

Count Me In: the Case of Improving Tenure Security of Slum Dwellers in Peri-Urban Lusaka (UN-HABITAT GLTN)

Danilo Antonio, John Gitau and Oumar Sylla (Kenya)

Key words: Access to land; Capacity building; Digital cadastre; Informal settlements; Land management; Security of tenure; Urban renewal; Tenure regularization; occupancy licences

SUMMARY

Introduction

Like most sub-Saharan countries', unsustainable migration trends in Zambia have led to high population growth in the urban areas without the accompanying improvement in infrastructure for service provision. Zambia is experiencing one of the highest levels of urbanization in Africa; the population now stands at 17,730,890 million people (UN DESA 2018), up almost 8 million from 9.9 in 2000. The urban population is mainly concentrated in Lusaka and the Copperbelt Cities of Ndola, Kitwe and Mufulira. In these cities, more than 70 percent of the population lives in unplanned settlements (Zambia National Urban Profile, 2009). Physical infrastructure and services in these informal urban areas are either missing or inadequate, and otherwise in poor condition.

Land and tenure security are a pre-condition for sustainable urbanization and inclusive prosperity. The current development agenda: The New Urban Agenda (NUA); Sustainable Development Goals (SDGs); Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGTs), the Framework and Guidelines on Land Policy in Africa (F&G), among other regional and global frameworks provide vast opportunities to get involved in improving land governance. There is an over-arching emphasis on the integration of informal settlements in urban development in the NUA, as well as a call to recognize how informal systems work alongside, and within formal systems.

In Zambia, the policy of 'upgrading' selected settlements was announced by the Zambian Government in its Second National Development Plan (SNDP) in January 1972 and supported in subsequent government plans since then, currently in the Seventh National Development Plan 2017-2021.

Count Me In: the Case of Improving Tenure Security of Slum Dwellers in Peri-Urban Lusaka (UN-HABITAT GLTN) (9987)

Danilo Antonio, John Gitau and Oumar Sylla (Kenya)

FIG Working Week 2019

Geospatial information for a smarter life and environmental resilience

Hanoi, Vietnam, April 22–26, 2019

Under the 1995 Land Act, all land in Zambia vests in the President. Zambia has a dual land tenure system comprising one-part statutory tenure (approximately 6%) and the other part customary tenure (approximately 94%). State land has formal registered title deeds and is administered by the Ministry of Lands and Natural Resources directly or by councils under delegated powers. Zambia's peri-urban land largely sits at the interface of statutory and customary land tenure systems, thus facing challenges related to the different stakeholders.

Lusaka, the capital city of Zambia has an estimated growing population of 3 million people and has the largest share of urbanization challenges in Zambia. It dominates the country's urban system and accounts for 32 percent of the total urban population in the country. There are over thirty-five (35) unplanned settlements that have been regularized as "Improvement Areas", for upgrading.

Kanyama Informal Settlement

Lusaka City Council (LCC) is taking comprehensive steps to address slums and informal settlements challenges citywide, by regularizing about 37 informal settlements and recognizing them as 'Improvement Areas' under the Housing (Statutory and Improvement Areas) Act of 1972, (now Urban and Regional Planning Act No. 3 of 2015). Kanyama settlement is the largest informal settlement in Lusaka and among those prioritised for upgrading under the Citywide Slum Upgrading and Prevention Strategy. The settlement has a population of approximately 143,274 people (Lusaka City Council, 2016) and was declared an improvement area in 1999.

LCC is undertaking an enumeration and mapping exercise in Kanyama to capture relevant data of the current inhabitants. The resultant information is facilitating the process of issuance of occupancy licenses valid for thirty (30) years. The occupancy licences do not confer title to land but mere occupancy rights to a dwelling or house on a piece of land for a 30-year period, which is renewable. Occupancy licences registration in Kanyama settlement will decentralize land administration to enable efficient and practical land provision mechanism for unplanned settlement residents. Since the city operates a property tax system and rate slum properties to generate revenues for operations and maintenance, the implementation of the geo-spatial technologies is expected to enhance the capacity for Lusaka City Council to document mapped properties and raise income through orderly generated ground rent bills.

Initial results indicate that the Council has enumerated approximately 18,400 households in which 12,540 properties have been captured. The authority targets to issue 2,800 occupancy licenses by the end of 2018. This process will inform planning and guide the issuance of tenurial instruments for the people living in Kanyama.

Count Me In: the Case of Improving Tenure Security of Slum Dwellers in Peri-Urban Lusaka (UN-HABITAT GLTN) (9987)

Danilo Antonio, John Gitau and Oumar Sylla (Kenya)

FIG Working Week 2019

Geospatial information for a smarter life and environmental resilience

Hanoi, Vietnam, April 22–26, 2019

This paper will highlight the experiences and lessons learned on the adoption of affordable geo-spatial solutions and participatory approaches in an urban context and within a national regulatory framework in which informal tenure is integrated into a system recognized by public authorities, an approach generally seen as a first step towards the delivery of real property rights. It will also explore the different stakeholders' interactions in slum-upgrading related processes, as well as how the local government authorities strive to deliver on the commitments and obligations of providing tenure security for all as outlined in the global agenda.

Count Me In: the Case of Improving Tenure Security of Slum Dwellers in Peri-Urban Lusaka (UN-HABITAT GLTN) (9987)

Danilo Antonio, John Gitau and Oumar Sylla (Kenya)

FIG Working Week 2019

Geospatial information for a smarter life and environmental resilience

Hanoi, Vietnam, April 22–26, 2019