- Incremental Settlement -

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Demand > Supply

• “In 2004, 23% of households in South Africa’s nine largest municipalities still did not have access to formal shelter ...”

• “… even if the housing budget is doubled, we would only overcome the backlog by 2030.”

Between ‘shack’ and ‘RDP’ house

Two broad options for poor:

- **Wait for BNG house**
  - Could take long time

- **Invade land**
  - No security

LANDfirst
- Incremental Settlement
LANDfirst Stages

• Identify & acquire well located land on which to settle

• Accommodate incremental settlement on this land

• Create and maintain an affordable, safe and secure environment
LANDfirst Types

• People stay where they are & provided with basic product
  – Informal Settlement Upgrading (ISU)

• Basic product provided & people settle on the land
  – Managed Land Settlement (MLS)
LANDfirst Process

(1) basic

(2) self build

(3) upgrade
Basic Product

Basic Organisation

Basic Planning

Basic Services

Basic Tenure
Basic Tenure

• Administrative recognition
  – Shack registers, emergency services
    • e.g. Recognition Occupation Certificate

• Legal recognition
  – Special residential zones in town planning schemes, DFA land development areas
    • e.g. lease agreement
Tenure Upgrading

• Developmental regulation
  – Expansion of administrative/legal recognition
    • e.g. Rules to transfer rights in shack registers

• Township establishment
  – Ordinances, LFTEA
    • e.g. Title deeds
Responses to LANDfirst

**Objections**

- “It’s just moving people from one to another shack.”
- “There is no guarantee that the area will be upgraded.”
- “It encourages sprawl.”

**Support**

- “Just give us land and we will build our own houses.”
- “It recognises us as citizens and we can start investing.”
- “Provides an alternative to invasion.”
Key Intervention 1

• Emergency services:
  “Catch up to need”: Provide basic emergency services to informal settlements

  – Use ISU (phase 1 & 2 – interim services) or MIG
    • e.g. eThekwini Municipality (sanitation containers)
Key Intervention 2

• **Basic settlement:**

  “Get ahead of need”: Acquire and release land with basic services

  – Use ISU (phase 1 and 2) or SLAG (or create new Basic Settlement Grant)

    • e.g. Mayibuye, Essential Services & PHP (Gauteng Department of Housing) & 4 peg policy (NMBMM)
Acquiring Land for Incremental Settlement

• ‘Occupied’ land

• State land
  – HDA data base (up to 18 steps - reduce bureaucracy)

• Private land
  – grants (what happened to LASS ?)
  – resources obtained through value capture tools
    (see work done by Urban LandMark and DAG)
Value Capture Tools

• Regulatory tools
  – Incentive zoning: e.g. private developer builds an ablution block in return for being allowed to develop more floor area

• Fiscal tools
  – Vacant land tax: e.g. state charges higher tax on undeveloped land to discourage land hoarding/speculation; and tax used to subsidise land purchase
LANDfirst Network

A network of civil society organisations supporting the LANDfirst Charter: a vision for ‘dignity through land’, where all sectors are working to progressively increase access to secure and well located land

- Afesis-corplan
- Urban Landmark
- Planact
- Project Preparation Trust (PPT)
- LEAP
- iKhayalami
- Built Environment Support group (BESG)
Thanks
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