

# The Global Urban Observatory



**Eduardo Moreno**  
Chief of the GUO

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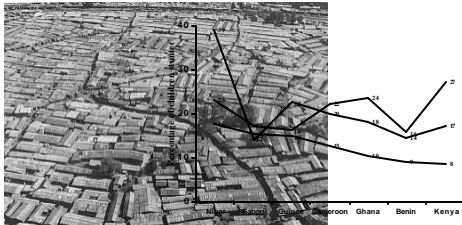
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## Urban Research Symposium 2005



### Land Development, Urban Policy and Poverty Reduction



**Building a Global Monitoring System on Secure Tenure: Challenges and Opportunities**

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### Outline Presentation

1. Urbanization Changes and Implications to Land Tenure Security
2. Need for a Monitoring Strategy
3. Challenges to Monitor Secure Tenure
4. Opportunities to Monitor Secure Tenure
5. Global Monitoring Strategy



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# 1. Urbanization Changes and Implications to Land Tenure Security




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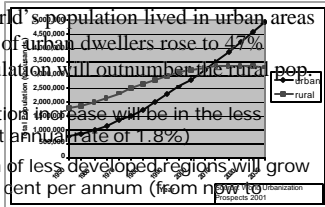
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## Urbanization Changes and Implications to Land Tenure Security (1)

### Accomplishment of the global urban transition

1950: 30% of the world's population lived in urban areas  
 2000: the proportion of urban dwellers rose to 47%  
 2006: the urban population will outnumber the rural pop.



- 95% of the population increase will be in the less developed regions (at an annual rate of 1.8%)
- The rural population of less developed regions will grow at only about 0.1 per cent per annum (from now to 2030).




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## Urbanization Changes and Implications to Land Tenure Security (2)

### Development of urban regions

New megacities with pop. over 10 million (27 in 2015)  
 Transformation of megacities into large conurbations over 20 million  
 Development of city regions as part of a flexible economic geography

Demographic changes with huge development contrasts




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## Urbanization Changes and Implications to Land Tenure Security

(3)

### Transformation of secondary cities

Large urban agglomerations (>750,000) grew at 2.5% annually from 1995-2000

Small urban agglomerations (<350,000) grew at 3.8% (1993-1998)




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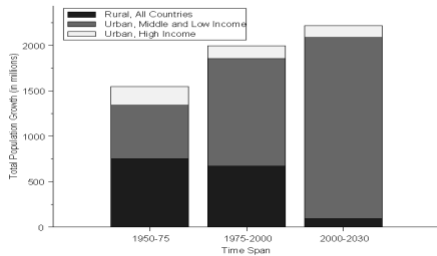
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## Urbanization Changes and Implications to Land Tenure Security

(3 bis)



Source: Cities Transformed, 2004.

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## Urbanization Changes and Implications to Land Tenure Security

(4)

### Increase in Urban Poverty

Geography of poverty is urbanizing

35%/40% of the world's poor are URBAN

- Poor basic service delivery
- Inadequate shelter & not tenure security
- Overcrowding
- Homelessness
- Environmental health problems
- Increased vulnerability
- Segregation
- Violence and criminality




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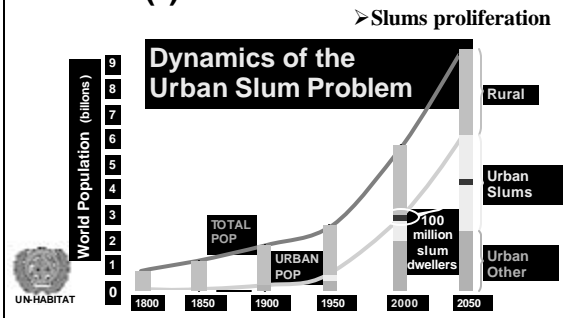
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## Urbanization Changes and Implications to Land Tenure Security & MDGs (5)




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### .. Some Preliminary Conclusions

- ➔ Despite conceptual and institutional developments on land, NO knowledge on ST
- ➔ Which countries are making progress?
- ➔ Poor evidence on how much the poor are taking advantage on ST
- ➔ Data on ST is not available (country/global)
- ➔ The linkage between Land Tenure Security and other MDGs is extremely poor
- ➔ Governments are not compelled to report on ST




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### 2. Need for a Monitoring Strategy




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## Need for a Monitoring Strategy

1. Harmonize monitoring efforts, rationalize indicators, agree on common methodologies and approaches
2. Have consistency over time and geographic coverage
3. Standardize data to establish comparisons countries/cities
4. Serve as a methodological framework and reference for country monitoring
5. Advocacy tool and policy instrument to bring together policy formulation, action and monitoring activities
6. Track changes or lack thereof on slum improvements
7. Framework for accountability in global development policy



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## 3. Challenges to Monitor Secure Tenure



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## Challenges to Monitor Secure Tenure (1)

### ➤ Problems in the technical measurement

- Unlike other MDG indicators, a qualitative indicator without an universal (operational) definition
- Variations on use and understanding
- Difficult to determine what to measure and how
- Lack of in-country data for ST (use of shelter indicators)
- Isolated efforts without disaggregation of information (vulnerable groups and women)
- Tenure types do not always qualify if the tenure is secure (problems of cut-off measurement)



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## Challenges to Monitor Secure Tenure (2)

### ➤ Problems in the contextual aspects of ST

- Local variations due to social, political, ideological orientations and scenarios
- Security varies: type and location of settlements; status of land and housing; documentation; upgraded and legal framework
- Informal tenure (documented, undocumented, illegal, tolerated, customary and quase-legal)
- Problems of recognition (from a right to exclusion and from incremental approach to silence)



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## Challenges to Monitor Secure Tenure (3)

### ➤ Problems in setting up a sustainable system of monitoring

- Sources on ST are not available
- No need to report on ST as other MDGs
- Proposed measurements are not yet incorporated into mainstream monitoring systems.
- No previous efforts to monitor ST globally as other MDG
- Limited capacities of local/central governments
- Absence of linkages between data – knowledge – monitoring & policy formulation.



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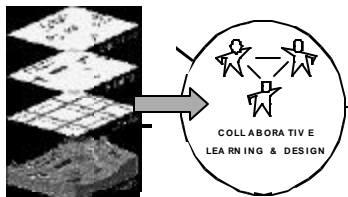
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## 4. Opportunities to Monitor ST



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## Opportunities to Monitor ST

- MDGs: need for broad architecture for global monitoring and reporting
- Agreed definition on ST & component indicators (EGM)
- Slum estimates.. credibility and sensitization
- On-going efforts, namely:
  - Urban Inequities Surveys (ST module & MDGs)
  - Urban Indicators Programme (Cluster B)
  - Piggybacking strategy to include ST on HH surveys
  - 120 Cities programme Institutional environment
  - Partnership for Global Monitoring (WB, Hab. DFID)




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## 5. Global Monitoring Strategy

HC15B. Do you have a title deed?	NO	1 2	1⇒HC1 5F
C15C. What kind of documents can you show for the ownership or lease of this property? Anything else? Record all items mentioned.	Certificate of occupation (or adjudication certificate) Property tax certification Utility bills Other (To be specified) None	1 2 3 4 5	1⇒HC1 5F




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## Strategy to Monitor Secure Tenure

### ➤ Basic Principles

- Multi dimension of security of tenure:
    - household dimension
    - Individual dimension
    - legal/institutional dimension
- } **Data collected at HH and Institutional level**
- Short and Medium Term Strategy (2 component indicators and a ST Legal and Institutional Framework Index (LIFI))
  - Long-term Strategy (census data)




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## Strategy to Monitor Secure Tenure

### Proposed Indicator:

'Proportion of individuals that have secure tenure, i.e that have evidence of documentation that can be used as a proof of secure tenure status; either *de facto* or perceived protection from forced evictions'

### Component Indicators

Indicator 1: Proof of security of tenure

Indicator 2: Perception of security/insecurity and risk of evictions

Indicator 3: Actual evictions in the five past years



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## Strategy to Monitor Secure Tenure

### **Indicator 1: Proof of Security of Tenure**

- Lack of documentation high level of precariousness
- Tenure security is achieved over time (docs. accretion)
- Takes into account the variety of legal and socially accepted traditions of land and housing
- Recognizes the *facto* tenure as one of the common tenure types in the developing world
- Documentation a trade instrument and a capital asset
- Related to the authorities ' perception of security



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## Strategy to Monitor Secure Tenure

### **Indicator 1: Proof of Security of Tenure**

#### **Method of computation**

- Information is derived from HH surveys
- The survey questionnaire is structure by ownership and tenancy ??
- Status with regards to land and housing is disaggregated
- A list of documents ranking from legal/secure to insecure/non-legal is proposed for each status
- A contextual specification about which documents are secure is needed
- Need to distinguish between individual, household and group rights
- Information is disaggregated at HH and individual levels

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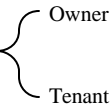
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## Strategy to Monitor Secure Tenure

### Indicator 1: Proof of Security of Tenure

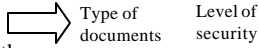
#### Method of computation (ex)

- Status with regards to LAND & HOUSING



#### Owner/tenant (4 Categories)

1. Owner/tenant with legal right
2. Occupant of the land
3. Informal owner/tenant settler
4. Squatter of the land



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## Strategy to Monitor Secure Tenure

### Indicator 2: Perception of ST

#### QUESTIONS:

1. Do you feel secure from eviction in this Dwelling?
2. Has the most recent document when property was acquired or thereafter increased your confidence level about your property?
3. Are you allowed to improve/develop/transfer your property?



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## Strategy to Monitor Secure Tenure

### ST Legal Institutional Framework Index (LIFI)

- There is a policy environment but people feel insecure
- Complements in the qualitative area the proxy indicator
- In addition to perception on ST, LIFI helps to determine the legal and institutional framework governing ST
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# Strategy to Monitor Secure Tenure

## ST Legal Institutional Framework Index (LIFI)

Matrix



1. Evictions
2. Remedies
3. Administration
4. Legislative/legal



- A. Access to land (equality and distribution)
- B. Documentation
- C. Transfer (sell/buy)
- D. Institutional/legal.

(Process moving from informality to more formal)



(Process to acquire progressively tenure security)

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Thank You

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