Urban LandMark

“In the meantime: recognising local practice to progressively secure tenure”

14/03/2013
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MAKING URBAN LAND MARKETS WORK FOR THE POOR

UKaid

The “market”? What market?...

State allocation
Kingsway,
Ekurhuleni

Self or Community allocation
Blackburn Village,
Durban

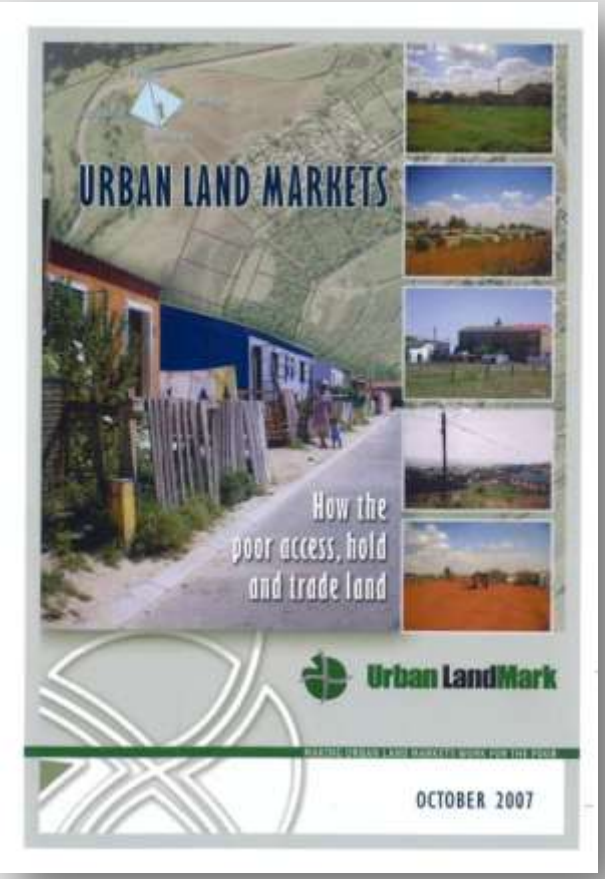
Traditional authority allocation
Sobonakona
Makhanya,
Durban

... transactions ...

Local institutions and local rules of the game

The evidence base

3 cities in South Africa



Maputo, Mozambique

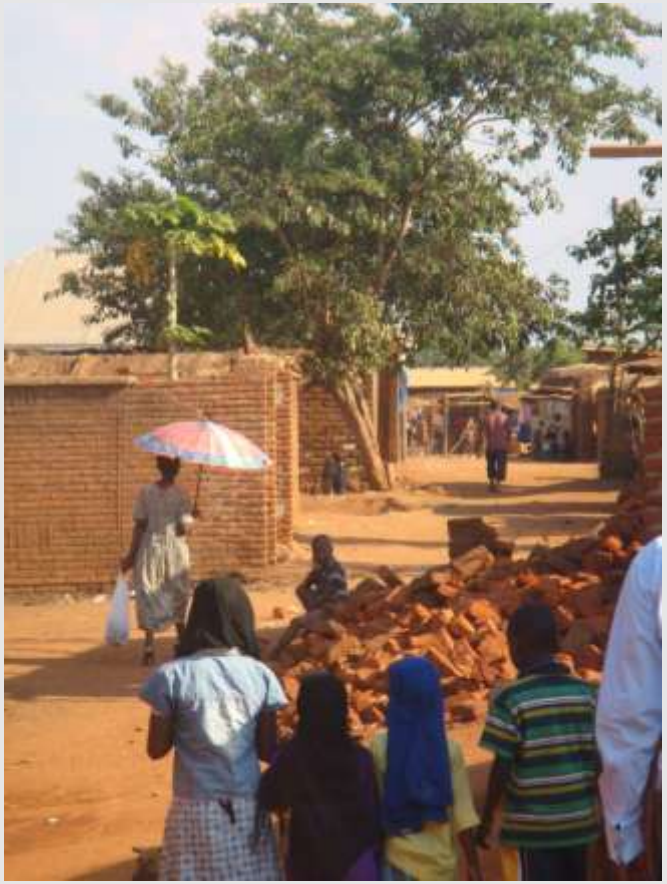
Luanda, Angola

Development Workshop

How do people access, hold and trade land?

The evidence base

Lilongwe, Mtandire and Chinsapo



Tete, Sansao Muthemba and Matundo

How do people access, hold and trade land?

Findings

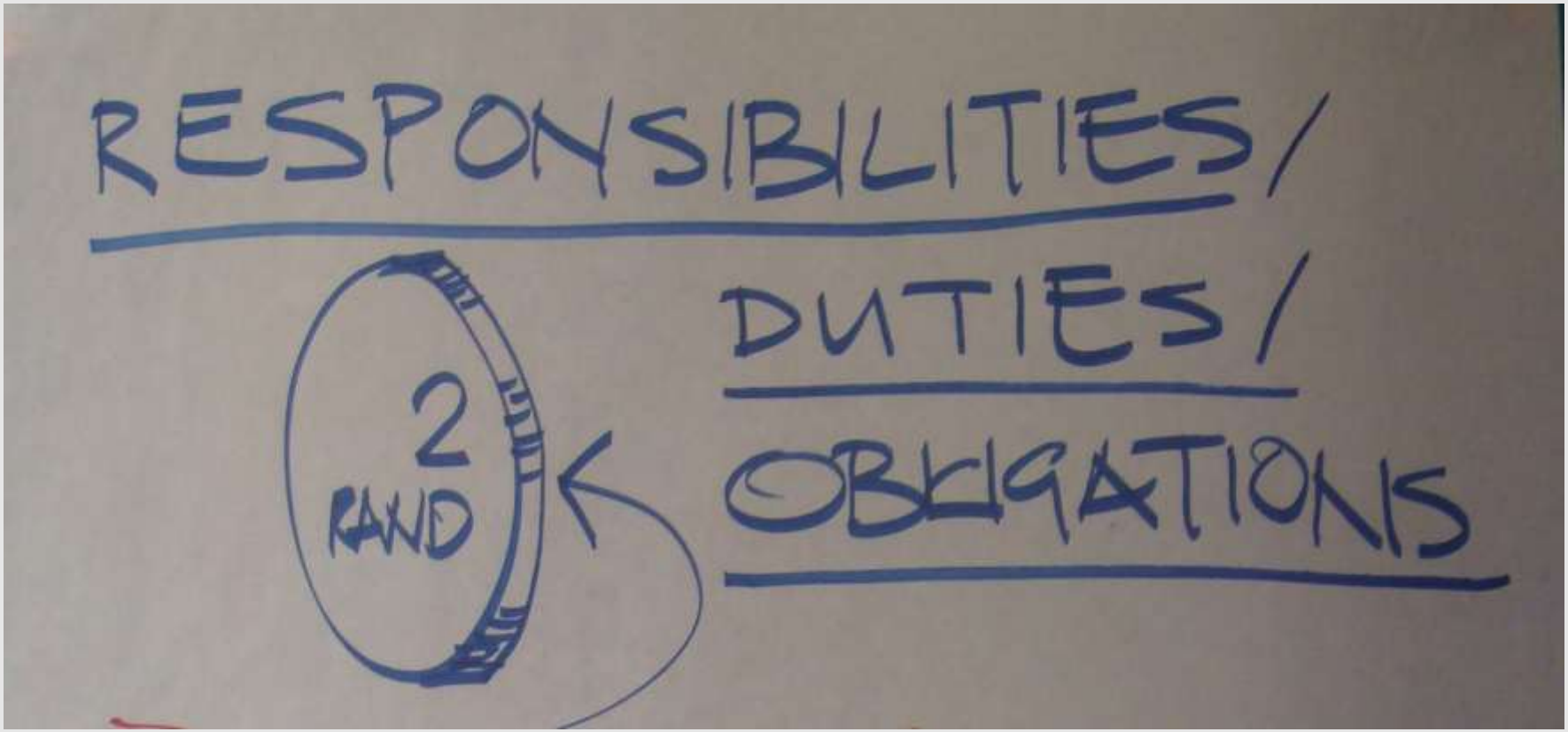
1. Evidence of transactions
2. Organised local practices to manage land
3. The local arrangements work in some ways but are limited in others
4. There is much that is locally and contextually specific, but we can also identify a few key issues that would make the markets work better

Responses

- There is generally one way in to official recognition and its benefits
- Therefore, increase channels of supply that are officially recognised
- An emphasis on securing tenure

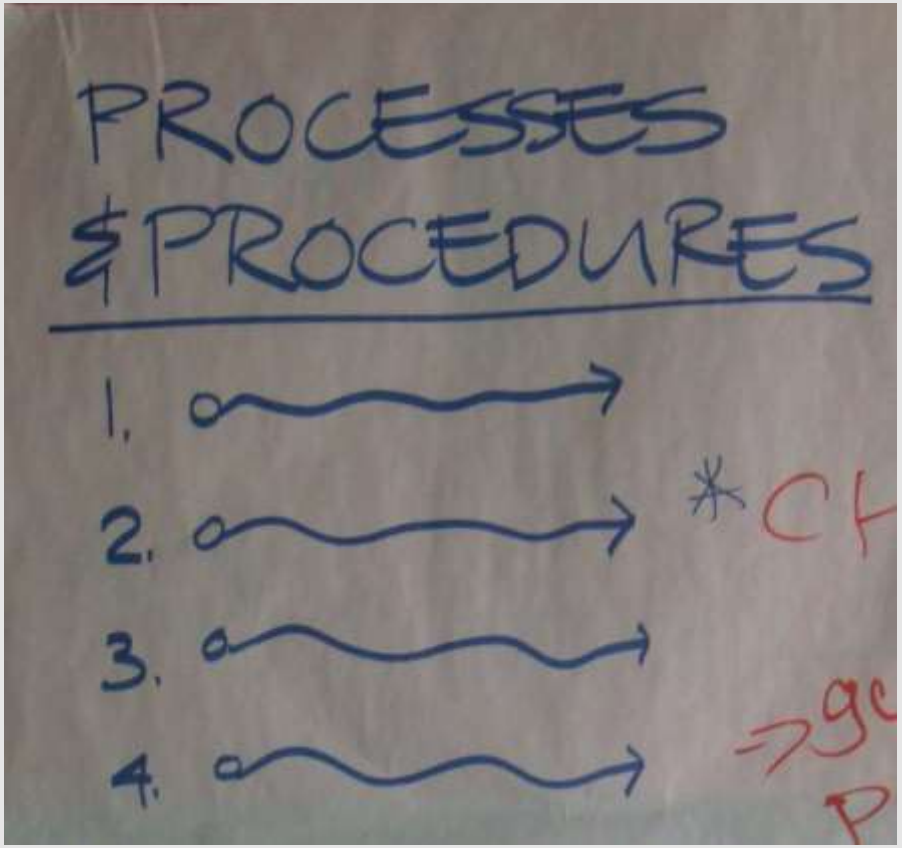
Securing tenure

Securing Tenure

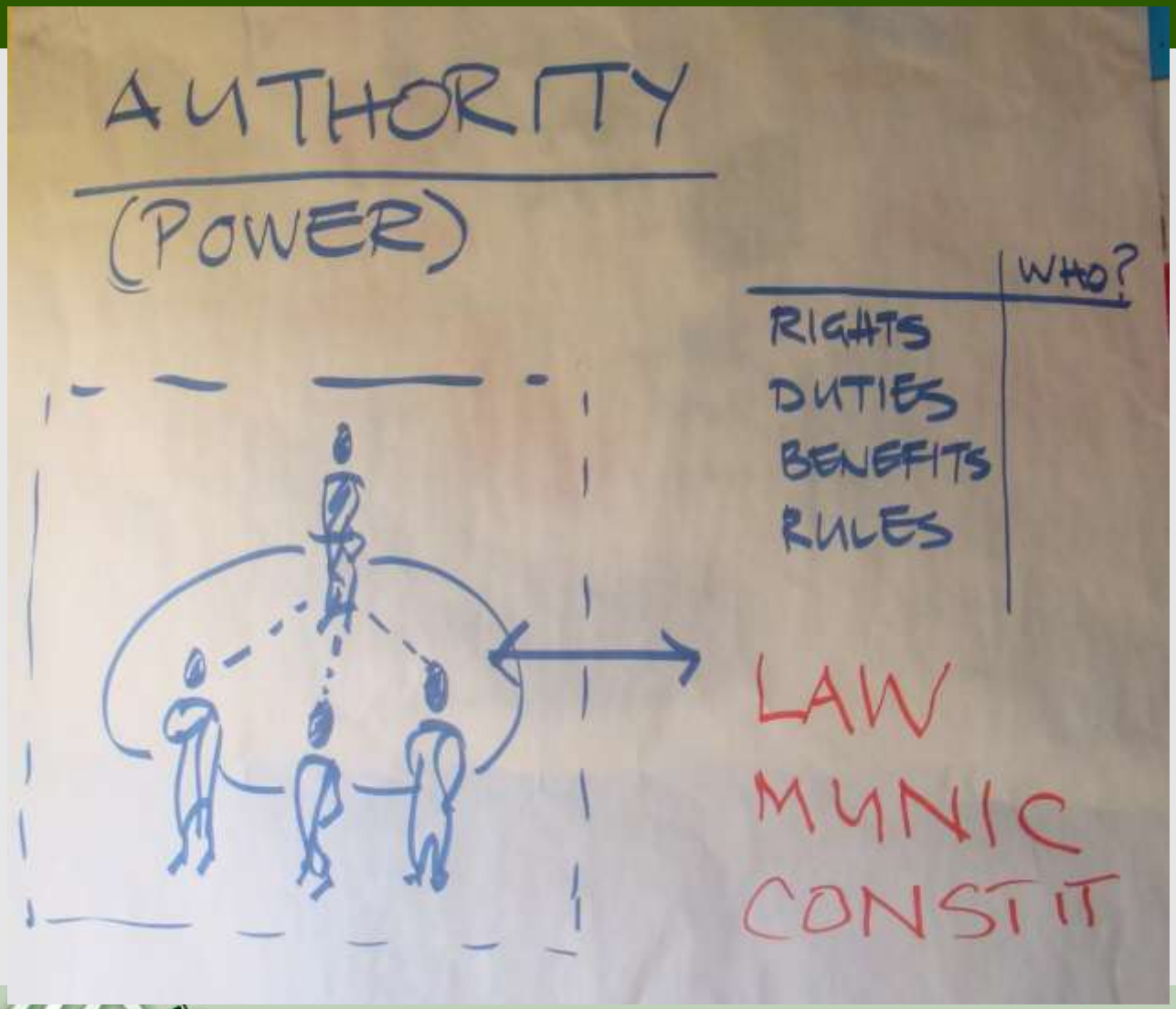


Securing Tenure

Securing Tenure



Securing Tenure



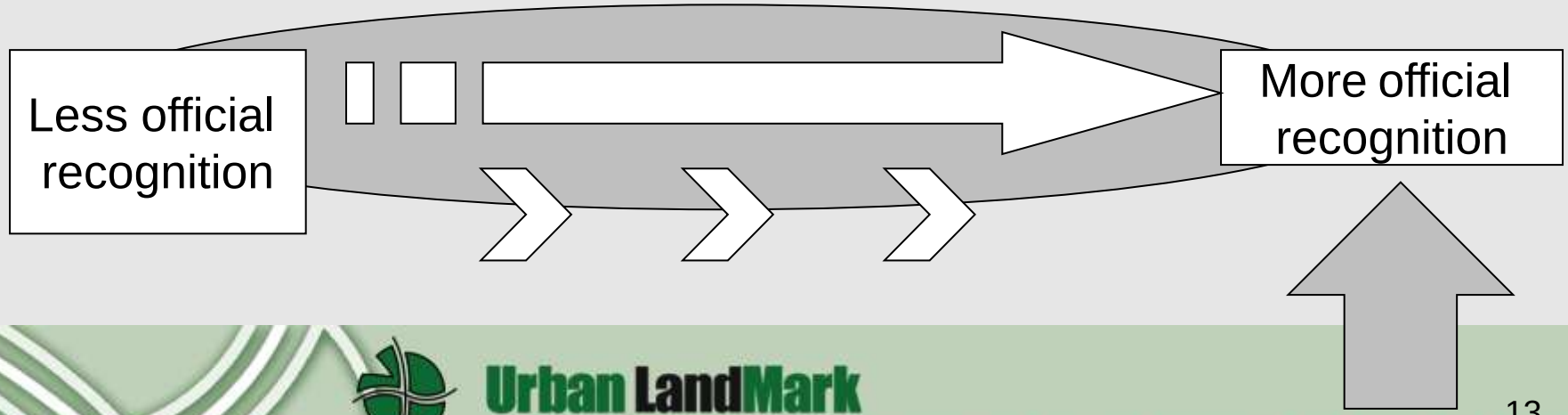
In a nutshell...

Rather than developing new programmes, policy interventions and market mechanisms that multiply supply channels, an alternative approach is to recognise the local practices in land accessing, holding and trading that already exist;

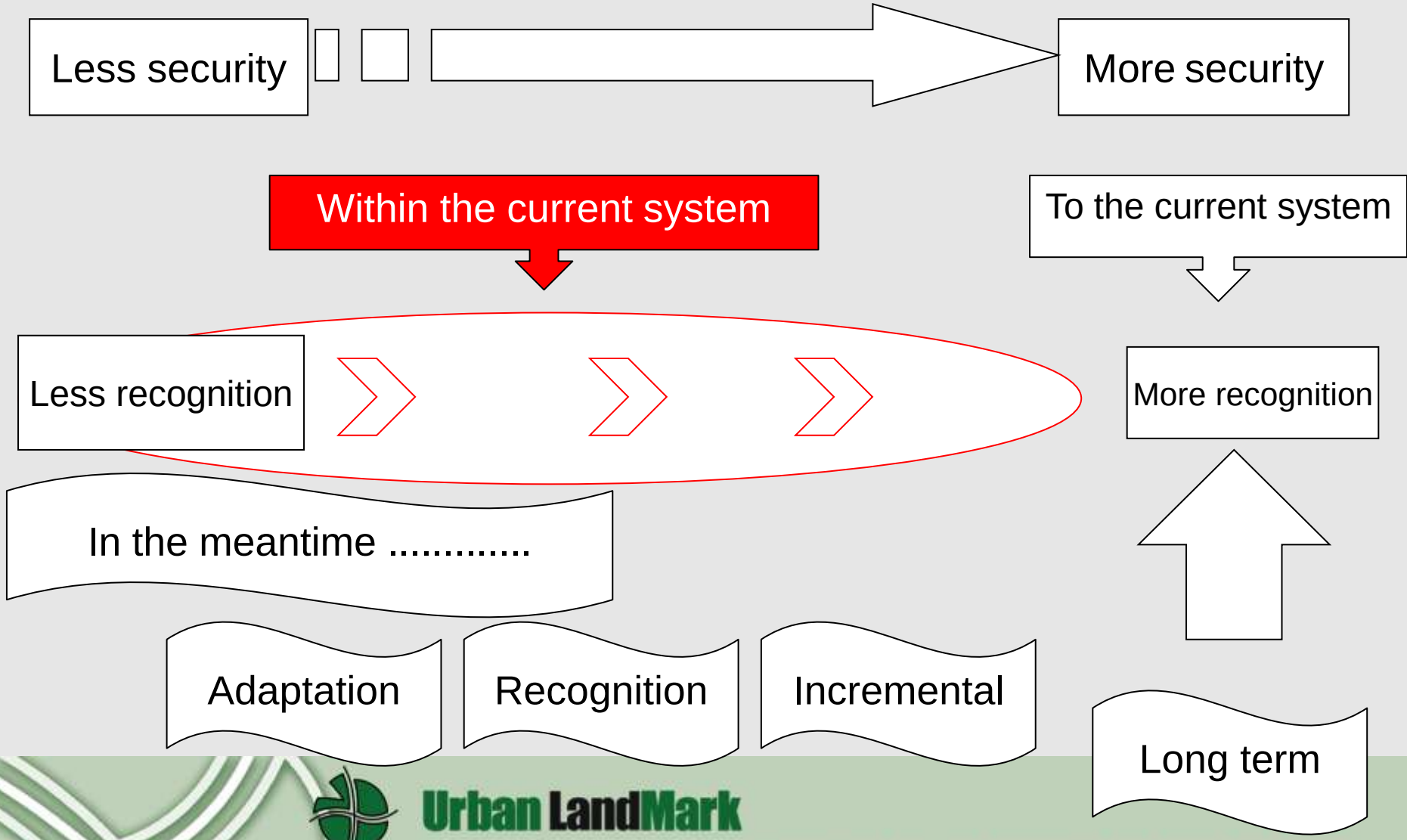
With less resistance to, and more recognition of, these local practices in land accessing, holding and trade, the options for supporting urban residents in their own efforts to gradually improve and consolidate their urban access increases

Summarising a perspective...

- *Official recognition of existing practices*
  - *Practical ways of securing tenure as simply as possible*
  - *Incremental upgrading approaches which secure tenure on a more gradual basis, and at first on a less individualised basis*
  - *Tenure security increases when people have evidence to secure their rights*
  - *This evidence needs to be progressively recognised*



Work is needed on several fronts



Work is needed on several fronts

Less security → More security

In the meantime .....

Long term

incrementalsettlement
A MANAGED LAND SETTLEMENT CASE STUDY

landfirst

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MAKING URBAN LAND MARKETS WORK FOR THE POOR

A tribute or a land price?
A land sale? Ownership?
Chiefly land allocation? A market?

Bridging a gap?

More a mismatch than a gap that can be bridged.

And a mismatch requires adaptation, rather than integration, formalisation or regularisation.

Adapted practice.

Adapted law.

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