Tool to Support Small-sized Urban Land Consolidation

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Content

- **Background:** UNECE WPLA/ FIG Guide for Formalization, FAO VGGT, UN Agenda 2030 & SDGs, FFP Land Administration, etc., to improve security of tenure and support the land market development / land mobility

- **Objective:** to show the need to combine LC with the Formalization of Informal Development and other land tools (*to be included in the FAO Guide*)

- **The concept of a flexible tool:** key policy principles, expected benefits, usability, beneficiaries, the role of the various actors, the state, the right holders, the private sector

- **Example of such a tool:** policy issues (incentives, voluntary), legal issues, technical issues, valuation issues
Background

- Rapid urbanization, inefficient administration,..., informal urban sprawl toward rural land, to satisfy urgent housing need (temporary solution for the next 20-30 years)
- Social, environmental & economic impact: we must deal with this situation
- Many in the UNECE region live in informal settlements (insecure rights, not registered, mortgaged, transferred, taxed, etc.)
- Current policies: Housing is not only a shelter but a tool to create wealth
- Unclear property rights & use regulations cause “uncertainty”, “economic exclusion” and “social unrest”
- SDGs, FFP Land Administration, VGGT, UN Agenda 2030,…
- Guide for FFP formalizing the informal—where possible

F-F-P Formalization, followed by F-F-P Land Consolidation

- Priority to provision of clear property titles by 2030
- Enable Fit-For-Purpose Improvements of the properties and the neighborhoods by 2030
- Measures to minimize the phenomenon of informal urban sprawl in future and improve the markets
- Enable the best use of urban land (serviced land)
- Urbanization is considered a tool to eliminate poverty—Need to ensure the sustainable development of urban and rural areas
- New housing policies,
- Energy efficiency policies,
- Vital green spaces,
- Utility services, security,
- Health, Transportation,
- High urban densities
- Beneficiaries: state, owners, constructors, society
We are expected to provide solutions: functional, reliable, affordable, inclusive & fit-for-purpose to satisfy a world that cannot wait! SDGs

Key basic principles of an urban land consolidation tool:

- To be part of a national strategy; Flexible Legal Framework (easily revised)

- “Self-financed” & Increased role of private sector (agreements between property owners/creditors and non-profit, low-profit, small-medium companies)

- Small, less complex, integrated projects, to increase density & provide more free/green spaces, improved services, landscape, create job opportunities

- Voluntary participation, friendly: to provide incentives to all parts, long lasting home ownership, no loose-no gain, inclusive, affordable housing, tax exemptions, ....

- F-F-P Property valuation (adjustable/fair redistribution of rights)

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**Example of Small Scale Urban Land Consolidation**

- Adjudication of existing rights/right holders & 3D cadastre at a certain time \( t_1 \)
- Collection of all necessary market info & land use regulations at \( t_1 \)
- Valuation of each property at \( t_1 \)
- Incentives, agreement, parcel merging, construction of new buildings/units at \( t_2 \), increased plot to building ratio; valuation of new units at \( t_2 \)
- Redistribution of property rights to the old owners according to their old value plus a small ‘profit’ that will cover all type of costs
- The remaining new properties at \( t_2 \) may belong to the constructor to cover expenses and profit but also to provide a % of those to a target group for affordable housing according to the agreement with the state
CASE STUDY

Study area: A region consisting of 10 urban blocks in a suburb in the eastern part of Athens, Greece

Data used for the creation of the 3D models:
Two stereo pairs of aerial images, at a scale of 1:7000, taken in 1983 and in 2010

12 GCPs were measured
LoD2 facades using orthophotos

update of cadastral data base

Buildings at t₁
Replacement by a New building at t₂

Thank You