

MONITORING SECURITY OF TENURE IN CITIES

PEOPLE, LAND AND POLICIES



Monitoring Security of Tenure in Cities: People, Land and Policies

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FOREWORD

It is well-recognized that secure land and property rights lead to reduced poverty, to economic development and to social stability. A robust tenure system can protect people from eviction and give parents the right to pass their land on to their children.

But in the 21st century, secure tenure is not a one-size-fits-all concept, and a range of different tenure arrangements apply to the millions of people around the world in slums, those who live on city pavements, those who rent rooms, or who own their own homes.

So what does secure tenure mean? Current thinking focuses on a “continuum” of tenure security – a set of possible arrangements that are a response to the reality of being poor and living in a city. Included in this continuum are people with little or no security of tenure; they have no documents, no contracts and little protection under the law. They live under the constant threat of eviction. Alternatively, there are people who have a solid contract, the right documentation and laws in place that enforce their rights.

The concept of a continuum also allows that tenure security may be realized and measured at three different levels: individual households, communities and national levels. It also includes the possibility that there is more than one route to achieving tenure security.

Measuring security of tenure is a necessary step towards increasing that security and improving policies to manage it. It can be a complicated procedure because a tenure arrangement that is reasonably secure in one situation may be insecure in another. Secure tenure can include both formal and informal tenure arrangements, and it is also



the case that the people affected may underestimate or over-estimate their situation.

I believe that this publication presents an innovative method to measure tenure security. It draws on the experiences of development agencies and academics in developing cities. It also carries many examples of the way in which tenure can be mapped, assessed, evaluated and analysed.

It makes use of different types of surveys, national statistics and population censuses, and incorporates the lessons learned from a case study conducted in São Paulo, Brazil.

Monitoring tenure security is an integral measurement instrument of the Millennium Development Goals. This UN-Habitat initiative will be of great use to all those striving to achieve these goals. An important tool in the battle against urban poverty and for better, smarter cities, it is a major contribution in our global drive for secure tenure for all.

A handwritten signature in black ink, appearing to read 'Joan Clos', with a long, sweeping underline.

Joan Clos

Under-Secretary-General, United Nations
Executive Director, UN-Habitat

LIST OF ACRONYMS

AfDB	African Development Bank
AUC	African Union Commission
DFID	Department for International Development
EGM	Expert group meeting
FIG	International Federation of Surveyors
GLTN	Global Land Tool Network
GUO	Global Urban Observatory
IFAD	International Fund for Agricultural Development
IIED	International Institute for Environment and Development
ITDG	International Technology and Development Group
LGAF	Land Governance Assessment Framework
LIFI	Legal and Institutional Framework Index
NSO	National Statistical Office
OHCHR	Office of the United Nations High Commissioner for Human Rights
UIS	Urban Inequities Survey
UK	United Kingdom
UN	United Nations
UNCHS	United Nations Center for Human Settlements
UNECA	United Nations Economic Commission for Africa
UNECLAC	United Nations Economic Commission for Latin America and the Caribbean
UNFPA	United Nations Population Fund
UNGA	United Nations General Assembly
UN-Habitat	United Nations Human Settlements Programme
UNIAEG	United Nations Inter-agency Advisory and Expert Group
UNESCAP	United Nations Economic and Social Commission for Asia and the Pacific
UNESCWA	United Nations Economic and Social Commission for Western Asia
USA	United States of America
UNSD	United Nations Statistical Division
WB	World Bank

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