

Building sustainable settlements

A look forwards to 2050

Presentation by Geoffrey Payne
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and the Built Environment,
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To begin with, an apology

- At my age, I can look back further than most of you – and will not be around to hear any criticism if I get any projections wrong!

First, a look backwards 50 years

- It took from 0-1600 AD for the world population to double from 250-500 million
- In 1958, the world population reached 3 *billion*. John Turner's research on squatter housing in Peru, legitimized a new approach.
- 11 Asian and 43 African countries were still waiting for independence.
- Many conventional city master plans prepared by Europeans.

1960-2007

- 1960 - world's *urban* population reaches 1 billion. Carson publishes 'Silent Spring' (1962). Limits to Growth (1972); Rich countries 20 times richer than Southern countries
- 1985 – world's urban population reaches 2 billion. By 1980, rich countries are 40 times richer than the South.
- 2002 – world's urban population reaches 3 billion. De Soto claims that the solution to global poverty is home ownership which would 'enliven' 9.3 *trillion* dollars.

.... And so to today

- **World population 6.5 billion – Doubling in 50 years not 16 centuries.**
- **World now officially more than 50% urban.**
- **Population in slums and squatter settlements – 1. Global proportion of slum population stable at 31% between 1990-2005 – but of an increasing total.**
- **MDGs only scratching the surface at about 100 million – about 7% of estimated needs by 2020, 140% more than the present total.**
- **4 out of 10 people globally lack access to clean water, yet the cost of meeting the MDGs on clean water are the same as the amount Europeans spend on bottled water each month!**
- **Himalayan glaciers have shrunk 21% in last 40 years.**
- **Increasing demand for bio-fuels and protectionism by US and Europe is forcing up food prices.**
- **CO2 emission and de-forestation are in danger of causing conflicts and mass migrations over declining water resources.**

Some key issues

- Continued growth needs 5 or 6 additional planets as mines or waste dumps (Sachs).
- Climate change – 70% of the world's freshwater is in glaciers. Many or most could disappear by 2050. Mass national and international migration is likely due to climate change and social inequality.
- Economic growth has created instability, so we need to redefine the role of the state in protecting the public interest.

And so to the future

- World population 2050 – 9.1 billion (tripled over 100 years) – of which 7.8 billion in developing countries.
- How can we provide livelihoods, services & housing for increased populations whilst *reducing* energy consumption?
- The world economy needs regulating to meet social and environmental objectives and reduce instability.

Within urban areas....

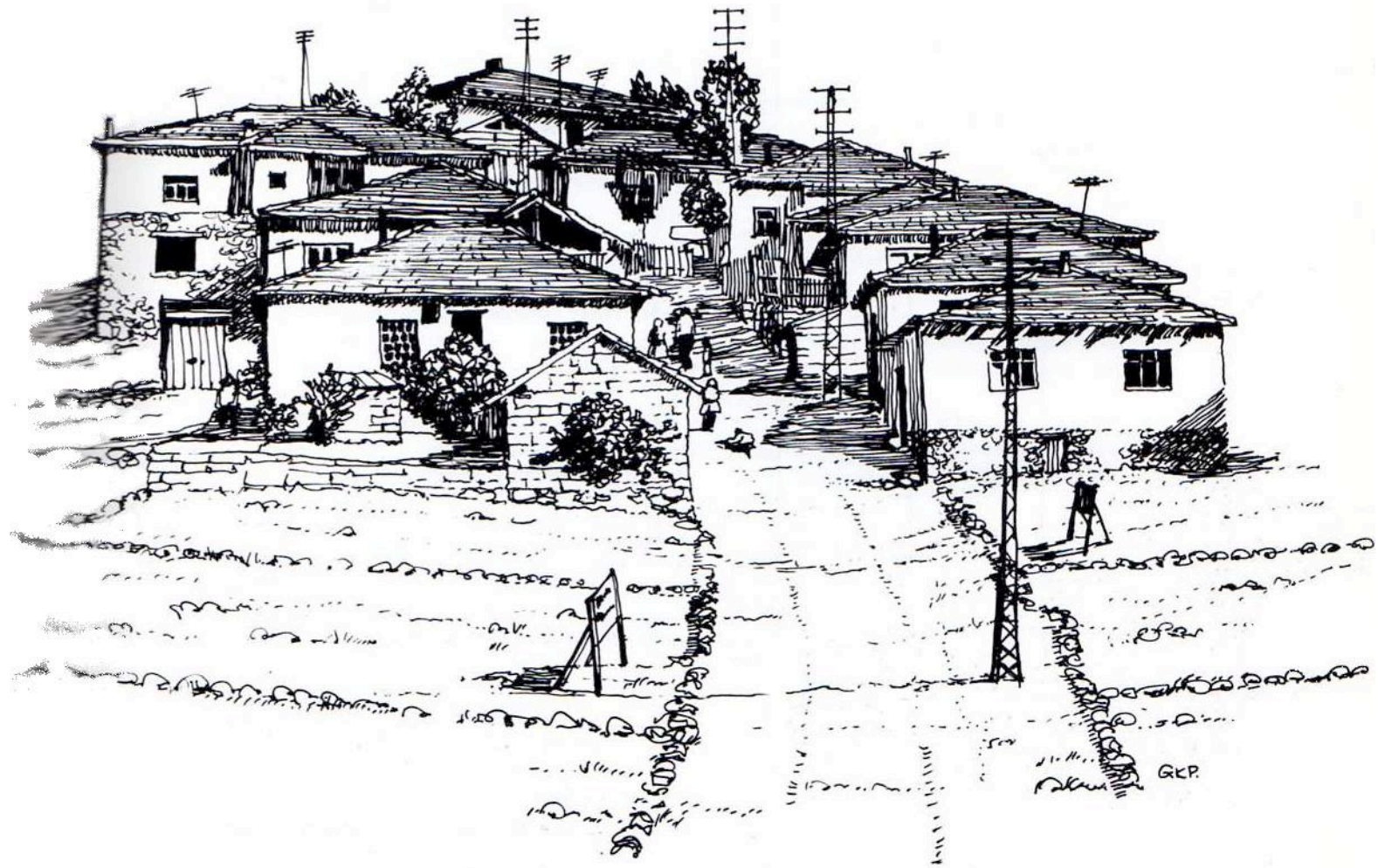
- 2030 - Slum population reaches 2 billion unless radical action taken. 2050 – 3 billion? The housing market and sub-prime prophets
- Ignorance no excuse for lack of progress – Habitat awards, best practices, World Urban Forums, etc.
- The role of political, administrative and commercial elites in land and housing markets
- Social solidarity partly compensates for market failures and government policies
- The urban poor have evolved effective responses ...

Using land nobody else wants



... and putting it to intensive use



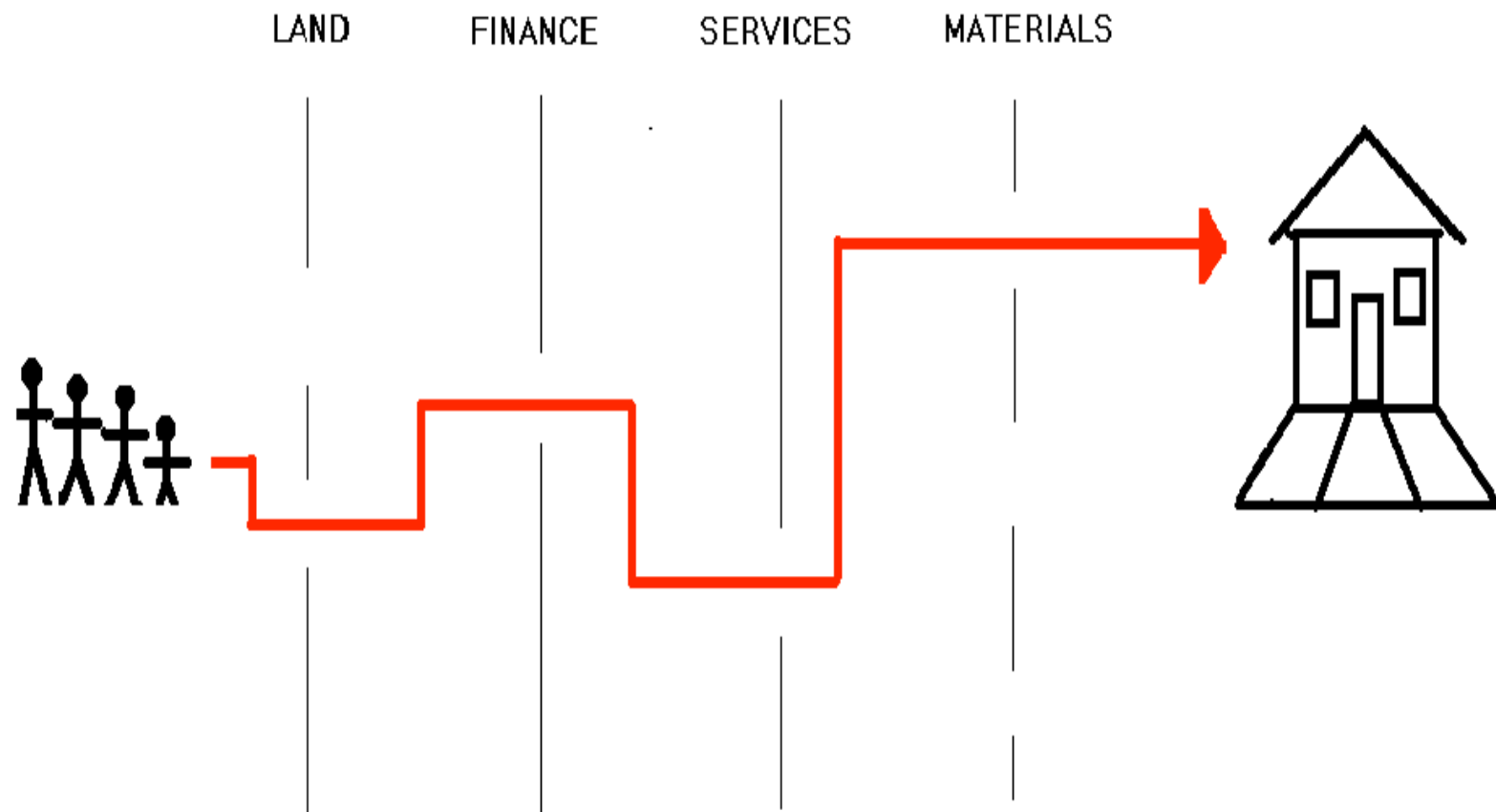




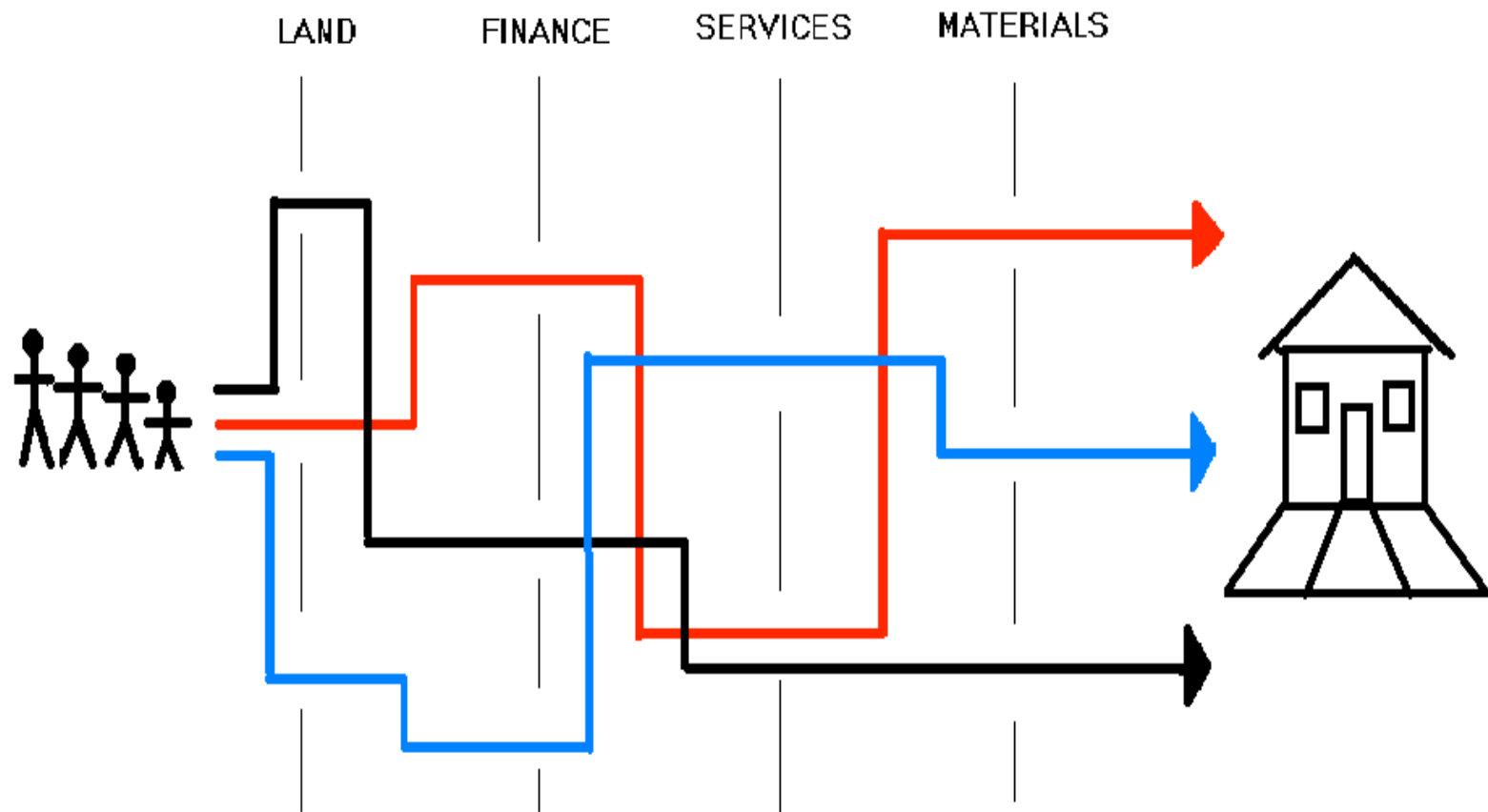
Options for increasing access to land and housing for all

- Recognise the right of the poor to the city
- Improve systems of urban governance
- Adopt a 'twin-track' approach to upgrading existing urban settlements and increasing urban land supply
- Adopt and adapt proven international and local examples of innovation
- Revise the regulatory framework for managing urban land and housing markets to guide investment and help the poor
- Introduce/expand innovative finance and credit mechanisms
- Introduce/expand Multi-Stakeholder Partnerships (MSPs)
- Use professional skills to create surpluses for re-investment in helping the poor – 'smart' regulation of land markets!
- Move from 'closed' to 'open' housing and land supply systems

CLOSED OR RESTRICTED HOUSING SUPPLY SYSTEM



OPEN HOUSING SUPPLY SYSTEM



Professional roles

- Educational curricula inhibits awareness and divide professionals from each other
- Need for multi-disciplinary collaboration – the problem is bigger than all of us together!

For existing informal settlements

- Regard all unauthorised settlements as part of a continuum - not legal/illegal, formal/informal
- Separate tenure and rights
- Everyone needs adequate security, but not necessarily a long term commitment.

To own or not?

- Titling or ownership can do more harm than good – for tenants, and owners displaced by market forces, though women benefit in theory. Titling does *not* ‘enliven dead capital’ or reduce poverty
- Encourage a range of tenure options
- Encourage an incremental approach to tenure security and property rights

For example ...

- Stop forced evictions and relocations where these are presently part of government policy
- Survey all extra-legal settlements and identify any needing to be moved; find and develop nearby sites for relocation
- Designate all other extra-legal settlements as entitled to medium term tenure security
- Provide communities that meet governance criteria Communal Land Leases or Titles
- Permit households wanting individual titles to do so – providing they agree boundaries and pay all costs

What about standards?

- More regulation is needed at market level to promote and guide investment, *but ..*
- Conventional planning and building standards, regulations and administrative procedures contribute to unauthorised settlements
- De Soto did excellent research in Peru – but the problems remain ...

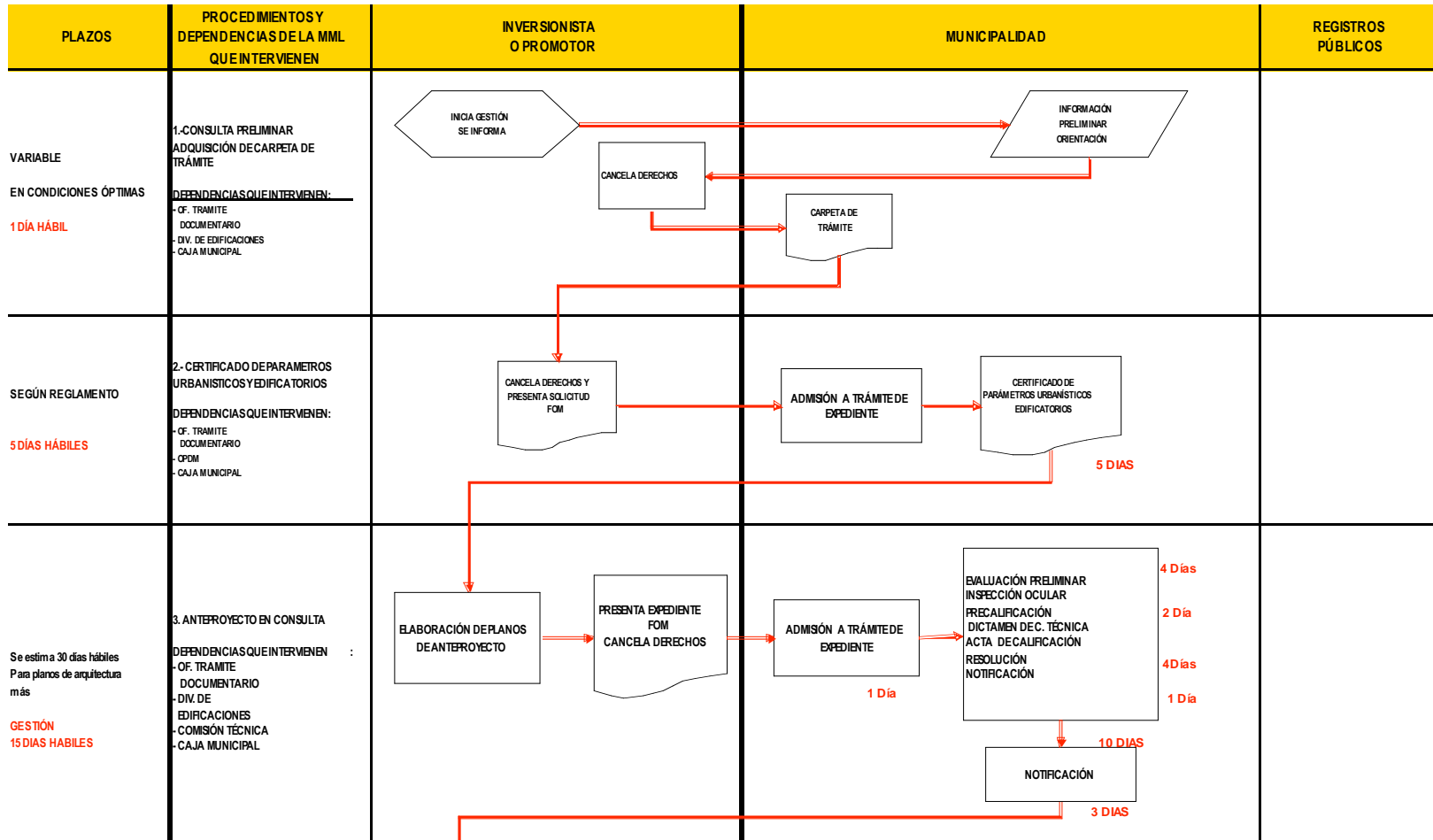
The case of Peru

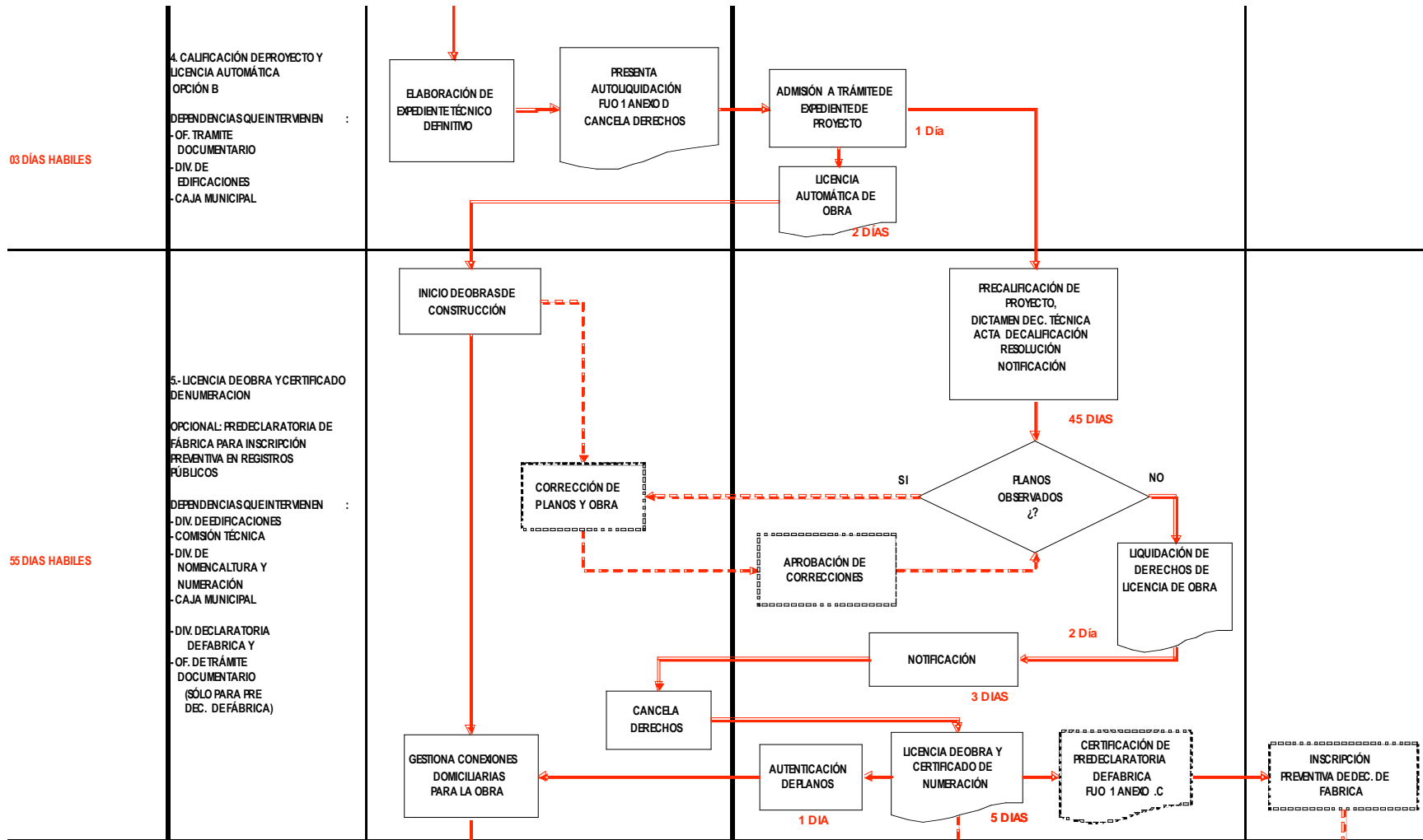
To obtain an Automatic Building License and begin work in 2003 took 107 working days.

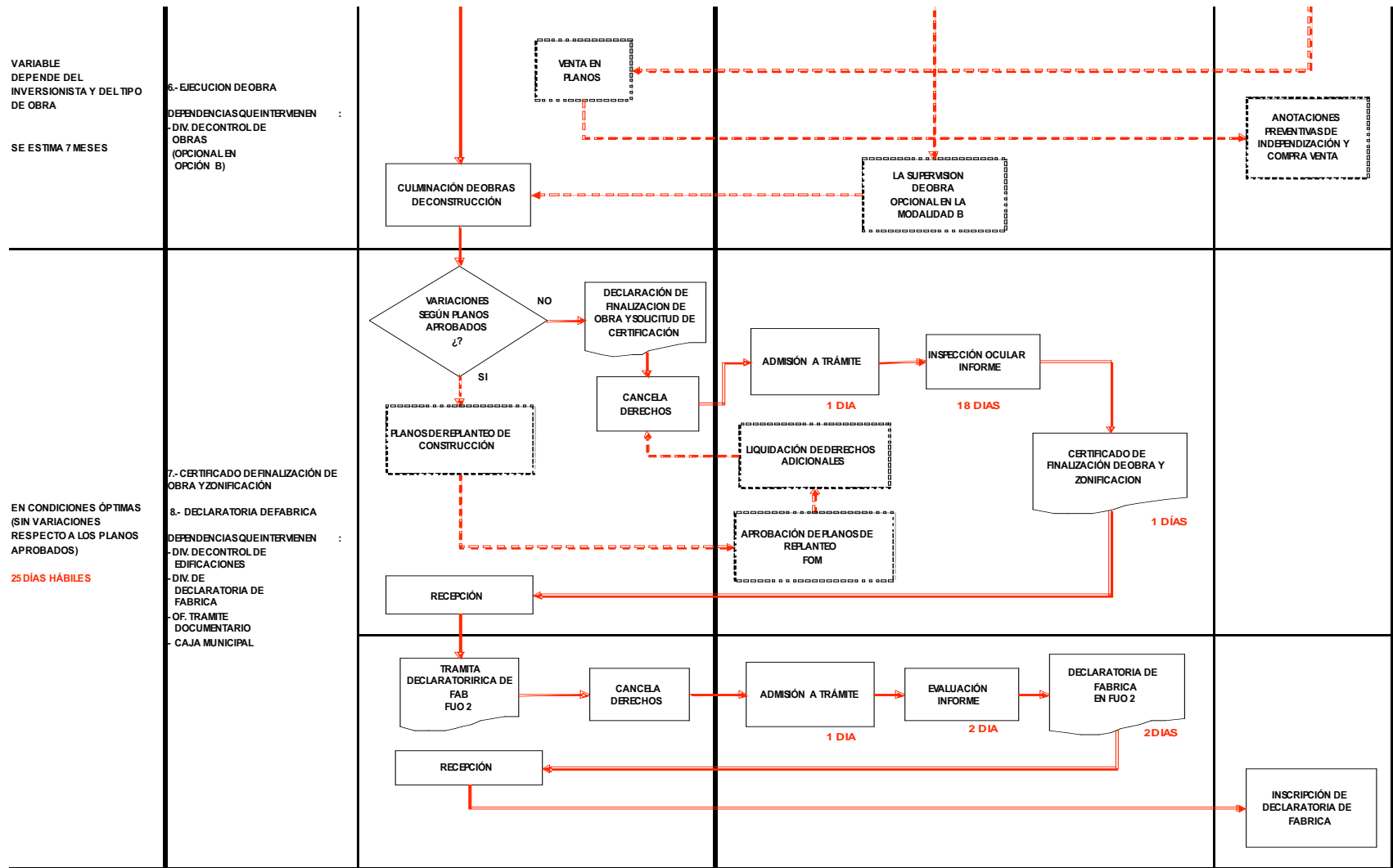
After completing works, the Certificate of Building Completion and Building Plan Certification took 110 working days - assuming no problems.

REQUISITOS (Obra nueva dentro del Centro Histórico no es Monumento Histórico)		TRAMITES					Certificado de Parámetros Urbanísticos y Edificatorios,	Calificación de Anteproyecto en Consulta (Opcional)	Licencia de Obra para Edificación Nueva	Obtención de Licencia Automática	Certificado de Finalización de Obras y Zonificación	Declaratoria de Fábrica
1	Carpeta de trámite		X	X								
2	Hoja de Trámite		X	X								
3	FOM, debidamente llenado y firmado por el arquitecto proyectista o el propietario	X	X							X		
4	FUO Parte 1 (3 juegos) firmado por el profesional responsable de la obra, el propietario, el abogado			X								
5	Comprobante de pago de derecho de trámite (CPUE) 5.806 % de la UIT.	X										
6	Comprobante de pago de derecho de trámite (Proy en Consulta) 5.968 % de la UIT.		X									
7	Comprobante de pago por Derecho de Revisión de planos (anteproyecto o cambio de uso) por m ² de área construida: 0.010% de la UIT. Mínimo: 2,419 % de la UIT (1)		X									
8	Comprobante de pago por Derecho de Revisión de planos (proyecto) por m ² de área construida: 0.022 % de la UIT. Mínimo: 5,645 % de la UIT (2)			X								
9	Por Licencia de Obra 0.4% del valor de la Obra Mínimo 3.226% de la UIT.			X								
10	Comprobante de pago por Tres controles de Obra 0.1% valor de Obra, c/u. Mínimo 1.613 % de la UIT (opción b)			X								
11	Comprobante de pago por Deterioro de Pistas y Veredas 0.4% del valor de la Obra. Mínimo 3.226% de la UIT.			X								
12	Comprobante de pago de derecho por Certificado de Numeración. 1,613% de la UIT			X								
13	Comprobante de pago de derecho de trámite (CertFin obra) 3.871 % de la UIT.									X		
14	Comprobante de pago de derecho de trámite (Dec Fab): 8.064 % de la UIT.										X	
15	Título de propiedad y/o copia literal de dominio actualizada		X	X								
16	Plano de ubicación y localización (1 copia)	X	X	X(4)							X	
17	Planos de arquitectura (1 copia).		X	X								
18	Planos de Estructuras (1 juego)			X								
19	Planos de instalaciones sanitarias. (1 juego)			X								
20	Planos de instalaciones eléctricas, mecánicas, electromecánicas y especiales. (1 juego)			X								
21	Fotografías a color: para mostrar la relación del inmueble con la volumetría de los inmuebles vecinos		X	X(4)								

22	Memoria justificativa		X	X (4)			
23	Perfil Urbano, información del entorno y elevaciones de las edificaciones vecinas hasta 50 m de los límites del predio y perfil urbano incluyendo la elevación propuesta (3)		X	X			
24	Boleta de Habilitación del arquitecto proyectista.		X	X (4)			
25	Boleta de Habilitación del Ingeniero Calculista			X			
26	Boleta de Habilitación del Ingeniero Electromecánico			X			
27	Boleta de Habilitación del Ingeniero Sanitario			X			
28	Certificado de Prácticas Urbanísticas y Edificatorias Vigente		X	X (4)			
29	Plano de Vías de Evacuación según lo indicado en el Título V del Reglamento Nacional de Construcciones y Señalización según normas de INDECOPI acompañada de Memoria Descriptiva.		X	X			
30	Anteproyecto aprobado				X		
31	Declaración jurada de los proyectistas y del profesional responsable de obra, que el proyecto de arquitectura no presenta cambios con respecto al anteproyecto aprobado, que la cumplen con la reglamentación vigente y que la obra se ejecutará de conformidad con los planos presentados				X		
32	Anexo D del F.U.O-Parte 1, debidamente llenado con la autoliquidación correspondiente				X		
33	Copia de la Licencia de Construcción					X	
34	F.U.O parte 1 (3 juegos) debidamente llenados y firmados por el área competente					X	
35	Declaración Jurada de no existir variación entre la obra ejecutada y los proyectos aprobados					X	
36	Formato de solicitud.						X
37	F.U.O-Parte 2 por triplicado debidamente llenado y firmado por el propietario y el profesional responsable de obra o constataador, arquitecto ingeniero civil colegiado.						X
38	Hoja de datos estadísticos publicada por MTC,						X
39	Copia simple del certificado literal de dominio en caso de no haberse presentado con el F.U.O –PARTE 1.						X
40	Planos de planta de arquitectura (distribución) de cada piso, iguales a los del proyecto que obra en el expediente. (dos juegos)						X
41	Disco Compacto con Copia Digitalizada de los planos.						X







Review regulatory frameworks

- Central and local governments need to review the regulatory framework for urban development to encourage and guide investment and accept incremental and affordable development
- Requirements should focus on the public domain (eg public safety and health). Everything else (plot size, road width, land use, materials, etc) should be based on guidelines rather than rigid and mandatory requirements

Increase sustainability

- Reduce social and economic inequality
- Improve land use and built form – encourage mixed use, medium density and medium rise (as in Paris, Barcelona, Havana, etc)
- Transport policy vital – public vs private
- Energy efficiency – increasing use of non-renewable sources and reducing waste and...
- Improving governance and participatory development.
- Strengthen institutional reform to penetrate the institutional bloodstream and culture of public agencies, not merely train individuals

.....and finally

- Improve professional education and encourage multi-disciplinary collaboration
- Campaign for the right of the poor to the city
- Give more attention to political economy
- Improve housing and land market regulation
- Expand flexible, innovative approaches
- Name and shame those unwilling to reduce poverty and inequality
- Support 'Champions of Change'

Thanks for your attention.
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