rethinking emerging land markets in rapidly growing Southern African *[and other]* cities

1 & 2 November 2010

The Forum | Turbine Hall | Newtown | Johannesburg

MAKING URBAN LAND MARKETS WORK FOR THE POOR

Urban LandMark

Summation and concluding remarks

MAKING URBAN LAND MARKETS WORK FOR THE POOR

Some ideas have emerged

- Relationships between GDP, population growth and squatter settlement growth not always linked – perhaps the prevalence of slums is not inevitable
- Informality may serve the political agendas of governments across the continent, which may mean that some governments may not fully back the reduction of slums
- Customary land management practices are being emulated in the city in the absence of appropriate responses by the official system of administration and supply : currently it is simply more efficient to go the non-formal route
- Differences and similarities between countries and regions:
  - why some places consolidate and others do not,
  - what people expect of government or don't expect,
  - levels of management, capacity and resources available, and
  - histories of land in each country.

Some ideas emerging

- Social legitimacy and formal legality are both necessary, and the formal system should bring the two closer
- Information is fairly scarce in the property market, and this has an effect
- War, conflict and economic meltdown cause partial (but not complete) collapse of the property market (e.g. finance and development segments), and place huge pressure on people, causing vulnerability.
- Natural habitats are sometimes being protected while indigenous people are evicted in favour of tourism, mining, etc.
- Land reform may work with or undermine private sector involvement and people's land rights

Some ideas emerging

- Learn from international experience in land use management, especially the systems which enhance participation and the social function of land – we might be missing the big picture in LUM
- Shack settlements perform a complex set of functions which we need to understand before designing interventions, and their 'sequencing'
- Squatters are human beings

Debate: perfecting the apartheid city?

- Private sector and government roles – where do they begin and end, and what about the people? - evictions and urban renewal
- Will better policies make any difference?
- Contrasting views on what people want and need from the African city
- Contrasting views on what has been achieved
- What is the predominant 'economic framework' for each city? Is the 'competitive' city mutually exclusive to the idea of the inclusion of the poor?

Rethink

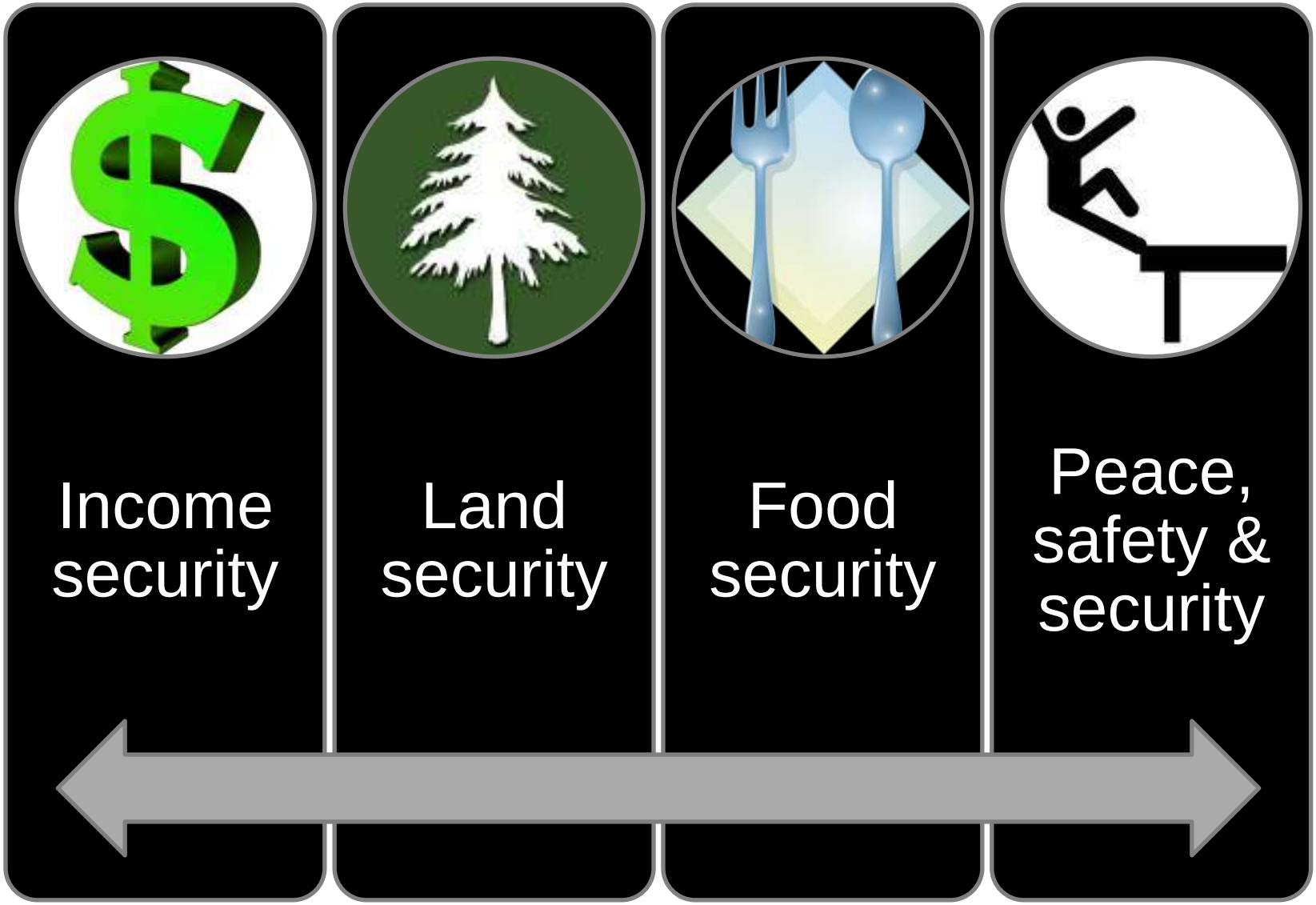
- Have we managed to rethink emerging land markets??
- If we think back to two days ago, what is different about the way we understand the region?
  - The barriers to entry into the formal registered system remains a real constraint in most places
  - It's clear that the interface between formal, unregistered and customary is important, and needs to be addressed
  - It's clear that we need to carry on sharing experience, knowledge and solutions in the region, deepening our understanding and framing interventions
- What will we do differently tomorrow?

Way forward

- Website information
- Proceedings
- Publication

- Regional projects
- Regional cooperation and networks
- Proposals to supporters and stakeholders for more regional cooperation

- Thanks to
  - Speakers
  - Organizers
  - Chairs
  - Delegates
  - Media
  - Venue hosts
  - Funders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Land security
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Peace, safety & security