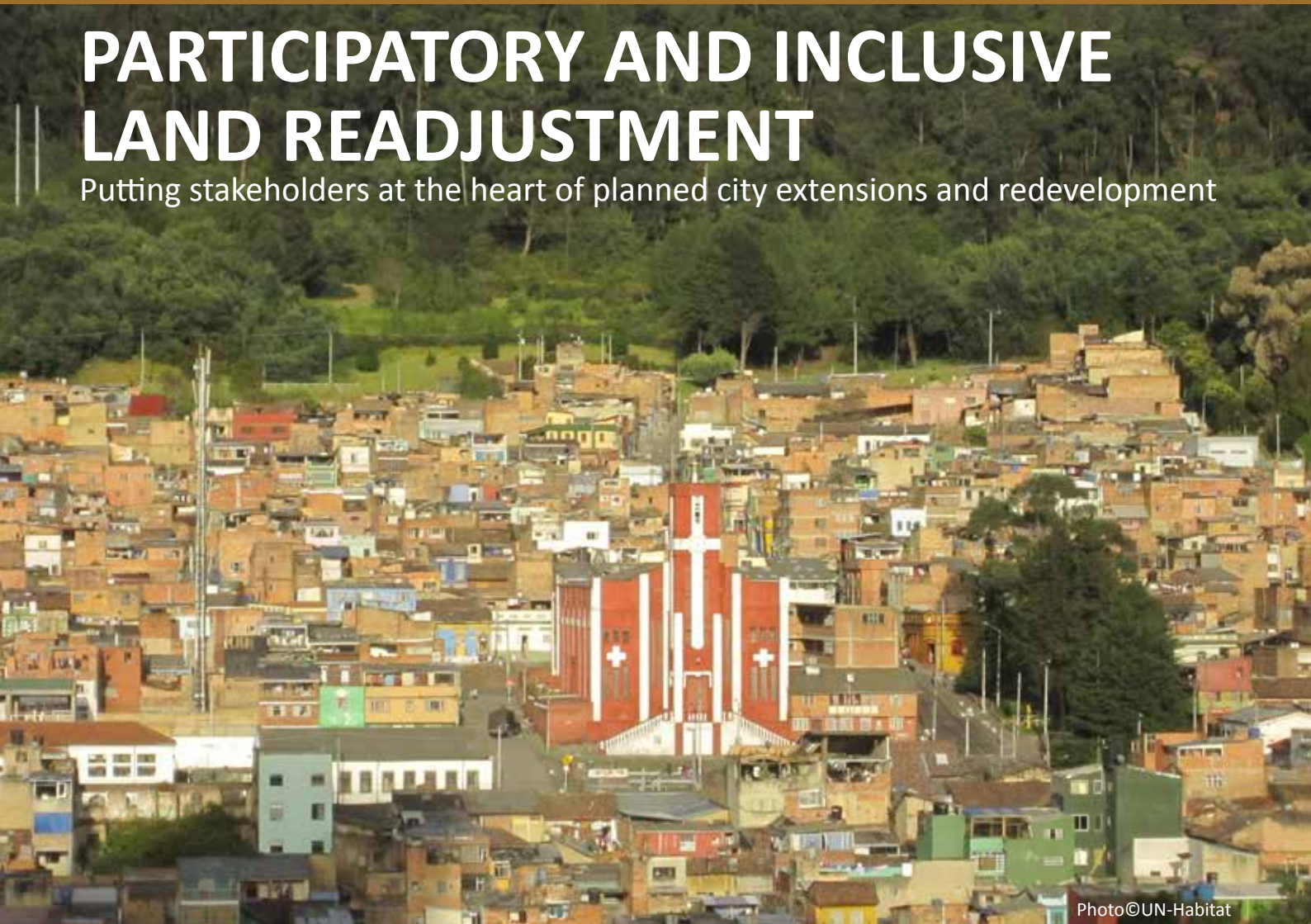


# PARTICIPATORY AND INCLUSIVE LAND READJUSTMENT

Putting stakeholders at the heart of planned city extensions and redevelopment



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## PILaR

### AN OVERVIEW OF PILaR

Participatory and Inclusive Land Readjustment (PILaR) is a mechanism through which land units that have different owners and claimants are combined into a single area through a participatory and inclusive process for unified planning, re-parcelling and development. The development includes serviced urban land delivery made possible by the provision of infrastructure, public space and other urban amenities at a reasonable standard. PILaR relies on negotiated processes that allow local authorities, citizens and groups to articulate their interests, exercise their formally and socially legitimate rights, meet their obligations, and mediate their differences.

In the context of PILaR, participation engages not only landowners, but also other stakeholders like renters, informal occupiers, etc. who need to be sufficiently consulted and involved in the decision-making process. Their views and interests are taken into account while winning their trust, support, acceptance and ownership of the process. This process then leads to outcomes that are inclusive. This means that a PILaR intervention would create neighbourhoods that bring together different income and social groups as opposed to segregated neighbourhoods and gated communities. It also means all stakeholders in a project share both the costs and benefits of the project in a fair and equitable manner.

PILaR borrows a bit from conventional land readjustment (LR), which has, over the years, enabled the planned extension and densification of cities. It has proved to be exceptionally useful in countries like Germany, Japan, Spain, Republic of Korea, Turkey and Thailand. In some of these countries, a third of the built-up environment has been created or re-created using this tool. In recognition of its potential to rationalize land allocation

and use in and around cities in developing countries, land readjustment is one of the 18 tools that the GLTN identified for further research and innovation. Following the findings of the research, conventional LR has been modified and become PILaR to accentuate elements of governance that specifically address issues to do with the political economy and institutional realities of developing countries.

## BENEFITS OF PILaR

Many towns and cities in developing countries struggle to manage unprecedented rates of urbanization. They are challenged to provide adequate shelter, housing, services, public infrastructure and safe public spaces. These challenges often result in further marginalization of many urban dwellers and this leads to high incidences of poverty, unhygienic living conditions and informal economies with limited opportunities for upward mobility. Women, children, youth and newly arrived migrants often bear the brunt of this spontaneous and disorganized urban expansion.

To address these challenges, local governments have successfully employed land readjustment and achieved notable results. The results have invariably been better and stronger whenever authorities employed more inclusive and participatory processes. These include an improved supply of serviced urban land, more streets and better public space, more social housing, orderly and less conflict-ridden city expansion, more financial resources mobilized through land value sharing and other land-based financing instruments.

The fundamental tenet of land readjustment is voluntary land contributions; there are incentives for private landowners to give up portions of their plot or parcel in exchange for access to valuable public infrastructure and services. The infrastructure and services often give rise to increased land values making the land that remains with the landowners more valuable – the extra incentive that motivates landowners to voluntarily surrender a portion of their land and participate in land readjustment schemes.

A key benefit of PILaR is that it puts stakeholders at the heart of planned city extensions and redevelopment endeavours throughout the project cycle. The emphasis is on meaningful participation by all actors, including the effective engagement of poor and marginalized people. PILaR also embraces academics, financial institutions as well as public and private sector developers who agree to operate under an appropriate governance, legislative and regulatory framework which should create a win-win situation for most, if not all, parties involved.



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## PARTNERS DEVELOPING PILaR

UN-Habitat has been leading on a range of knowledge and capacity development activities that have raised awareness and produced several case research reports. Also, it has implemented the global pilot called Participatory and Inclusive Land Readjustment (PILaR) under Achieving Sustainable Urban Development (ASUD) programme.

Although the name PILaR is often associated with the global pilot that UN-Habitat is supporting in Medellin, Colombia, it is, in fact, a generic brand that represents the type of land readjustment that UN-Habitat is keen to promote. GLTN/UN-Habitat is currently providing technical support to the global PILaR pilot being implemented in Medellin, Colombia, which focuses on land tenure data collection, community engagement/ enumeration, and the development of a financial model that incorporates PILaR. A generic PILaR source book or field guide is also currently being finalized. This envisages expanding technical assistance that the agency and its partners provide against the backdrop of a growing demand for support, particularly in developing countries.

GLTN partners that have played important roles in the development of PILaR include UN-Habitat, the Netherlands Kadaster, ITC-University of Twente (the Netherlands), the International Federation of Surveyors (FIG), the World Bank and the International Institute of Rural Reconstruction (IIRR).

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