“Participatory in Process, Inclusive in Outcomes”

The PILaR approach to Land Readjustment

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THE CHALLENGE

“Since the United Nations Conferences on Human Settlements in Vancouver in 1976 and in Istanbul in 1996, and the adoption of the Millennium Development Goals in 2000, we have seen improvements in the quality of life of millions of urban inhabitants, including slum and informal settlement dwellers. However, the persistence of multiple forms of poverty, growing inequalities, and environmental degradation, remain among the major obstacles to sustainable development worldwide, with social and economic exclusion and spatial segregation often an irrefutable reality in cities and human settlements.”

New Urban Agenda, Quito, October 2016
THE OPPORTUNITY

“We are still far from adequately addressing these and other existing and emerging challenges; and there is a need to take advantage of the opportunities of urbanization as an engine of sustained and inclusive economic growth, social and cultural development, and environmental protection, and of its potential contributions to the achievement of transformative and sustainable development.”

New Urban Agenda, Quito, October 2016

COMPULSORY ACQUISITION FOR ROAD CONSTRUCTION

Different outcomes for different landholders

Landholders 1 will lose out: their land will be purchased at a price determined by the city (or a court), with not enough left for a viable plot. They will be displaced.

Landholders 2 will lose a small part of their land and be left with some frontage on the road – enough for access, raising considerably the value of their remaining plots.

Landholders 3 lose a larger chunk of land to compulsory acquisition but are left with larger road frontages.

Landholders 4 do not benefit at all: left without road access.
Outcomes through land readjustment

After a land readjustment process, with new land allocations, each landholder gets a smaller, but more valuable plot with road frontage.

No one is displaced, and the costs and benefits are shared.

Rather than a few landholders giving up all their land, all give up a little, creating the public space required for the road.

In addition to the road itself, the municipality is allocated plot 5, which it can use for public space or sell to cover the cost of providing the infrastructure.
GLTN is a growing coalition of more than 70 international and national partners concerned with rural and urban land issues, striving together “To contribute to poverty reduction and sustainable development through promoting secure land and property rights for all”.

At least six GLTN partners are represented at this Symposium:
- Kadaster
- University of Twente – ITC
- World Bank
- FAO
- FIG
- UN-Habitat

THE GLOBAL LAND TOOL NETWORK

WHAT IS PILaR?
- A land assembly mechanism in which land units, with different claimants, are combined in a participatory and inclusive way into a contiguous area, for more efficient use, subdivision and development
- This is done through participatory and inclusive approaches which include mechanisms, processes and institutions, through which local authorities, citizens and groups articulate their interests, exercise their legitimate rights, meet their obligations, and mediate their differences
- PILaR projects are undertaken to meet the broader economic, social and environmental objectives of the country, including poverty reduction
"A key feature of PILaR is that it puts stakeholders at the heart of planning city extensions and redevelopment throughout the project cycle. The emphasis is on meaningful participation by all stakeholders, including the poor and marginalized residents of the affected area. They agree to operate under a governance, legislative and regulatory framework designed to create a win-win situation for most, and ideally all, the parties involved. The goal is sustainable urban development: a better urban future for all, especially for the urban poor."

Dr Joan Cioc, Foreword, Remaking the urban mosaic
INCREASED TENURE SECURITY FOR ALL

“We commit to promote, at the appropriate level of government, including sub-national and local government, increased security of tenure for all, recognizing the plurality of tenure types, and to develop fit-for-purpose, and age-, gender-, and environment-responsive solutions within the continuum of land and property rights, with particular attention to security of land tenure for women as key to their empowerment, including through effective administrative systems.”

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PROGRESS TOWARDS SDG INDICATOR 1.4.2

"Proportion of total adult population with secure tenure rights to land, with legally recognized documentation and who perceive their rights to land as secure, by sex and by type of tenure"

SDG indicator 1.4.2
Goal 1. “End poverty in all its forms everywhere”
One of the tools developed for the realisation of tenure security for all through a continuum of land rights approach. Covers all people and all types of ‘people – land’ relationships.

**THE SOCIAL TENURE DOMAIN MODEL - STDM**

**PARTICIPATORY ENUMERATION**
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