

# Land Tenure and Urban Poverty Alleviation: Theory, Evidence and New Directions

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## Land tenure & urban poverty

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### □ 1. Introduction

- Land titling ubiquitous.
- Lack of evidence that land titling reduces urban poverty.
- Many unanswered questions.
- Paper reviews theoretical and empirical literature on land tenure and urban poverty.



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- Builds on recent surveys by Payne et al (2007) and Durand-Lasserve & Selod (2007).
  - Articulates with wider literature on poverty alleviation.
  - Considers new theoretical arguments (Mooya & Cloete, 2007).

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- **2. Theory**
- Secure rights to land pre-requisite for land development & economic growth.
- Gains from (Besley, 1995)
  - Greater investment incentives.
  - Access to credit.
  - Greater trading activity.
- Land titling promoted as vehicle.

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### **□ 3. Evidence**

#### **□ Investment**

- Some consensus that title promotes land investment and increases land values.
- Unclear is whether having title increases perceptions of tenure security.

#### **□ Credit markets**

- Title largely has no effect on credit markets.

#### **□ Trading activity**

- Results mixed.

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### **□ 4. Gaps**

#### **□ Failure to account for context**

- Differences in material/physical conditions.
- Differences in cultural attributes

#### **□ Lack of articulation with broader literature on poverty.**

- Asset based approaches to poverty.
- 'Making markets work for the poor'.

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### **□ 5. New directions**

- Focusing on increasing market activity (Mooya & Cloete).
- Focuses on appropriate property rights and facilitative institutional arrangements.
- Challenges
  - Exact form of property rights.
  - Lack of secondary market activity.

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- Hostility to freer markets.

□ Thank You

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