

# **SHELTER, LAND, TITLE AND TENURE**

## **HOW DO THE DOTS CONNECT?**

**LeGrand L. Malany**

**Building, Infrastructure and Disaster Response Engineer**

**Response Alternative for Technical Services**

**United States Agency for International Development**

**Office of Foreign Disaster Assistance**




Why even talk about land in shelter programs?

Something has clearly changed?




# TO UNDERSTAND OUR TOPIC WE TO EXPLORE FOUR QUESTIONS


- ◆ What is our shelter attitude?
  - ◆ Why is land an issue?
  - ◆ Why is the land issue so difficult to deal with?
  - ◆ Can shelter issues and land issues be separated?
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# OUR SHELTER ATTITUDE HAS BEEN SHIFTING

- ◆ We what to do more than just help out. We what to improve lives, mitigate against future problems and help societies recover. Otherwise we would stop at tents.
- ◆ Our shelter goals have shifted. We see shelter as a complex of influential forces -- politics, economics, security, physical infrastructure development, psycho-social and health, democratization and promotion of government stabilization.

- ◆ Relief and development are not isolated activates and shelter interventions tie these two spheres of activity together better that any other sector activity.
  - ◆ We are becoming increasingly more interested in the economic benefits of shelter and are now aware of the significant way these benefits can energize economic development in post-disaster societies.
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# WHY IS LAND AN ISSUE?

- ◆ Land is intrinsically a part of shelter. They are tied together. We can not have shelter without land.
  - ◆ The beneficiary needs the right to use the land for at least as long as we intend for him to have possession of the shelter.
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- ◆ Our shelter activities are more and more becoming involved in urban settings and land issues in this setting are more complex and subject to a larger variety of pressures.
  - ◆ Many of the forward looking linkages of shelter are economical and rely on the shelter as an important asset and concomitantly the land on which the shelter sits.
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# WHY IS IT SO DIFFICULT TO DEAL WITH?

- ◆ For shelter to effectuate the linkages we desire, it must turn from a “thing” (four walls and a roof) to “property.” The “thing” and property are distinct. Property is a concept. Property and law are born together. You cannot have property without law.



- ◆ Land ownership, tenure and use are always a political issue not shelter questions. Once you give a beneficiary a tenure interest you set some legal and political precedent.

- ◆ To have tenure security you must have ownership security and to have ownership security you need a functioning civil land system, which is usually dysfunctional at best.



- ◆ The more we want the forward linkages of our shelter projects to be operative (particularly the economic ones) the more we need stable property relationships in our shelter programs.

# CAN SHELTER ISSUES AND LAND ISSUES BE SEPARATED?

No, unless all we want to do  
is erect tents!




**END**



- ◆ All indications are that shelter is important in capital formation; that capital is important in building incomes; and, that the role of shelter in capital appears to be important in acceleration development. All of which require the shelter “thing” to be property.

- ◆ For forward economic linkages to have the time necessary to bear fruit there must be stability in property rights which is a requirement for security in land tenure. If the evidence is correct that HBE single most important income for the population, then tenure security is a must.

# DEFINITIONS

- ◆ The subject of land and its interest is a semantic jungle.
  - ◆ We need a lexicon that we all can accept and relate to and that fits our program needs.
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# WORDS TO DEFINE

- ◆ Land title
  - ◆ Land tenure
  - ◆ Land Management
  - ◆ Land Administration
  - ◆ Land reform
  - ◆ Land redistribution
  - ◆ Agrarian reform
  - ◆ Land policy
- ◆ Property

