

Social and Economic Impacts of Land Titling Programmes in Urban and Peri-urban Areas: International Experience and Case Studies of Senegal and South Africa

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ABSTRACT

Land titling programmes have been widely promoted in by governments and international agencies in developing countries as a means of increasing tenure security, increasing access to formal credit and stimulating investment in home improvements and strengthening urban land and housing markets. However, there is limited empirical evidence in support of these claims and this project seeks to fill that gap.

The two stage project was undertaken by a team of European and local researchers with funds generously provided by the Ministry of Foreign Affairs (Norway), SIDA (Sweden) and the Global Land Tool Network (UN-Habitat).

A desk review of the international literature on land titling programmes was undertaken in Stage 1 and detailed case studies in various titled and untitled settlements in Senegal and South Africa carried out in Stage 2. The project reports contain a series of findings under different headings, draw a number of conclusions and identify policy implications arising from the research.

The project was managed by Geoffrey Payne and Associates and copies of the Preface and Executive Summary, literature review, main synthesis report and the two case study reports can be downloaded at www.gpa.org.uk

CURRICULUM VITAE

Geoffrey Payne was born in January 1942 in Weston-Super-Mare, Somerset, UK. He studied architecture at Nottingham and qualified in 1968 but found urban planning research more interesting and went into that as a career. After a spell working at the Salvation Army International headquarters designing a new national meeting hall, community centre and commercial unit in Oxford Circus, central London, he obtained a Commonwealth Universities Scholarship to do research on squatter housing in India and that set the pattern for the next thirty years. En route to India in 1970, he was invited by the British Institute of Persian Studies in Teheran to act as the architect on an archaeological excavation of a Median temple and fortress complex in western Iran which the world's oldest - and intact - fire temple. I was invited back the next year to contribute to the excavations of the first capital city of the Parthians in the Great Salt Desert.

In India, he spent a year doing research on squatter housing settlements in Delhi and other cities and it was here that he had his real education. On returning to the UK, he was awarded funds by the Social Science Research Foundation to extend and write up the research and this led to a book on urban housing in the Third World. Later research projects followed in Turkey and other countries, which were complemented by periods of consultancy and training. He has also lectured in UK and other universities. During the last thirty years, he has been lucky to have opportunities to work in most parts of the world on housing, land and urban development issues.

He lives with his wife Rita in Ealing, west London, where he set up Geoffrey Payne & Associates in 1995. Rita is currently Asia Editor for BBC World television. Their daughter Tania was born in 1975 and presently works as a freelance writer/photographer.

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