

GLOBAL REPORT ON HUMAN SETTLEMENTS

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The Global Report on Human Settlements

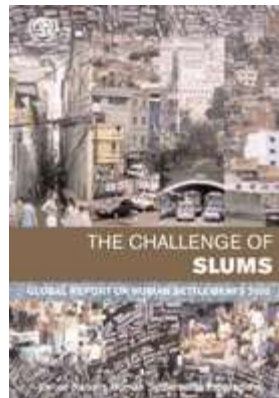


Prepared under a mandate of the United Nations General Assembly, the Global Report on Human Settlements provides the most up to date assessment of urban conditions and trends globally. It is an essential reference tool for researchers, academics, planners, public authorities and civil society organizations around the world.

The Challenge of the Slums: Global Report on Human Settlements 2003 – Background studies

A series of 34 case studies were commissioned specifically for the Global Report on Human Settlements 2003 to illustrate slum conditions, policies and strategies. Many of the illustrative boxes contained in that report are based on these background studies, while some of the experiences described in the studies – including related empirical evidence – are also directly integrated within the text of the chapters of the report. Highlights of four of these studies are included below.

The Case of Barcelona, Spain *Alex Walker and Bernado Porraz*



Although there are no longer believed to be slums or ghettos as such in Barcelona, there are areas with higher concentrations of marginalized people. The whole of the old city, and a large part of the periphery, is considered to be – if not a slum – at best, a disagreeable area, with few exceptions of neighborhoods that have been gentrified. A significantly high proportion of the inhabitants of marginal areas are tenants (some 80 per cent), although reliable figures do not exist. Subletting is extremely common; especially in marginal areas, and the majority of tenants lack a written contract and have limited rights, in the face of unscrupulous landlords. Tenancy with the formal contract constitutes 26.5 per cent, while informal contracts constitute 47 per cent of the tenants in marginal areas. This case study begins with the evolution of slum formation in Barcelona, and includes the eradication of all shantytowns, as well as important improvements in many areas of the old city in recent decades. It highlights some of Barcelona's municipal interventions that have been instrumental in improving physical and socio-economic conditions in many (former) slum areas. The policies that are still underway and that are planned for the future, although often contentious in a number of ways, continue to have important effects in improving living conditions and reducing poverty.

The Case of Nairobi, Kenya *Winnie Mitullah*

The roots for the formation of Nairobi's slums can be traced back to the pre-independence period when the urban layout was based on government-sanctioned population segregation into separate enclaves for Africans, Asians and Europeans. During this period, slums essentially developed because of the

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highly unbalanced allocation of public resources towards the housing and infra-structural needs of the separate sections. The post-colonial period saw a relaxation of the colonial residential segregation policies, and major population shifts occurred, notably rural-to-urban migration, with little obstruction to the proliferation of urban shacks 'as long as they were not located near the central business district'. The post-independence period also saw rapid urban population growth without corresponding housing provision, poor population resettlement due to new developments and extension of city boundaries that included rural parts within urban boundaries, often changing the characteristics of the settlements.

There is no official definition of slums or informal settlements, and the terms slums and informal settlement are often used interchangeably. City authorities, however, view lack of basic services and infrastructure as characteristics of slums, an aspect that slum dwellers do not emphasize. Accommodating the majority of Nairobi's population, slums are generally of two types: squatter settlements and illegal subdivisions of either government or private land. A number of slums are located on land that is unsuitable for construction, and all have high to very high population densities, with up to 2300 persons per hectare. Slums and informal settlements are widely located across the city, typically in proximity to areas with employment opportunities.

Between 1971 and 1995, the number of informal settlement villages within Nairobi divisional boundaries rose from 50 to 134, while the estimated total population of these settlements increased from 167,000 to some 1,886,000 individuals. In terms of percentage of the total Nairobi population, the share of informal settlement village inhabitants rose from one third to an estimated 60 per cent. Today, both natural growth and rural-to-urban migration continue to contribute to the growth of Nairobi's informal settlement villages. The key issues raised by this case study that may provide important lessons for other regions of the world include the lack of a precise definition of the concept 'slum' that contributes to the lack of effective and tailored policy response. Additionally, in the face of the failure to establish coherent and effective Nairobi-wide urban policies, the outlook for the situation in slums appears to be rather bleak.

The Case of Manila, Philippines

Junio M Ragrajio

Segregation has a long history in Metro Manila. As a Spanish enclave during the Spanish colonial period, native inhabitants lived in the suburbs of what are now the districts of Tondo, Sta Cruz, Quiapo and Sampaloc. The Chinese lived in the *parian*, a district that became part of the present Binondo. Today, slums are scattered over 526 communities in all cities and municipalities of Metro Manila, housing 2.5 million people on vacant private or public lands, usually along rivers, near garbage dumps, along railroad tracks, under bridges and beside industrial establishments. Slums alongside mansions in affluent residential areas are also not uncommon. Although there are relatively large slum communities, the settlement pattern of the Metro Manila urban poor is generally dispersed, located wherever there is space and opportunity. This case study provides a definition of the word 'slums' and classifies them broadly by construction type. Professional squatters also exist, and are defined as individuals or groups who occupy lands without the owner's consent and who have sufficient income for legitimate housing. The term also applies to those previously awarded lots or housing by the government, but who sold, leased or transferred the same and settled illegally in the same place or in another urban area as non-bona fide occupants and intruders on land for social housing.

Metro Manila consists of 12 cities, 5 municipalities and 1694 barangays, governed by their respective local government units (LGUs). The Local Government Code (LGC) mandates the LGUs to provide efficient and effective governance and to promote general welfare within their respective territorial jurisdictions. The LGUs are relatively autonomous. The Metropolitan Manila Development Authority (MMDA) was created in order to ensure the effective delivery of metro-wide services; the adoption and implementation of policies, standards, rules and regulations, as well as programmes and projects, to rationalize and optimize land use and provide direction to urban growth and expansion; the rehabilitation and development of slum and blighted areas; the development of shelter and housing facilities; and the provision of necessary social services.

With increased decentralization, the participation of non governmental organizations (NGOs) and people's organizations in the planning, implementation and monitoring of LGU-led projects has increased. The LGC prescribed the formation of local development councils or special bodies to serve as venues for representing communities, through their organizations, to express their views on issues affecting them. The strength of Metro Manila's approaches lies in the

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holistic character of metro-wide action for slum improvement, regularization, housing finance, poverty alleviation and partnerships with NGOs. The long-term effectiveness of this approach is, despite the enormity of Manila's slum issues, likely to show that persistent adherence to urban-wide policy will lead to satisfactory results

The Case of Sydney, Australia

Joe Flood

Since the 1840s, Sydney's housing development has historically followed cyclical pattern of booms – in which large areas of poor quality housing were hastily erected on vacant land – and bursts, in which poverty and misery combined with rapidly deteriorating and unserviced housing to create traditional slum areas. From 1906, the resident population began to fall in inner-city slum areas and some areas were razed to make way for commercially profitable redevelopments, especially factories and warehouses. Secondary employment centres began to be constructed further afield and the city expanded. The post-World War II wave of assisted immigration tripled Sydney's population within 50 years. Huge new, sprawling single-family homes in suburban areas were built, assisted by housing loans at concessional interest rates, and home ownership soared to 70 percent by 1960.

The wave of gentrification spread South over the next 30 years to encompass much of South Sydney local government area, though improvement has been patchy and still eludes some areas. Land became too expensive for industry and much of it has relocated to the outer west. The century-long population flow out of the inner areas has reversed: between 1995 and 2000, the population of Sydney's inner suburbs grew by an average of 15 per cent each year, which was among the fastest growth in the country.

Apart from a few run-down suburban blocks and areas, Sydney no longer has any slums as is normally conceived, although there are many areas where disadvantaged people live in high concentrations. Its traditional inner-city slum areas have moved from squalor to mixed-income status, with high proportions both of advantaged and disadvantaged people and culturally disparate groups. The city is shaped by multiculturalism and a fairly profound spatial separation of social and income groups – mediated through globalization – through which the slums of the future might possibly emerge. There are large deteriorating tracts of poorly maintained public housing estates near the outskirts that form the focus of most social interventions for the disadvantaged.

This case study describes the major governmental housing programmes which sought to alleviate these problems, but have instead resulted in many social problems on the larger estates, and the reduction of operational funds for public housing, below the level required for sustainability. Almost no new public housing is being constructed in Sydney, with capital funds now devoted to upgrading existing estates. Some joint ventures with the private sector to build more affordable housing have been tried, but these have been small scale. Cooperation between tenants and a housing association in one estate to police social problems and improve run-down housing has reduced social problems considerably. Joint programmes between state departments of housing, health, education and social welfare to provide a comprehensive improvement strategy for problem areas are taking place.

The case studies prepared for the Global Report on Human Settlements 2003, also include the following:

- Los Angeles, US by *Neil Richman* and *Bill Pitkin*
- Newark, US by *Mara Sidney*
- Mexico City, Mexico by *Priscilla Connolly*
- Guatemala City, Guatemala by *Carlos Erique Valldares Cerezo*
- Havana, Cuba by *Mario CoyulaCowley* and *Jill Hamberg*
- Bogotá, Colombia by *NicholásRueda-García*
- Quito, Ecuador by *Diego Carrion*, *Jaime Vascenez* and *Nury Bermúdez*
- Lima, Peru by *Gustavo Riofrío*
- Rio de Janeiro, Brazil by *Helia Nacif Xavier* and *Fernanda Magalhães*
- Sao Paulo, Brazil by *Mariana Fix*, *Pedro Arantes* and *Giselle M. Tanaka*
- Abidjan, Ivory Coast by *Kouamè Appessika*
- Durban, South Africa by *Colin Marx* and *Sarah Charlton*
- Lusaka, Zambia by *Chileshe L. Mulenga*
- Khartoum, Sudan by *Dr. Galal Eldin Eltayeb*

- Rabat-Salé, Morocco by *Françoise Navez-Bouchanine*
- Naples, Italy by *Matteo Scaramella*
- Beirut, Lebanon by *Mona Fawaz* and *Isabelle Peillen*
- Karachi, Pakistan by *Arif Hasan* and *Masooma Mohib*
- Colombo, Sri Lanka by *Sevantha*
- Mumbai, India by *Neelima Risbud*
- Kolkota, India by *Nitai Kundu*
- Jakarta, Indonesia by *Paul McCarthy*
- Phnom Penh, Cambodia by *Pierre Fallavier*
- Manila, Philippines by *Junio M Ragragio*
- Shanghai, China by *Zhu Linchu* and *Qian Zhi*
- Chengdu, China by *Tian Ju*
- Moscow, Russia by *Alexey Krashennikov*
- Ahmedabad, India by *Mihir Bhatt*
- Bangkok, Thailand by *Sopon Pornchokchai*
- Cairo, Egypt by *David Sims*, *Monika El-Shorbagi* and *Marion Séjéoume*

All of these case studies are available at:

http://www.ucl.ac.uk/dpu-projects/Global_Report/

The full version of the Global Report on Human Settlements 2003 is available at:

<http://www.unhabitat.org/content.asp?typeid=19&catid=555&cid=5373>

Next Issue: Planning and Design for Urban Mobility: Global Report on Human Settlements 2013

The report will review key trends, practices and policies on sustainable mobility and transportation patterns from cities around the world. It will also provide insights on how to improve the working and living conditions of urban populations by meeting their transport needs in an economically, environmentally and socially sustainable manner. The report will be organized as follows:

- Chapter 1: The urban mobility challenge
- Chapter 2: Trends and conditions of urban mobility
- Chapter 3: Urban goods transport
- Chapter 4: Mobility and urban form
- Chapter 5: Access to urban mobility
- Chapter 6: Urban mobility and the environment
- Chapter 7: The economics of urban mobility
- Chapter 8: Institutions and governance for urban mobility
- Chapter 9: Towards sustainable urban mobility

The report is scheduled to be launched in October 2013