Land Tenure and Urban Poverty Alleviation: Theory, Evidence and New Directions

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Land tenure & urban poverty

- **□** 1. Introduction
- ☐ Land titling ubiquitous.
- □ Lack of evidence that land titling reduces urban poverty.
- Many unanswered questions.
- □ Paper reviews theoretical and empirical literature on land tenure and urban poverty.

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- □ Builds on recent surveys by Payne et al (2007) and Durand-Lasserve & Selod (2007).
 - Articulates with wider literature on poverty alleviation.
 - Considers new theoretical arguments (Mooya & Cloete, 2007).

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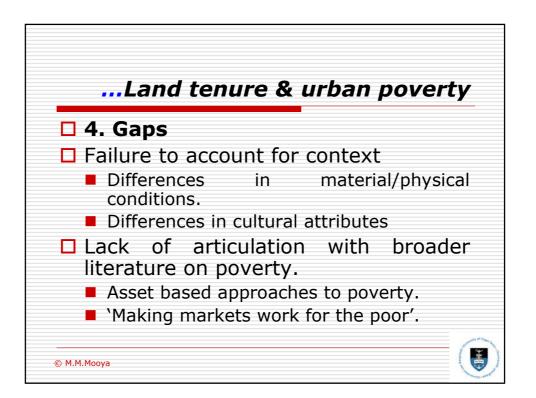
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- □ 2. Theory
- □ Secure rights to land pre-requisite for land development & economic growth.
- ☐ Gains from (Besley, 1995)
 - Greater investment incentives.
 - Access to credit.
 - Greater trading activity.
- □ Land titling promoted as vehicle.

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...Land tenure & urban poverty □ 3. Evidence □ Investment ■ Some consensus that title promotes land investment and increases land values. ■ Unclear is whether having title increases perceptions of tenure security. □ Credit markets ■ Title largely has no effect on credit markets. □ Trading activity ■ Results mixed.



Land tenure & urban poverty □ 5. New directions □ Focusing on increasing market activity (Mooya & Cloete). □ Focuses on appropriate property rights and facilitative institutional arrangements. □ Challenges ■ Exact form of property rights. ■ Lack of secondary market activity. ⑤ M.M.Mooya

