

The Importance of Tenure Security in Home Improvement in Squatter Settlements: Evidence from Lahore

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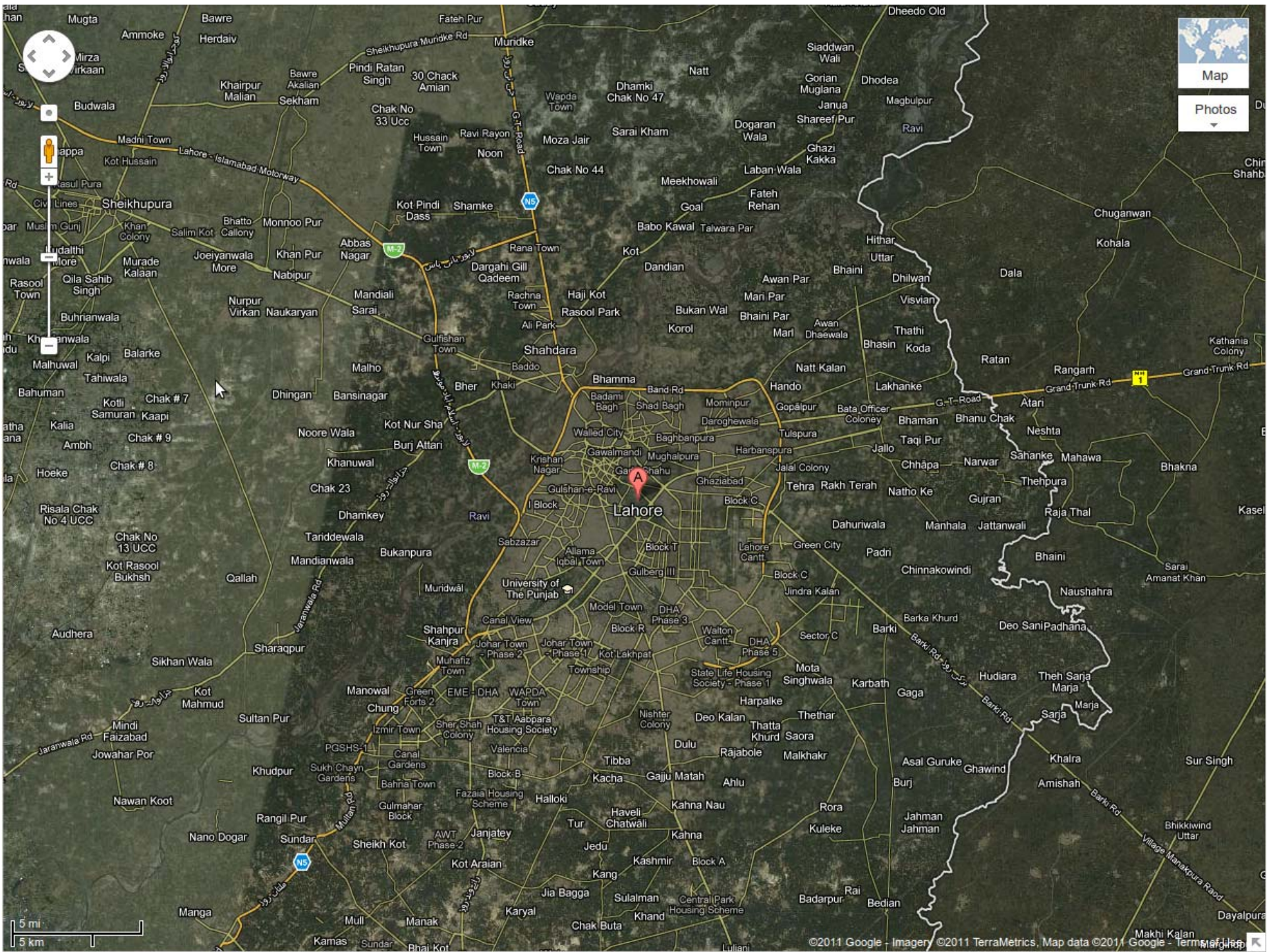


AFGHANISTAN

PAKISTAN

INDIA

□ Lahore



Map

Photos

5 mi

5 km

Lahore

- ▶ Population: Approx. 7 Million
- ▶ Rate of Urbanization: 3.1 %
- ▶ No. of Informal Settlements: Approx. 350



Research Questions

- ▶ How is housing improvement in squatter settlements linked to tenure security?
 - ▶ What role does tenure regularization play in catalyzing home improvement in squatter settlements?
 - ▶ How do different kinds of tenure security affect home improvement?



Land Tenure & Home Improvement

Argument I:

- ▶ Tenure security is contingent on property rights manifested through legal titles.
- ▶ Property titles are important in unleashing housing improvement in squatter settlements.

Argument II:

- ▶ Tenure security is based on perception of security.
- ▶ Housing improvement occurs when residents perceive security of tenure even in the absence of property titles.



Research Design

- ▶ Case study
- ▶ Data sources
 - ▶ Interviews
 - ▶ Direct observations



Shampur

- ▶ First inhabited in late 1970s
- ▶ Regularized in 2004
- ▶ Households belonging to various kinds of land tenure
- ▶ Bounded by River Ravi, railway tracks, major highway and roadway
- ▶ > 200 households before highway construction
- ▶ ~100 households in 2010



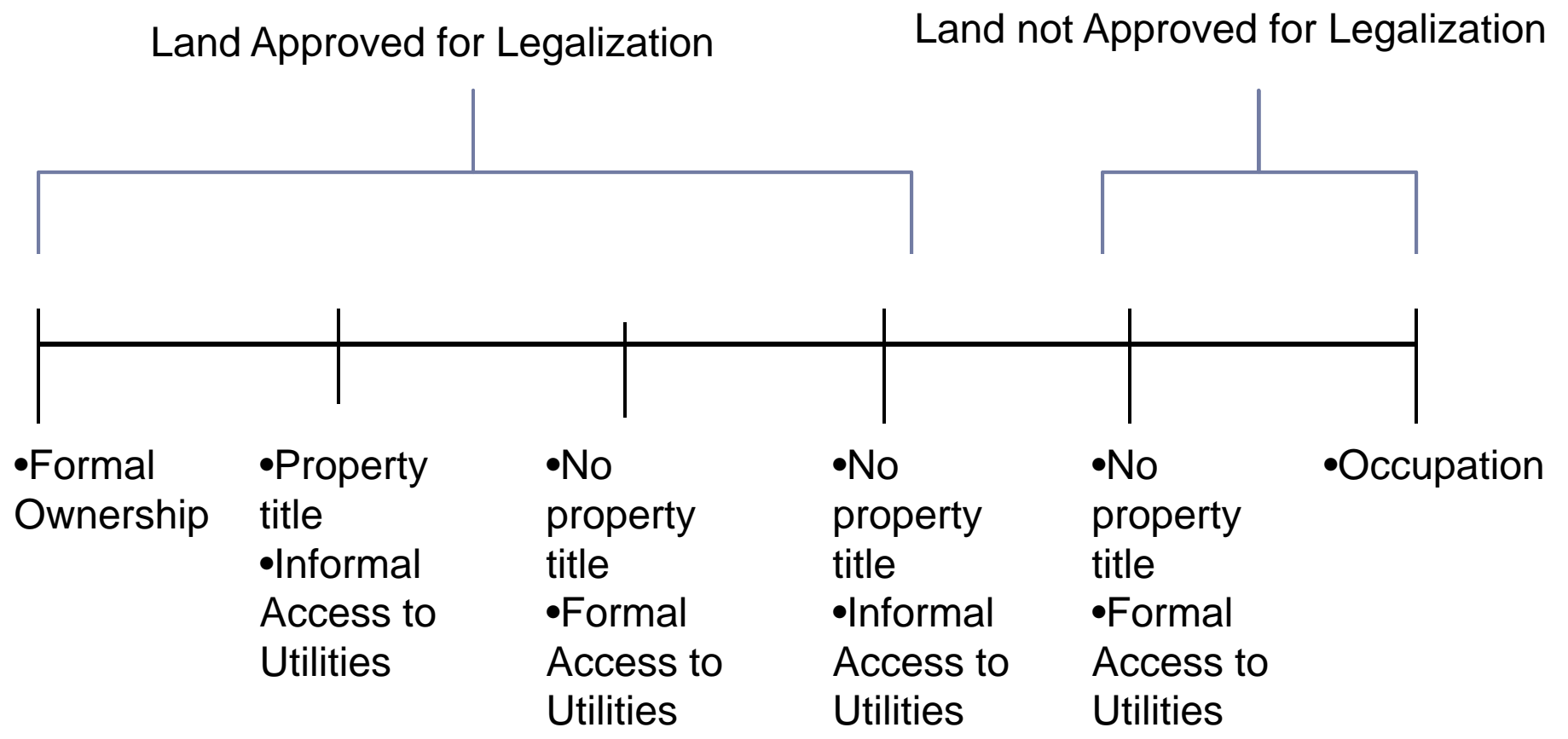
2008



2010



Shampurapur Tenure Security Continuum



Findings

Perception of tenure security in *Shamspura* rests on:

- ▶ Government's legalization process
 - ▶ Surveys undertaken by govt. officials
 - ▶ Information disseminated by local revenue officers
- ▶ Residents' contact w/ elected officials (MPAs)
- ▶ Provision of utilities & infrastructure by the govt.
- ▶ Number of residents in settlement
 - ▶ Access to informal mechanisms of obtaining utilities
 - ▶ Getting local elected official's attention
 - ▶ Self-help program
- ▶ Neighborhood leader



Findings

- ▶ Obtaining a property title is unaffordable
- ▶ “Government will do whatever it wants whenever it wants to anyone”
- ▶ Residents improved homes incrementally over time regardless of their legal tenure status



Main Street



Streets



Streets















Further Research

- ▶ A more flexible system of tenure regularization that is based on residents' need of tenure recognition and prevents bribery.



Questions & Comments

