Conclusions and Proposals:
Consultative Workshop for PSUP countries:
‘Participatory and Inclusive Land Readjustment (PILaR): new opportunities for slum upgrading and governance improvement’
Nairobi 28-30 August 2013.

By Edward Kyazze
To prevent the formation of slums and to upgrade slums we have 3 alternatives:

1. Expropriation
2. Private market
3. Land Readjustment

Participatory and Inclusive Land Readjustment (PILaR) is an effective method of urbanization, reurbanization and slum upgrading based on the fair redistribution of land value changes among landholders.

It is in this redistribution of land value where we see an opportunity for slum upgrading and prevention of slum formation.
Land Readjustment is NOT new

Cases developed over the last 25 years in 18 countries:
Asia: Thailand, India, Buthan, Mongolia, Indonesia, Turkey, Nepal, Laos, Vietnam, Lebanon
Latin America: Colombia, Brazil, Chile
Africa: South Africa, Kenya, Angola
Colombia
Thailand
From Thailand to Asia

ACCA PROJECT since 2009
IN 19 COUNTRIES
165 CITIES IN ASIA
Charoenchai Nimitmai Reblocking Upgrading Community

Location: Bangkok
Land Owner: Cooperative
Situation: Eviction
Area size: 0.7 ha.
No. of Units: 81
improvement: Reblocking
Size: 40-100 m
Repayment: 1,100-2,000 baht (27-50 $)/ month

Project opening ceremony

Before Upgrading

After Upgrading
BRAZIL

REQUALIFICAÇÃO URBANA – AV. GUARARAPES

RUA ULHOA CINTRA
Calçadas, mobiliário urbano, acessibilidade e reordenamento do comércio informal.
Projeto: R$ 135.000,00 (a contratar – PCR)
Custo (estimado): R$ 1.000.000,00 (BID)

PRAÇA DO SEBO
Calçadas, mobiliário urbano, acessibilidade e reordenamento do comércio.
Projeto: R$ 90.000,00 (a contratar – PCR)
Custo (estimado): R$ 3.000.000,00 (PCR)

PRAÇA JOSÉ HENRIQUE VANDERLEY – Praça da Educação
Calçadas, mobiliário urbano, acessibilidade e reordenamento do comércio informal.
Projeto: R$ 60.000,00 (a contratar – PCR)
Custo (estimado): R$ 2.000.000,00 (BID)

RUA MATIAS DE ALBUQUERQUE
Calçadas, mobiliário urbano, acessibilidade e reordenamento do comércio.
Projeto: R$ 104.500,00 (a contratar – PCR)
Custo (estimado): R$ 2.090.000,00 (BID/PCR)
Agreements and next steps

Rwanda: planning of city extensions and renewal of degraded neighborhoods
Egypt: renewal of old degraded neighborhood- Ismalia
Antigua: St. John port
Uganda: Kampala Kisenyi
Kenya: Mutuapa
Namibia: Harara
Ghana: LR for cosmopolitan and migrants slums

EXPERT GROUP MEETING NOVEMBER NAIROBI
A guide
Working programmes: slum upgrading at national or city level with land readjustment
City-wide upgrading involving communities and all city development actors to find various housing solutions for all communities in the city

Find various solutions suitable for all communities in city

On-site Upgrading
- Row-house
- Flat
- Detach house

Land-sharing & reconstruction
- Flat

Reblocking & readjustment

Resettlements
- Row-housing
- Mixed approach

City-wide survey / joint planning, search for solutions together

Community

Municipality

Other dev. agencies
The era of pilots already passed
We need to plan at national and city level
We need you PSUP, EC and new donors!

Join PSUP:
support and
exchange of innovative solutions
for our slum dwellers is possible
www.mypsup.org