Urban-Rural Interrelationship in Land Administration – Urban Perspective

UN-HABITAT; History and Mandate

- UN-HABITAT; focal agency for the Millennium Development Goal 7, target 11; improving the lives of 100 million slum dwellers by 2020
- 1976 Vancouver Conference on Human Settlements
- Adoption of the Habitat Agenda (Istanbul 1996)
- Declaration on Cities and Other Human Settlements in the New Millennium; adopted by the General Assembly (2001)

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Urban-Rural Linkages

- Economically, socially and environmentally interdependent

Habitat Agenda;
- adequate infrastructure to both urban and rural areas increases mobility
- improving access to income-generating opportunities
- playing a role in poverty alleviation

UN-HABITAT
- Governing Council Resolution 19/10
- Requests that the agency integrates these linkages in our programmes and initiatives

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Global Land Tool Network (GLTN)

GLTN is an attempt to create a comprehensive global focus to move the land agenda forward.

Mission statement:
- Develop pro poor gendered land tools
- Unblock existing initiatives, add value
- Research, documentation, dissemination
- Strengthen global comprehensiveness (Paris Declaration)
- Improve security of tenure for the poor (Global Campaign on Secure Tenure)
- MDG goals - indicators/benchmarks

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Global Land Tool Network (GLTN)

GLTN objective:
To facilitate the attainment of the Millennium Declaration through improved land management and tenure tools for poverty alleviation and by strengthening the global comprehensiveness on land

GLTN core values:
Pro-poor, Governance, Equity, Subsidiarity, Affordability, Systematic large scale approach, Gender sensitiveness

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Core themes of GLTN

Six themes on land tool development:

1. Land rights and records
2. Land information/planning
3. Land management/administration
4. Land law and enforcement
5. Land tax/valuation
6. Cross cutting issues

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GLTN Tools

- Gender mechanisms
- Grassroots participation
- Cultural or religiously formatted tools
- Land tools for post-conflict situations
- GLTN- a means of bringing partners together in land tool development and implementation

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UN-HABITAT's Normative Work

Global Campaign for Secure Tenure

- Security of Land, Tenure and Property Rights
- Opposing Forced Evictions
- Promoting Sustainable Shelter Policies

The **GLTN** supports the Global Campaign for Secure Tenure in promoting the rights of the urban poor to access land in an affordable manner

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Key Findings: Slum Dweller Numbers

- Just about 924 million people, i.e. one third of the world's total urban population, lived in slums in 2001
- Slum dwellers increased by at least 36 per cent during the 1990s (based on comparison between global urban population growth and trends in low-income housing development)
- Global number of slum dwellers likely to increase to about two billion by 2030 if no serious action is taken to improve the lives of slum dwellers and prevent the formation of new slums

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Land and Slums

- Global growing concern about slums
- Land issues at the base of slum formation
- GLTN and its partners, including FIG; identified that we lack land tools for implementation of appropriate land policies for urban and rural poor
- Different land tools for different contexts i.e. the influence of customary tenure in Africa

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Africa- examples of innovations

Countries in Africa are leading the way with innovative land tenure types, including;

- Introducing a range of more appropriate tenure systems – continuum of rights
- Innovations taking dispute resolution and connected institutional costs into account
- Cost saving features in new technical designs for land administration systems
- Introducing gender sensitive legislation

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Challenges

- Not enough countries adapting innovative approaches
- Good policies/laws being created but not implemented
- Focus on process, not product, of importance
- Time frame; long-term process

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WORLD URBAN FORUM 3
FORUM URBAIN MONDIAL 3
VANCOUVER, CANADA
19-23 JUIN / JUNE 19-23 **2006**

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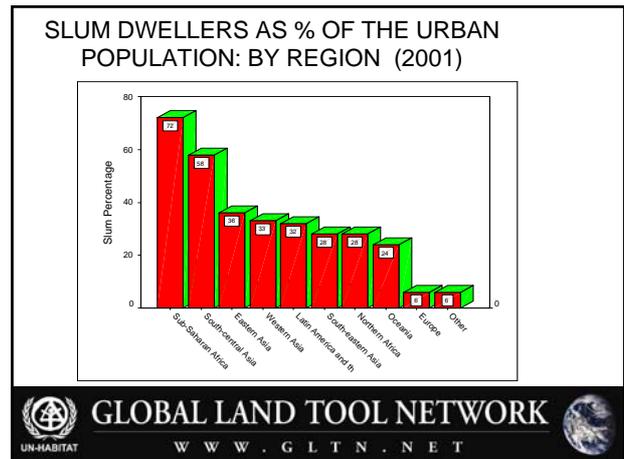## GLTN at the World Urban Forum III

- Over 40 stakeholder groups met to discuss and launch the GLTN
- FIG as founding partner
- Focus on gender
- Gender mechanism presented and adopted at the GLTN Networking Event
- The importance of the continuum of land rights stressed at these events by FIG and other partners
- Highlighted the possibilities for the GLTN to bring on board multiple stakeholders on land tool development
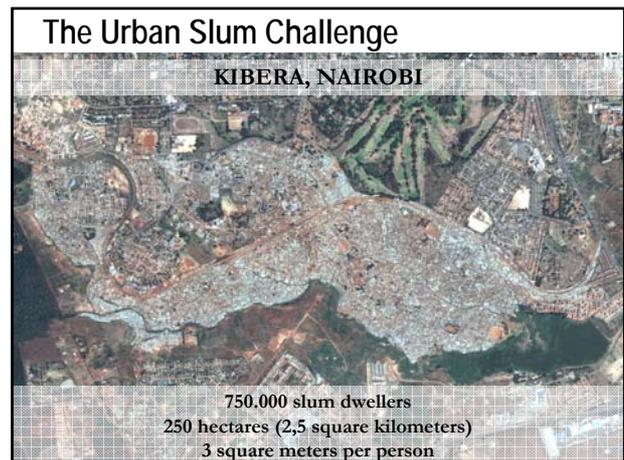
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Thank you!

Welcome to the Fourth Session of the World Urban Forum in 2008, in Nanjing, China!

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CONTINUUM OF RIGHTS

SLUM DWELLERS AS % OF THE URBAN POPULATION: BY REGION (2001)

CONTINUUM OF RIGHTS

1) Land titles
2) Intermediate tenure options -temporary occupancy licenses, private land leases, declaration of possession, occupancy rights, Home Owners Associations, anti-eviction rights, adverse possession rights
3) Increase of de facto security - politicians/national governments statements, infrastructure delivery

The Urban Slum Challenge

KIBERA, NAIROBI

750.000 slum dwellers
250 hectares (2,5 square kilometers)
3 square meters per person

Way forward / Recommendations

- Existing settlements should be recognized and have access to secure tenure forms
- Land delivery systems must be streamlined and transparent
- Participatory approaches to be used in physical planning and in upgrading of informal settlements
- Suitable lands needs to be made available for low-income housing development
- Introduction of appropriate planning, shelter and infrastructure standards
- Mobilization of local resources for low-income housing

TRENDS IN SLUM DWELLER NUMBERS, 1990s: ASIA

- General improvement in housing standards
- Formal house construction kept pace with urban growth in some countries
- But slums dwellers still increased, especially in South Asia, mainly due to rapid urbanization

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TRENDS IN SLUM DWELLERS NUMBERS,
1990s: LATIN AMERICA AND THE CARIBBEAN

- Significant wholesale tenure regularization in some countries
- Urbanization reached saturation levels (80%)
- Slum formation slowed
- Housing deficits still high
- Slums prominent in most cities

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TRENDS IN SLUM DWELLER NUMBERS, 1990s:
SUB-SAHARAN AFRICA & ARAB STATES

- Considerable housing stress
- Rents and prices rose
- Occupancy rates increased
- Slum dwellers increased in most cities
- Slum improvement very slow

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Common Urban Land Tenures

- Land titles & formal leases/rental, land & buildings, individual & group
- Adapted customary (Africa, Yemen, Indonesia etc.)
- Informal -individual, group, religious
- Informal -unregularised sub-divisions (planning), land invasions, unofficial rentals.
- Informal -multiple forms on 1 plot
- Varying degrees legality/illegality

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