



Land Governance in an Interconnected World

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 19-23, 2018



Land and Poverty Conference 2018 Masterclass on

13-09 | Peri-urban Land Development and inclusiveness - Lessons learnt from preliminary research of Lagos and Bangalore

Friday, March 23, 2018 | 11:00 am – 12:30 pm | MC 9-100, World Bank

Instructors

Ore Fika, Urban Land Governance Specialist - The Institute for Housing and Urban Development Studies
Paul Rabe, Senior land specialist - The Institute for Housing and Urban Development Studies

Summary

The fluidity and complexity of land tenure systems and how they are governed in Africa and Asia more often leaves the poor deprived of access to land, creates conflicts and increases insecurity amongst low-income communities. In the developing countries, tenure systems exist in a continuum that ranges from statutory to customary to informal and many other forms in-between. In many cases, it proves challenging to distinguish the tenure status of land and more so in peri-urban areas.

With rapid urbanization and the rise of the middle income particularly in Africa and Asia, many cities in the two continents have witnessed rapid rate of peri-urbanization. The peri-urban known for its dynamic spatial nature is a transitional zone where rural and urban landscape intersects. It is also known for experiencing rapid socio-economic changes. These include changes in land-use, land ownership and land tenure, all impacting land values, affordability and steadily, the population that resides there.

The impacts of peri-urbanization on development are still very much unclear in developing areas. Peri-urbanization could heighten problems associated with development due to the speed at which the changes occur in this region, which includes infrastructure and transport provision, the affordability of land, the actors involved and their ability to pay, the scale of communities affected and eventually displaced. This phenomenon and its diverse impacts need to be better understood.

It is popularly understood and accepted among scholars that without tenure security various socio-economic groups have little or no property rights and protection. This is more evident with the poor. In the last two decades, many government and non-governmental organizations and advocacy groups have worked tirelessly in providing tenure security to the poor, who are often marginalized. Including poor communities in the peri-urban land development and its windfalls should provide them with the much-needed security, legitimacy, empowerment and economic development.

Targeted audience: Everyone is welcomed

Actions required: The audience is encouraged to share and discuss evidence of their own from other cities. No guide or software download is required



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During the Master Class the questions will be discussed and answered:

What are the current land use and ownership trends in the peri-urban? How is the land tenure changing and why? What forms of tenure if any, do residents of the peri-urban areas, including the poor, enjoy during the tumultuous changes on the urban periphery? What is the long-term role of formal land tenure in the peri-urban? In what ways can changes in land-use and land tenure respond to the needs of the poor? What are the various ways to secure and retain land for low-income communities in a sustainable way?

The Master Class will address these questions based on preliminary qualitative research from two case studies, Lagos and Bangalore. The policies and processes that shape peri-urban development in the two cases will be reviewed. The role of both conventional and unconventional tenure strategies in providing security, enabling access and sustainable retention of land by the poor will be discussed. The class invites the audience to share and discuss evidence of their own from other cities.

Lagos, Nigeria

The demand and development of peri-urban land in Lagos is at its peak. By 2025, the city of Lagos projected to be the 11th most populous cities in the world. Lagos is a megacity with approximately 17 million inhabitants, making it the most populous city in Africa. As the commercial capital, Lagos has the strongest economy in Nigeria. As a result, land prices in the city are record high and to meet the land strain and housing needs; it proves difficult to either the State or the market to provide land for housing or livelihood for its inhabitants, especially the poor. The city limits continuously expand; encroaching on cheap peri-urban lands originally occupied under customary or informal land tenure by indigenous farming communities and the urban poor who relocated there. Urban expansion in Lagos currently occurs on a massive scale with new gated neighbourhoods' spring up within a short period of time. Peri-urban areas in Lagos have both thriving formal and informal land markets. In the past decade, there has been an aggressive conversion of agriculture and wetland lands to meeting the economic and housing pursuits of new actors/communities. The drivers are real estate developers, foreign investors and middle-income families, who hold land with formal tenure. Self-governing, these new communities fill in the vacuum created by government, providing infrastructure and services for their communities. This leaves the question, how do these changes in land-use and developments affect low-income communities, who are mostly remnants of older traditional farming communities or informal landholders who cannot afford city living and what role does formalization of tenure play in granting access and/or retaining lands for the poor in peri-urban Lagos.

Bangalore, India

Bangalore is the capital of the Southern Indian state of Karnataka, and with a population estimated at over 10 million in 2017, it is one of the large metropolitan centres of India and one of the country's IT hubs. As in the case of Lagos, the peri-urban areas of Bangalore have experienced a rapid conversion of agricultural areas, wetlands and lakes to new housing and business parks, with the drivers being real estate developers, foreign investors and middle-income families. This trend is exemplified by the eastern suburb of Whitefield, which is one of the city's headquarters of software and IT firms. Whitefield's growth has not been the product of carefully planned urban expansion but rather a haphazard, market-driven phenomenon, founded on land sales by villagers, land purchases by large developers, and the intermediation of land brokers. The suburb is today a patchwork of new gated communities, malls, hospitals and apartment complexes. Many villagers have benefited from their land sales and have seen their fortunes improve as development in Whitefield appears to resemble a "rising tide that lifts all boats". However, growing environmental degradation, traffic congestion, growing social disparities and the disappearance of traditional livelihoods bear witness to the side-effects of these dramatic land use changes.