

Urban Land Markets in Africa: Consequences for urban development

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29 October, 2013

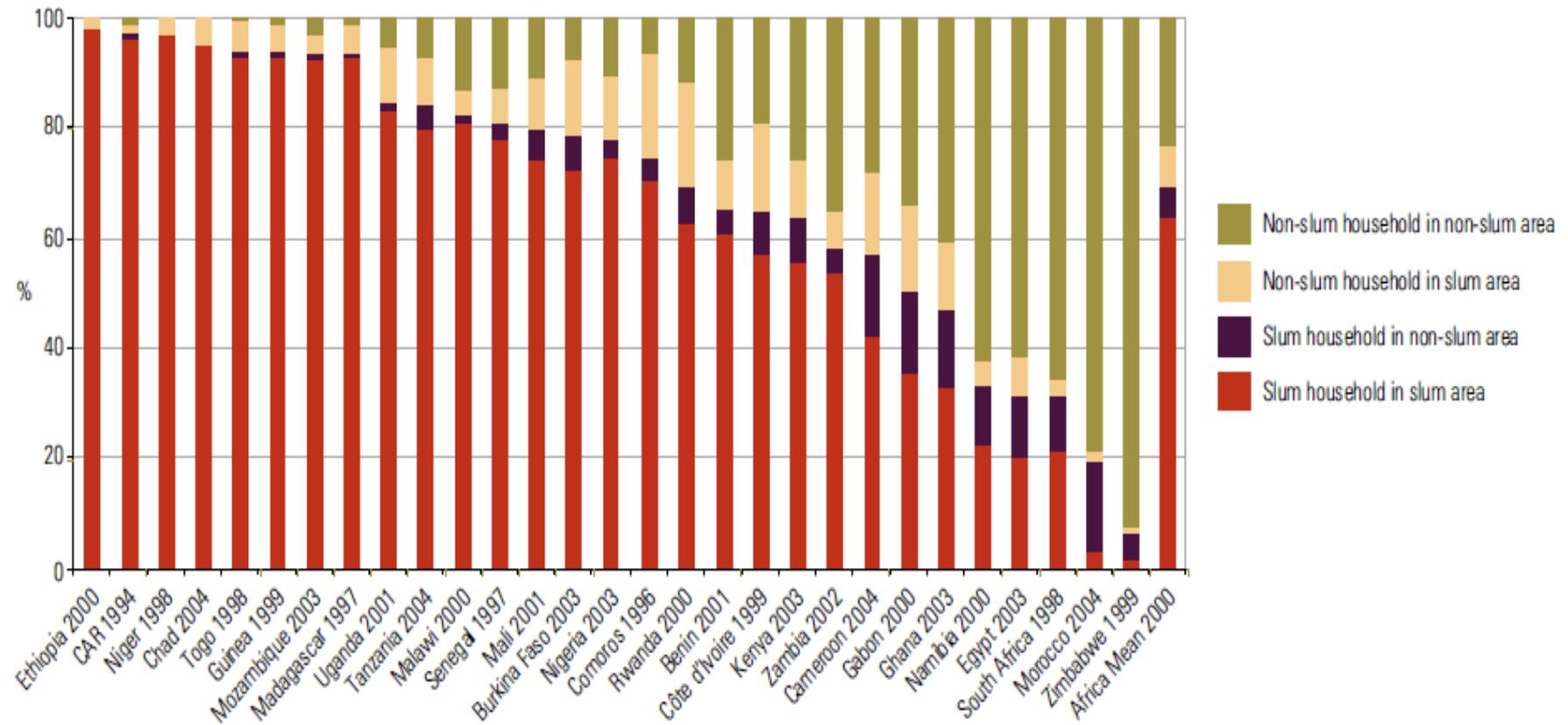


Urban land Markets in Africa: The context

- African urbanisation resulting in high demand for land
- By 2050, 50% of Africans will live in cities
- By 2015 Lagos will grow by 58 people every hour, Kinshasa 39, Nairobi 15
- Informality is the predominant characteristic of urban growth



FIGURE 1.1.4: DISTRIBUTION OF SLUM AND NON SLUM HOUSEHOLDS



Note: The data in figure 1.1.4 are based on the UN-HABITAT definitions of slums (a contiguous settlement where the inhabitants are characterized as having inadequate housing and basic services; a slum is often not recognized and addressed by public authorities as an integral part of the city) and slum households (a household that lacks one or more of the five elements: access to improved water; access to improved sanitation; security of tenure; durability of housing; and sufficient living area).

Urban land market inefficiencies in Africa

- Poor land administration and registration systems
- Different systems of rights and practices
- Failure to register different types of occupancy
- Mistrust in courts
- High transaction costs



Figure 14: Percent of managers surveyed lacking confidence in courts to uphold property rights in a number of selected African countries

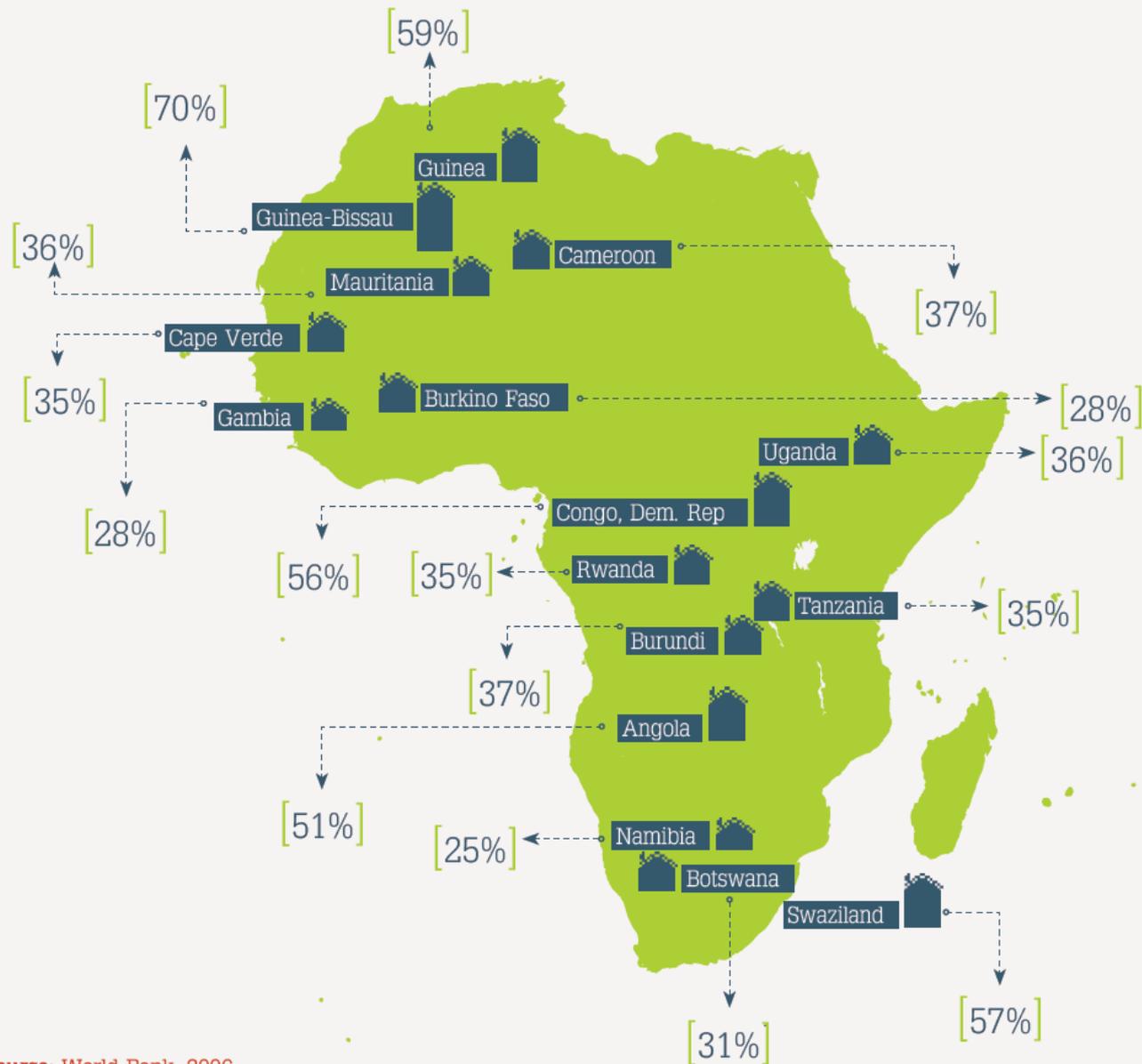
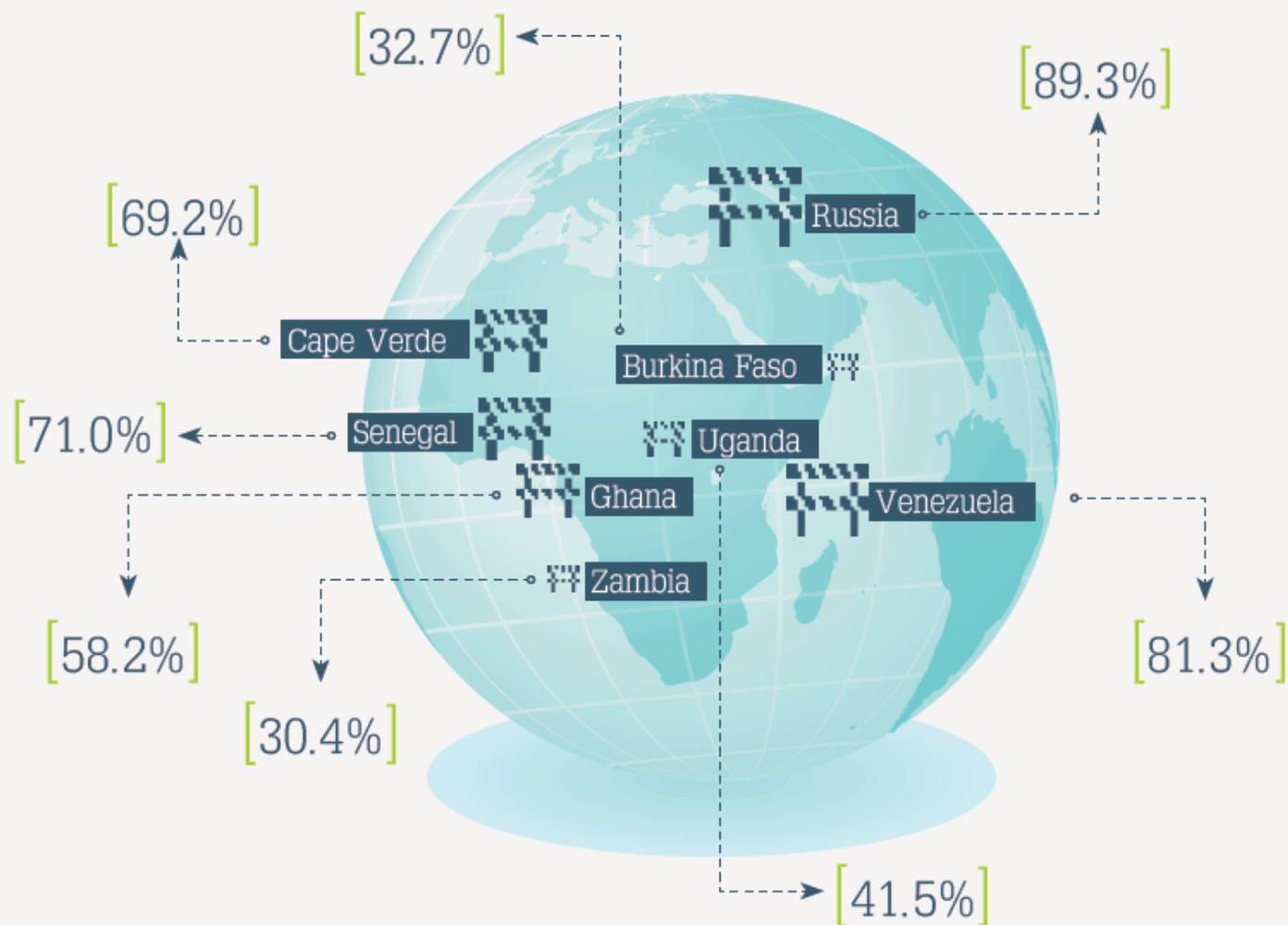
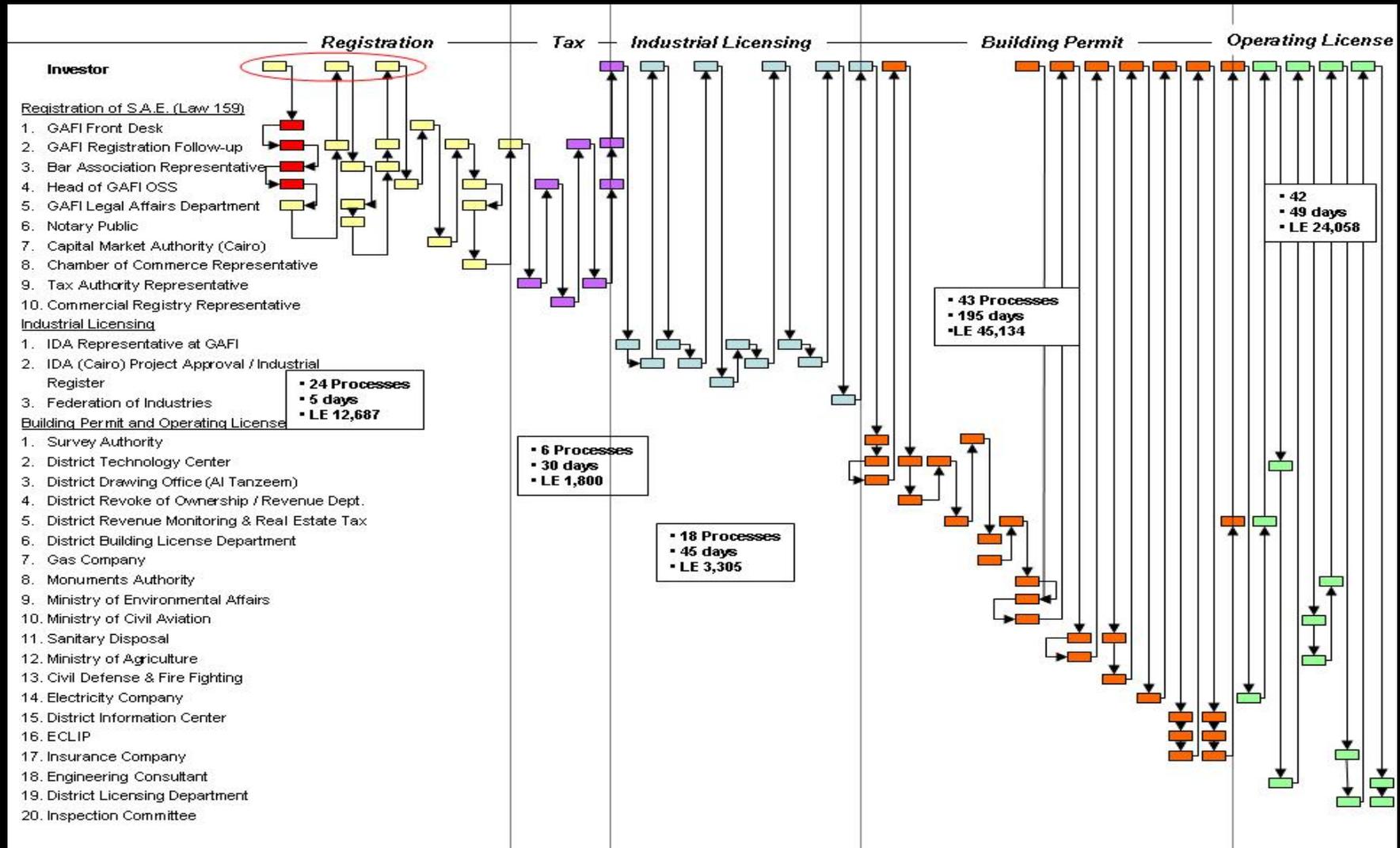


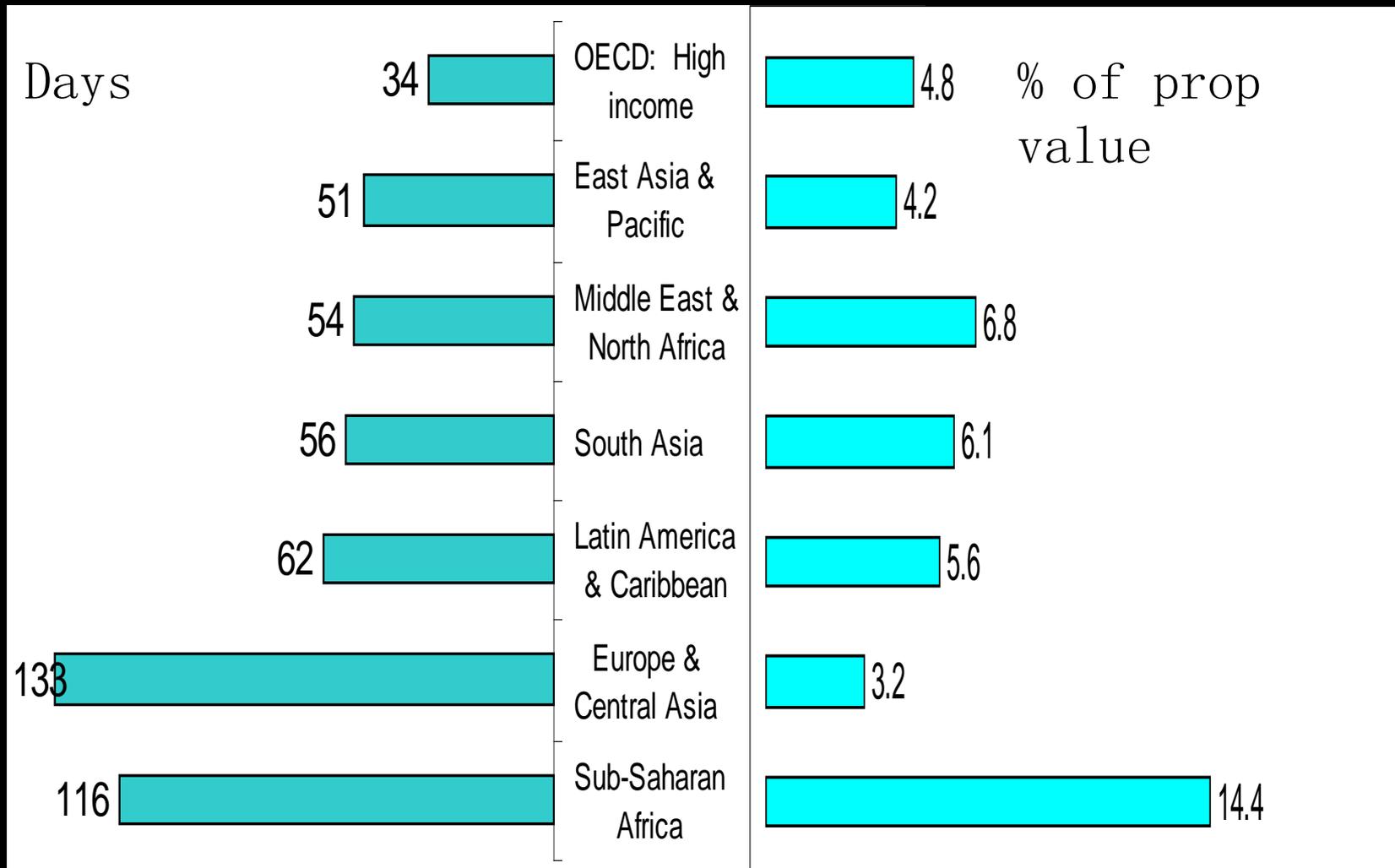
Figure 17: Percentage of respondents claiming that procedures for accessing land are an obstacle to their business opportunity and growth



Business start up process in Egypt 133 processes, 324 days US\$ 15, 260



Harder to register property in poorer countries



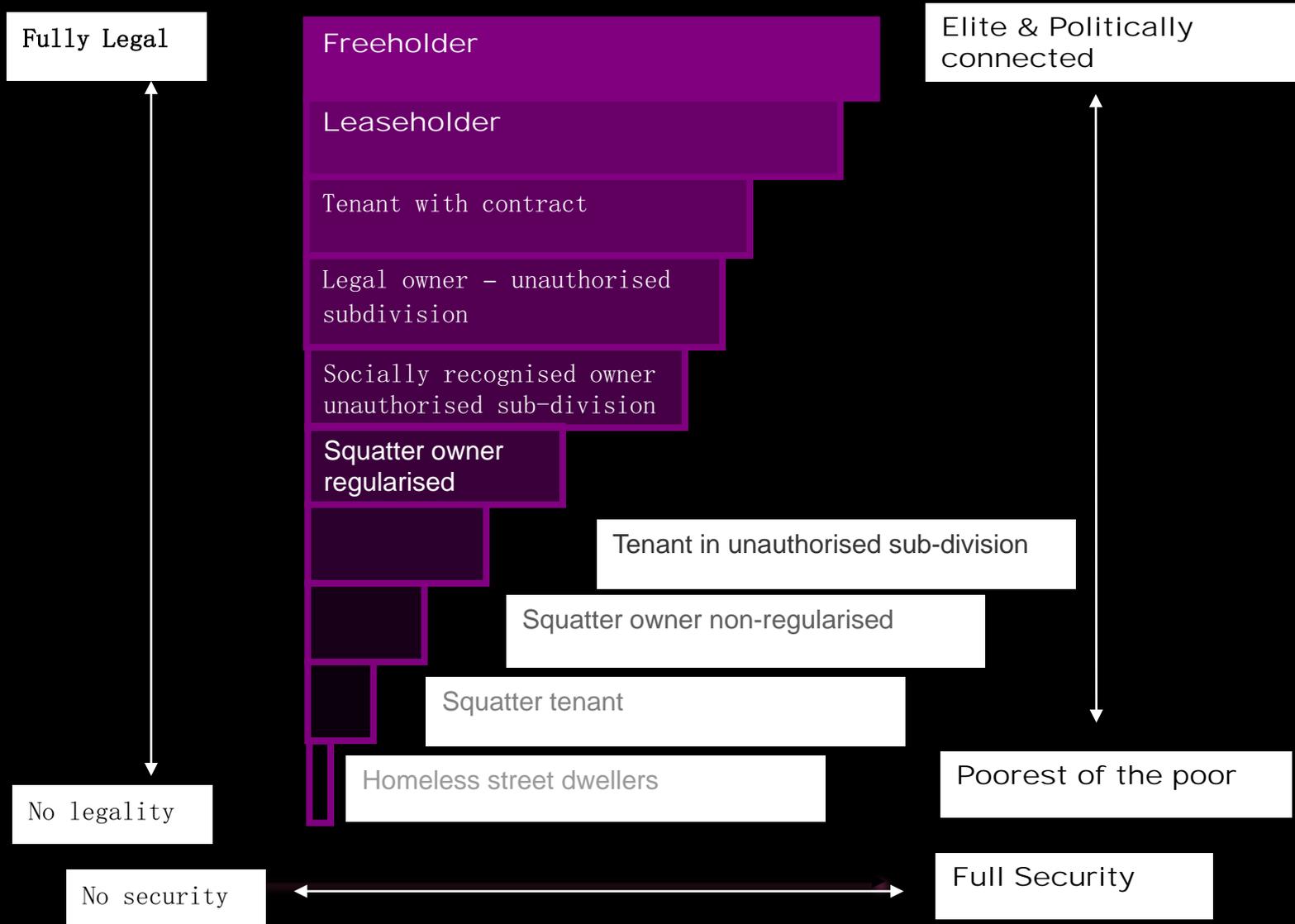
Source: Doing business data base

The informal sector key avenue of urban land supply: but risky...

- Informal land and housing illegal
- Operations are often opaque
- Land is controlled by multiple regimes of authority
- Precarious tenure security which is sometimes linked to political power and patronage



Degrees of tenure security



Consequences

- 'Illegal' settlements limit public sector investment
- Limited private sector and individual investment in land and housing
- Cannot take advantage of economies of scale and agglomeration



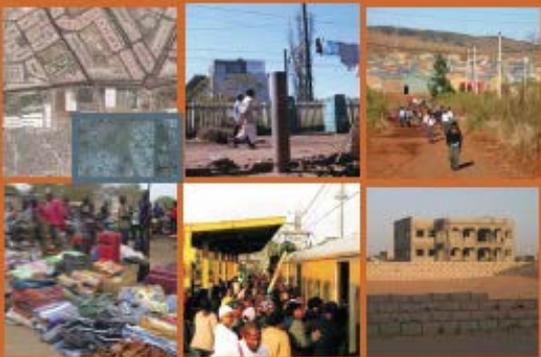
Building blocks towards better urban land markets

- Developing flexible forms of land ownership and use recognition
- Building state capacity to manage urban land
- Planning efficiently
- Providing security for poor urban dwellers
- However technical solutions meaningless without **POLITICAL WILL**



Some Resources: www.urbanlandmark.org.za

handbook
for practitioners



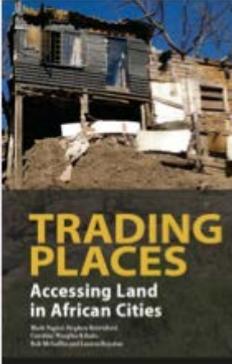
Urban Land Markets:

Economic concepts and tools for engaging in Africa




Urban LandMark
Working towards improving access to land and property rights

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Urban LandMark releases new book

The developing world is urbanising fast. In the process new systems of urban land ownership, transfer and governance are also emerging - often from the bottom up.

Understanding how these work, and how they interface with wider markets and with existing land governance regimes, is crucial to urban development that makes space for the poor. This book offers fascinating new insight into these dynamics.

Dr Kate Philp, Programme Manager: Inequality and Economic Marginalisation, Trade & Industrial Policy Strategies (TIPS)

To download the text or order your copy, please [go to our book webpage](#) or direct to [African Minds Publishers](#) for hard copy orders.

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All our learning resources are available for [download](#). A variety of [case studies](#) is also available.

Annual reviews

Our [annual reviews](#) report on activities, events and stakeholder engagements. The most recent report (2011-2013) can be [downloaded here](#) [829ko].

New home

The Urban LandMark initiative is now hosted by the SA Council for Scientific and Industrial Research (CSIR).



Trading Places: Accessing Land in African Cities

Promising Practices Regional Guide

Annual Report 2011 - 2013

Land Governance Assessment Framework (L.GAF)

Guide for municipal practitioners on managing urban land

Improving city through capture