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

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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.
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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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.

4. Gaps

- Failure to account for context
  - Differences in material/physical conditions.
  - Differences in cultural attributes

- Lack of articulation with broader literature on poverty.
  - Asset based approaches to poverty.
  - ‘Making markets work for the poor’.
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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.

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- Hostility to freer markets.

- Thank You

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