



**Urban LandMark**



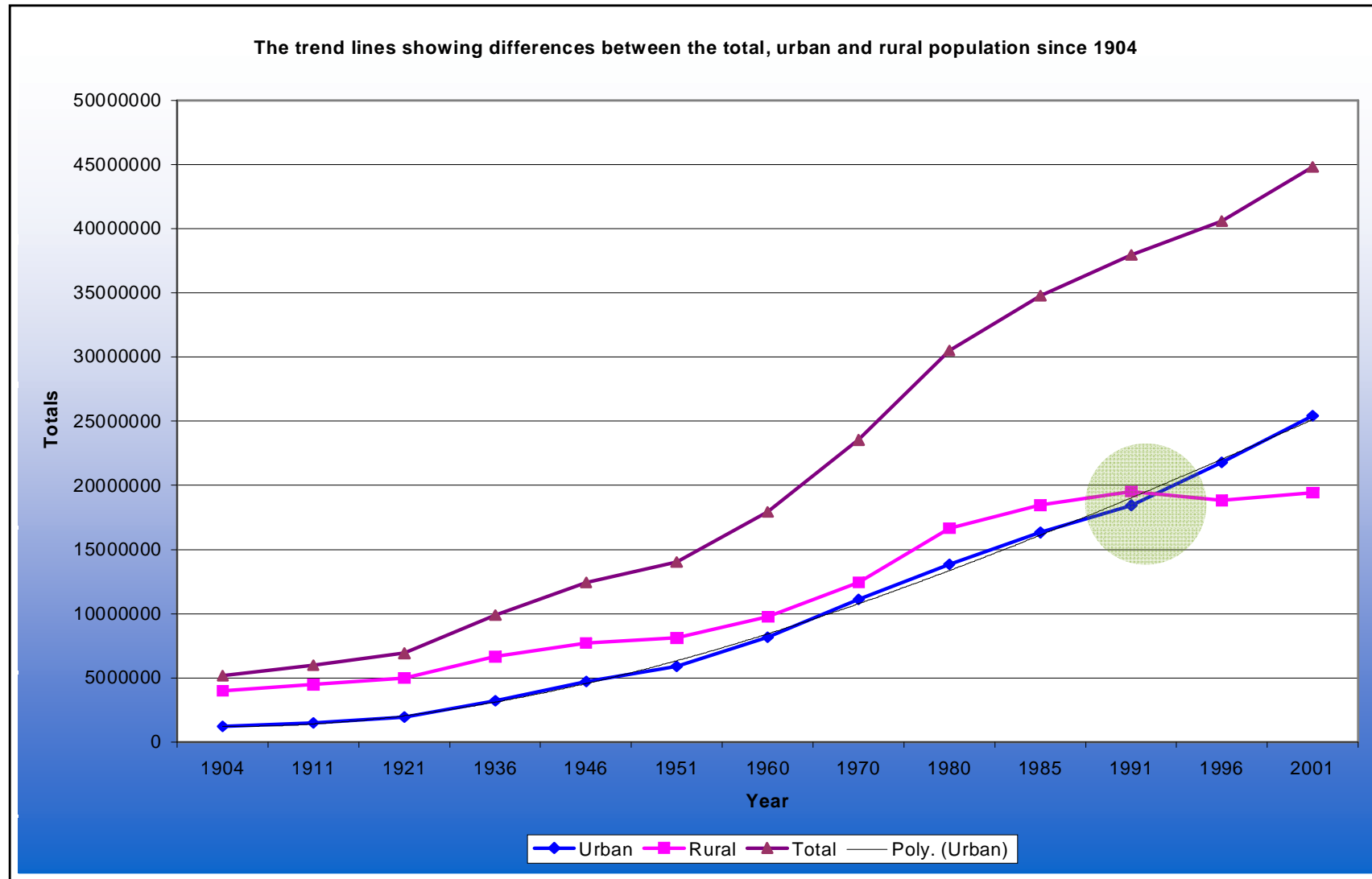
# “From Land Rights to Property Markets” INTRODUCTION

27 August 2008

**MAKING URBAN LAND MARKETS WORK FOR THE POOR**

# Urbanisation: 1921 to 2001

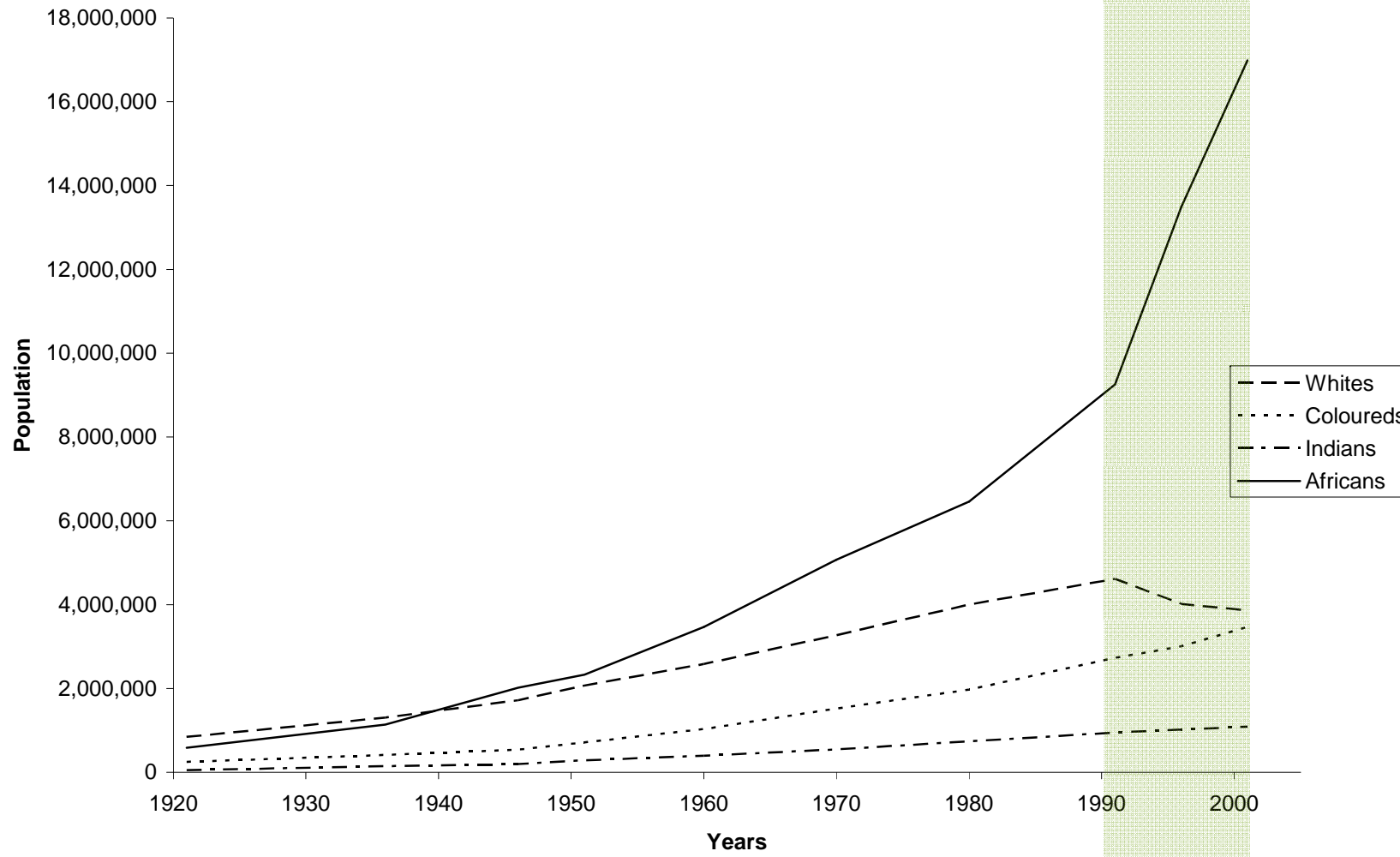
National Department of Housing (2006). *Investigation into urbanisation trends in South Africa and their implications for housing*. Prepared by Shisaka Development Management Services Pty Ltd.



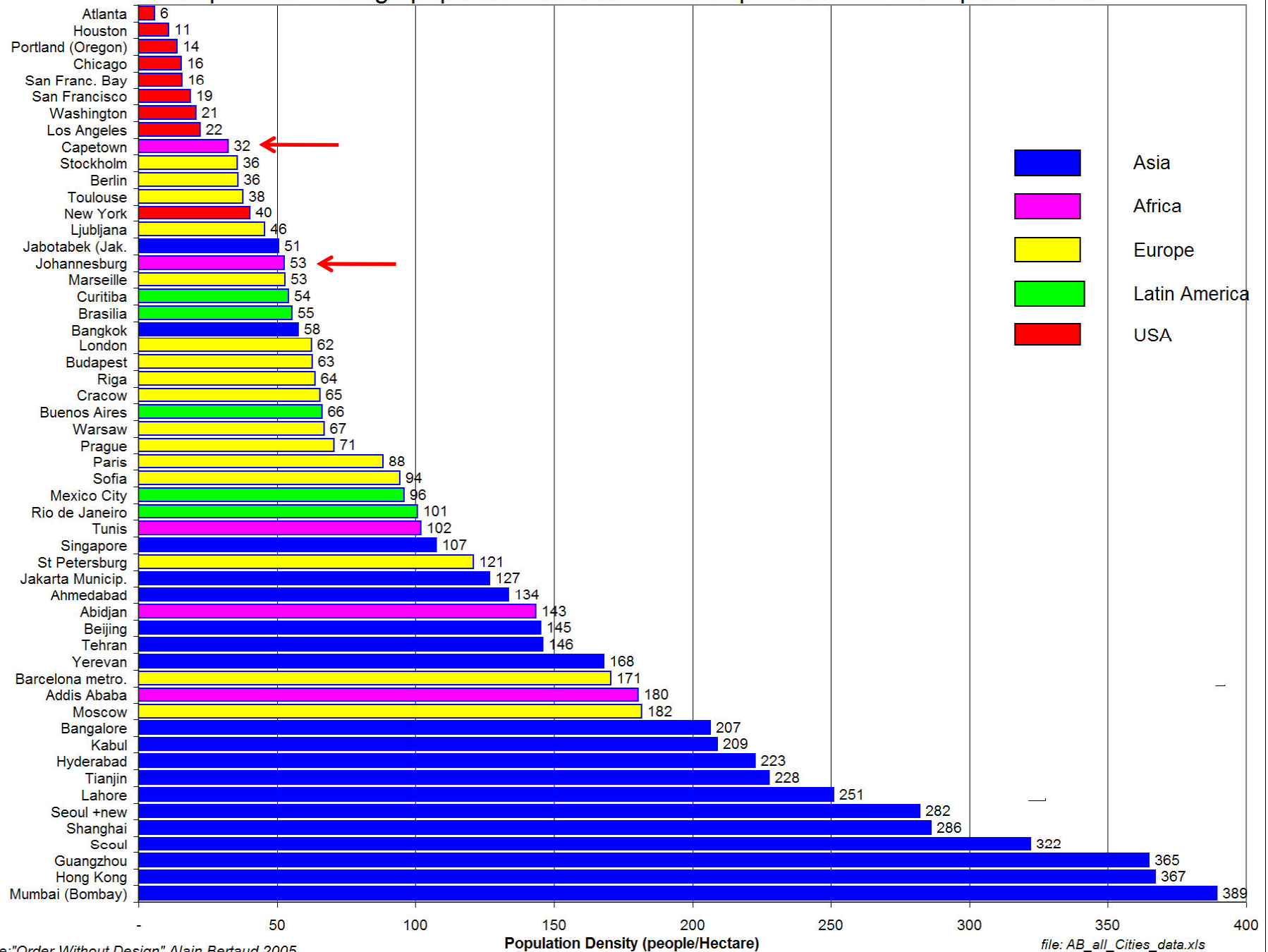
# The urban population by race, 1920-2000

National Census data for specified years, cited in Parnell, S. SOUTH AFRICA'S SPATIAL ECONOMY

Urban Population by Race, 1921-2001



## Comparative average population densities in built-up areas in 51 metropolitan areas



source: "Order Without Design" Alain Bertaud, 2005

Population Density (people/Hectare)

file: AB\_all\_Cities\_data.xls



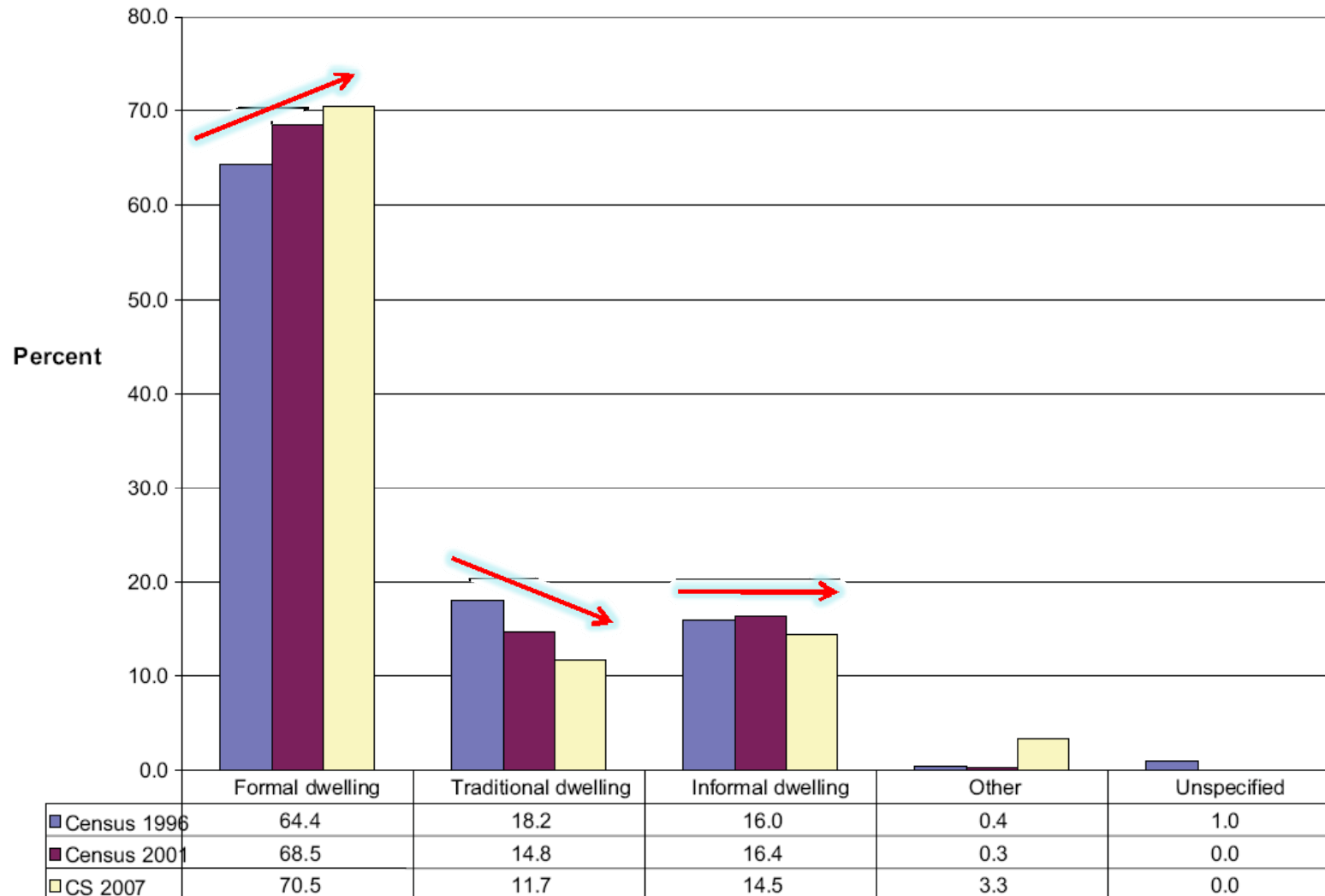
Kathryn Ewing



Richard Green

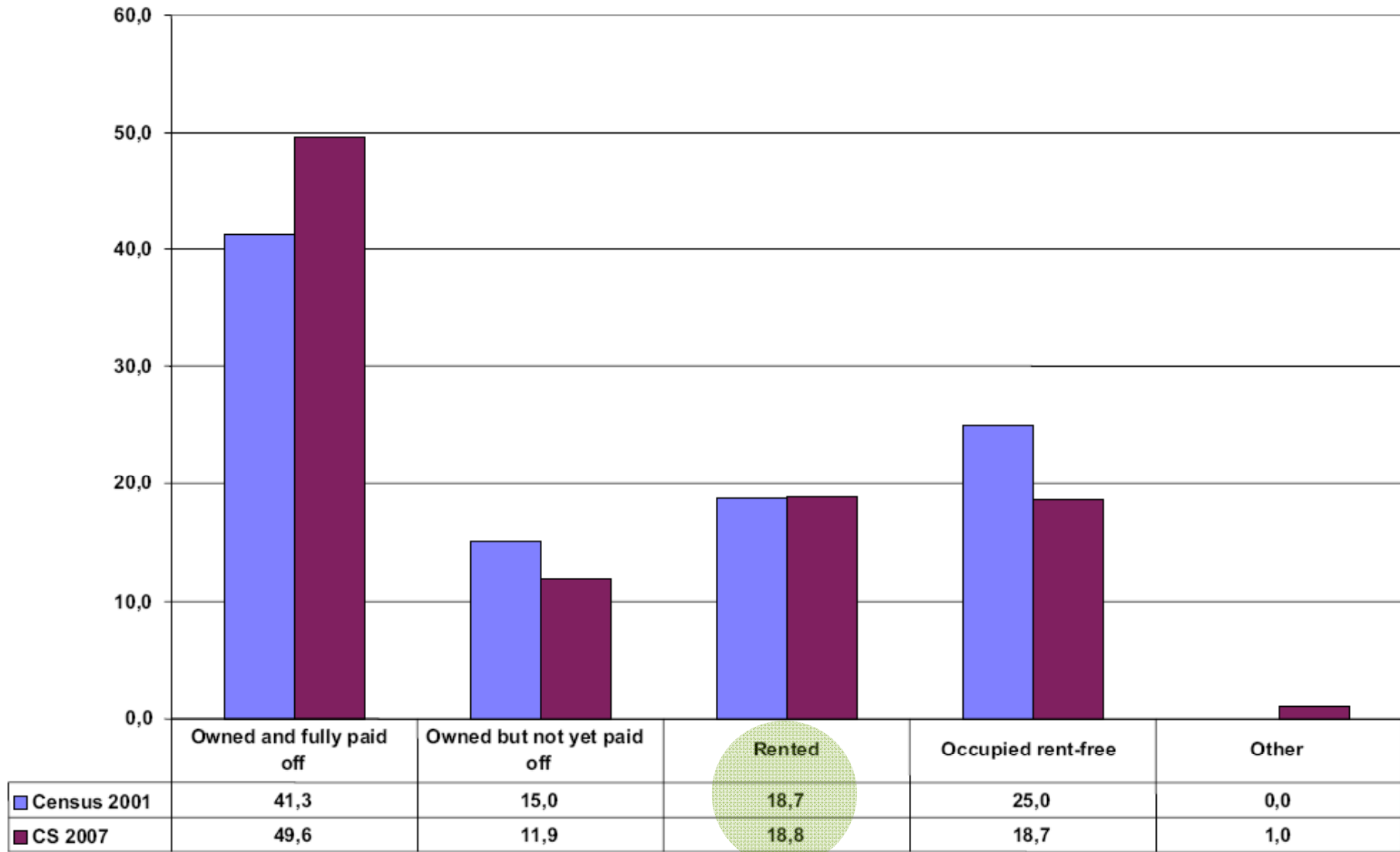
# Percentage distribution of household by type of main dwelling

Community Survey 2007: The RDP Commitments

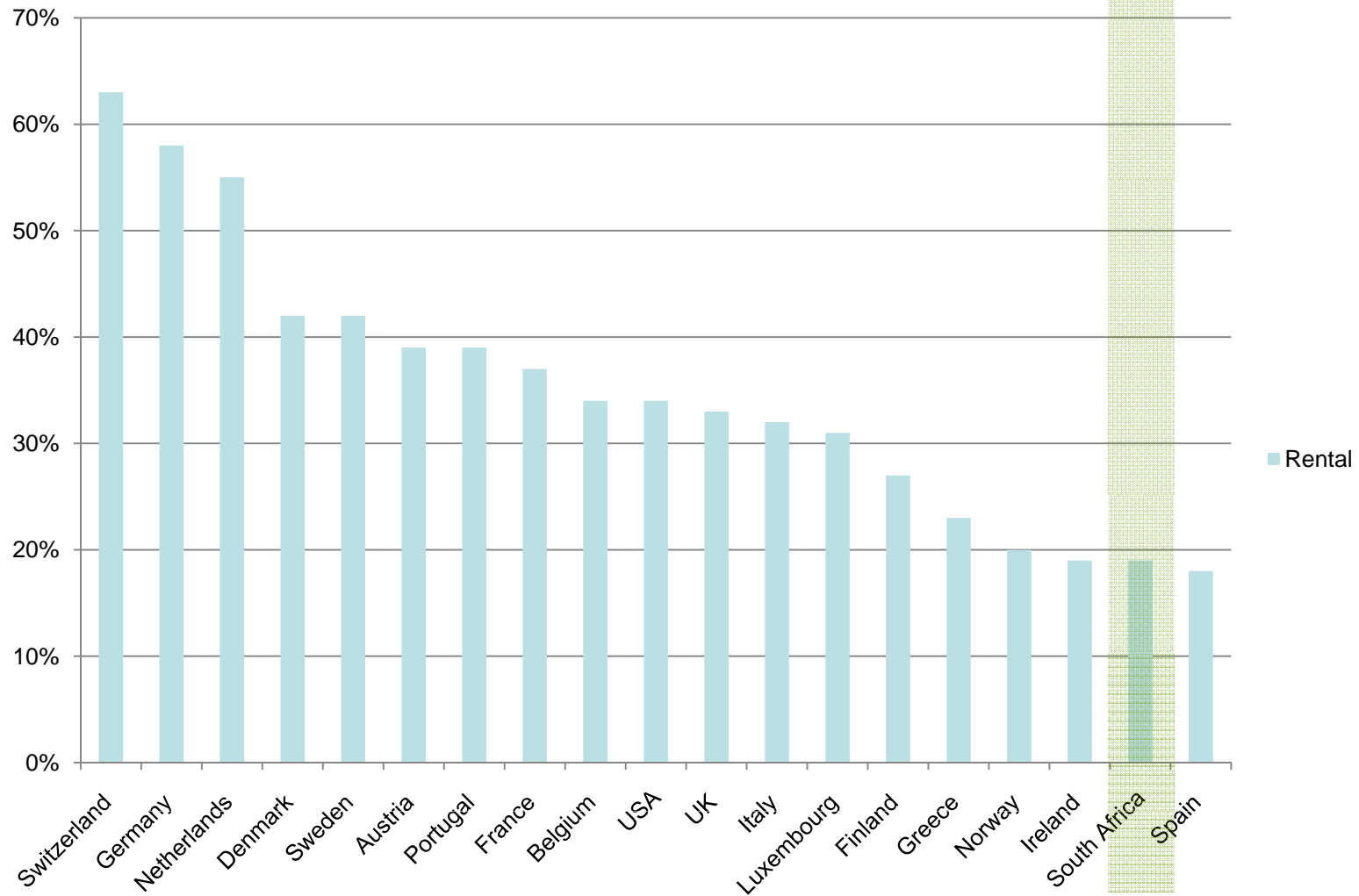


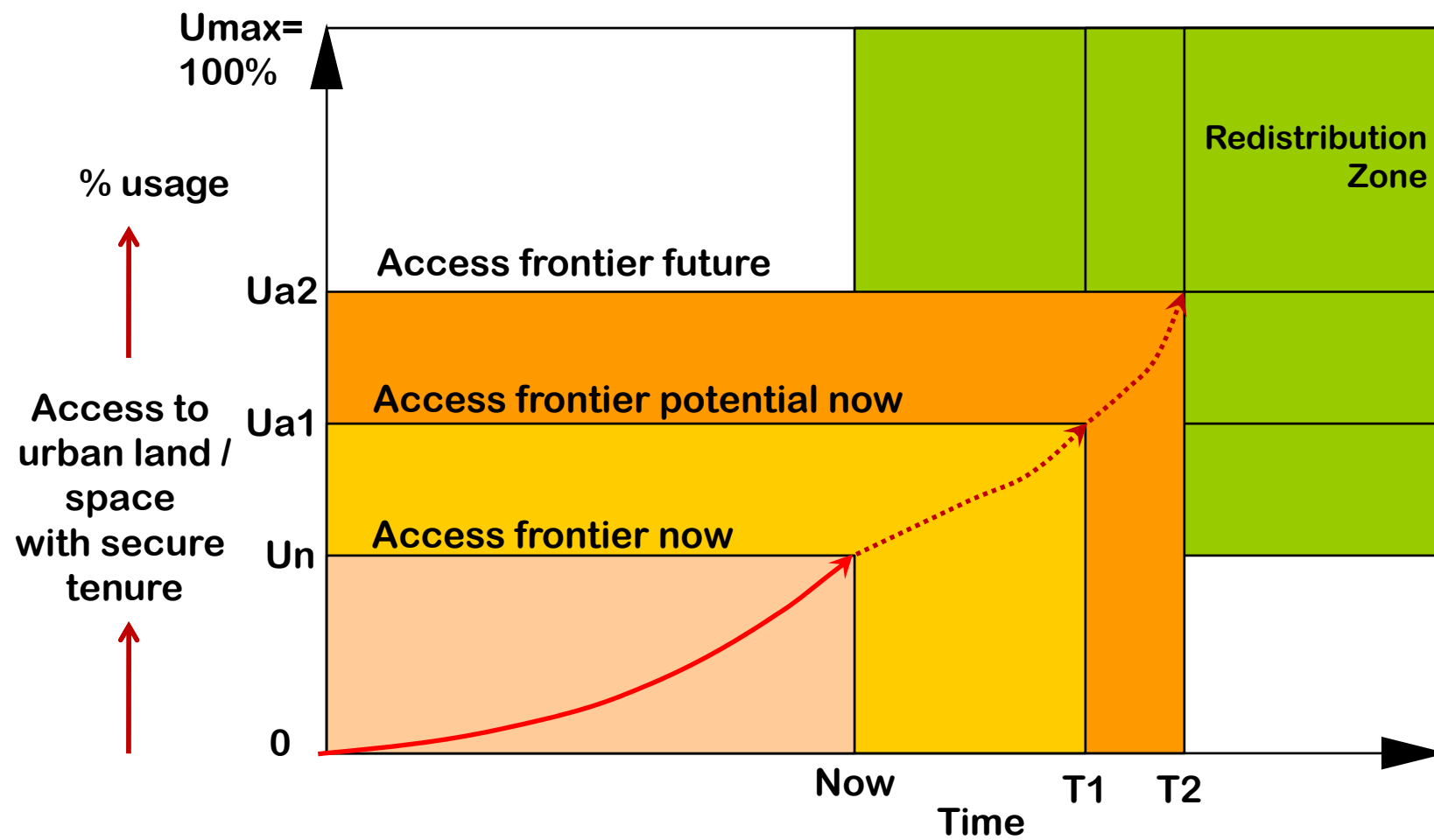
# Percentage of households by tenure status

Community Survey 2007: Statistical Release

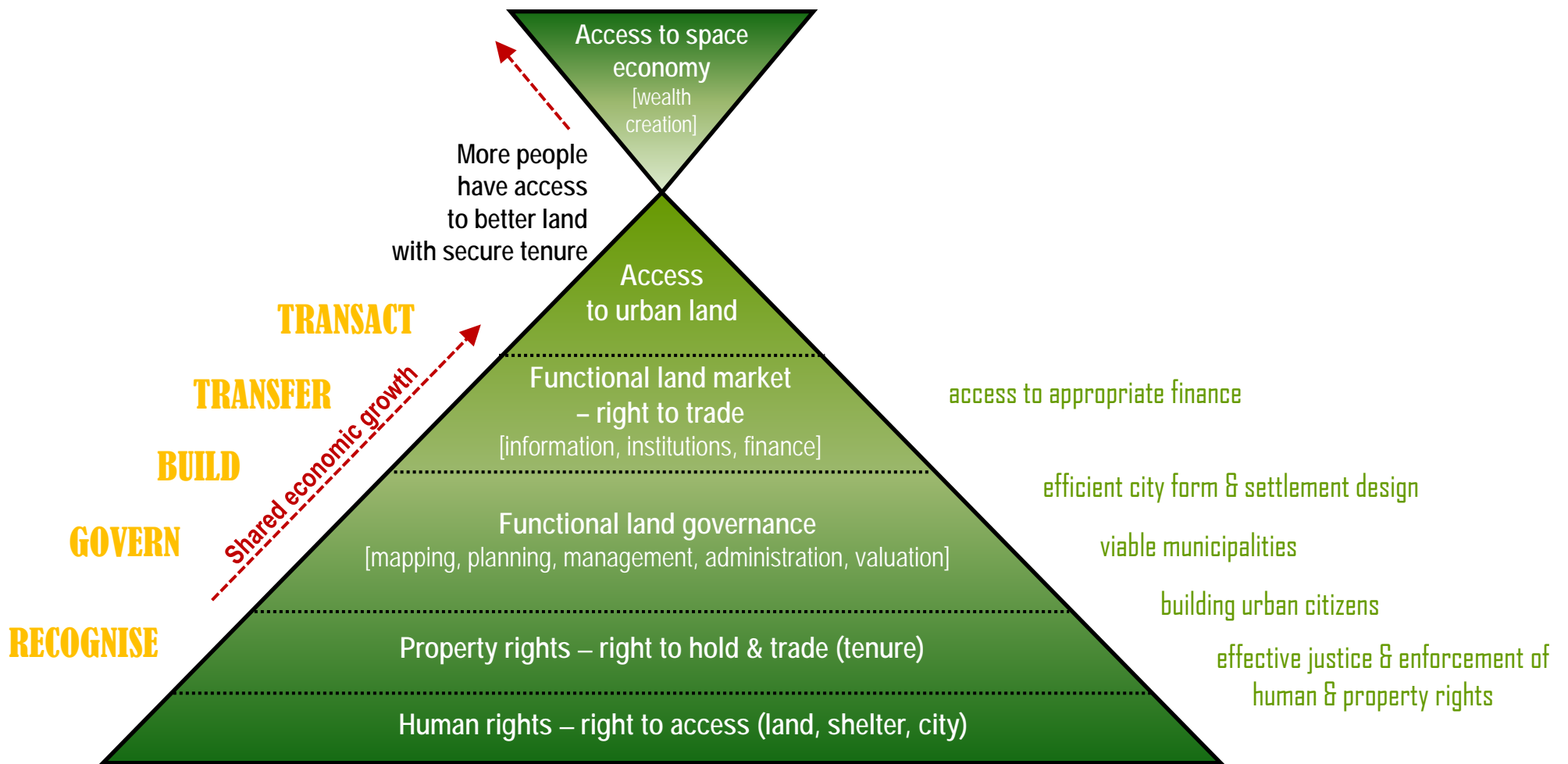


Rental stock as proportion of total



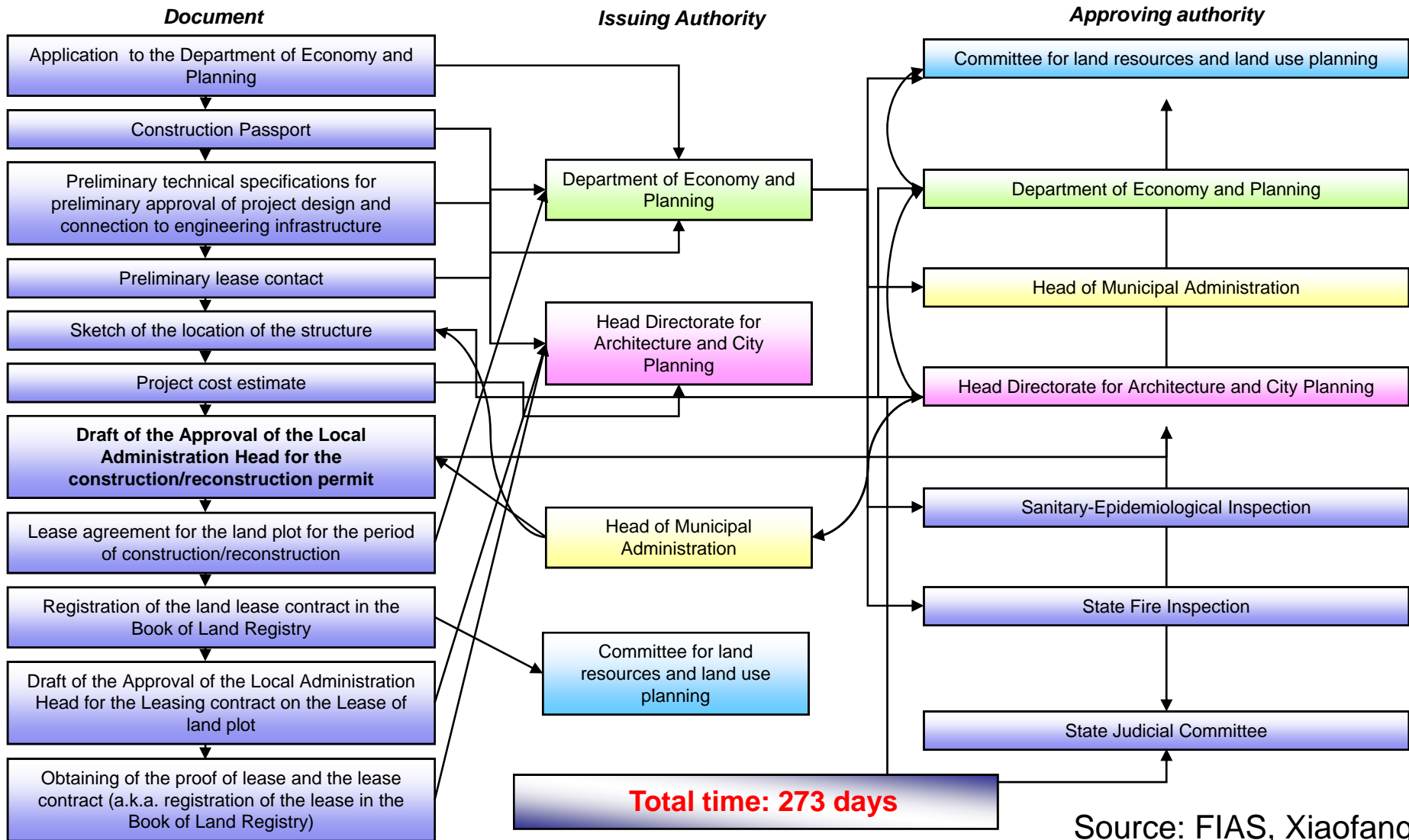


# why the theme from land rights to property markets?



# Functional land governance: example

**Flowchart of the procedure for allocation of land plot for business use (Nizhny Novgorod)**



Source: FIAS, Xiaofang Shen

# Productive use of space: Tshwane



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## Location relative to customers

- ideal, street corner
- diverse passing trade
- highly productive use of space



## Tenure over space

- de facto
- patronage
- vulnerable



## Tradeability

- returns limited to daily profits
- not easily transferable – a personal claim
- cannot sell goodwill



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