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

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

Global Partnerships in Land Management

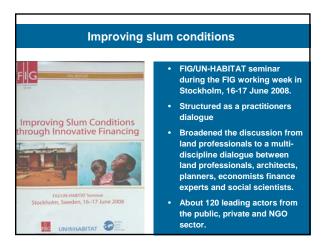


Is strongly committed to the MDGs and the UN-Habitat agenda on the GLTN

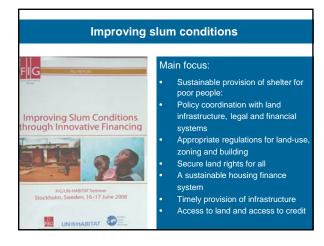












Keynote presentations...(8)

Ms Anna Tibaijuka, Undersecretary 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

- Four pillar approach for empowering the poor:
- Access to justice and the rule of
- 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 postelection 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)

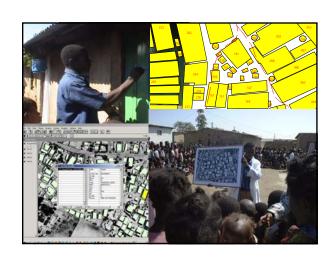
Dialogue sessions and key issues

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

- Social Tenure Domain model Global Land Tool Network
- (www.gltn.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?



