TENURE SECURITY, LAND & PROPERTY RIGHTS IN AN URBAN CONTEXT

AUTHOR
TA Hudson
Senior Advocacy Specialist
Habitat for Humanity International
Europe, Middle East and Africa

INTRODUCTION

The discussion in this brief adopts a largely urban perspective. This is in view of urbanisation having emerged as a key phenomenon and driver of change across African cities.

The African continent is urbanising at unprecedented rates and it is anticipated that by the mid-2030s, the majority of Africans will live in urban areas[1]. According to Foresight Africa 2016, urbanisation in the African context will represent 55% of the country's total population by 2050.[2] Therefore, while it is important to address how cities adapt to urban trends, it is also important to reflect on the relationship between rural and urban spaces as this informs policy choices and methods so that there is balanced development that is also sustainable.[3]

The New Urban Agenda (NUA), as adopted at the Habitat III United Nations Conference on Housing and Sustainable Urban Development in Quito, Ecuador held from 17 to 20 October 2016, represents a response to urbanisation and in this sense signals a bold new approach to regarding cities as opportunities for growth and transformation in line with the values of sustainable development. The NUA sets "standards and principles for the planning, construction, development, management and improvement of urban areas"[4], along with its five main pillars of implementation, namely: national urban policies, urban legislation and regulations, urban planning and design, local economy and municipal finance, and local implementation.[5]

This brief discusses tenure security and makes a distinction between tenure, security of tenure, property rights and title. This is important to the extent that it enables an exploration of a range of tenure typologies, recognises the importance of tenure security, and explores the nuances in the term "property rights".

This brief demonstrates that tenure can be placed across a spectrum that is fluid, and that tenure types are varied and emerge in complex environments This is important to recognise because in a developmental context these terms take on a particular significance and challenge prevailing approaches, thereby opening avenues for exploring how to address tenure in particular contexts. Different strategies, approaches and measures can then be explored for creating an enabling environment for ensuring enhanced tenure security that is applicable in a particular context.

It is essential to ensure that legal systems take account of the need for flexible, pro-poor responses, and for governing arrangements and administrations to respond appropriately. Tenure security is vitally important to ensure that people are protected and feel safe from threats to their property and from evictions. Tenure security creates enabling environments in which to encourage private and public investment, and to build a tax base and advance land-value-capture mechanisms.

It is certainly the case that enhanced property rights offer avenues out of poverty. Greater security of tenure also increases access to economic opportunities for the poor.

These issues strike at the heart of the discussion of Indicator 1.4.2[6], which is located within Goal 1 of Agenda 2030, also known as the Sustainable Development Goals framework which is directed at ending poverty in all its forms everywhere. This lends further credence to the urgency of addressing land tenure security and property rights as fundamental to alleviating poverty.

USAID is furthermore convinced that secure land tenure and property rights are fundamental to achieving sustainable development in urban environments.[7]

1   African Economic Outlook 2016.
    http://www.africaneconomicoutlook.org/en/theme/sustainable-cities-and-structural-transformation
2   Sow, M. *Foresight Africa 2016: Urbanization in the African context* https://www.brookings.edu/blog/africa-in-focus/2015/12/30/foresight-africa-2016-urbanization-in-the-african-context/
3   A second paper on this will be delivered by Habitat for Humanity International in October 2017 based on the presentation Catherine Cross gave at the current conference
4   New Urban Agenda http://habitat3.org/wp-content/uploads/NUA-English-With-Index-1.pdf
5   New Urban Agenda http://habitat3.org/wp-content/uploads/NUA-English-With-Index-1.pdf
6   Goal 1: End poverty in all its forms everywhere https://unstats.un.org/sdgs/files/metadata-compilation/Metadata-Goal-1.pdf p. 8. Indicator 1.4.2, which is the "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"
7   USAID Issue Brief Land Tenure in Urban Environments p1

LAND TENURE, TITLE AND PROPERTY RIGHTS DEFINED

Land tenure is described as a system designed to "determine who can use what resources for how long, and under what conditions"[8]. Land tenure is also described as the mode by which land is held or owned and the relationship people have to land.

From a Habitat for Humanity standpoint, people-centred development is a key principle and informs the approach of land tenure essentially being about people and land relationships. This enables a more inclusive approach which identifies people as agents of change and as co-creators of solutions towards workable security of tenure and property rights methodologies.

Land-tenure systems in a particular jurisdiction set out the possible forms under which land may be used. This range of tenure options, while having relevance for both rural and urban settings, takes on a different form in an urban context, allowing differentiated approaches to arise that are particular to the urban context.

In practice there are a variety of generally recognised tenure arrangements that describe people's relationships to land and property, and set out their rights and obligations. Broadly, Royston sets out a range of "tenure arrangements", including registering ownership, intermediate ownership, expectation of ownership, off-register ownership, occupancy, officially recognised rental, unofficial rental, and looking after or borrowing.[9] These categories overlap and clearly describe the ways in which people access land.

It is essential to make a distinction between tenure security, title, and property rights or access to property. Land titles typically suggest ownership in the sense of a freehold title. As Royston suggests, title is therefore one system of tenure[10], which is a system that is not the dominant or prevailing system in much of the developing world. Rather, there is a need to recognise a far more open and flexible approach that speaks to the realities that exist, and to be responsive to recognising a pro-poor perspective. Various terms are assigned to defining the relationship people have to land and property, including "arrangements" and "claims".[11] This applies equally well to urban contexts.

Tenure Security/security of tenure is described by the Food and Agriculture Organization of the United Nations (FAO) as the certainty that a person's rights to land will be recognised by others, and protected in cases of specific challenges. People with insecure tenure face the risk that their rights to land will be threatened by competing claims, and even lost as a result of eviction. Without security of tenure, households are significantly impaired in their ability to secure sufficient food and to enjoy sustainable rural livelihoods.[12]

Property rights may vary within, as well as between, tenure systems. It is therefore possible to have a high level of security but restricted rights to use, develop or sell land, or a limited level of security but a wide range of actual rights. The exact nature and content of these rights, the extent to which people have confidence that they will be honoured, and their various degrees of recognition by the public authorities and communities concerned, will all have a direct impact on how land will be used.

8   Payne G and Durand-Lasserve A. *Holding On: Security of Tenure – Types, Policies, Practices and Challenges* p11. http://www.ohchr.org/Documents/Issues/Housing/Security-Tenure/Payne-Durand-Lasserve-BackgroundPaper-JAN2013.pdf

9   Royston L *Inequality and Economic Marginalisation: How tenure security can increase access to economic opportunities to poor people* January 2009 p6-7

10 Royston L p6

11 Ibid

12 http://www.fao.org/docrep/005/y4307e/y4307e05.htm

PROPERTY AND ECONOMIC OPPORTUNITY

According to Royston, there are essentially three avenues whereby property advances greater economic opportunity. This underscores the necessity of promoting strong tenure-security measures. These include property ownership and the production of capital gains; land, livelihoods and accumulation; and secure household base for access to the city.[13]

1 First, property alienation or sale allows one to generate a return, which increases the pool of money that is available for purchasing a larger house, so that a virtuous circle can be created where more wealth can be accumulated over time.

2 Second, residential property allows for property to become a basis and source of livelihood opportunities such as "on-site rental-accommodation provision, home-based enterprise or urban agriculture"[14]. These activities do not necessarily require title but, as is pointed out, become entangled with zoning schemes and land-use management practices.[15] These types of undertakings are, in many instances, unregulated.

3 Third, property is the very basis for accessing employment opportunities in cities. Well located land has a positive correlation with the job market, and in this sense represents proximity to economic opportunities.[16] Poorly located dwellings far from work locations have the opposite effect.

LAND CONTINUUM

The Global Land Tool Network (GLTN) is a global land partnership that includes members from international civil-society organisations, international finance institutions, international research and training institutions, donors and professional bodies.[17] The GLTN adopted a "holistic response to land issues" to advance global land coordination through various approaches. These include the introduction of a continuum of land rights that embraces a broader, more flexible approach to land titling, as opposed to narrow individual land-titling approaches, "the improvement and development of pro-poor land management, as well as land-tenure tools".[18]

Habitat for Humanity supports the continuum of land rights model that was developed by UN-Habitat in conjunction with GLTN. The continuum of land rights metaphor[19] was largely a response to practical realities and to find ways of responding to local practices. According to GLTN, 70% of developing-country populations fall outside of any land register.[20] In Africa, over half of the urban population (61.7%) lives in slums (UN-Habitat, 2013).[21]

The continuum depicts a spectrum of land-tenure arrangements, from perceived-tenure approaches to freehold title. A perceived-tenure approach accepts that a much wider continuum of land rights exists and is highly responsive to informality, including self-help, also termed housing consolidation "in the absence of any legal security of tenure"[22]. For these reasons and in response to local realities, depicting the ideal, or even suggesting that tenure security should embody freehold title, is simply unworkable and unrealistic. Thus, the continuum approach has been expanded and a variety of more flexible approaches adopted.

As recognised by authors, and affirmed by UN-Habitat's GLTN, tenure is frequently understood in binary terms: formal/informal, legal/extra-legal, secure/insecure, de facto/de jure. The reality reflects a far more diverse picture between these extremes, which are equally appropriate and legitimate. It must also be recognised that the extent of the actual security of such arrangements depends on local legal, institutional and governance contexts. Tenure security is therefore highly contextual.

The continuum began as a metaphor to describe and capture changing land-tenure situations, such as informal settlements or peri-urban areas where there is a situation of cities expanding their boundaries into traditionally held customary lands.[23] The continuum is a response to the complexity that characterises land tenure where there are both legal and non-legal tenure systems with variations between these poles. This metaphor then enables a process of embracing a more nuanced understanding of tenure, and opens avenues for more appropriate policy responses. "At times, the same land object (e.g., parcel, waterbody) may be affected by a number of different overlapping interests, some of which are recognized by law and some by relationships that the law does not recognize (UN-Habitat, 2003)."[24]

The tremendous value of the continuum of land rights is that it started a conversation about land tenure and brought about a fundamental shift in understanding of tenure. The continuum approach has been adopted widely by a range of multilateral organisations and other actors.

13 Royston L p5
14 Ibid
15 Ibid
16 Ibid
17 Secure Land Rights for All http://www.gltn.net/jdownloads/ GLTN%20Documents/secure_land_rights_for_alleng2008.pdf
18 Ibid

19 Barry M *Property Theory, Metaphors and The Continuum of Land Rights: Securing Land and Property Rights for All,* UN-Habitat GLTN, pii
20 Augustinus C *Challenges in the Land Sector: GLTN's Response and Strategies* FIG Working Week, 6-10 May 2012, Rome
21 https://unhabitat.org/wp-content/uploads/2014/07/WHD-2014-Background-Paper.pdf World Habitat Day: Background Paper
22 Kiddle GL *Informal Settlers, Perceived Security of Tenure and Housing Consolidation: Case Studies from Urban Fiji* Victoria, University of Wellington, 2011
23 *Property Theory, Metaphors and the Continuum of Land Rights* http://www.ucalgary.ca/mikebarry/files/mikebarry/barry-2015-property-theory-metaphors-and-the-continuum-of-land-rights-published.pdf United Nations Human Settlements Programme (UN-Habitat), 2015
24 Royston L p5

URBAN CONTEXT

One of the key phenomena in Africa today is the sheer extent of urbanisation, with literally thousands of people moving into African cities monthly. It is expected that by 2030 half of Africa's population will be living in cities.

Cities are where jobs can be sourced and where investments are concentrated, and are thus perceived as places where livelihoods can be established, with associated improvements in standards of living. However, as is pointed out by writers and organisations, many of those moving to cities are finding themselves living in informal settlements. In Africa, over half of the urban population (61.7%) lives in slums (UN-Habitat, 2013).[25] This follows global trends, for instance, according to USAID, "at present, one billion people are living in informal settlements that lack basic services and 60% of urban dwellers are physically exposed to natural hazards and pollution".[26] The number of those projected to be living in informal settlements is expected to increase to 2 billion by 2030.[27]

Habitat for Humanity is of the conviction that it is only through advocating for policy and systems change in respect of housing policies, and growing the supply of affordable, legal shelter with tenure security and access to basic services and amenities that there can be an improvement in the lives of those living in informal settlements.

Urban landscapes and environments are characterised by informal settlements, backyard shacks, peri-urban communal areas and people occupying inner-city buildings. In these settings, land and property is exchanged in ways that do not correspond with recognisable formal approaches because land markets in these settings operate in ways where neither the state nor the (commercial) private sector have been actively involved in delivering to the current users.[28] Even if the underlying ownership of land is registered in the Deeds Registry, "title" does not accurately describe the relationships, rights and duties of people currently living there.[29] In this sense, rights often overlap. Nevertheless, title dominates in people's minds when reference is made to tenure.

THE URBAN HOUSING MARKET AND LAND DYNAMICS

The explosive growth that has been witnessed in urbanisation trends has had serious implications for land dynamics. It is anticipated that urban areas in developing countries will absorb an additional 1.4 billion people, which means that the built-up urban land area could triple by 2030 from 200 000 to 600 00 square kilometres (UN 2008 figures).[30] This growth is spectacular and will require fundamental shifts in planning, legislating, resourcing, financing and governance.

Urban-population growth is a result of births in urban areas and migration from rural to urban areas, spurred on by declining fortunes in rural settings marked by unemployment and underemployment, conflict and worsening agricultural conditions. Urban areas offer an escape, opportunities and, as USAID notes, an "expanded social network".[31]

Housing approaches need to take into consideration the types of people and family structures that are moving into urban environments. Migrants from rural areas initially try to find low-cost short-term housing often in inner-city slums, which are well located to livelihood opportunities. In line with this reality is the proposal by USAID that the provision of so-called "reception areas" is a vital part of the puzzle in the housing market. The argument is also made that as migrants become more settled, they have different accommodation needs and search for longer-term security in improved housing conditions further from the job market.

Therefore personal circumstances are and should be a key determinant of tenure-security options. "Residential mobility" may be a high priority for those who seek flexibility so that they can maximise job opportunities as and where they arise.[32] Established families in urban settings would prioritise "longer-term tenure options" to raise families, follow careers and establish a business.[33] Tenure options should, therefore, be responsive to reflect changing life circumstances. The critical point is that there is a need for more tenure options to make it easier for people to "move from insecure informal tenure categories to more secure and formal options and integrate into the local community".[34]

25 World Habitat Day: Background Paper http://unhabitat.org/wp-content/uploads/2014/07/WHD-2014-Background-Paper.pdf
26 USAID Issue Brief Land Tenure in Urban Environments p1
27 Land Tenure in Urban Environments https://www.land-links.org/issue-brief/land-tenure-in-urban-environments/
28 Royston L p6
29 Ibid

30 USAID: Issue Brief Land Tenure in Urban Environments p2
31 Ibid
32 Ibid p5
33 Ibid
34 Ibid

The reality is that affordable land is generally further from the workplace, and is where new developments are established. This has led to a range of unintended consequences, and with public-transport connections largely absent, people spend large amounts of their salary on transport. Added to this is the fact that governments simply cannot meet the housing needs of their populations. Planning for new entrants into cities and making projections for housing has largely failed in a context marked by serious administrative and governance capacity constraints, cumbersome legal regimes, inappropriate zoning, costly processes, corruption and overlapping administrative mandates.

These failures, allied with markets driving up prices, have meant that people have moved into informal settlements, where they are responsible for their own housing provision and far from places of work. Others are "forced to share accommodation in overcrowded substandard inner-city areas".[35]

The rise of informality has come to characterise the urban fabric. Informal settlements, backyard shacks and other housing arrangements are marked by a lack of tenure rights, unplanned layouts, non-compliance with building regulations, and limited to no access to basic services. This puts these communities at risk and vulnerable to disease, and lacking adequate protection against the elements. Often there are risks associated with living close to hazardous areas due to poverty and marginalisation. Women and children are the most vulnerable in these environments.

Legal access to land is a strategic prerequisite for the provision of adequate shelter for all and for the development of sustainable human settlement affecting both urban and rural areas. The failure to adopt, at all levels, appropriate rural and urban land policies and land-management practices remain a primary cause of inequality and poverty. It is also the cause of increased living costs, the occupation of hazard-prone land, environmental degradation, and the increased vulnerability of urban and rural habitats, affecting all people but especially disadvantaged and vulnerable groups, people living in poverty and low-income people.

Property rights to land are one of the most powerful resources available to people to increase and extend their collection of assets beyond land and labour to the full portfolio necessary for sustainable livelihoods, including natural resources, social, human and financial capital, and physical assets.[36] Property increases access to economic opportunities, including access to credit.

The link between security of tenure and poverty alleviation is pronounced where, in the absence of security of tenure, there is: a lack of incentive by occupiers to invest in property the status of which remains uncertain; a lack of investment in basic services on the part of governments over land that is not zoned or recognised formally; threats of eviction and land grabbing; and an absence of secure and legal shelter. These serve to create a negative downward spiral and threaten sustainable urban and rural development. If positive momentum can be developed to support and underpin

security of access to land, then, as the FAO asserts, households can enjoy sustainable livelihoods, which are an important part of sustainable development.[37] Secure tenure is vital to support access to economic opportunities, including livelihoods, credit markets, and public and municipal services.

Habitat for Humanity International advocates for land access for shelter as being central to addressing poverty. Habitat has a campaign titled Solid Ground, which has as its focus access to land for shelter.[38] Access to land, critically, has to be supported and sustained by a framework of tenure and tenure security that is linked to property rights. The housing focus of the organisation implicitly underscores the importance of property rights as the broader context in which to describe and define land and people relationships.

The responses by governments have so far failed to keep pace with the challenge of urbanisation and urban growth in ways that enable the majority of people on low incomes to meet their basic needs. These groups now represent the majority in most developing countries and an increasing proportion of the total urban population.

---

35   Ibid p3

36   FAO Land Tenure Studies: Land tenure and rural development 2002 p10
37   FAO Land Tenure Studies: Land tenure and rural development 2002 p10
38   http://solidgroundcampaign.org/

The role of social networks in perceptions of tenure security emphasises the importance of legitimacy as a measure of tenure security, along with legality.[39] This approach makes an important distinction between legitimacy and legality, although the two need not be mutually exclusive. What is legitimate is often what is legal; however, legitimacy seen in an informal or customary context may offer sufficient perceptions of security while being illegal.

Where there are strong social bonds and close-knit community dynamics, perceptions of security are likely to be higher, as people will be certain that there is sufficient knowledge of where people stay. This point underscores the importance of how property is perceived as opposed to how it is regulated and conferred legal recognition.[40] It is argued that perceptions of tenure security deliver on many of the outcomes that formal title is meant to guarantee, including "access to credit and investment"[41]. Informal tenure arrangements and systems can "guarantee a reasonably good level of security, even when this is not formally recognized by the state"[42]. Recognition by the community itself and by the neighbourhood is often considered more important than recognition by public authorities for ensuring secure tenure. It is these social relationships and networks that can confer a sense of security, belonging and recognition, and are cited as why people in certain settings perceive their land (property) to be secure.

Infrastructure provision can be one of the most important determinants of perceptions of tenure security. This point is highlighted in USAID's Urban Services Policy, which states: "the need to improve urban service delivery in order to unlock the potential of an increasingly urbanised world"[43]. Urban service delivery and infrastructure projects need to be accompanied by tenure security, which creates a positive cycle, providing an enabling environment in which to generate local fiscal systems and land-value-capture arrangements, and develop innovative instruments to capture gains in land value and recover public and private investments.

Social legitimacy and the social function of land is often the result of women's networks in communities. It is these women and vulnerable groups who suffer the most and have the least access to services, shelter and land, and therefore there is need to ensure that budgets, policies and processes related to urban service delivery are gender responsive.

EFFECTIVE SOCIAL AND COST-EFFECTIVE APPROACHES TO SECURING TENURE

One clear approach to improving security of tenure is to strengthen the rights that currently exist in relation to tenure. There are approaches and examples of how this has been done effectively. USAID notes the case of India, where informal settlements were accorded an "unobjectionable status".[44]

Evictions are the clearest form of a deprivation of almost all human rights. Consequently, curtailing these and ensuring that clear guidelines are provided and due process is followed would strengthen security of tenure. Ensuring that evictions are the last resort, or are not carried out until suitable alternative sites have been identified with compensation schemes, are preferred options.

The Voluntary Guidelines for the Responsible Governance of Tenure of Land, Fisheries and Forests (Voluntary Guidelines) underline the need to defend legitimate tenure rights against intimidation and violation, and to protect tenure right holders against the arbitrary loss of their tenure rights, including forced evictions inconsistent with existing obligations under national and international law.[45]

Habitat II had a strong Habitat-driven agenda where states and governments reaffirmed their obligations to uphold the right to adequate housing. This included their pledge to protect communities from and redress forced evictions, and to combat homelessness.[46] Paragraph 105 of the NUA states: "We will foster the progressive realization of the right to adequate housing as a component of the right to an adequate standard of living. We will develop and implement housing policies at all levels, incorporating participatory planning and applying the principle of subsidiarity, as appropriate, in order to ensure coherence among national, subnational and local development strategies, land policies and housing supply."[47]

39   Whittal J "A New Conceptual Model for the Continuum of Land Rights" *South African Journal of Geomatics,* Vol 3, No 1, January 2014
40   Perspectives on Land Tenure Security in Rural and Urban South Africa: An analysis of the tenure context and a problem statement for Leap http://mokoro.co.uk/wp-content/uploads/perspectives_land_tenure_security_rural_and_urban_south_africa.pdf June 2005 p8
41   Ibid
42   Ibid
43   Ibid

44   Ibid p8
45   Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security http://www.fao.org/docrep/016/i2801e/i2801e.pdf Rome, 2012 p3
46   Habitat International Coalition (HIC) Statement to the Second Meeting of the Preparatory Committee for Habitat III Nairobi 14-16 April 2015 https://unhabitat.org/wp-content/uploads/2015/01/Habitat-International-Coalition.pdf
47   New Urban Agenda http://habitat3.org/wp-content/uploads/NUA-English-With-Index-1.pdf p34

Community driven data approaches, such as the GLTN's Social Tenure Domain Model (STDM), empower community members to capture the land in a given settlement. The STDM approach documents land so that all the tenure arrangements and relationships to it, including secondary rights, are reflected.[48]

STDM technology is based on open access, is pro-poor, flexible and mobile, and can be used to address scale. Fundamentally, it is inclusive and fit for purpose. A fit-for-purpose approach is one that is designed to be appropriate to the context in terms of the way land is occupied and used, as well as captured and stored, and therefore is affordable and flexible. A fit-for-purpose-approach is one that will meet the needs of society today and can be incrementally improved over time".[49]

Capturing and recording land rights through community enumeration and street addressing programmes, such as those carried out by the World Bank[50] through surveying and mapping to create addresses, are all regarded as effective methodologies for increasing security and a sense of belonging and citizenship.

The Voluntary Guidelines set out a range of clear principles to govern tenure in section 3B, and assert that the process of establishing policies and laws should be "participatory, gender sensitive and strive to make provision for technical and legal support to affected communities and individuals". States should furthermore acknowledge "the emergence of informal tenure" as a result of "large-scale migration".[51]

From a structural perspective, legal systems need to be responsive to addressing a more flexible and encompassing recognition of a range of tenure typologies. The case of the Namibian Flexible Land Tenure Act, 2012 has the following objects: to create alternative forms of land title that are simpler and cheaper to administer than existing forms of land title; to provide security of title for persons who live in informal settlements or who are provided with low-income housing; and to empower the persons concerned economically by means of these rights.[52] The emphasis on the flexible land tenure is, therefore, on security of permanence, and on how to ensure that those inhabiting a certain area can be allowed to remain where they are without making this dependent on full ownership, which is expensive and therefore exclusive.[53]

48   Ibid p8
49   http://gltn.net/index.php/resources/publications/partner-publications/412-fig-fit-for-purpose-land-administration
50   Issue Brief Land Tenure in Urban Environments http://www.usaidltpr.com/sites/default/files/USAID_Land_Tenure_Urban_Brief_061214.pdf p8

51   Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security p17
52   http://www.lac.org.na/laws/2012/4963.pdf
53   Christensen A. *The new flexible land tenure act: an update* http://ir.polytechnic.edu.na/bitstream/handle/10628/545/Christensen.%20New%20flexible%20land%20tenure%20act.pdf?sequence=1&isAllowed=y

CONCLUSION

Innovative local solutions offer appropriate mechanisms through which to secure tenure and property rights, to create stability and economic opportunity, and to drive a sequence of positive outcomes for communities. Recognising that there is a spectrum across which tenure typologies exist should be embraced. Legal systems and governing structures need to be far more receptive to emerging urban realities. Different tenure arrangements also align with the kinds of housing that is needed in an urban context, further emphasising the need for flexibility.

Ultimately, strong tenure-security regimes and property rights advance economic prospects and offer resources for governments so that governance outcomes can be improved.

ABOUT HABITAT FOR HUMANITY INTERNATIONAL

Driven by the vision that everyone needs a decent place to live, Habitat for Humanity began in 1976 as a grass-roots effort on a community farm in southern Georgia. The Christian housing organisation has since grown to become a leading global non-profit working in more than 1 300 communities throughout the USA and in nearly 70 countries.

Families and individuals in need of a hand up partner with Habitat for Humanity to build or improve a place they can call home. Habitat homeowners help build their own homes alongside volunteers and pay an affordable mortgage. Through financial support, volunteering or adding a voice to support affordable housing, everyone can help families achieve the strength, stability and self-reliance they need to build better lives for themselves. Through shelter, we empower.

In Africa we have programmes in Cote d'Ivoire, Ethiopia, Kenya, Lesotho, Liberia, Malawi, Rwanda, South Africa, Tanzania, Uganda and Zambia

To learn more, visit:
https://www.habitat.org/emea

ABOUT SOLID GROUND

Solid Ground is a global advocacy campaign of Habitat for Humanity to improve access to land for shelter. It is set of advocacy, communications and mobilisation activities – informed and based on Habitat's knowledge and values – that influence norms, policies and practices to achieve lasting change.

The campaign mobilises existing supporters and new allies to motivate policymakers at the local, national, multinational and global levels to advance access to land for shelter so that more people around the world have a decent place to live.

To learn more, visit:
http://solidgroundcampaign.org/

ABOUT THE CONFERENCE PARTNERSHIP FOR ACTION: IMPROVING LAND GOVERNANCE AND MANAGEMENT IN AFRICA

The GLTN's Urban CSO Cluster of UN-Habitat and Habitat for Humanity's Solid Ground campaign convened a multi-stakeholder regional conference on land governance and management titled Partnership for Action: Improving Land Governance and Management in Africa. The conference offered the opportunity for stakeholders from multiple sectors to come together to explore approaches to land governance towards inclusive and sustainable development in Africa. The conference took place on 15-17 August 2017 in Pretoria, South Africa.

To learn more, visit:
http://solidgroundcampaign.org/partnershipforaction