

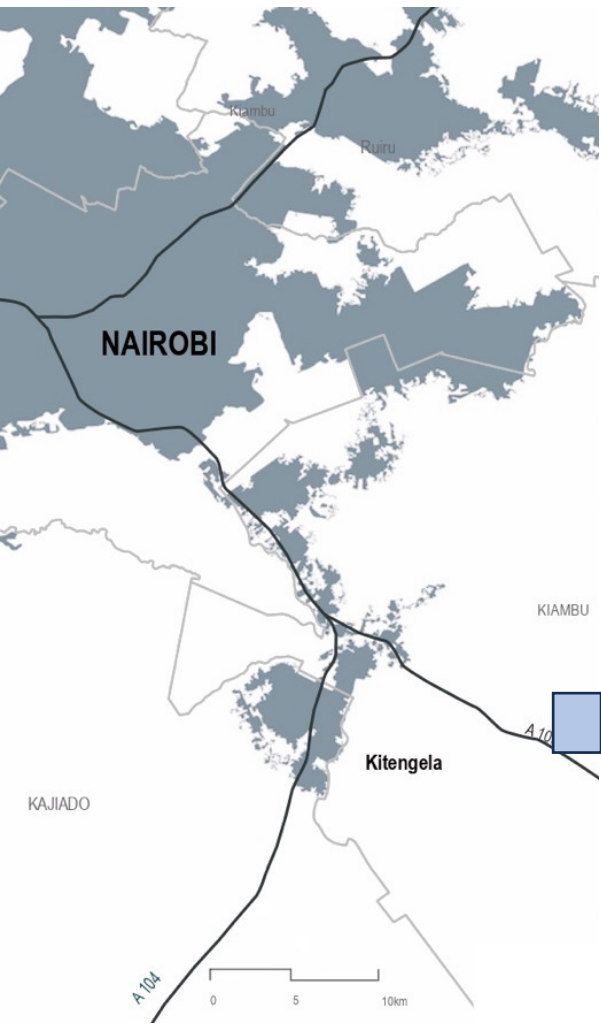
New research avenues on urban expansion and land commodification in the Global South.

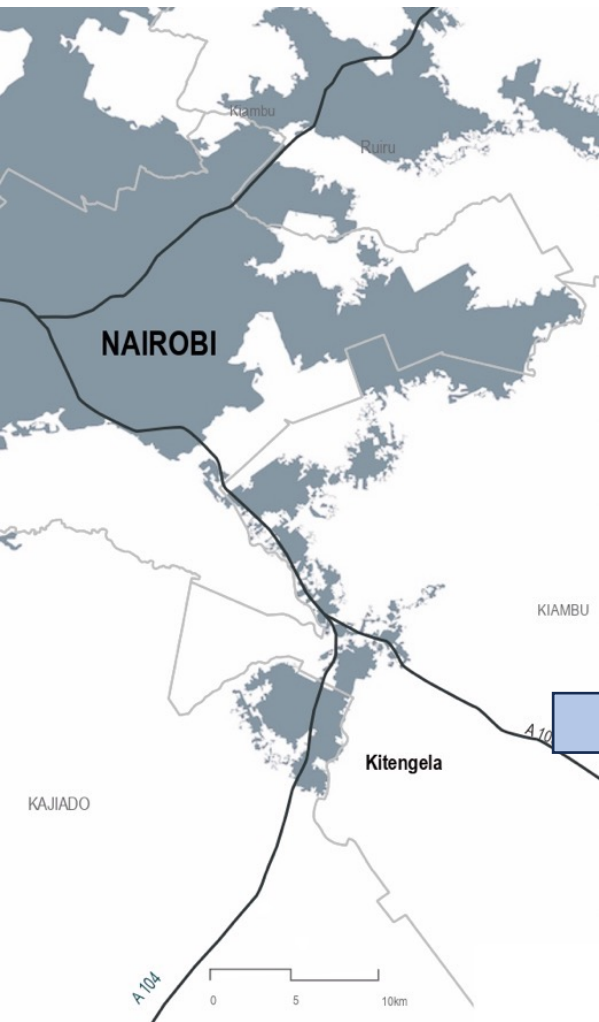
Ordinary changes in land use linked to urbanisation in the global South

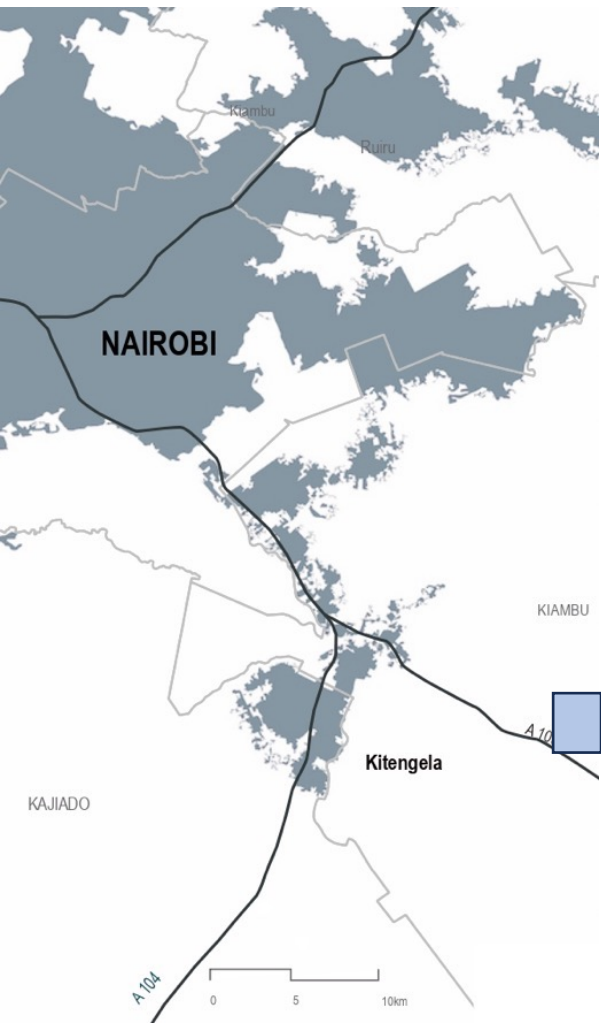
Housing, capitalisation, agricultural changes

Bon, B., Simonneau, C., Denis, E., Lavigne-Delville, Ph. (2023), *Ordinary changes in land use linked to urbanisation in the global south. Housing, capitalisation, agricultural changes*, Comité technique "Foncier et Développement" (CTFD)











Cadastral Map, Kitengela, Kenya



Google Earth Images, Bahour, India, ©Eric Denis

Chain of value



<i>Sale</i>	<i>Acquisition, subdivision</i>	<i>Property : use value / exchange value</i>
Sale factors	Sociology of buyers	Economic valorisation on the plot: building, cultivation, extraction
Income reinvestment strategies	Origin of capital	Plots are left undeveloped:
Transfers of land ownership rights	Pooling of resources	<ul style="list-style-type: none">• to stock money• to create wealth• to secure commercial activities• land as a social insurance• to access credit from different sources• land financialization, accumulation
Capital gains of the intermediaries	Contrasting formalizations of ownership	Land as currency ; speculation



Bahour, India, ©Eric Denis, 2021





Kitengela, Kenya, ©Bérénice Bon, 2023

Planning and regulatory tools ?



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