITORY

LAUNCH OF PROCUREMENT OF CONSTRUCTION WORKS

SOCIAL MOBILIZATION EMPOWERING RESIDENTS
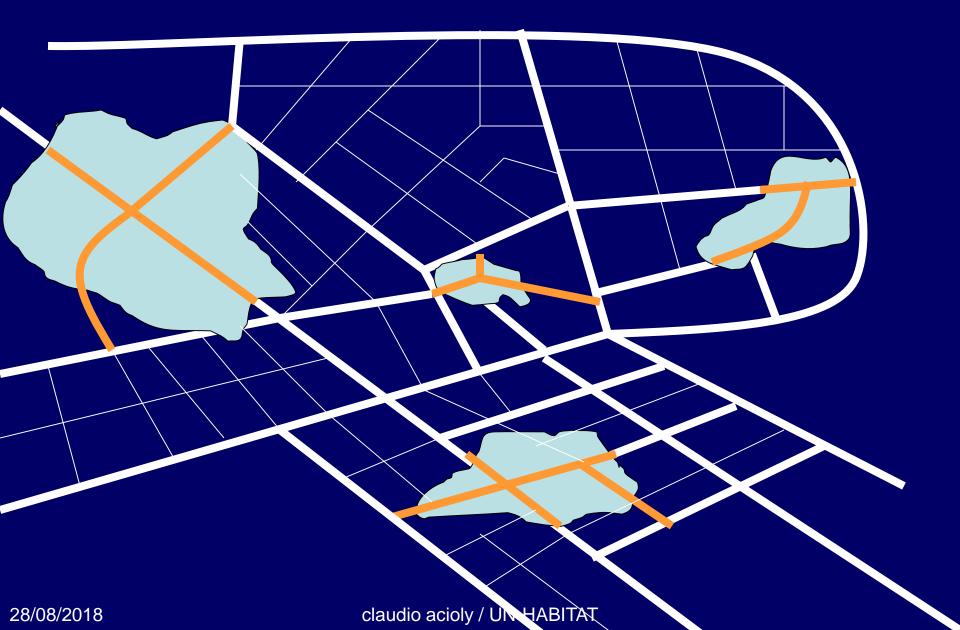
PARTICIPATORY PROCESS
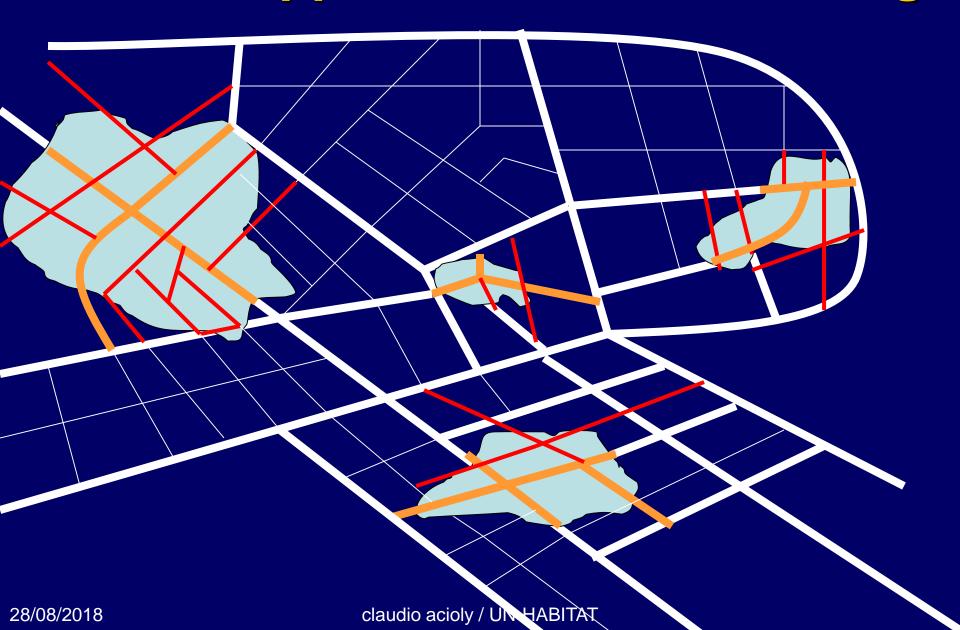
Streets in Slum Upgrading:

A gradual process of street-making and the execution of the area-based plan that enables an optimal use of scarce resources.

Street-led Citywide Slum Upgrading

claudio acioly / UN HABITAT

Phased Approach to Street-making

The Lusaka Slum Upgrading and Sites & Services Project, Zambia:

Pioneering the planning & regularisation of informal settlements in Africa using street-based planning teams

PLANNING OUR OWN ROADS

— Community Participation —

DIRECTED BY: SJOERD NIENHUYS . CTA . UNCHS.

OFFICE OF THE PRIME MINISTER
DECENTRALISATION DIVISION
Chalimbana Training Institute
LUSAKA   P.O. BOX 50027
ZAMBIA

Drawings by:
Les Eliphas
APRIL 1990

Plate 3.2   The Road Planning Group, together with community development staff and technical advisers, walks along a potential route for a road in Lusaka.

Plate 3.3   The Road Planning Group's proposals are put down on paper and discussed before a final commitment is made. Here they are shown being presented by the chief engineer, the architect and the chief community development officer.

Plate 3.4 One of the consequences of participation in decision-making. Residents demolished their own houses, almost for the fun of it. No one had to be evicted by force.
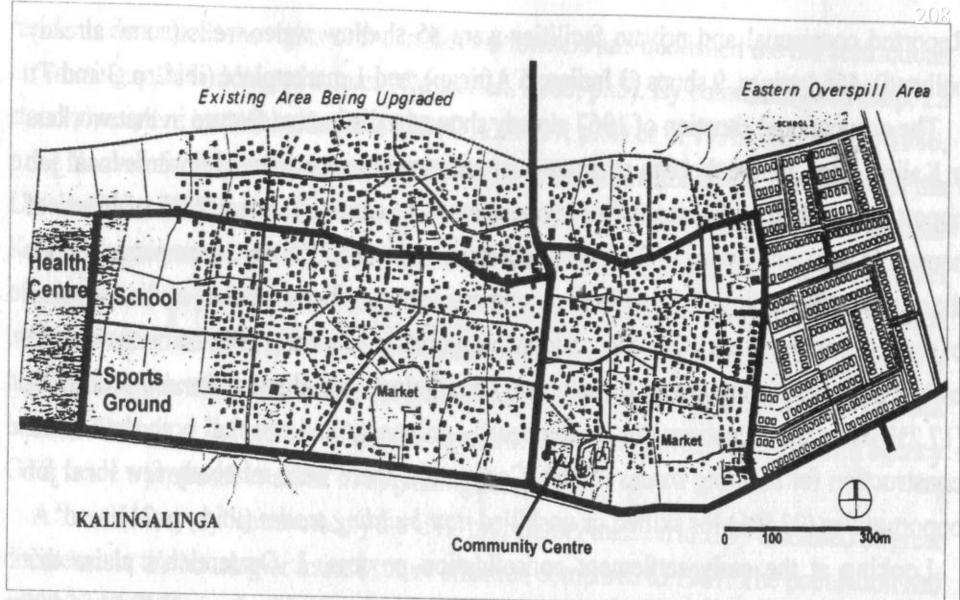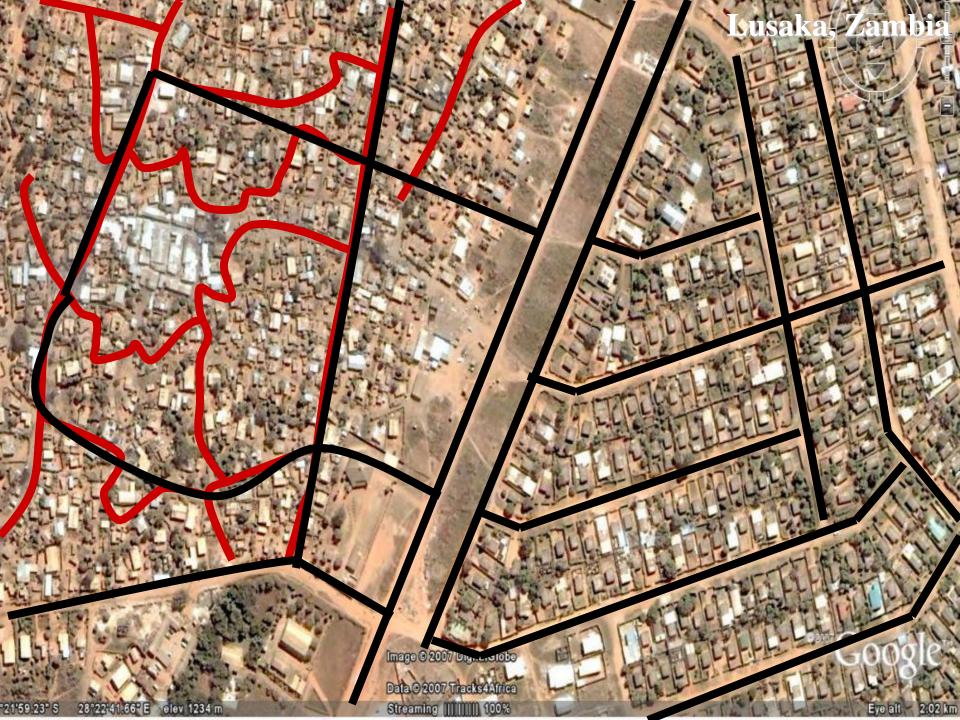
Figure 11.1 Map of Kalingalinga

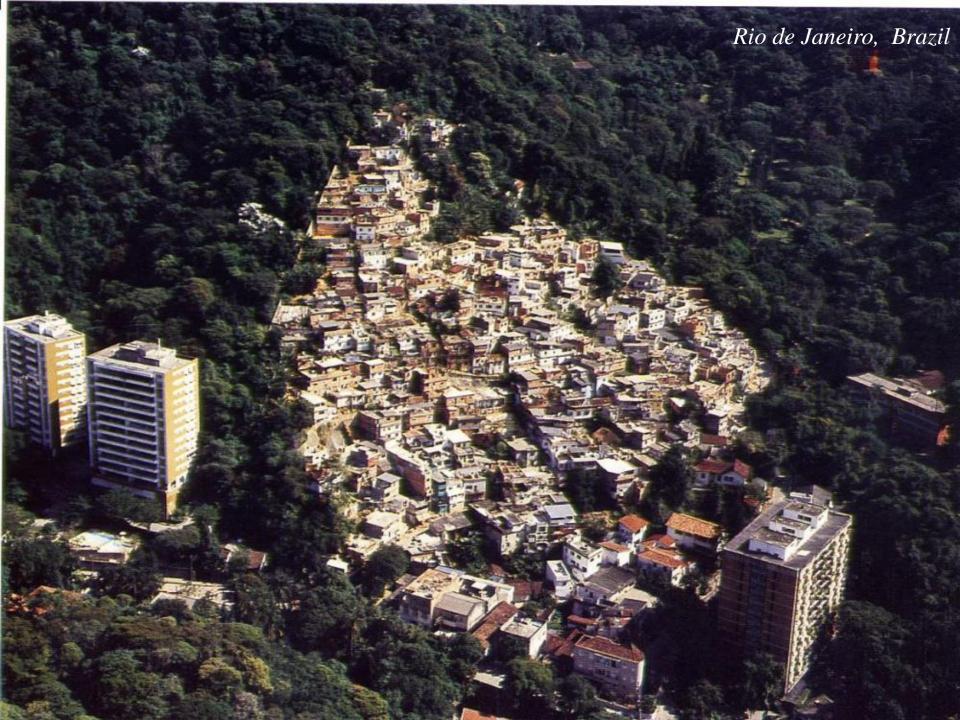*Source: GRZ Survey Department and Goethert/Oestereich, 1987*

4.

FAVELA BAIRRO

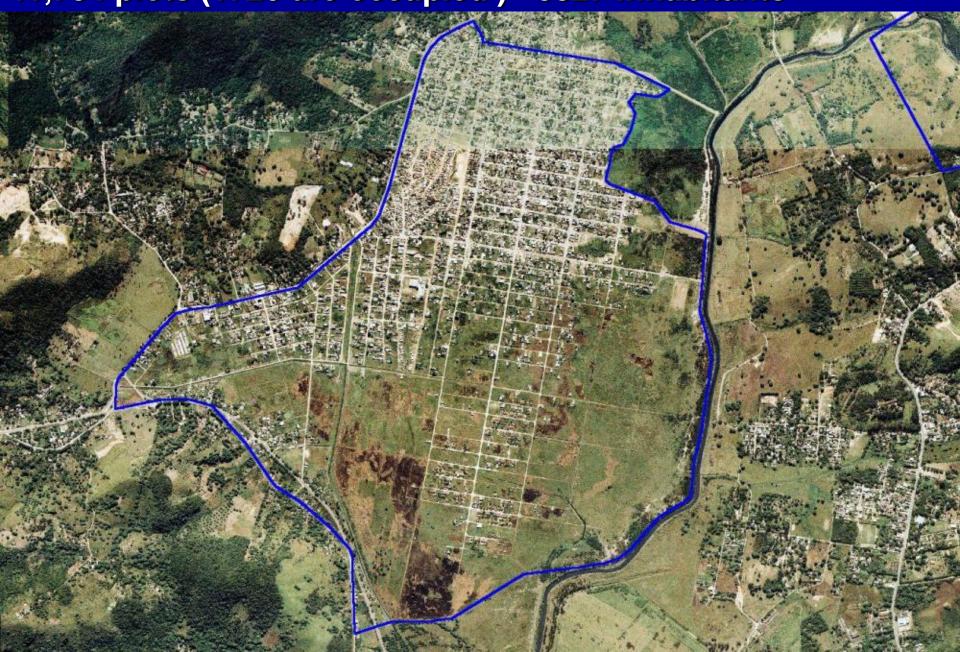# Managing a citywide Slum Upgrading Programme

1. Mapping location of the favelas & loteamentos irregulares & clandestinos was the first important step to know the scale and location of the slum problem in the city.

Favelas
Loteamentos

Rio de Janeiro, Brazil

Illegal subdivision in Guaratiba called Jardim Maravilha - 11,754 plots (1720 are occupied) - 5527 inhabitants

Sewerage

Accessibility

Legislation

STREETS as central strategy

Square

Maintenance

Sports Facilities Built

Housing Construction

IdentifyingStreets

These families must be relocated from living on the water.

Parque Royal Before the Plan

Ladeira dos Funcionários
Pq. S. Sebastião (Caju)

Proposed Land use

Cadastro   Informações   Navegação   Estatísticas   Janelas   ?

Panorâmicas da Favela Parque Royal

Detalhes da Favela Parque Royal

Título: Ciclovia (antes do Favela Bairro) - 1998 Arq SMH

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Panorâmicas da Favela Parque Royal

Detalhes da Favela Parque Royal

Título: Quadra de Esporte (depois do Favela Bairro) - 1998 Arq SMH

Seguinte

Sabren 6.0

Cadastro   Informações   Navegação   Estatísticas   Janelas   ?

Panorâmicas da Favela Parque Royal

Detalhes da Favela Parque Royal

Título: Quadra Polivalente (depois do Favela Bairro) - 1998 Arq SMH

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Vista Aerea1 (depois do Favela Bairro) - 1998 Arq SMH

MARIA DA GRAÇA

R. MIGEL ÂNGELO

VIA GE

FÁBRICA DA GE

CRECHE DAS MALVINAS

VIA GE (R. JERUSALÉM)

CRECHE

IGREJA DO Pe NELSON

NOVA ELEVATÓRIA

QUADRA ESCOLA DE SAMBA

LARGO DO ARRAIAL

R. COMÉRCIO

VIA GE (R. COM. GRACINDO SÁ)

PASSARELA

LARGO DO AZUL

CASTELO D'ÁGUA

R. GETÚLIO VARGAS

R. DARCY VARGAS

R. AMARO RANGEL

LARGO DA ESTAÇÃO CENTRO ESPORTIVO DO JACAREZINHO

R. ESPERANÇA

LARGO DO CRUZEIRO

LARGO DA AMARO RANGEL

R. SANTA LARA

R. Nelva DAS GRAÇAS

R. A

PRAÇA XV

AV. ÁLVARES DE AZEVEDO

PRAÇA DA CONCÓRDIA

PASSARELA

CIEP

AV. BEIRA RIO

AV. GUANABARA

CAMPO DO ABÓBORA

VIADUTO

JACARÉ

PROGRAMA
FAVELA BAIRRO
GRANDES FAVELAS

PLANO DE INTERVENÇÃO COMUNIDADE DO JACAREZINHO

FEV '98

PROGRAMA
FAVELA BAIRRO PLANO DE INTERVENÇÃO AMPLIADO • COMUNIDADE DO JACAREZINHO
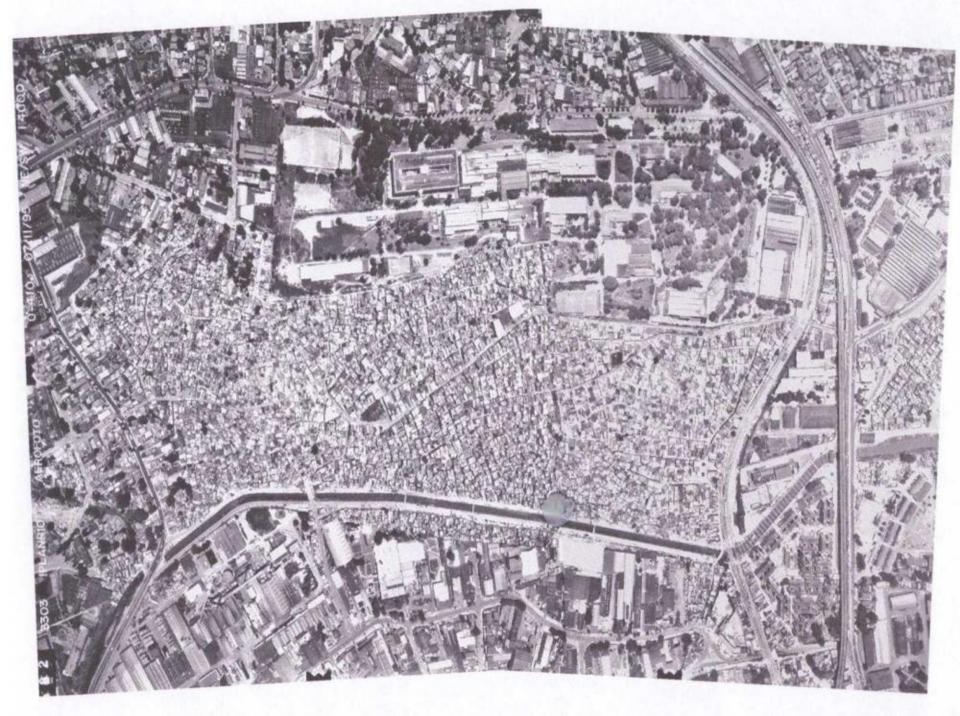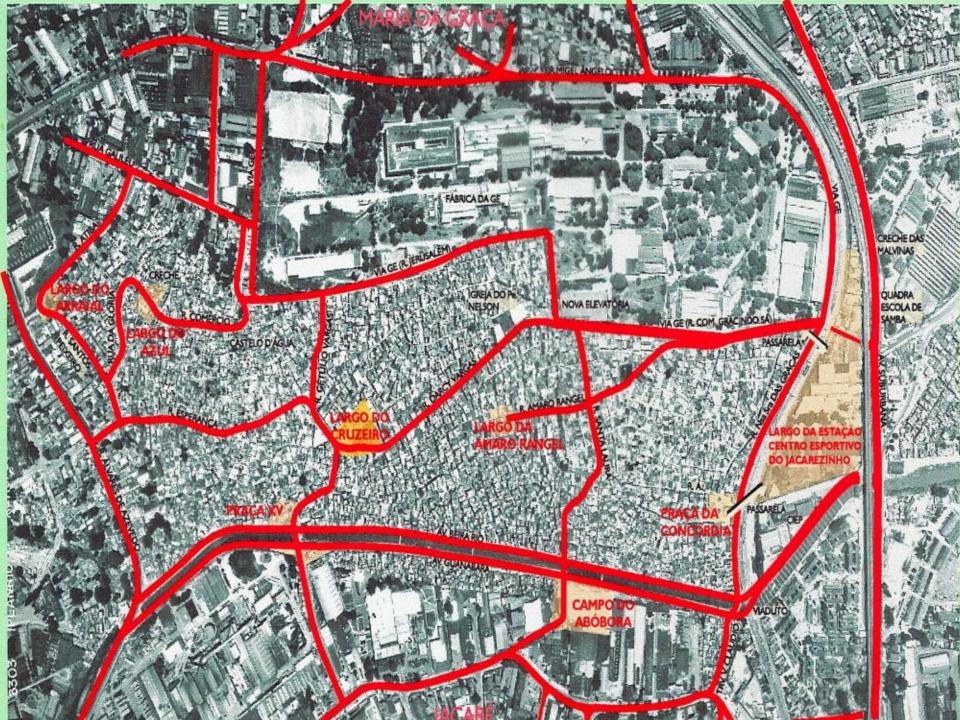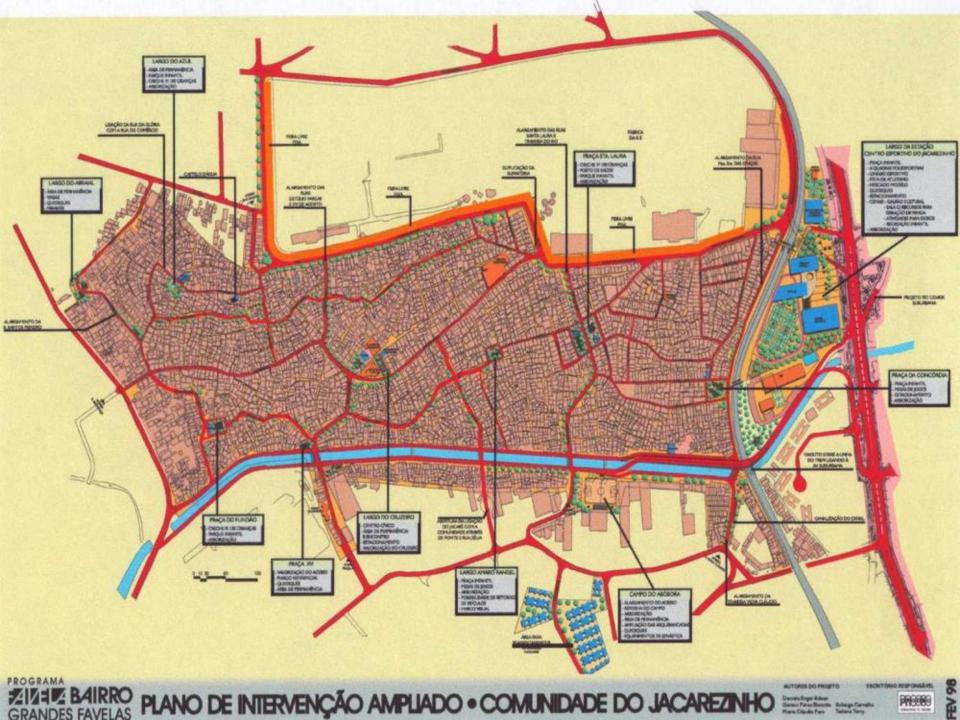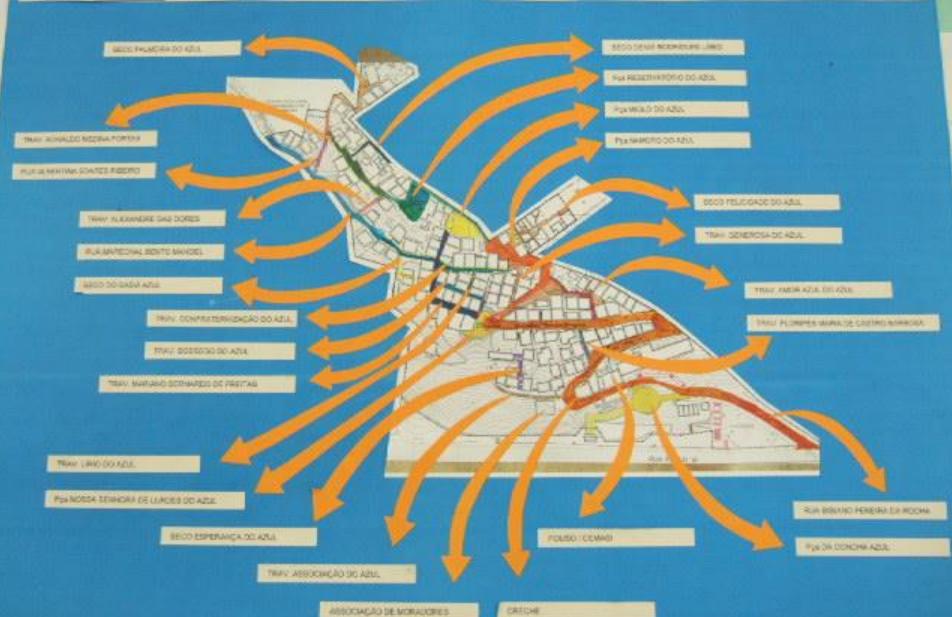GRANDES FAVELAS

AUTORES DO PROJETO

ESCRITÓRIO RESPONSÁVEL

Street Addressing in Morro Azul:

1. Demand for recognition by residents: a street name, house number, and a post code means citizenship rights (Post Office and other public services)

2. Residents meet, organize consultation and propose names (not be murdered or have criminal records, and be endorsed by community)

3. Street identification increases identity and sense of ownership, plus pride and self-esteem

4. Point of departure for other municipal interventions: the place has a name and a location
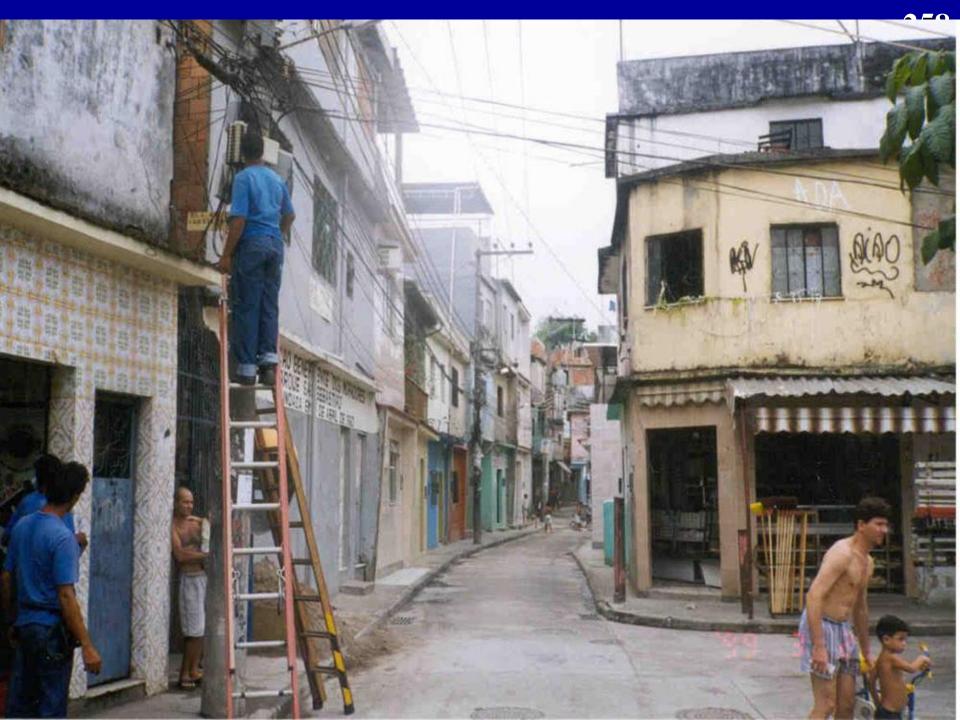
LOGRADOUROS RECONHECIDOS DO BAIRRO AZUL

QUADRA
MARCELO
DO
AZUL

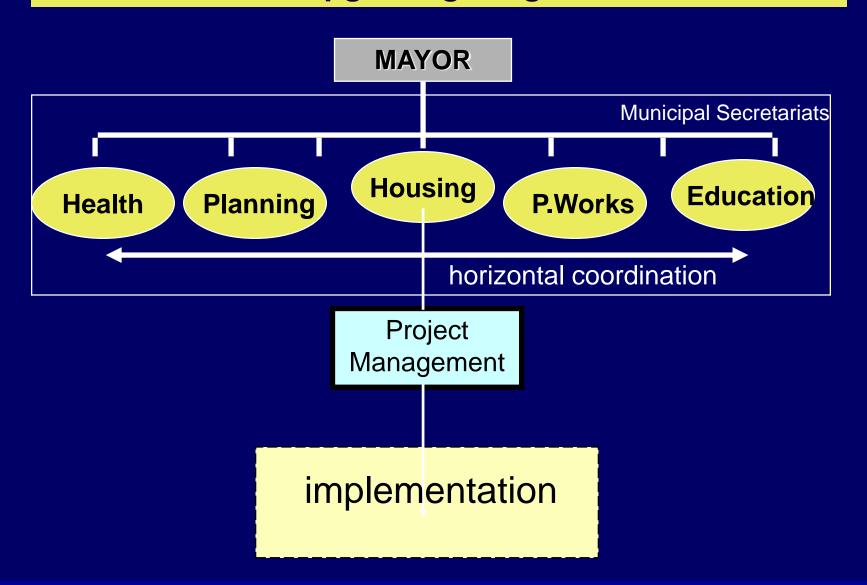# How was the programme executed?
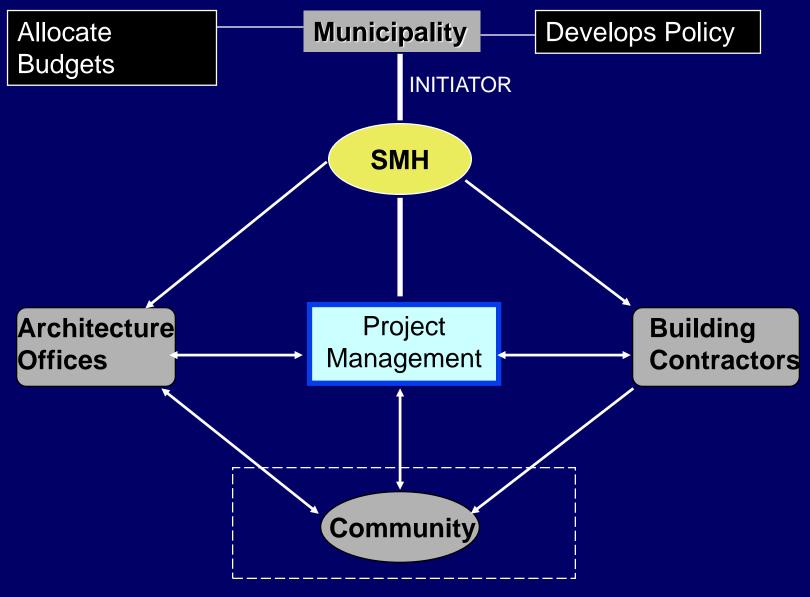
1. **Agreeing on who initiates and coordinates the policy within the municipality.**

2. **Defining the coordination mechanisms**

3. **Setting up the programme management system**

4. **Defining roles and responsibilities of different actors, public, private, community**

5. **Commissioning development of methodology for programme intervention at settlement level**

Rio de Janeiro's Upgrading Program - Favela Bairro

MAYOR

Municipal Secretariats

Health Planning **Housing** P.Works Education

horizontal coordination

Project Management

implementation

Rio de Janeiro's Upgrading Program - Favela Bairro

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Rio de Janeiro's Upgrading Program - Favela Bairro

| Allocate Budgets | **Municipality** | Develops Policy |

INITIATOR

Public Tendering Development of Methodologies

Selects Target & Priority Favelas

SMH

Hires best ideas

Contracts qualified firms: price & competence

Response

Financial Management Consultant

Architecture Offices & Planning Offices

Project Management

Building Contractors

Liaison & mobilization

Executes the project

Work out a plan & project & involve the community

Community

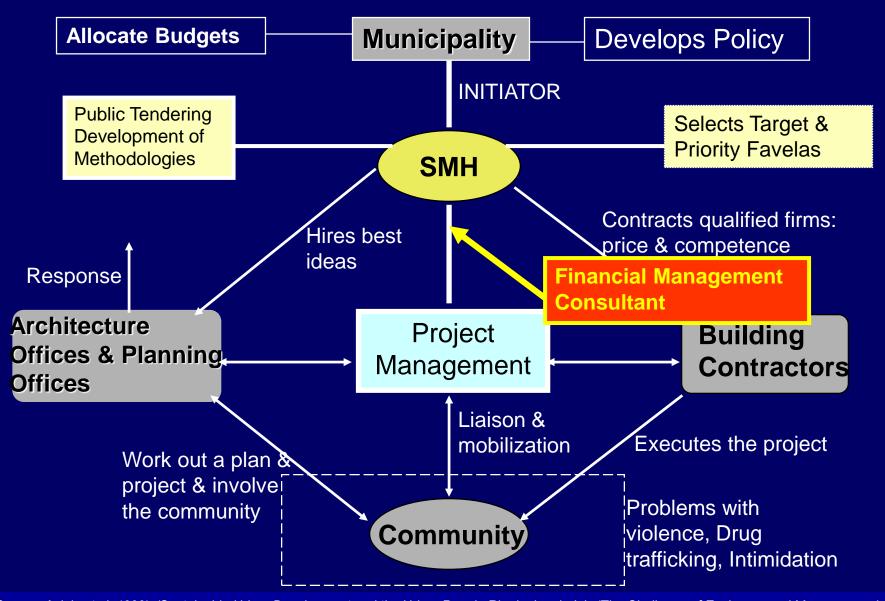Problems with violence, Drug trafficking, Intimidation

Source: Acioly et al, 1999). 'Sustainable Urban Development and the Urban Poor in Rio de Janeiro', in 'The Challenge of Environmental Management in Urban Areas', M. Mattingly, E. Fernandes, J. Davila and A. Atkinson (eds), Ashgate, London, UK, 1999. (pp. 127-138). Acioly, Claudio. (2001) "Reviewing Urban Revitalisation Strategies in Rio de Janeiro: from urban project to urban management approaches", in GeoForum, Special Issue on Urban Brazil, Volume 32, Number 4, November 2001, UK, Elsevier, pp. 509-520.

7.

The Design of the Slum Upgrading project intervention:

The area-based plan and the urban layout will define the most adequate street pattern that will determine the future configuration of the settlement: it must deal with the scale, standard and forms of tenure regularisation

Street-led Slum Upgrading Project Cycle

Getting Started
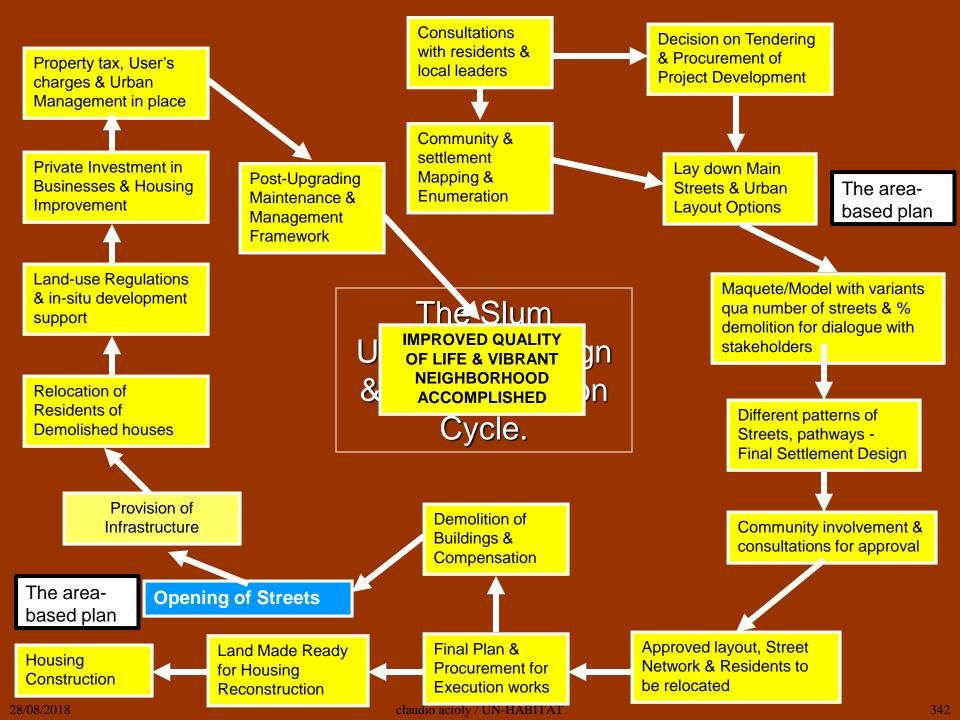
1. Consultations with residents and local leaders
2. Community Mapping & Enumeration
3. Inventory of infrastructure networks & situation analysis
4. Project development through procurement

Getting the Plan

1. Preparing a model, maquette
2. Designing the urban layout plan & the street pattern
3. Community consultations & Street prioritisation
4. Approval of final layout Design & Community endorsement

Implementation

1. Final Plan for procurement & execution works
2. Demolition, compensation,
3. Opening Streets
4. Land & Infrastruture provision
5. Housing construction
6. Resettlement

Post-Upgrading

1. Social Pact for community management
2. Land-use and building regulations
3. Home improvement programme
4. Property tax and user's charges
5. Maintenance and management framework

Incremental Development Process

The Slum Upgrading Design & Implementation Cycle.

Consultations with residents & local leaders

Decision on Tendering & Procurement of Project Development

Community & settlement Mapping & Enumeration

Lay down Main Streets & Urban Layout Options

The area-based plan

Maquete/Model with variants qua number of streets & % demolition for dialogue with stakeholders

Different patterns of Streets, pathways - Final Settlement Design

Community involvement & consultations for approval

Property tax, User's charges & Urban Management in place

Private Investment in Businesses & Housing Improvement

Post-Upgrading Maintenance & Management Framework

IMPROVED QUALITY OF LIFE & VIBRANT NEIGHBORHOOD ACCOMPLISHED

Land-use Regulations & in-situ development support

Relocation of Residents of Demolished houses

Provision of Infrastructure

The area-based plan

Opening of Streets

Demolition of Buildings & Compensation

Housing Construction

Land Made Ready for Housing Reconstruction

Final Plan & Procurement for Execution works

Approved layout, Street Network & Residents to be relocated

1
Getting Started
Establishing the Status-quo
Baseline Information
Project Setup

Consultations with residents & local leaders

Decision on Tendering & Procurement of Project Development

Existing settlement Mapping & Enumeration

Main Streets & Urban Layout Options

2
Getting the Plan
Participatory Planning
Urban Design
The Street as locus

Maquete/Model with variants qua number of streets & of demolition for dialogue with stakeholders

Different patterns of Street network
Final Settlement Design

Planning Agreement & consultations for approval

Approved layout, Street Network & Residents to be relocated
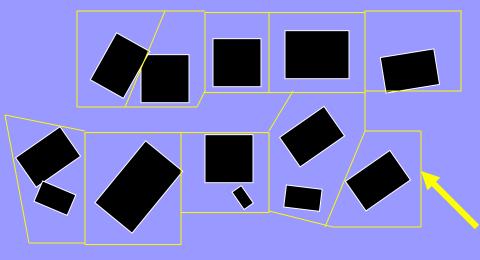
3
Execution
Project Implementation
Demolition, Streets, Housing

Provision of Infrastructure

Demolition of Buildings & Compensation

Opening of Streets

Tendering & Procurement for Execution works

Credit & Microfinance for Housing Reconstruction

Housing Construction

4
Post-Upgrading
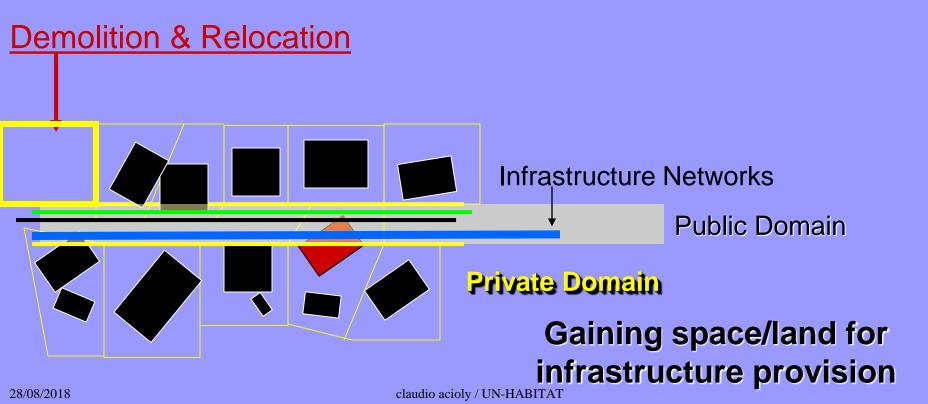Getting the Legal & Institutional Basis Right
Setting Regulations
Organising Financial Sustainability

Property tax, User's charges & Urban Management in place

Post-Upgrading Maintenance & Management Framework

Private Investment in Building & Improvement

Land-use Regulations & support

Relocation of residents of Demolished houses

5
Development
Maintenance & Management

IMPROVEMENT OF LIFE & VIBRANT ACCOMPLISHED

Getting the Planning right

Defining the existing and future private domain – housing unit + land parcel

Demolition & Relocation

Infrastructure Networks

Public Domain

Private Domain

Gaining space/land for infrastructure provision

10.

Some conclusions. . .

The End

Thank you!

END CONTENT

▶ **A. Virtuous Cycle of Capacity Building in Slum Upgrading**

▶ **B. Streets and Public Spaces: where we come from**

▶ **C. Street Connectivy and City Prosperity**

▶ **D. Introduction: the problem, scale and scope of slums globally**

▶ **1. The Twin-track Approach**

▶ **2. Bring housing to scale & upgrade existing slums**

▶ **3. The Citywide Approach**

▶ **4. Rio de Janeiro, Brazil: streets as integration & citizenship**

▶ **5. Medellin, Colombia: streets as public space & urban mobility**

▶ **6. Problems & Obstacles hindering street-centred slum upgrading**

▶ **7. The Project Design: street, scale, standards, security of tenure**

▶ **8. UN-HABITAT strategy: steps and components of slum upgrading**

▶ **9. Streets against land regularisation: most critical problem**

▶ **10. Some Conclusions**