

THE MANAGED LAND SETTLEMENT PROCESS

By Ronald Eglin | Artist: David Edwards

Managed land Settlement is a process whereby people settle on land in an organised manner with access to basic services, and basic tenure; and they start to build their own houses with their own resources. Government is able to come back at a later stage and help upgrade and improve the environment.

PHASE I

Bulk Preparation Phase

Where government and communities identify, obtain and get land ready on which incremental settlement can occur.



Initiation and management



The Flood. A flood, service delivery protest or something else triggers an interest in the Managed Land Settlement approach from the community and/or municipality.

Bulk organising



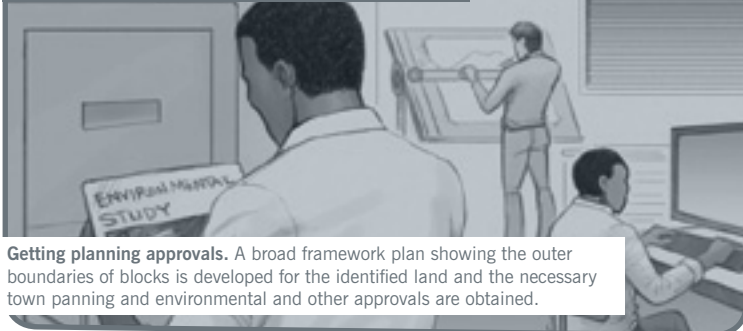
Electing community leadership. Households in need of land and shelter organise themselves and elect a committee to represent their needs.

Bulk land



Negotiating for land. The committee negotiates with government and others to find land that is well located relative to the community's needs and is suitable from a municipal planning point of view.

Bulk planning and environment



Getting planning approvals. A broad framework plan showing the outer boundaries of blocks is developed for the identified land and the necessary town planning and environmental and other approvals are obtained.

Bulk services



Installing bulk infrastructure. It is confirmed that a minimum level of bulk services (water, sanitation, roads, etc.) is available or can be provided to the project area.

Bulk access



Linking into municipal bus routes. It is also confirmed that the project area is linked into the municipal wide public transport system.

Bulk allocation



Determining who allocated to land. Allocation criteria and process are agreed to by role-players and households are identified who will benefit from the Managed Land Settlement project.

Bulk financing



Securing project finance. The necessary finance is secured to undertake land feasibility studies, develop preliminary plans, buy the land (if required), and put in the bulk infrastructure.

PHASE 2

Basic Development Phase

Where government, and/ or communities provide a basic level of service and tenure security so households can start to build houses for themselves.

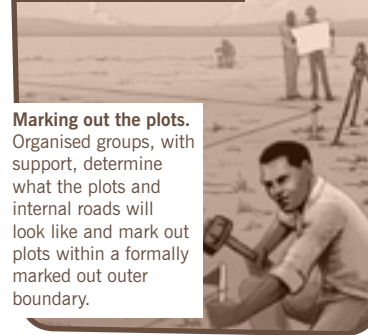


Basic organisation



Learning new skills. Households allocated to the piece of land establish block and/or neighbourhood groups that can make decisions on how to develop their blocks/ neighbourhoods.

Basic planning/ demarcation



Marking out the plots. Organised groups, with support, determine what the plots and internal roads will look like and mark out plots within a formally marked out outer boundary.

Basic tenure



Receiving basic tenure certificate. Households are provided with some form of tenure security that outlines their rights and responsibilities related to living on the land, and in relation to the owners of the land and/or those that have authority over managing the land.

Basic services



Using basic services. Households are provided with access to at least a basic minimal accepted level of services, such as communal standpipes and toilets.

Basic access



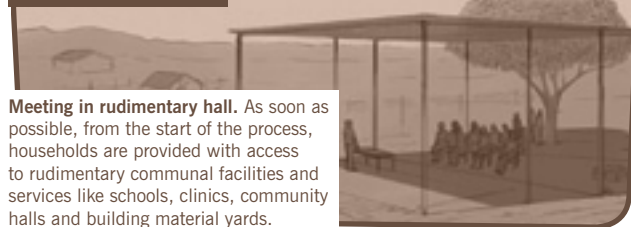
Walking to local taxi stop. The local pedestrian network is prioritised over the vehicular network through the provision of, for example, taxi shelters, pavements, and traffic calming features.

Basic financing



Funders launching new project. Government and other funds are prioritised for the provision of basic planning, tenure, services, facilities and access.

Basic facilities



Meeting in rudimentary hall. As soon as possible, from the start of the process, households are provided with access to rudimentary communal facilities and services like schools, clinics, community halls and building material yards.

PHASE 3

Aided Self Development Phase

Where households start to build their own houses using their own resources



Aided organisational development



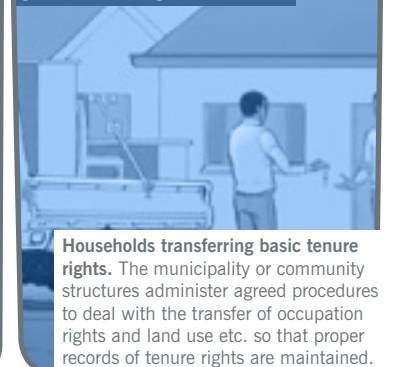
Self study group learning about organising. Allocated households, at the local scale, organise themselves to be able to accountably represent their needs through the development process.

Aided local resource mobilisation



Members savings through savings scheme. Households start saving money and material and conducting skills surveys so these resources can be channelled towards home and neighbourhood improvement.

Local tenure administration



Households transferring basic tenure rights. The municipality or community structures administer agreed procedures to deal with the transfer of occupation rights and land use etc. so that proper records of tenure rights are maintained.

Aided self build



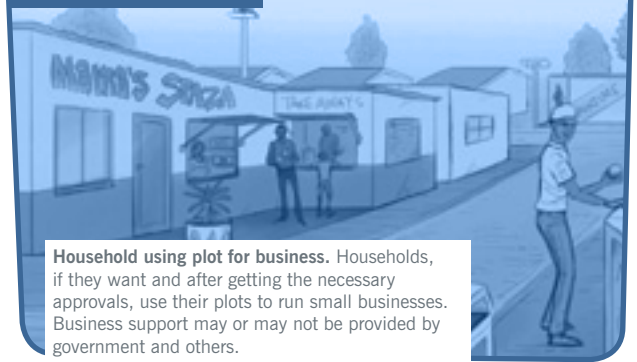
Households building their own houses. Households organise the building of their own houses using their own resources, following rules for construction as agreed with the land owner and municipality. Building support may or may not be provided by government and others.

Aided self growing



Household growing their own food. Households, who are interested, start using their plots to grow food and raise small livestock. Agricultural support may or may not be provided by government and others.

Aided self work



Household using plot for business. Households, if they want and after getting the necessary approvals, use their plots to run small businesses. Business support may or may not be provided by government and others.

Aided health and safety



Reporting to a Community Policing Forum (CPF). The community, working with others, undertakes community policing activities; and create an environment that is safe and healthy to live in.

Financing aided support



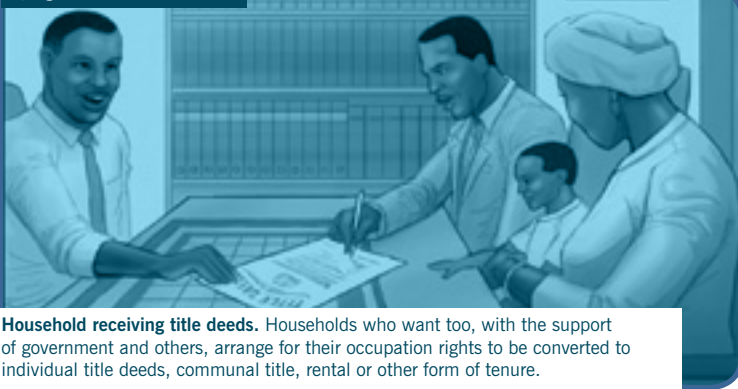
Crèche built with donated funds. Households and the community use their own and other local resources to start doing things for themselves on their plots and in their community, with government and others adding to what is already taking place.

PHASE 4 Upgrading Phase

Where government and others help households to upgrade their tenure security, level of services and house.



Upgrade tenure



Household receiving title deeds. Households who want too, with the support of government and others, arrange for their occupation rights to be converted to individual title deeds, communal title, rental or other form of tenure.

Upgrade Services



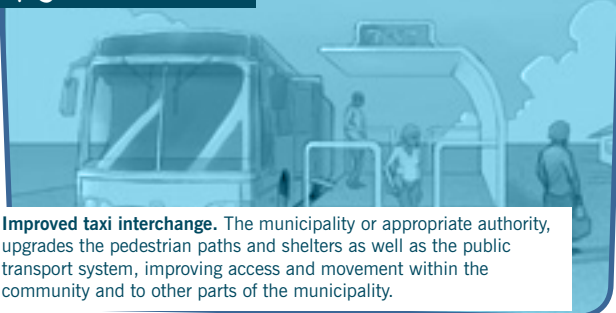
Internal services being upgraded. The municipality, in consultation with the community, uses housing subsidies and other funds to upgrade the water, sewerage, roads, storm water, electricity and other services.

Upgrade facilities



Hall converted to business advice centre. The municipality, Department of Education, Health, Public Works or any other appropriate agency, working with the community, upgrades the social and economic facilities in the community.

Upgrade access



Improved taxi interchange. The municipality or appropriate authority, upgrades the pedestrian paths and shelters as well as the public transport system, improving access and movement within the community and to other parts of the municipality.

Upgrade house



Houses improved. The municipality, or a developer identified by the community, working with the community and others, using government subsidies upgrades the houses that the households have already started building.

Financing upgrading



Celebrating subsidised project completion. The municipality or developer identified by the community, accesses housing subsidies (usually Upgrading of Informal Settlement, Peoples' Housing Process, or individual subsidy) and other subsidies to upgrade the tenure, services, houses and other community facilities.

PHASE 5 On-going Phase

Where households, communities and government continue to maintain and improve their houses and neighbourhoods.



Continue with aided self development



Painting new room built in house. Households continue, using their own resources, to maintain and improve their homes, gardens, and local small businesses; and where possible to access housing, agricultural and small business support services.

Continue with government maintenance and improvement



Removal of refuse. Government, in consultation with the community, continues to maintain, improve and expand the spaces, services and facilities they have provided.

Diagnosis and planning



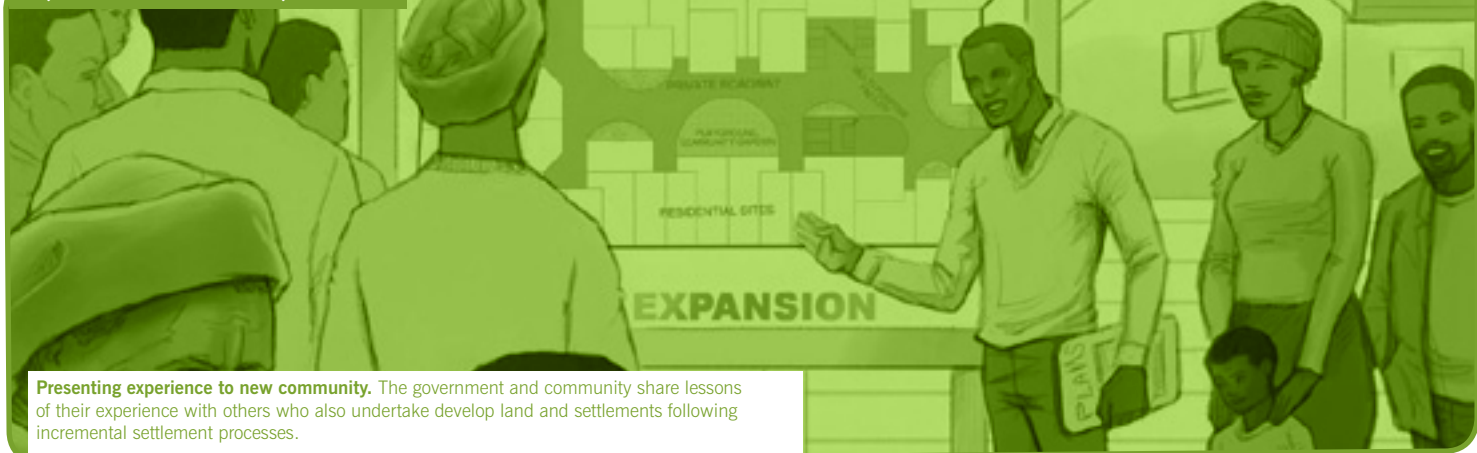
Conducting evaluation survey. The community, municipality and others, regularly and throughout the incremental settlement process, reflects on what has been done in previous stages and uses this information to inform subsequent interventions.

Affordability and Sustainability



Making extra money by sewing. Households are able to afford to stay in the house and neighbourhood; and government collects the necessary rates, service fees and intergovernmental transfers to be able to continue to provide and maintain the spaces, services and facilities to an appropriate standard.

Replication and expansion



Presenting experience to new community. The government and community share lessons of their experience with others who also undertake develop land and settlements following incremental settlement processes.