




LAND GOVERNANCE IN THE CONTEXT OF RAPID URBANIZATION IN AFRICA

Opportunities and Approaches

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Office for Africa

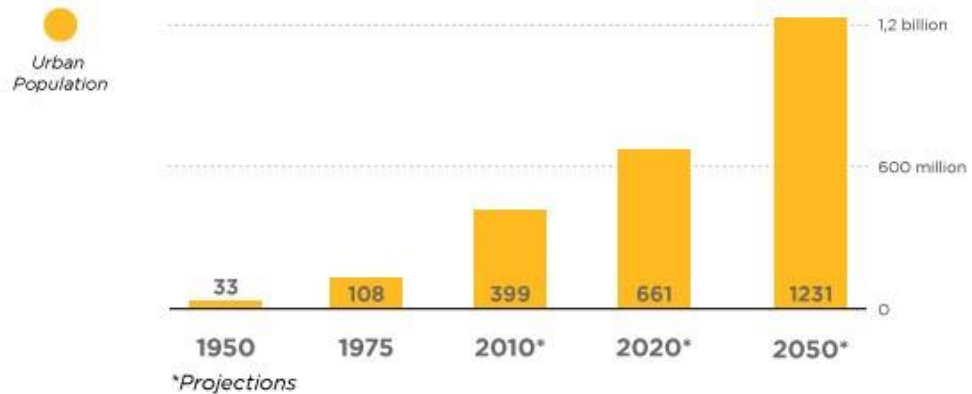
OUTLINE

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- A faint, light blue world map is visible in the background of the slide, centered behind the text.
- I. Urbanization Trends in Numbers
 - II. Land governances and Challenges of Urbanization
 - III. Opportunities of Urban Growth and Sustainable Land Governance
 - IV. Initiatives and Land Tools to face urban land challenges

I. URBANISATION TRENDS IN NUMBERS

- By 2050, about 70% of the world's population is projected to live in urban areas.
- In Africa: 40% of the population live in cities today, 55% in 2050
- Migration to cities, disaster and calamities, conflict, population growth.
- The urbanisation trend is irreversible, the challenge is to channel its effects, especially in terms of land governance

AFRICAN URBAN POPULATION TREND 1950-2050

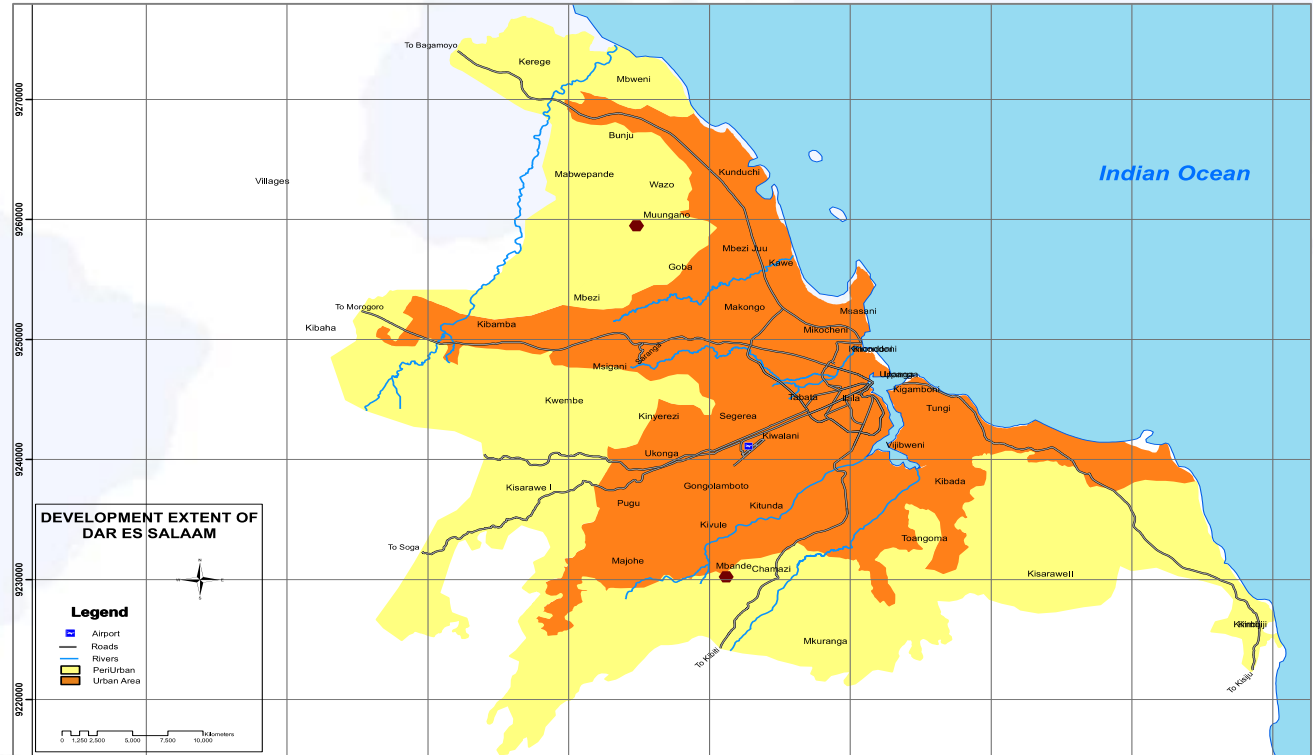


SOURCE: WUP 2009

Many African subsistence farmers are displaced by international land outsourcing and have little alternative but to migrate to urban centres to seek livelihoods

African Cities Reports, 2018

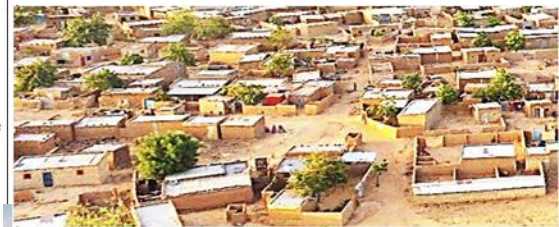
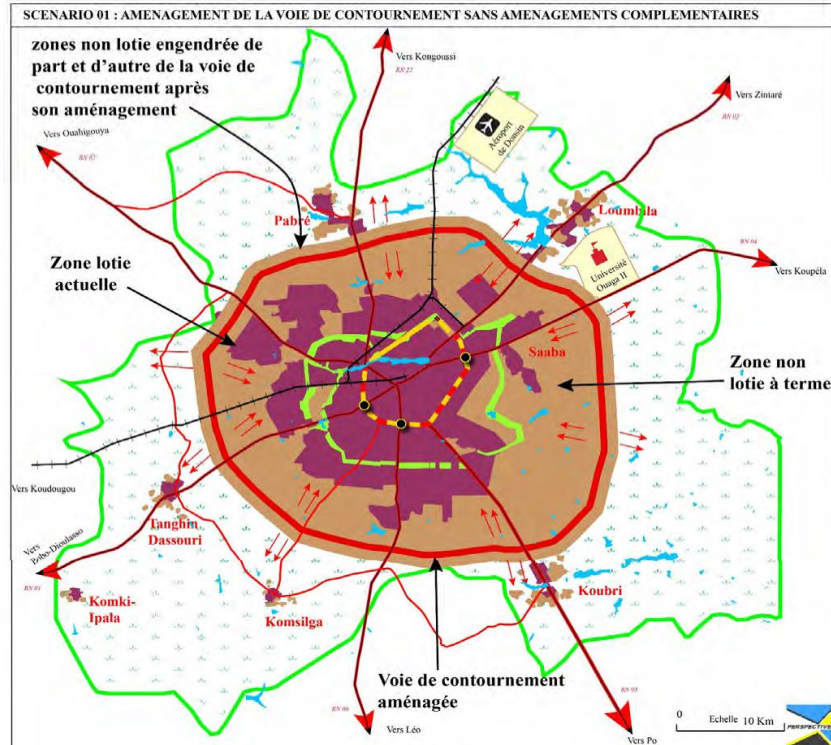
A map of the African continent with national borders outlined in black. The country of Malawi is highlighted in a solid dark red color, located in the southeastern part of the continent. Surrounding countries like Zambia, Zimbabwe, Mozambique, and Tanzania are visible in a light beige color. The surrounding oceans and seas are light blue.



Urban sprawl towards the outskirts of Nairobi, Kenya: Tatu City



Urban Expansion in Ouagadougou, Burkina Faso



II. CHALLENGES OF URBANISATION FOR LAND GOVERNANCE

1. Land Governance

- Lack of implementation of policies and regulatory frameworks
 - A need to understand the gap between policy formulation and implementation
 - A need for bottom-up and participatory land policies
- Mutual exclusion between land and urban policies
 - Land questions are rarely directly addressed by National Urban Policies
 - *Vice versa*, land policies often focus on rural and less the urban challenges of land governance
- Limited capacities of state agencies and decentralized institutions to implement policies
 - In the fields of land use planning, land titling, registration of transactions, etc.
 - Financial, technical resources and know-how are needed

DETERMINANTS FOR FDI ON REAL ESTATES IN CITIES IN SSA

Table 2.
FDI by sector

Sector	Number of Projects	Jobs Created	Capital Investment (USD in millions)
Financial services	19	513	242.7
Communications	6	411	356.1
Business services	5	99	41.8
Food and tobacco	5	670	46.4
Real estate	4	1,416	999.5
Automotive components	3	210	25.9
Healthcare	3	77	11
Hotels and tourism	3	64	16.8
Software and IT services	3	248	26.7
Transportation	3	30	45.9
Other sectors	16	2,858	482.3
Total	70	6,596	2,295.1

FDI in Kigali City

Land registration in Africa is a cumbersome and expensive process. Land grabbing, inefficient land administration, poor documentation, lack of transparency, low capacity and demand for land surveyors are the main obstacles to improving land governance

In several African cities, it is economically not feasible for households and firms to formally acquire land because of inefficient regulation. Instead, alternative land sources are sought, and found, in the informal sectors

Source: African Cities Report, 2018

II. CHALLENGES OF URBANISATION FOR LAND GOVERNANCE

2. Land Administration and Land Information Systems

- Lack of land information and land registration
 - Conventional methods of land registration are insufficient
 - About 70% of landholdings in developing countries are not documented
- Poor planning of urban and peri-urban areas
 - Rapid land use change in (peri-)urban → not regulated by land use plans
 - The planning exercise does not follow the rhythm of rapidly growing land markets (and informal subdivision of land)
 - Weak (financial and technical) resources of state and decentralized agencies
 - Lack of integrated territorial planning
- Disconnection between planning exercise and information about land ownership

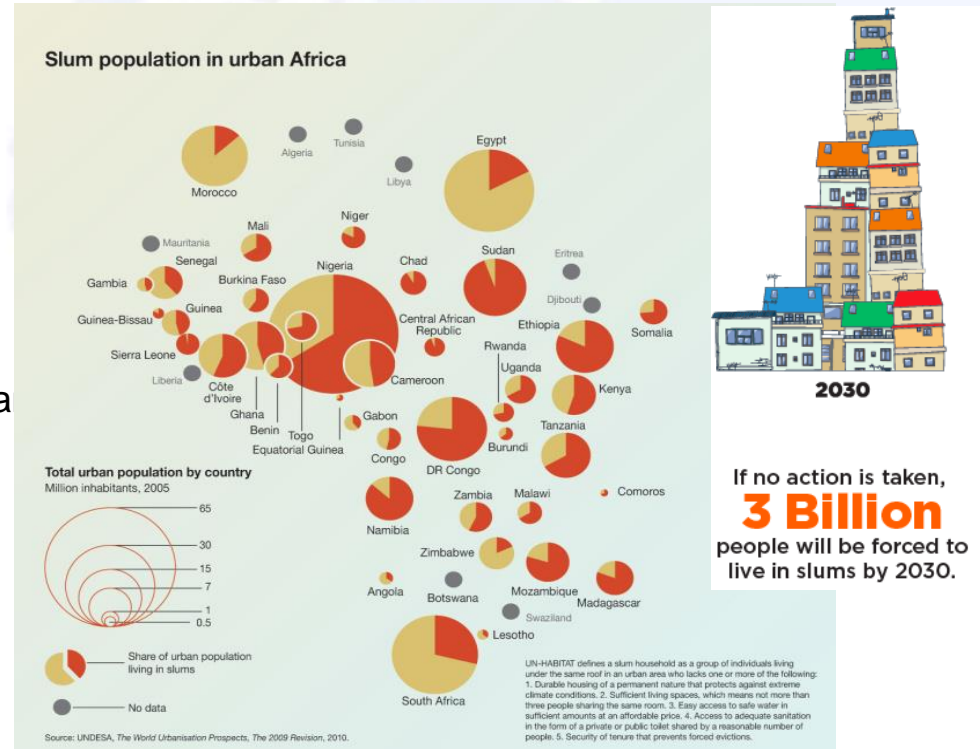
II. CHALLENGES OF URBANISATION FOR LAND GOVERNANCE

3. Increase informality

Urban land governance is characterized by daily interactions of the formal and the informal

- Burgeoning informal land markets
- Informal settlements

→ almost 54% of the urban dwellers in Sub Sahara Africa live in slums without tenure security



II. CHALLENGES OF URBANISATION FOR LAND GOVERNANCE

- Urban and peri-urban areas are “grey-zones” of land governance
 - Overlapping of traditional and statutory authorities, central, municipal and local government stakeholders
 - Co-existence of tenure regimes

Today, many SSA cities have a bewildering mixture of customary, formal private, state owned, and informal land and housing tenure systems, often blended within the same city or even urban neighborhood (States of African Cities Report, 2018)

II. CHALLENGES OF URBANISATION FOR LAND GOVERNANCE

4. Unregulated Land Markets

- Rising land prices in (peri-)urban areas attract land speculators (no development)
- Uncontrolled subdivision of agricultural and pastoral land into uneconomic sizes
- Rapid and uncontrolled land use change (into residential and commercial use)
- Risk of landlessness by less informed and less wealthy (genuine land owners)



III. Enhancing Urbanisation and Land Governance: emerging opportunities

Sustainable Development Goals

- Goals 1, 2, 5 and 11 within the SDGs have the potential to effect change for s development.



**11 SUSTAINABLE CITIES
AND COMMUNITIES**



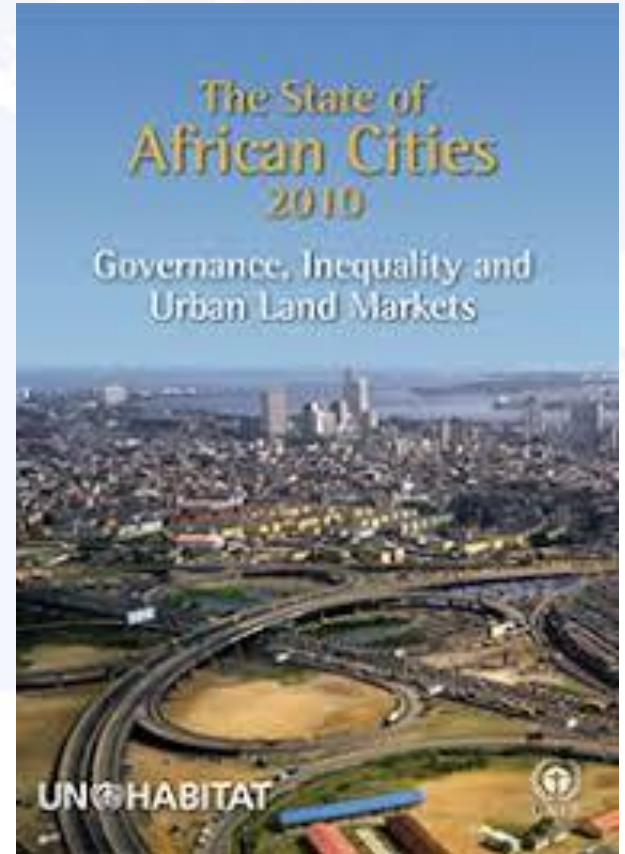
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1. Cities as engines of sustainable development

- 40 % of the African population lives in cities
- This urban population produces 80% of Africa's GDP
- Land values can be captured through sales and taxation
- Innovative urban governance approaches can be designed, by including informal land tenure mechanisms into formal governance models



III. Opportunities of Urbanisation for Land Governance

2. Land based investment for sustainable urban growth

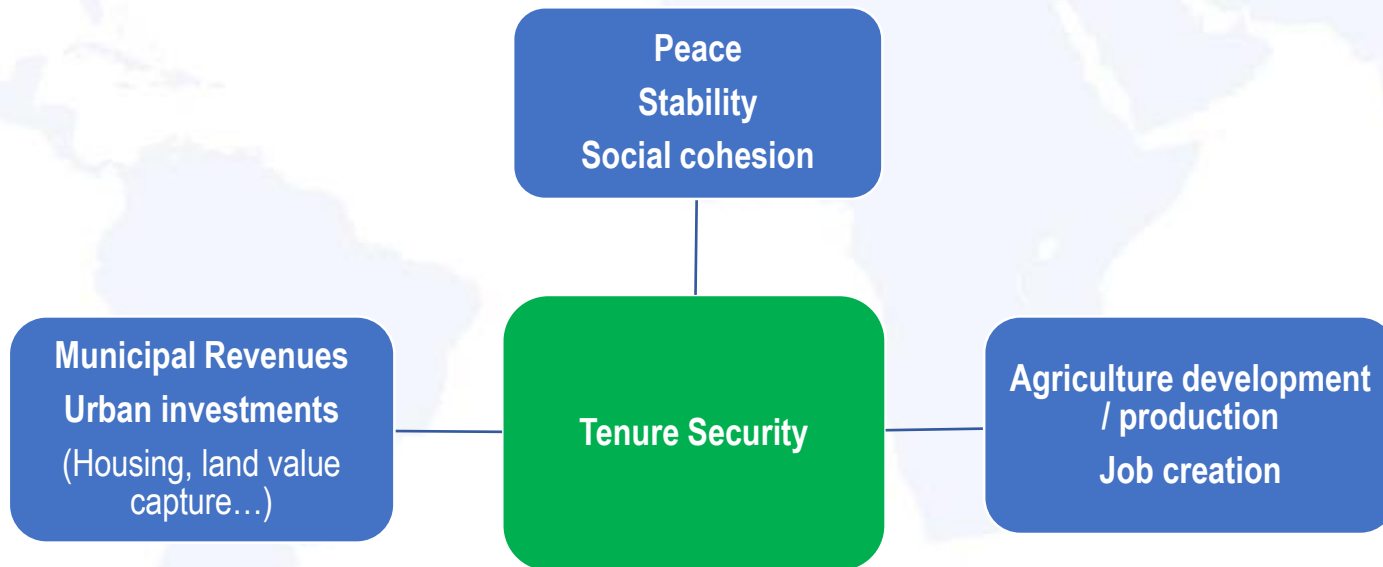
- (Peri-)Urban zones are attractive for investment: proximity to urban markets, transport and export infrastructures, availability of agricultural land
- Diverse types of land-investment in cities and the rural-urban nexus: infrastructure, housing & real estate, urban agriculture, etc.
- Main obstacle for sustainable investment: secure access to land and informality of land markets ; challenges related to land acquisition for both public and private investments



SGR Railway under construction, Kajiado county, adjacent to Nairobi, Kenya

WHY INVEST IN THE LAND SECTOR?

LINKAGES BETWEEN TENURE SECURITY AND DEVELOPMENT



BUILDING MULTISTAKEHOLDER PLATFORM

- We are a dynamic alliance of more than 75 global land actors and stakeholders who subscribe to a core set of values and principles and a shared work programme to improve tenure security.
 - Bilateral Organizations (e.g. Netherlands, Norway, SIDA, SDC, GIZ, MCC, etc.)
 - Multilateral Organizations (e.g. World Bank, IFAD, FAO, Cities Alliance, UNECA, etc.)
 - International Professional Bodies (e.g. FIG, UINL, FGF, RICS, Kadaster, etc.)
 - International Training/ Research Institutions (e.g. TUM, Univ. of Twente /ITC, AAPS, IASS, RCMRD, etc.)
 - Rural & Urban Civil Society Organizations (e.g. ILC, SDI, Action Aid, NRC, HfHI, etc.)
- **Innovation and Knowledge: Global Land Indicators Initiative (GLII), Global Land and Conflict Coalition and the Arab Land Initiative.**
- **GLTN Programme is co-implemented with partners.**



GLTN
GLOBAL LAND TOOL NETWORK

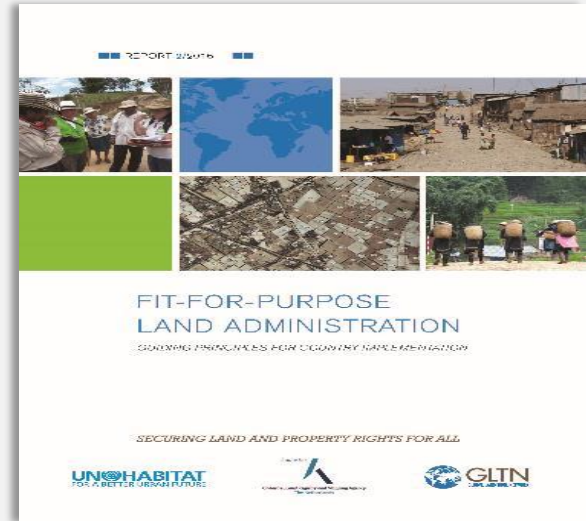


Land Information System: Using aerial imageries for participatory field adjudication



Orthophoto used as a field work map sheet with a georeferenced grid. The map shows the delineated parcel boundaries and parcel identification numbers.

Source: Zerfu Hailu, Ethiopia



Vectorised field map showing the resulting cadastral map with parcel boundaries and cadastral numbers.

Uganda: More than 5000 land titles delivered and moving to scale



V. RESPONSES AND INITIATIVES FOR SUSTAINABLE LAND GOVERNANCE

1. UN-Habitat Programme on Rural-Urban Linkages: An Approach for Integrated Territorial Planning: The Guiding Principles (December 2018)



GROUND ED INTERVENTIONS

Translate global normative agendas in national and subnational commitments for territorial cohesion and action.



GOVERNANCE STRUCTURE

Incorporate the urban-rural nexus in multi-sectoral, multi-level and multi-stakeholder approaches to governance integration.



SPATIALLY INTEGRATED

Promote integrative, inclusive and systems-based approaches to urban and territorial policy and planning.



INCLUSIVE FINANCE

Secure and prioritize sustainable public and private investment to balance and strengthen urban-rural linkages..

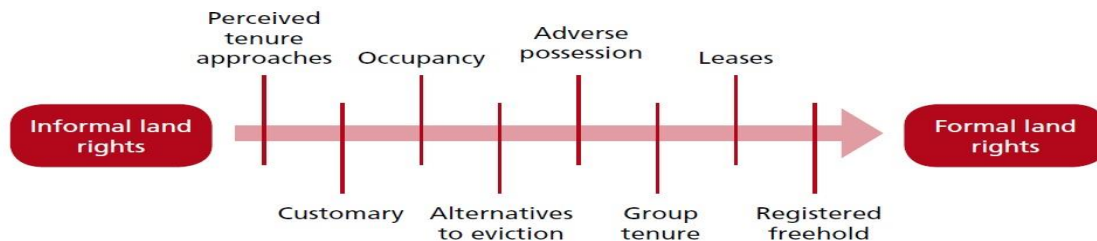


PARTNERSHIP

Foster partnerships, alliances and networks that link urban and rural actors and different sectors.

INTERNATIONAL
GUIDELINES ON
URBAN AND
TERRITORIAL
PLANNING

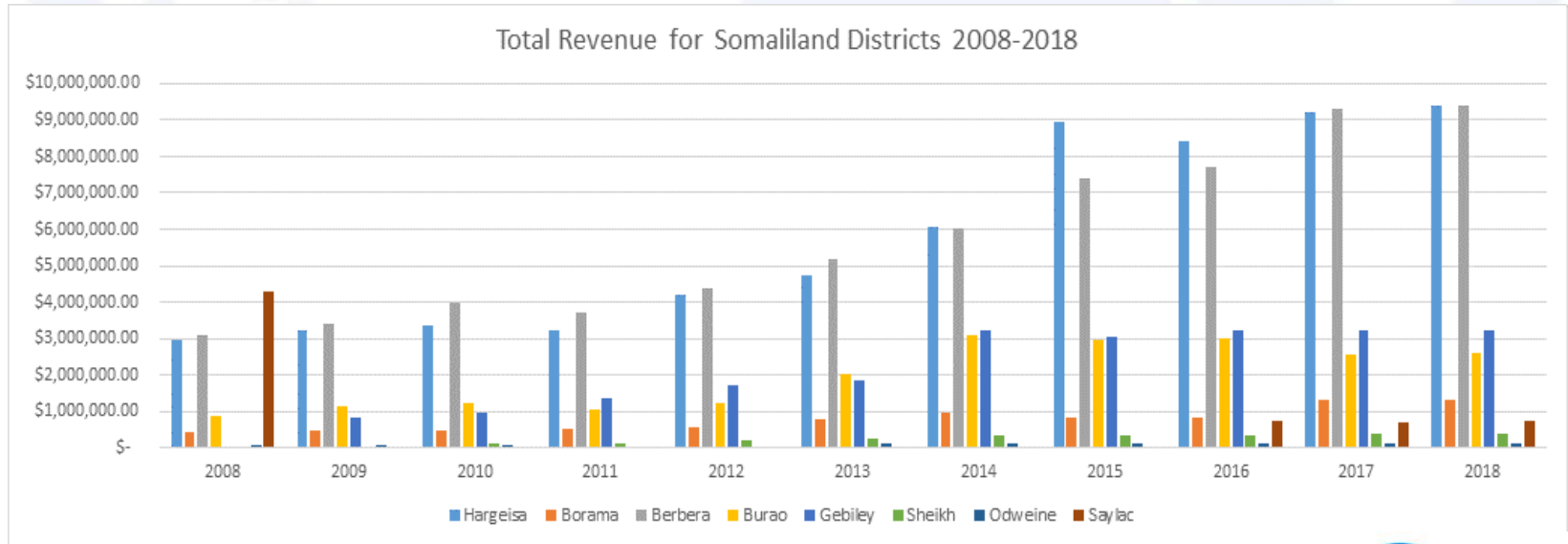
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IV. The Impact of Urban Growth on Land Governance. Case Studies

5. Land Taxation in Cities in Somaliland

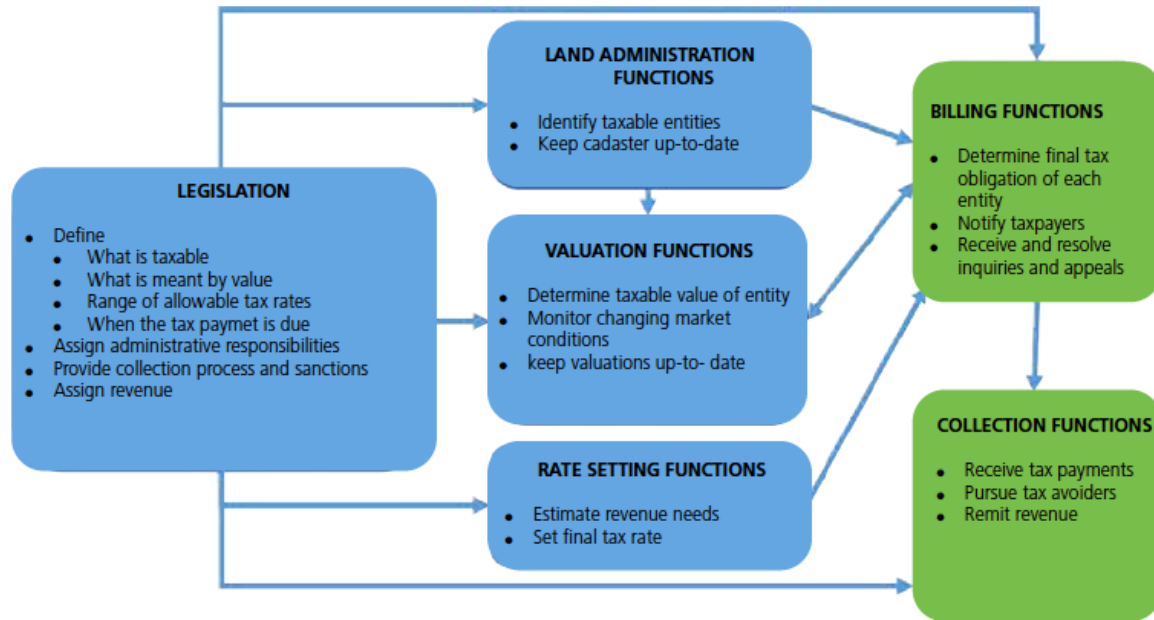
- Support access to basic services for returnees
- Land information systems and cadastral index
- Building accountability for local government to deliver services



V. RESPONSES AND INITIATIVES FOR SUSTAINABLE LAND GOVERNANCE

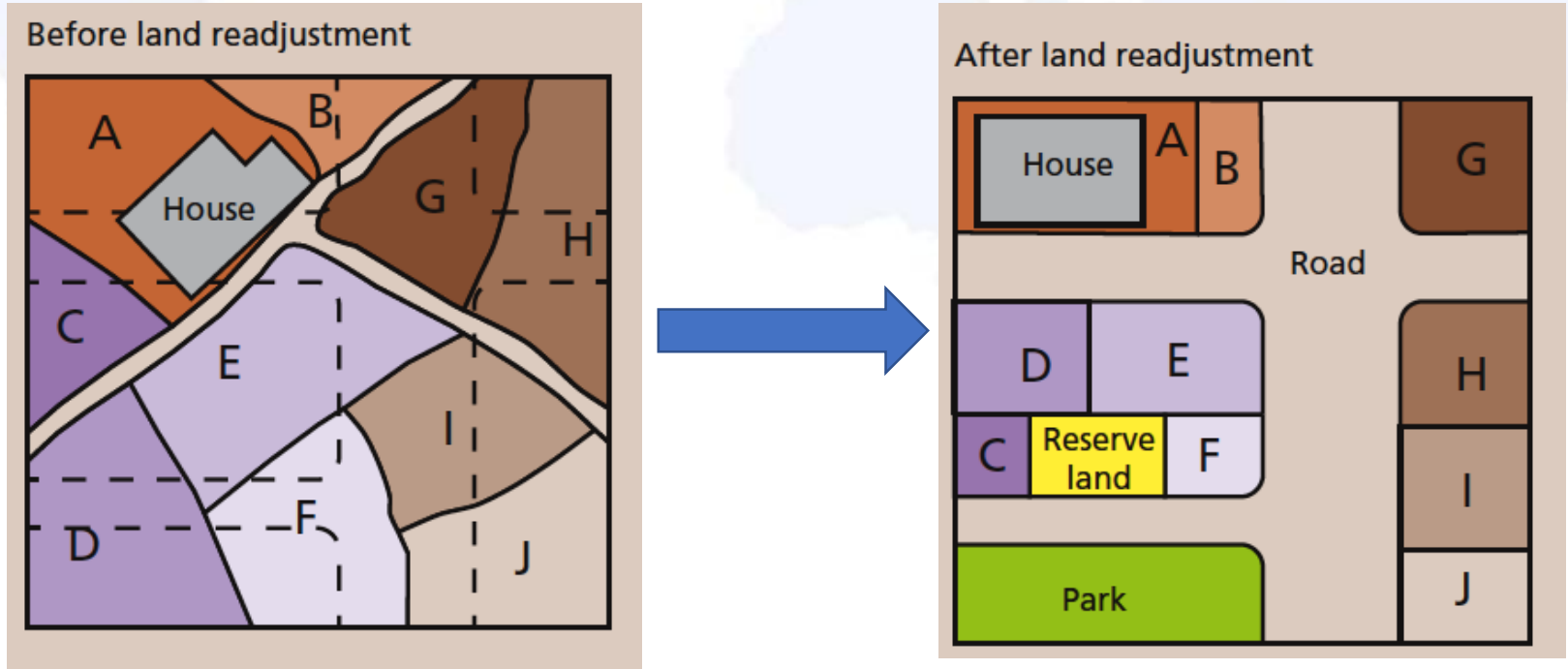
2. Innovative Financing Approaches

Figure 2: The Land-based finance assessment and collection process



V. RESPONSES AND INITIATIVES FOR SUSTAINABLE LAND GOVERNANCE

3. Land Readjustment for Peri-Urban Land



V. RESPONSES AND INITIATIVES FOR SUSTAINABLE LAND GOVERNANCE

4. Tenure-Responsive Land Use Planning in Urban and Peri-Urban Areas

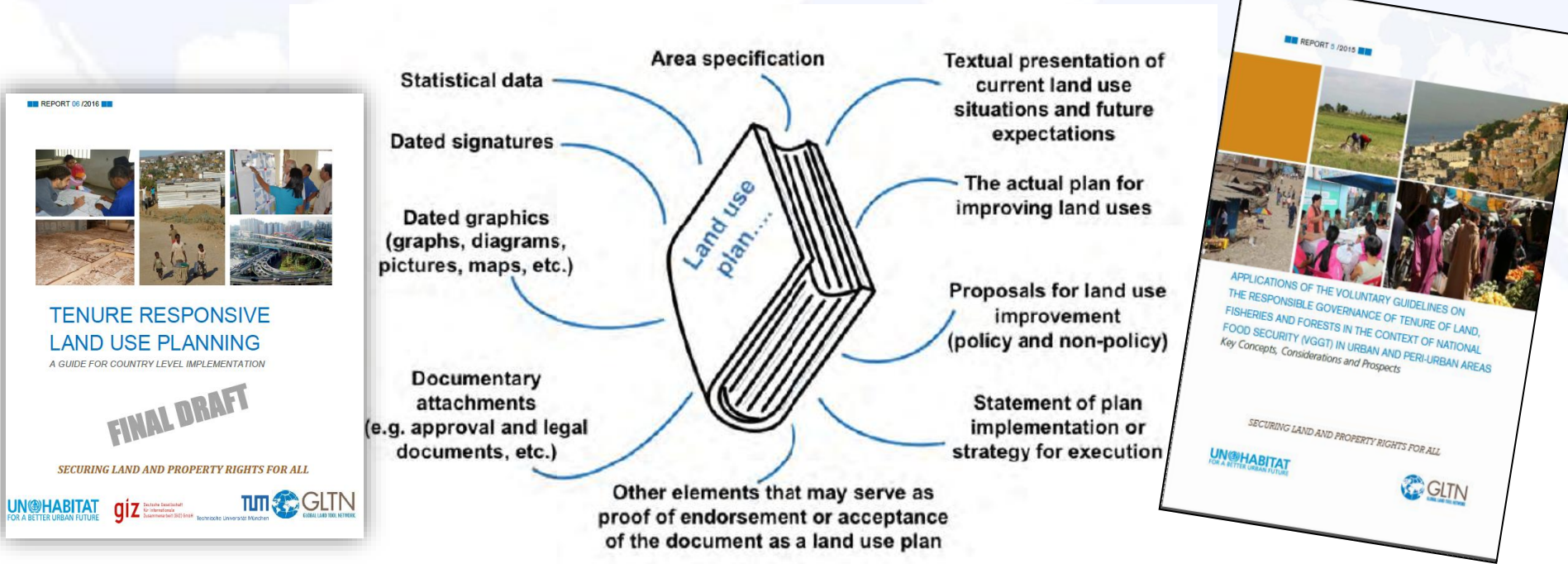


Figure 1: The various kinds of information contained in a land-use plan. Most of these are also required for tenure aspects

...MOVING FORWARD

- Building Back Better After COVID 19: best practices on urban land transition, learning platform and exchanges .
- Support Urban planning and design in secondary cities
- Align National Urban Policies with Land Policies .
- Know-How on land-based financing to support financial revenue for cities and municipalities.
- Design a model of land information systems adapted to cities 'need (low-cost technology, capacity, Fit for Purpose Land Administration).
- Strengthen partnership and synergy (practitioners; research, development partners, local governments, Private sector- PPP....)



Thank you!

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