

South Africa
Academic / rights-based reflection

Panel 1: Informal settlement upgrading, regularization and titling: achievements and problems for strengthening the security of tenure of the urban poor

Consultation on Tenure Security for the Urban Poor

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Insecurity of tenure means endless costs and efforts in maintaining a temporary structure



...instead of investing in a permanent structure



No formal tenure - no refuse collection... rodents/rats



Municipalities understand it as a waste of state funds to invest in basic infrastructure in informal settlements

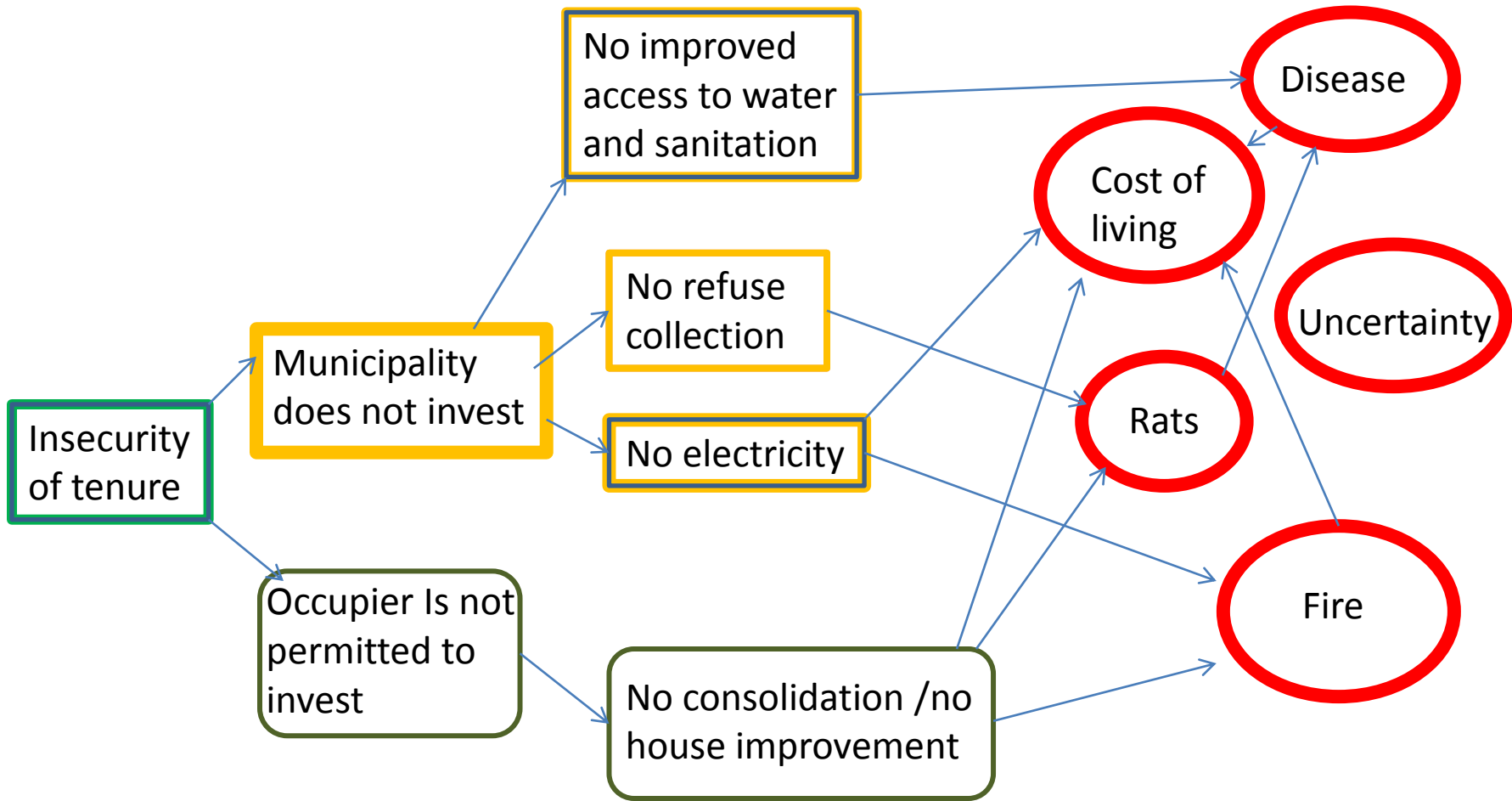


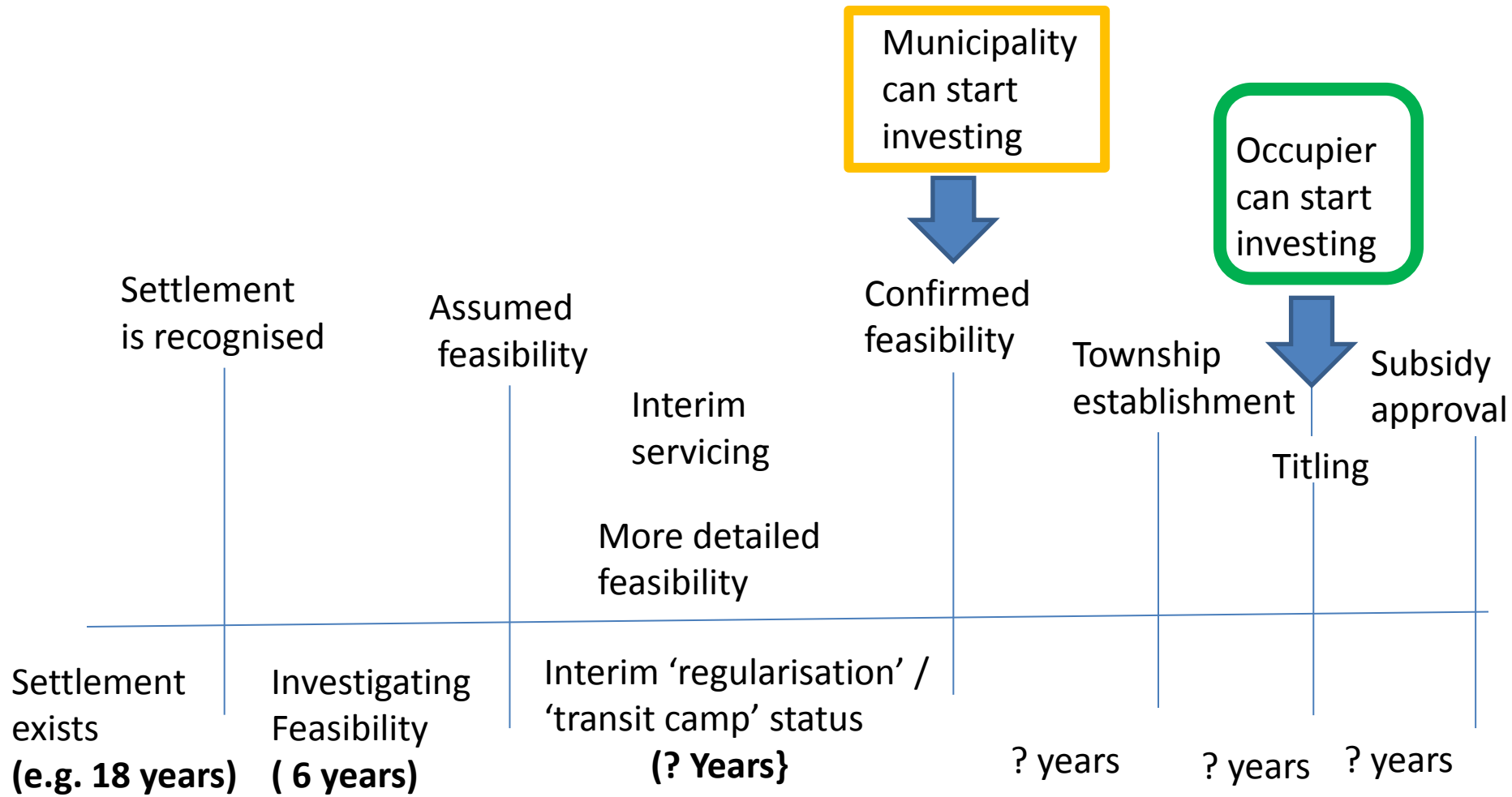
Risk of fire ... could be reduced by formal access to electricity



The cost of not having access to electricity







Harry Gwala informal settlement, Ekurhuleni



Formal provincial plan (2006 to date)

The proposed land use for Rietfontein 1151R is shown in **Table 6**.

Table 6: Proposed Land Use (Residential component)

TENURE TYPOLOGY	STAND SIZES	NUMBER OF STANDS
Family	150-200m ²	389
Single Person	120m ²	0
TOTAL		389

9.3 PROJECT BENEFICIARIES

This site is currently occupied by an informal settlement and the proposed development will be an in-situ project.

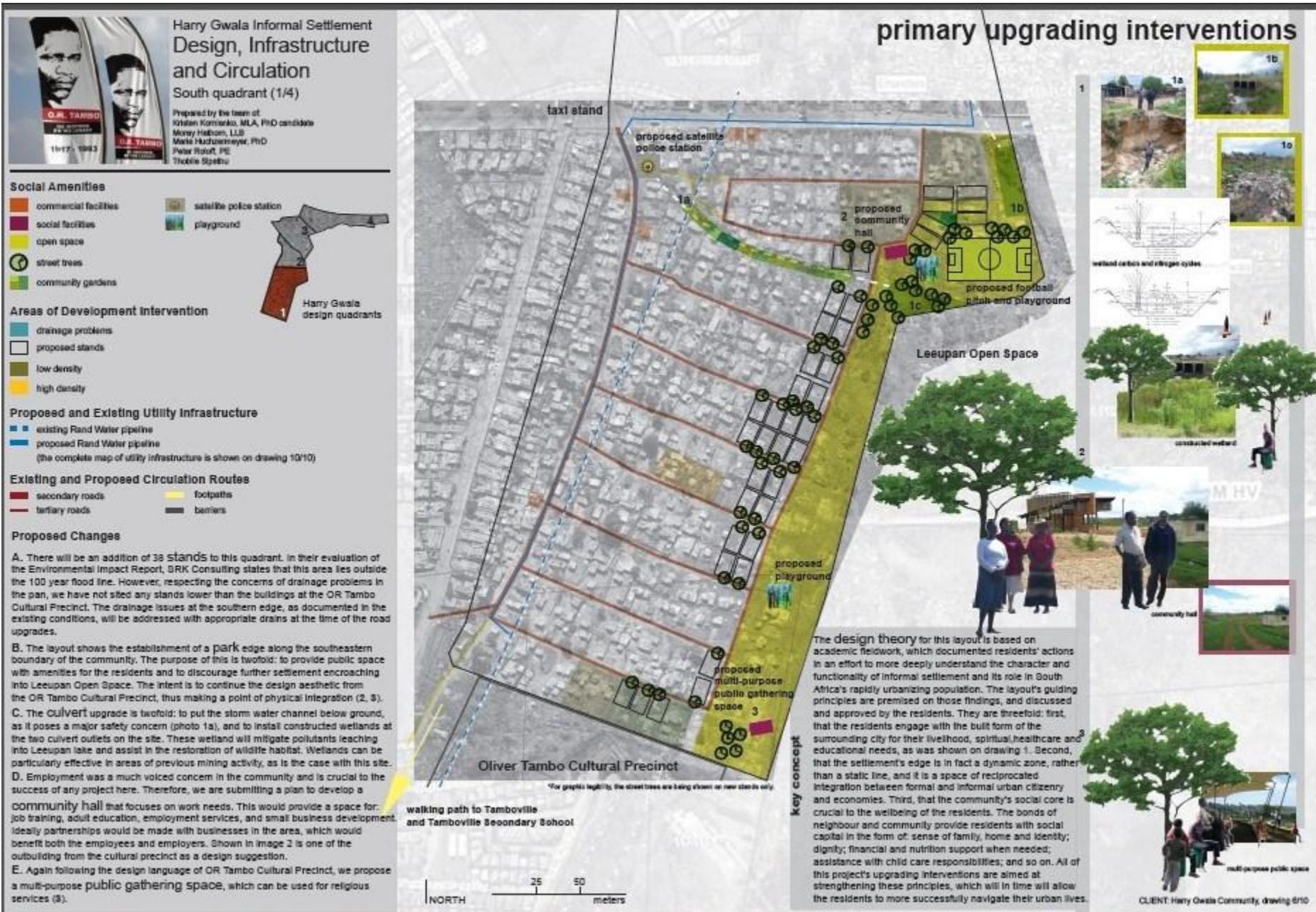
The beneficiaries for this project will come from the Harry Gwala informal settlement.

Informal Settlement Profiles (as derived from GDOH Informal Settlement Survey 2005) and the migration strategy for the relevant informal settlements are shown in **Table 7**.

The Harry Gwala Civic Committee's analysis



The HarryGwala Civic Committee's plan



In situ upgrading not even a hard-won exception

- Municipal & provincial approach to the Harry Gwala Civic Committee: take the 389 standardised stands or leave.
- Implication: Enormous tensions: who gets (x 389), who leaves (x 600)
- Note prevalence of tenant households – have the same rights as owner-occupiers under law, all are ‘unlawful occupiers’.
- Even those that get (x 389) will be moved to a temporary relocation site while the new layout for 389 stands is developed (for an indefinite period)

Shortcomings in the Upgrading of Informal Settlements Programme (UISP)

- Requires beneficiaries to be registered on the National Housing Data-Base
- Funding not area-based; standardised per qualifying beneficiary; excludes non-qualifiers.
- To benefit from the top-structure subsidy the occupier must have a freehold title deed.
- Tenure alternatives (e.g. permit to occupy) not promoted