

**Improving Slum Conditions**

FIG/UN-HABITAT Seminar  
Stockholm, Sweden 16-17 June 2008

**Prof. Stig Enemark**  
 President  
 The International Federation of Surveyors  
 Aalborg University, Denmark

GLOBAL LAND TOOL NETWORK ROUNDTABLE  
UN-HABITAT WORLD URBAN FORUM 4  
NANJING, CHINA, 3 – 6 NOVEMBER 2008

**Global Partnerships in Land Management**



Is strongly committed to the MDGs and  
the UN-Habitat agenda on the GLTN



**Improving slum conditions**



- FIG/UN-HABITAT seminar during the FIG working week in Stockholm, 16-17 June 2008.
- Structured as a practitioners dialogue
- Broadened the discussion from land professionals to a multi-discipline dialogue between land professionals, architects, planners, economists finance experts and social scientists.
- About 120 leading actors from the public, private and NGO sector.

## Improving slum conditions

### Linking the "chain" of

- Mapping
- Planning
- Land rights
- Cadastral services
- Valuation
- Financial services

## Improving slum conditions

### Main focus:

- Sustainable provision of shelter for poor people:
- Policy coordination with land infrastructure, legal and financial systems
- Appropriate regulations for land-use, zoning and building
- Secure land rights for all
- A sustainable housing finance system
- Timely provision of infrastructure
- Access to land and access to credit

## Keynote presentations...(8)

*Ms Anna Tibajjuka*, Under-secretary General and Executive Director, UN-Habitat:

- 1 billion slum dwellers in urban areas
- Only 20% of parcels in the world are registered
- Only 2% are registered in the name of a woman
- Poor people cannot access land and financial markets because they are not empowered

*Mr Ashraf Ghani*, High Commission of the Legal Empowerment of the Poor:

- Four pillar approach for empowering the poor:
- Access to justice and the rule of law
- Property rights
- Labour rights
- Business rights
- In the next 25 years USD 42-44 trillion to be invested in global urban infrastructure. Getting the design right is essential

## Session presentations....(7)

*Ms Dorothy Agote*, P.S., Min. of Lands, Kenya.

- Main reasons for post-election violence, is land. Slum dweller lives out of law and basic legal protection.
- LA systems old and do not respond to current needs.
- Women are not considered fit to inherit and hold property

*Geoffrey Payne*, Consultant, UK

Impact on land titling programmes:

- Land titling programmes have failed to realize social objectives (securing the rights of the poor)

## Dialogue sessions and key issues

### Dialogue sessions:

- Southern and Eastern Africa
- Asia and Pacific
- West Africa
- Central and Eastern Europe
- Land management practices
- Revisiting Planning
- Kinking the financial resources
- Expanding the outreach of housing finance for the poor

### Land management practices and tools

- Social Tenure Domain model
- Global Land Tool Network ([www.glt.n.net](http://www.glt.n.net))
- Women are discriminated by customary laws, by access to education and by lack of ownership rights to property, by local tribunals
- Municipalities are not able to collect rates/taxes
- Need for information But for whom? Communities, local governments, land owners



### Issues...

- To what extent can information be based on physical descriptions of property and information of actual land users compared to the legal concepts of property and ownership?
- To what extent need financial institutions a formal mortgage system including foreclosure procedures? To what extent can credit be given to land users based on information on their personal situation without a formal mortgage system?
- How can the mechanisms between collection of municipal taxes and fees and investments in desired and planned improvements in concerned communities be strengthened?

### ...Issues

- Common community management of upgrading projects, is it a form of a strong clan leadership or can it be organized in more democratic ways? Can local registration in wards, sub districts or other local organizations within a municipality work with enough trust from government, market and credit organizations?
- How to strengthen the women's rights in informal settlements in opposition to cultural and religious habits?
- Privatization and change of organization from State management to property markets? How can socialistic land administration system be converted to market based system and still protect vulnerable groups and social values?
- Bureaucracy and corruption, are they depended or independent of each other?

### Improving slum conditions

<p><b>Linking the "chain" of</b></p> <ul style="list-style-type: none"> <li>▪ Mapping</li> <li>▪ Planning</li> <li>▪ Land rights</li> <li>▪ Cadastral services</li> <li>▪ Valuation</li> <li>▪ Financial services</li> </ul>	<p><b>Ways forward</b></p> <ul style="list-style-type: none"> <li>▪ Incremental approaches to land titling, construction, and finance</li> <li>▪ Innovative pro-poor planning and governance</li> <li>▪ Collective approaches to savings and credit</li> <li>▪ Consultations between experts, authorities and the urban poor to develop new products of credit</li> <li>▪ Promote research, education, mentoring and publications on the pro-poor issues</li> </ul>
--	---



### It is all about:

**People,** human rights, engagement and dignity

**Politics,** land policies and good governance

**Places,** shelter, land rights, and natural resources

