

SYS2: URBAN LAND POLICIES FOR THE POOR IN EAST AND SOUTHERN AFRICA

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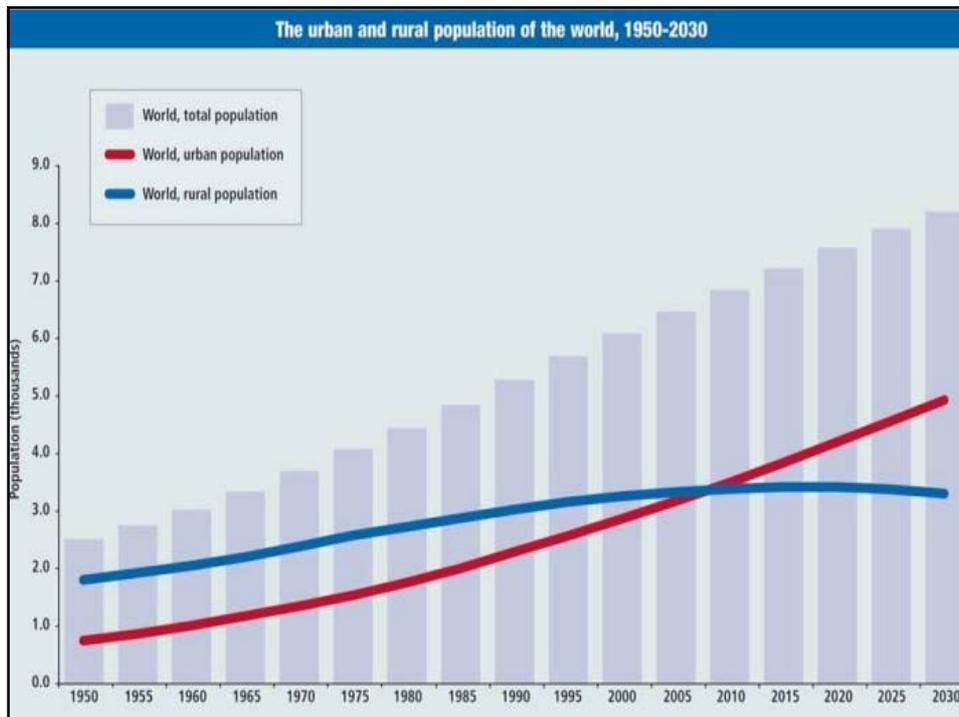
The status of the world population

- The exploding world population is about 6.7 billion.
- About half this population lives in urban areas.

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World slums

- An estimated 1 billion people or 32 per cent of the world's population lives in slums, the majority of them in the developing world.
- This figure may double to 2 billion by the year 2030.

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The status of slums in African cities and towns

- Over 46 per cent of the African urban population lives in slums where landlessness, poverty, overcrowding, unemployment, crime, pollution, etc. are prevalent.

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- Cities and towns have been described as engines of social and economic growth and development.
- Sadly, they are also engines for propelling slum development and increasing poverty.

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Cure of these ailments

- Suitably formulated National Land Policies (NLPs) provide a platform for alleviating these ailments.
- To highlight the situation, NLPs in eight countries in East and Southern Africa are examined to find out whether the plight of the urban slum dwellers and the poor are addressed.

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- The NLPs examined are of:
 - Malawi, Namibia, Rwanda and Tanzania. **These are being implemented.**
 - Kenya, Swaziland, Uganda and Zambia. **These are still being formulated.**

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Main issues that motivated formulation of the NLPs

- Proliferation of urban informal settlements (cited by 75% of the countries),
- Population explosion (62.5%),
- Lack of clear land rights (62.5%),

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Vision and mission of the policies

- Only two countries stated the vision and mission of the policies.
- Only one country makes reference to URBAN context in the vision and mission statements.
- None refers to the POOR or POVERTY ALLEVIATION.

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- With the exception of Namibia and Rwanda, land administration does not refer to URBAN AREAS OR THE POOR.
- However, on a positive note land administration refers to informal settlements where most of the urban poor live.

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- Despite the common knowledge illustrated in the urbanization chart (slide #3), it appears the urban areas and the urban poor were not a focal point during the policy formulation processes in all the countries.

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Access to land through markets

- Although the NLPs aim for equitable access to land, they also propose to formalize land markets as a major means of land delivery. Can the poor compete in the market?
- **Caution:** The free market cannot be an equitable means of access to land
~land hoarding and landlessness!

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- Access to land by the vulnerable groups in urban areas has been considered by only 50% of the NLPs!

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Land rights adjudication, surveys, mapping, delivery and registration have not been able to satisfy the poor because:

- Efforts of the poor to register rights in land are frustrated by:
 - Bureaucratic, corrupt, slow, cumbersome, expensive and centralized: adjudication, survey, mapping and registration processes.

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- Lack of human resource capacity.
- Inadequacy or out of date topographic maps.
- Inadequate geodetic control frameworks.
- Cadastral surveys are mainly done by government surveyors (who are few).
- Double or multiple allocations of land parcels to more than one allocatee, causing endless land disputes.

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Consequences

- Arising from difficulties to acquire and register land rights through the formal system, many of the urban poor see land acquisition in informal settlements as the only viable option; evictions notwithstanding.

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Urban Informal Settlements (I.S.) have proliferated urban areas because of factors that include:

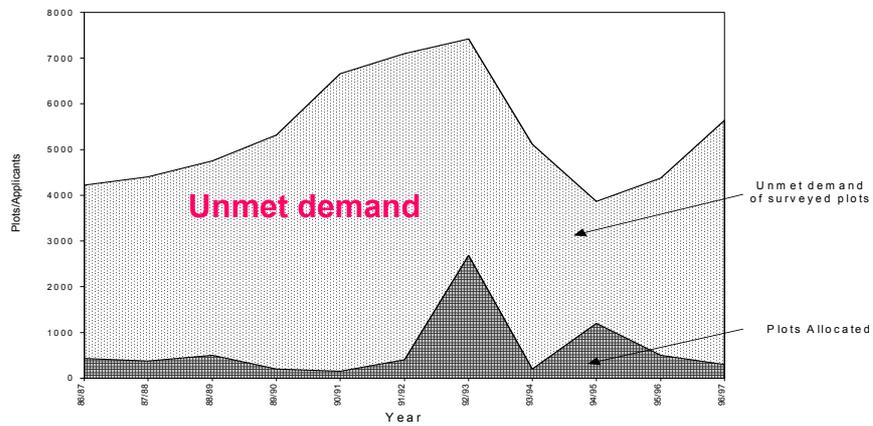
- Rapid population growth that has made land administration systems fail to provide sufficient plots to meet demand. The poor can't compete for the few available plots.
- High building standards that the poor can't cope with.
- Laxity of control in urban development.

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Plot applicants and allocation in urban Tanzania: 1985-1997



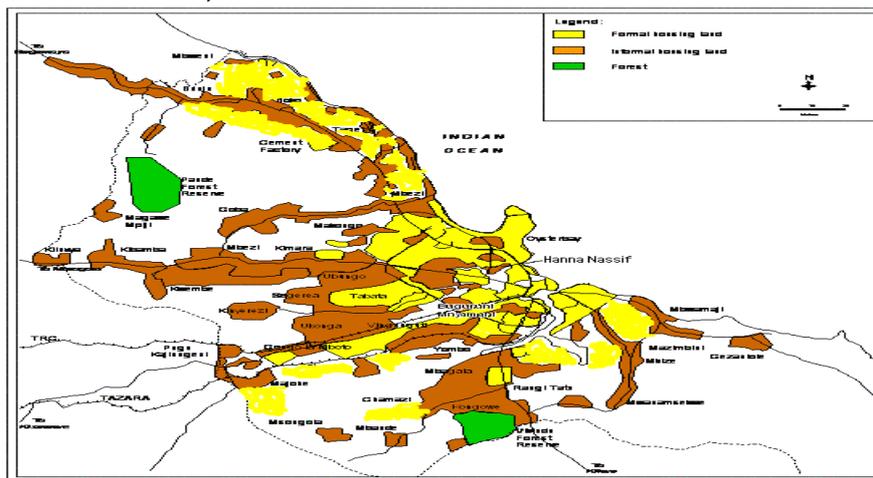
After Kyessi, A. (2009)

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The state of informal settlements in the City of Dar es Salaam, Tanzania



About 70% of the city's population lives in informal settlements (After Kyessi, A., 2009).

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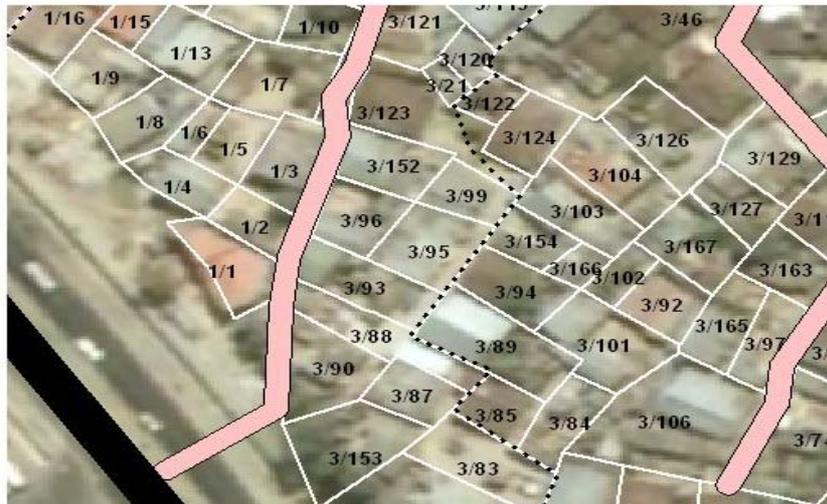
Attempts to improve land tenure security in informal settlements

- Tanzania has adopted an innovative approach of using geo-referenced, high resolution satellite imagery to identify, adjudicate, record and issue residential licences/titles to dwellers in urban informal settlements.
- Namibia has adopted the flexible land tenure system.
- Rwanda has established Community Mapping approach based on high resolution/large scale photomaps for documenting and registering land rights.

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- A satellite imagery containing digitized land unit boundaries as used by Tanzania

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Recommendations I

- Disaggregate NLPs into two components:
 - Urban, and
 - Rural
- Further disaggregate the Urban component into:
 - Urban general, and
 - Urban for the poor
- Prepare two building codes:
 - One for the general areas and the other
 - Affordable by the poor.

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- Enforce control on land markets in areas set aside for the poor.
- Allow and regulate unconventional urban activities such as agriculture to take place in urban areas to enable the poor to earn a decent income and living.

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Recommendations II

- Prohibit urban sprawls as they make towns to extend into rural land thus depriving the rural poor of land rights.
- Prevent development of new slums through timely supply of adequate, affordable, planned plots and enforce development control.

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Recommendations II ctd

- Establish efficient land administration institutions to protect and enforce land property rights, notably for the poor.
- Implement the MDG on literacy to facilitate informed citizen's participation in slum upgrading schemes.
- Adopt pro-poor land tenure security measures such as Namibia's flexible land tenure system.

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Recommendations II ctd

- Formalize informal settlements through simple, quick systems of describing, adjudicating, mapping, recording and registering ownership interests on all land holdings in informal settlements so as to benefit both landholders and the State.
- Decentralize land administration functions to local level areas to improve good governance of land administration functions.

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Recommendations II ctd

- Prioritize human capacity building as a strategy to first put in place knowledgeable human resources that shall develop and implement pro-poor policies.
- Then adopt modern technologies to expedite delivery of land and land services.
- Instill ethical performances e.g. through professional societies to weed out malpractices in land administration.

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Caution

- Does planning for the poor only work?
- The 1970-80s World Bank supported sites and services schemes aimed at upgrading slums and providing planned, surveyed and serviced parcels to the poor in urban areas in Tanzania was not quite successful as there was no parallel scheme to also provide planned land for the rich.

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**THANK YOU
FOR YOUR ATTENTION**

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