

Migration, movement and choice behaviour in accessing land markets and shelter in African cities

HABITABLE FUTURES: ADAPTING POLICY IN A CHANGING CLIMATE

Mark Napier, 18 October 2024, CSIR ICC



science & innovation

Department:
Science and Innovation
REPUBLIC OF SOUTH AFRICA



Points of departure

Architecture

Sociology

Political science

Geography

Property economics

Planning

Environment-
behaviour studies

Housing
consolidation

Housing
adjustment

Residential
mobility

Housing
careers

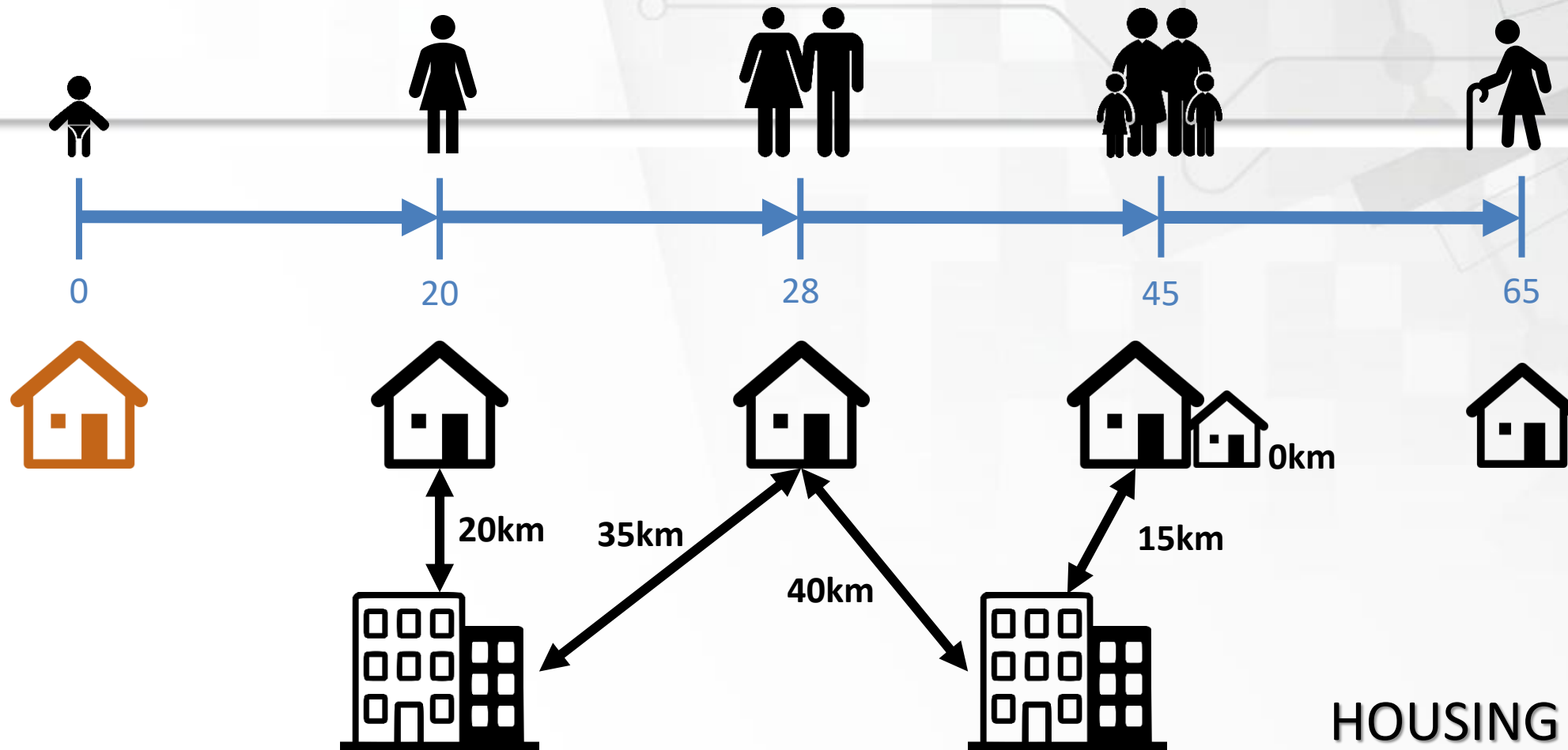
Access to land and housing
markets (MMW4P)

Land readjustment
and value capture

1 - The housing careers of individuals and households

Or, push and pull



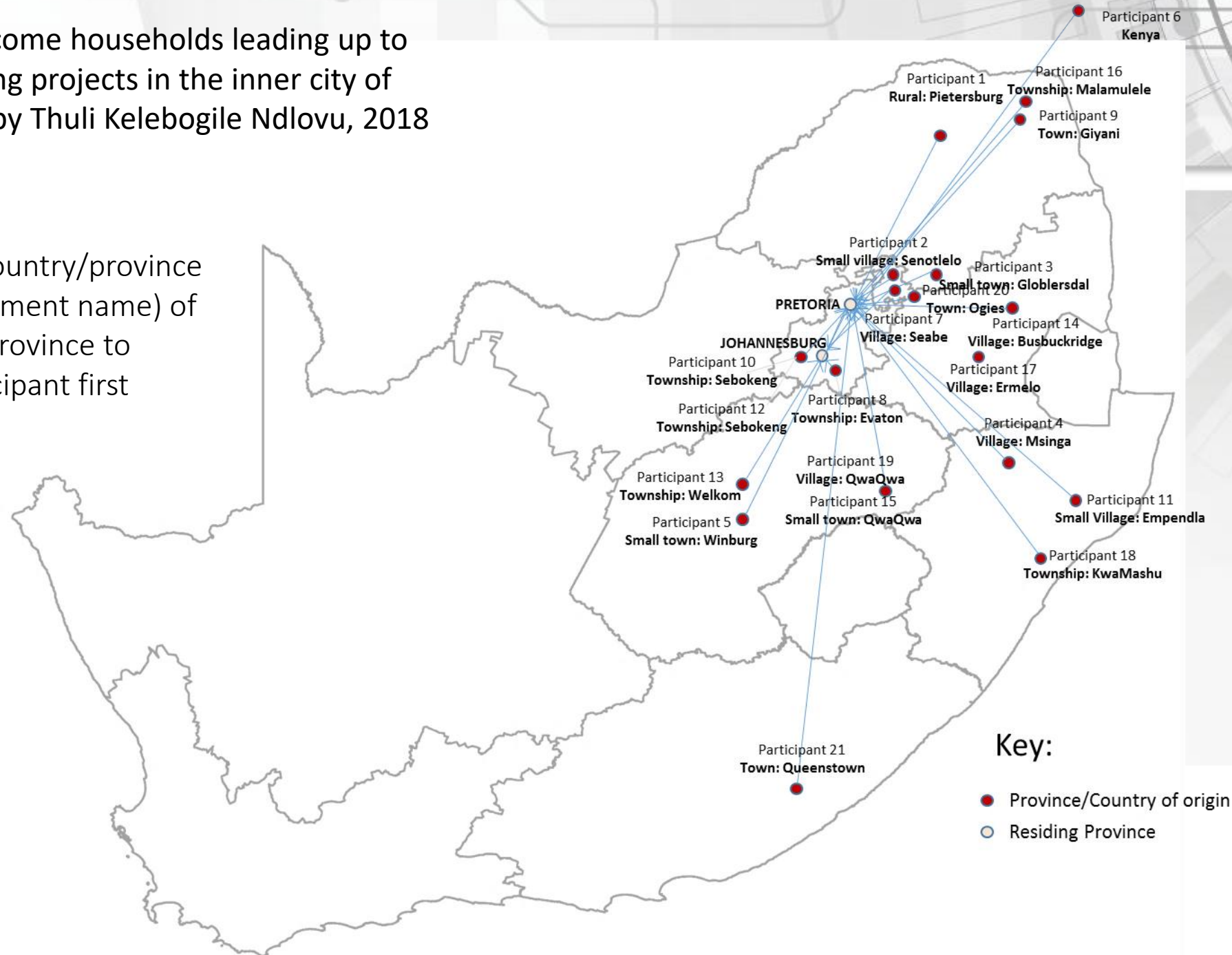


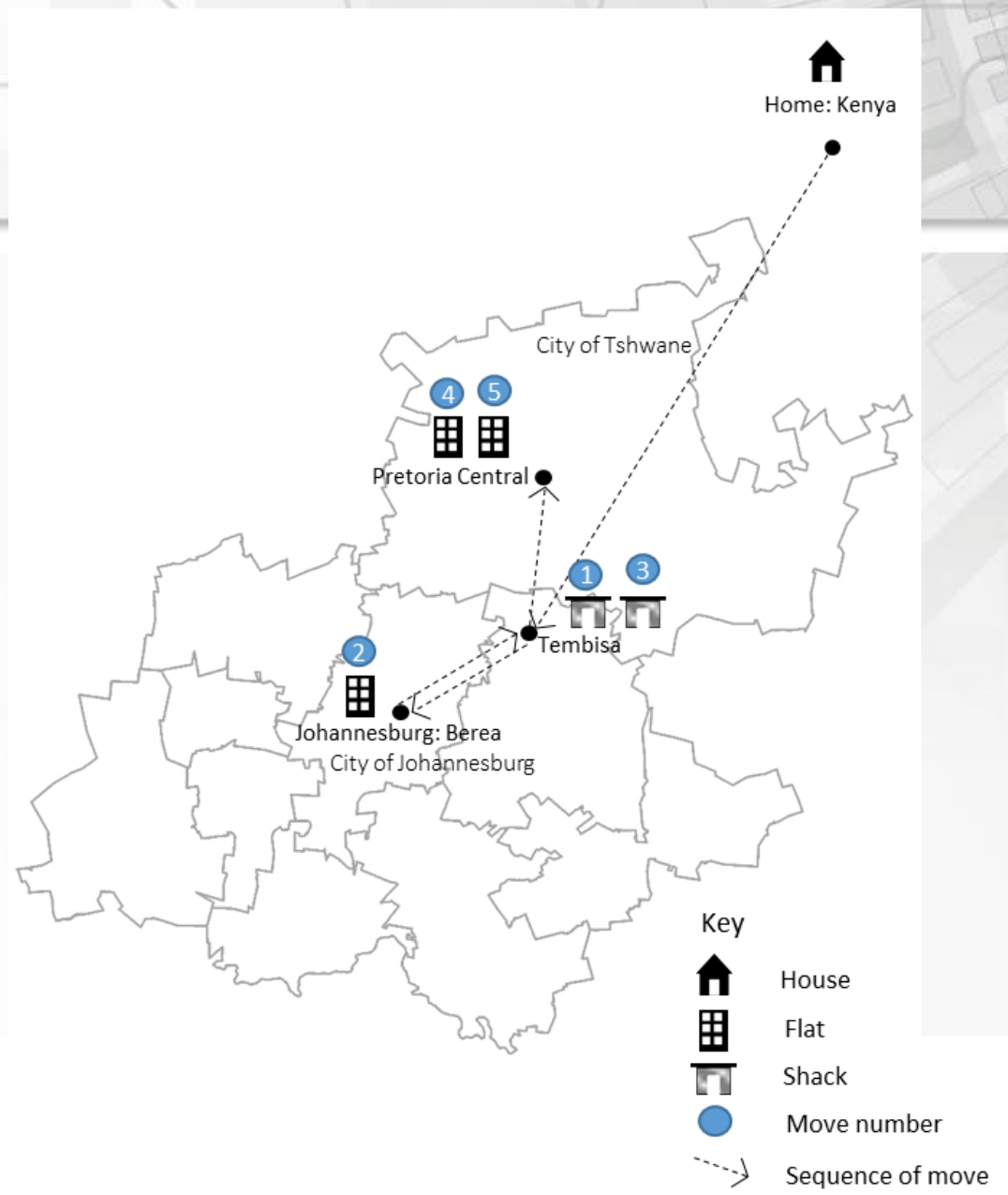
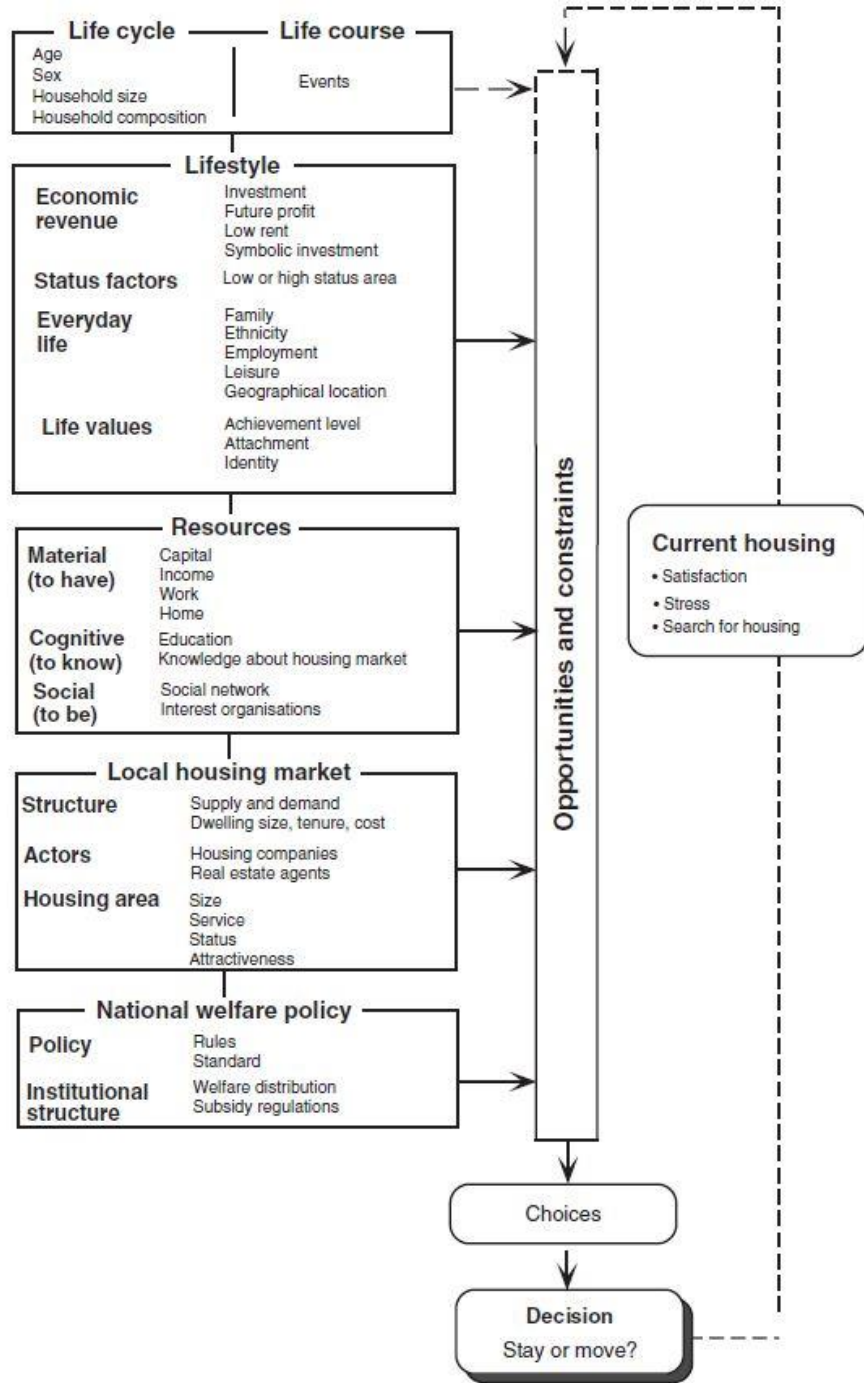
HOUSING CAREERS & JOB CAREERS

Housing careers describe people's residential histories or the pathways of each individual or household (Abramsson, 2012)(Marais et al, 2018)

The housing careers of lower-income households leading up to their living in social rental housing projects in the inner city of Tshwane. Master's Dissertation by Thuli Kelebogile Ndlovu, 2018

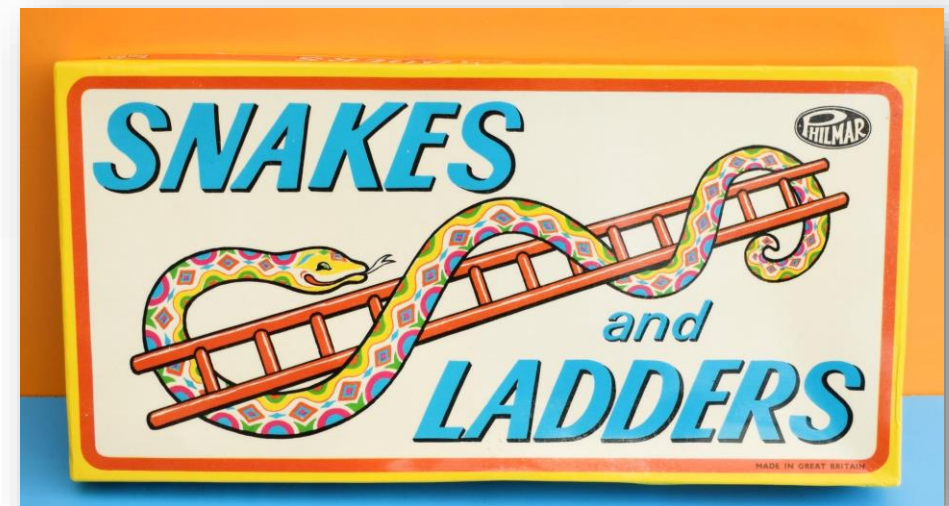
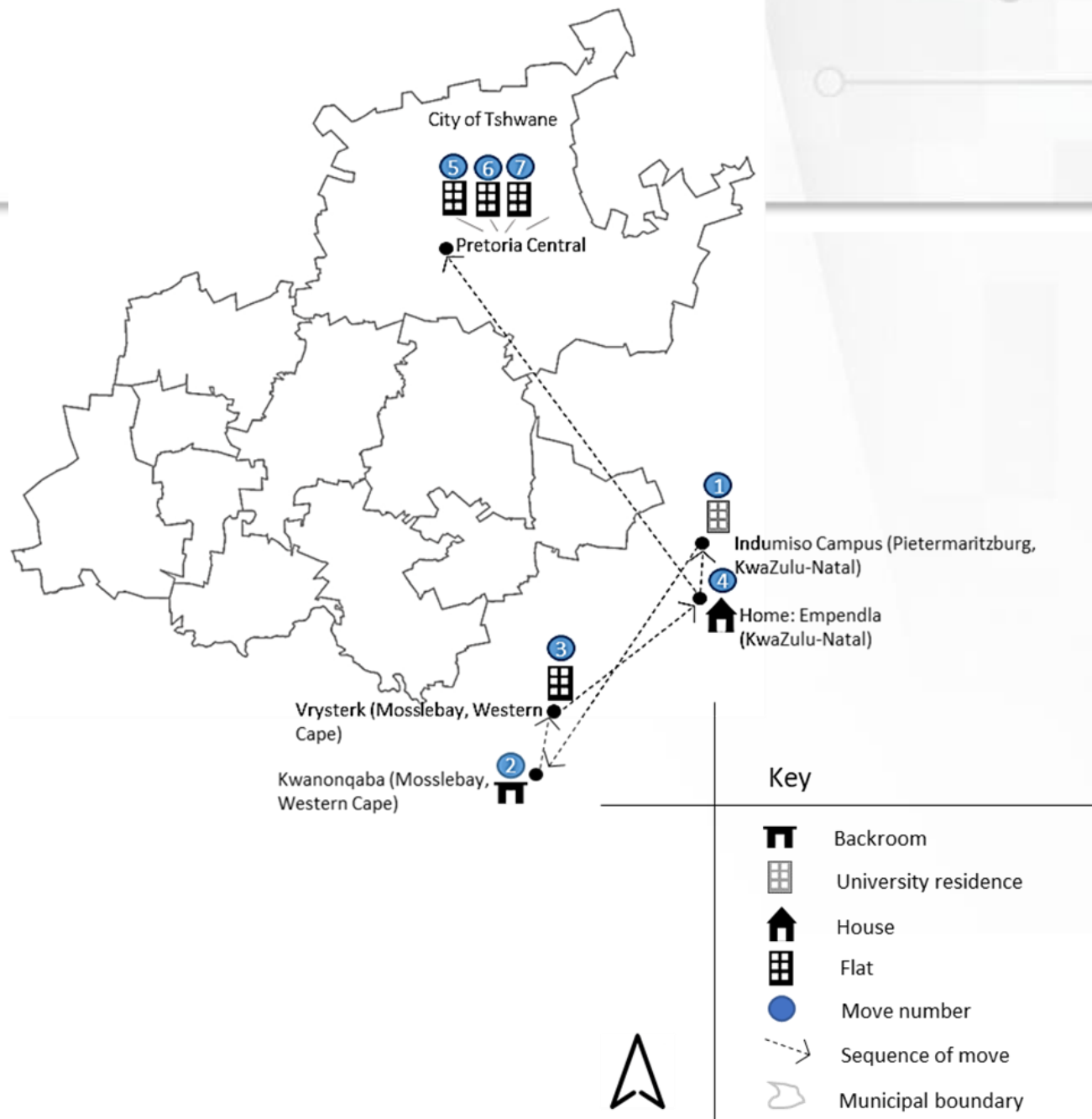
Map showing country/province (including settlement name) of origin and the province to which the participant first moved





Housing ladders versus Snakes & Ladders

Hernando De Soto versus Alain Durand-Lasserve & Geoffrey Payne



2 - Finding, holding, and trading urban land

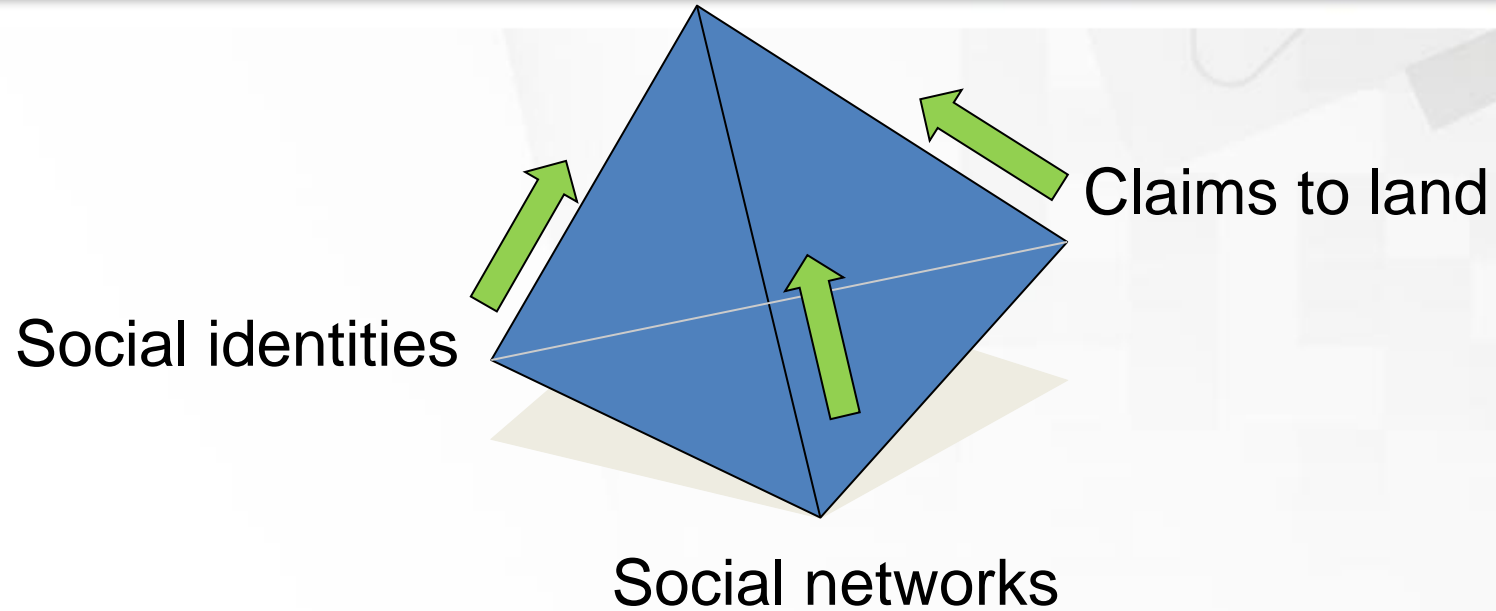
Or, how people land



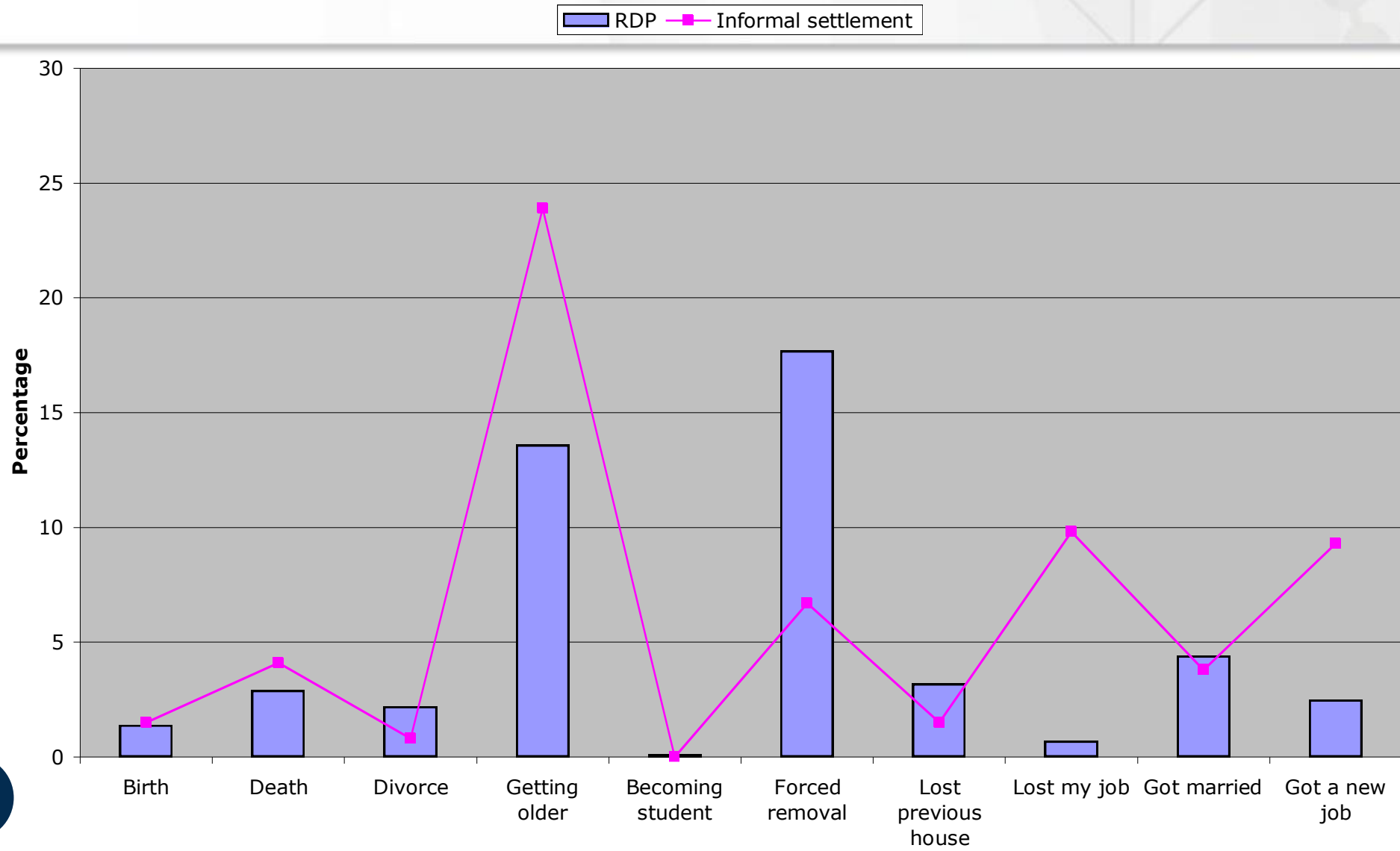
M4P and operation of the market framework

Transaction

Arriving at a transaction

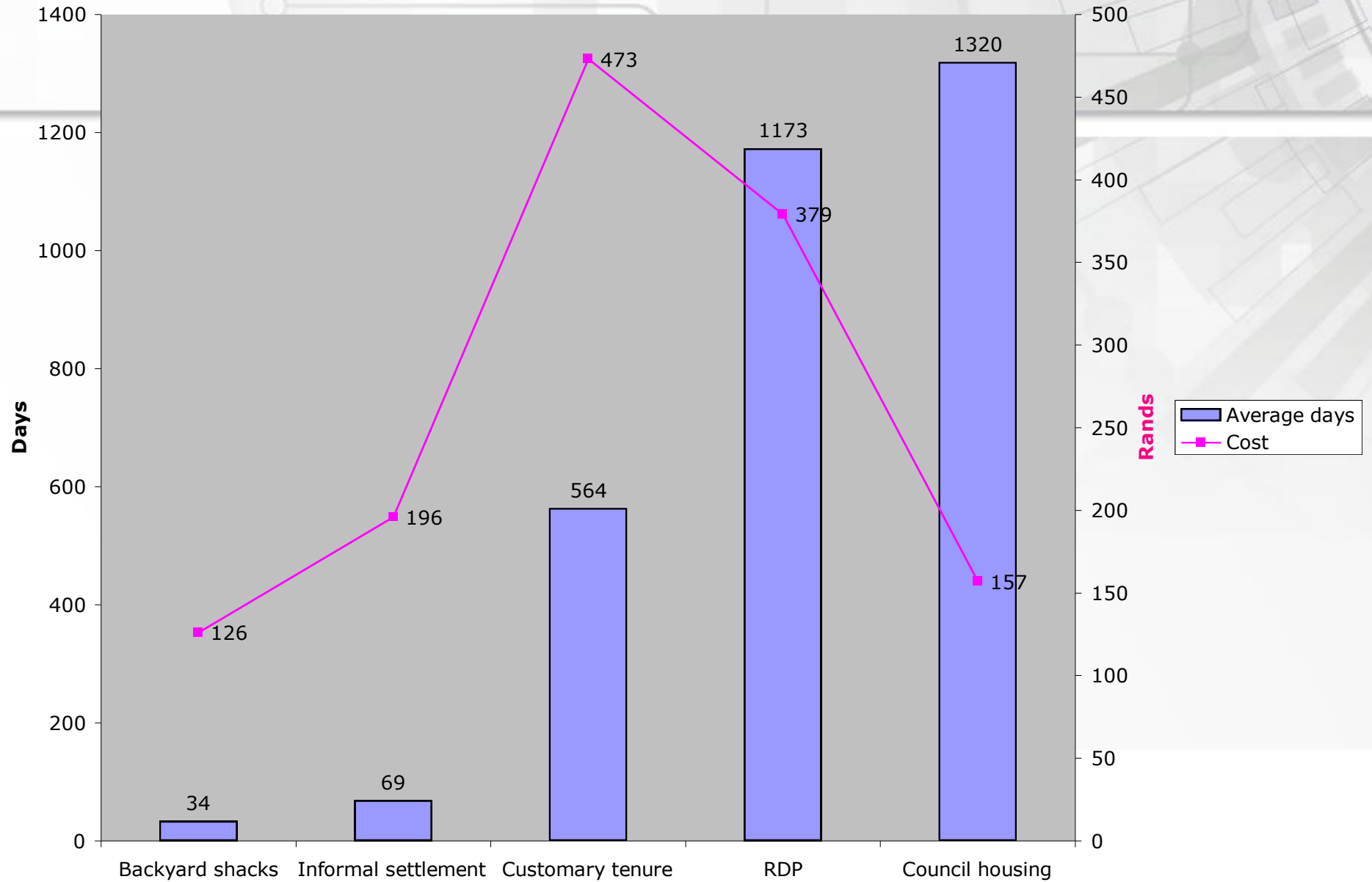


Reasons for moving



Climate change

Transaction time and cost

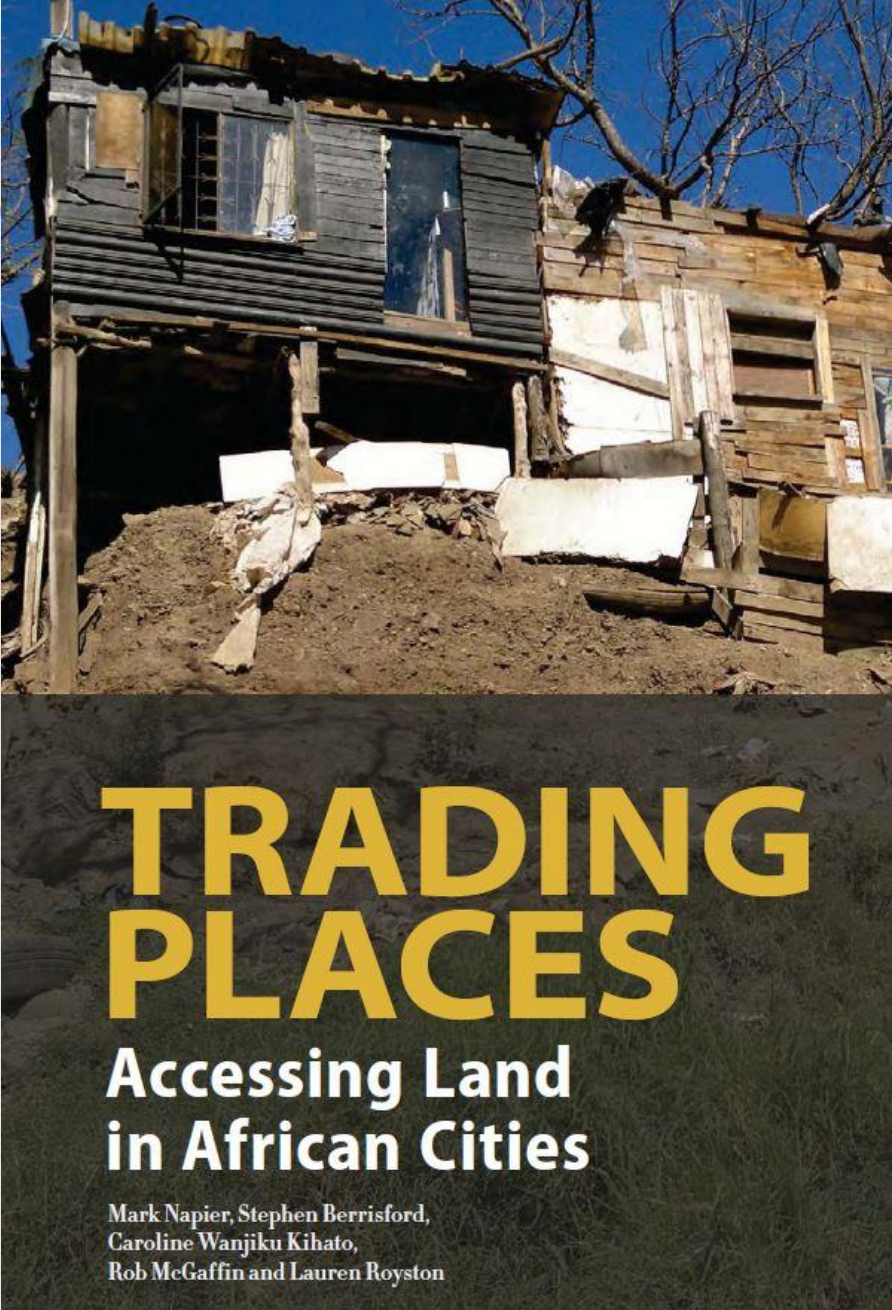
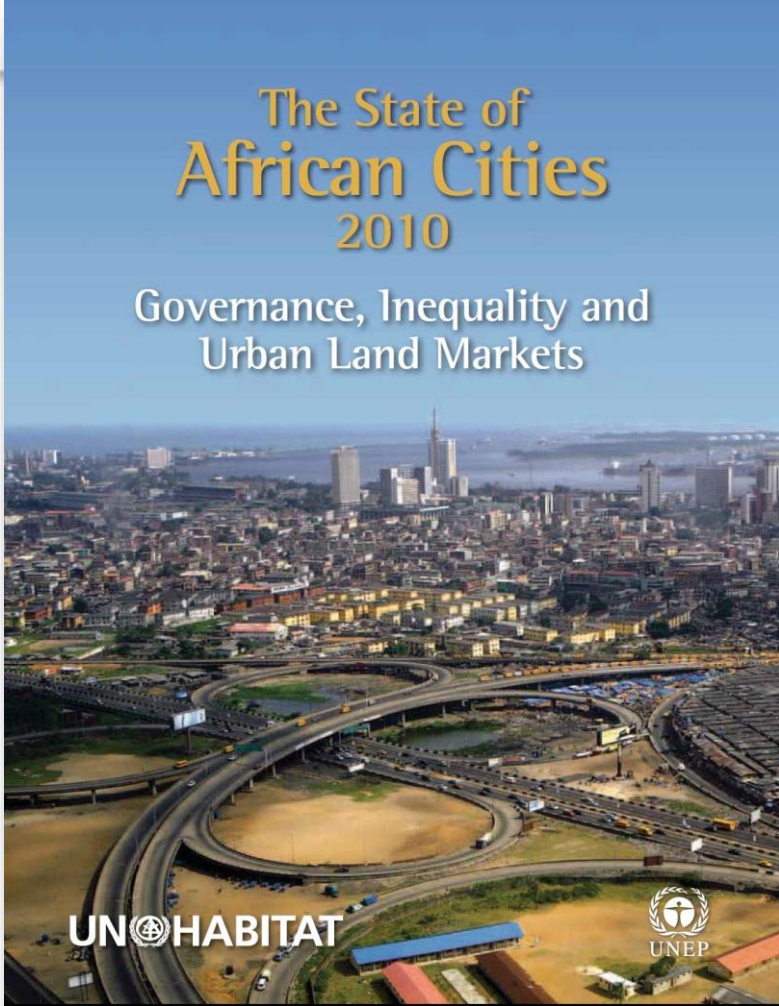


A story about an informal transaction



Nkanini,
Cape Town
2003

SoACR 2010 & Trading Places

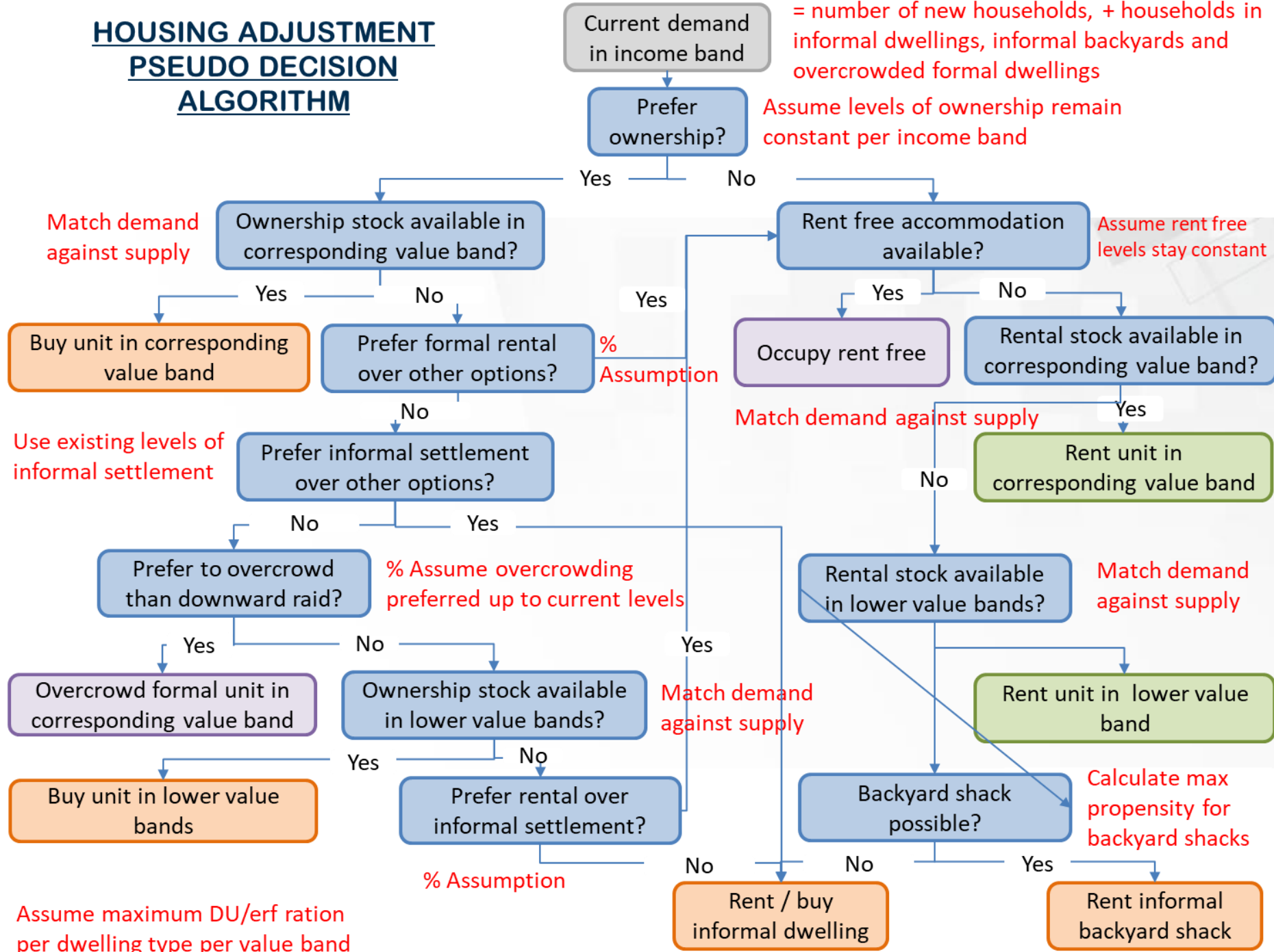


3 - Supply and demand

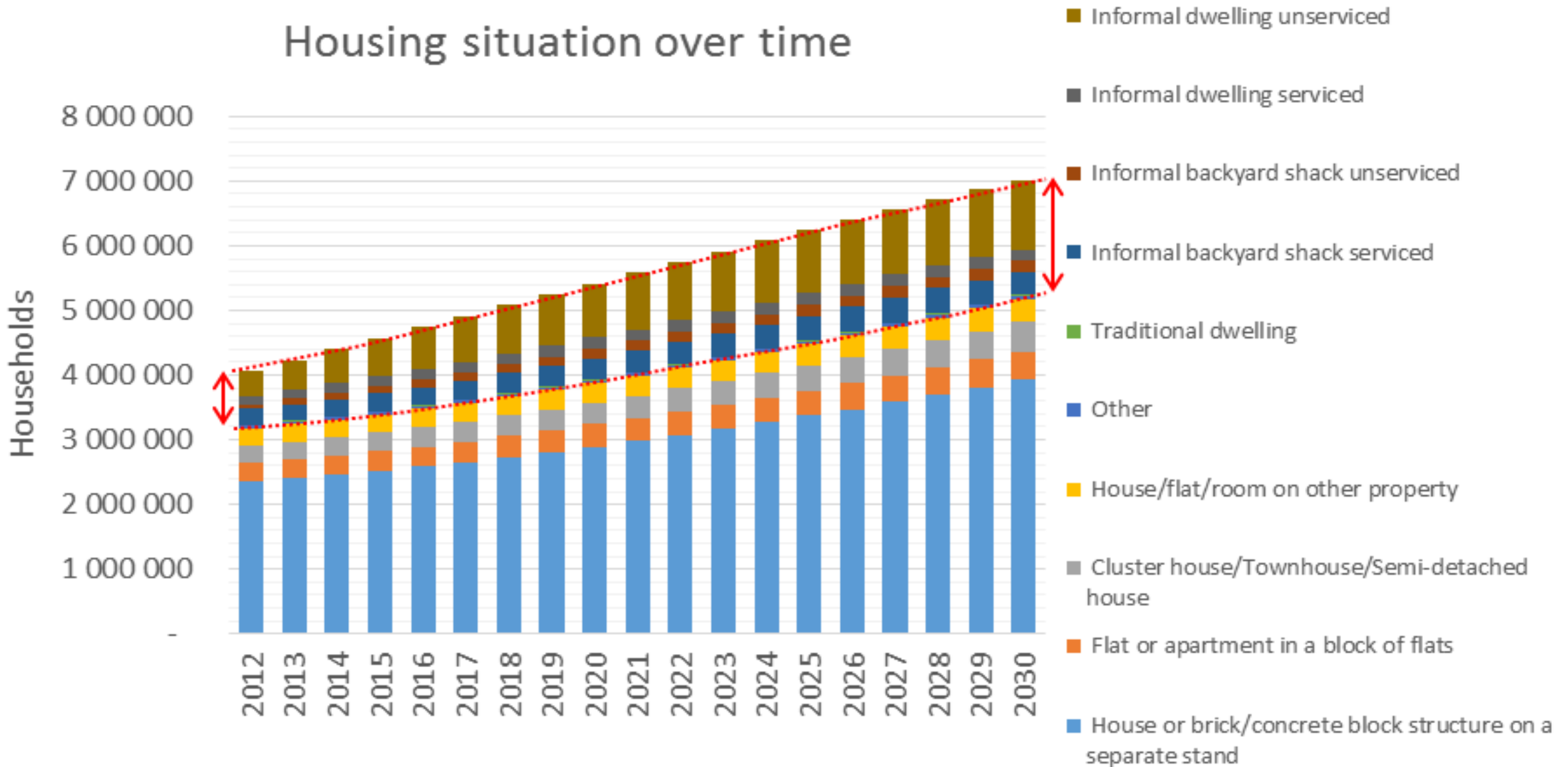
Or, everybody's gotta live somewhere



HOUSING ADJUSTMENT PSEUDO DECISION ALGORITHM



Gauteng Housing situation 2011 - 2030



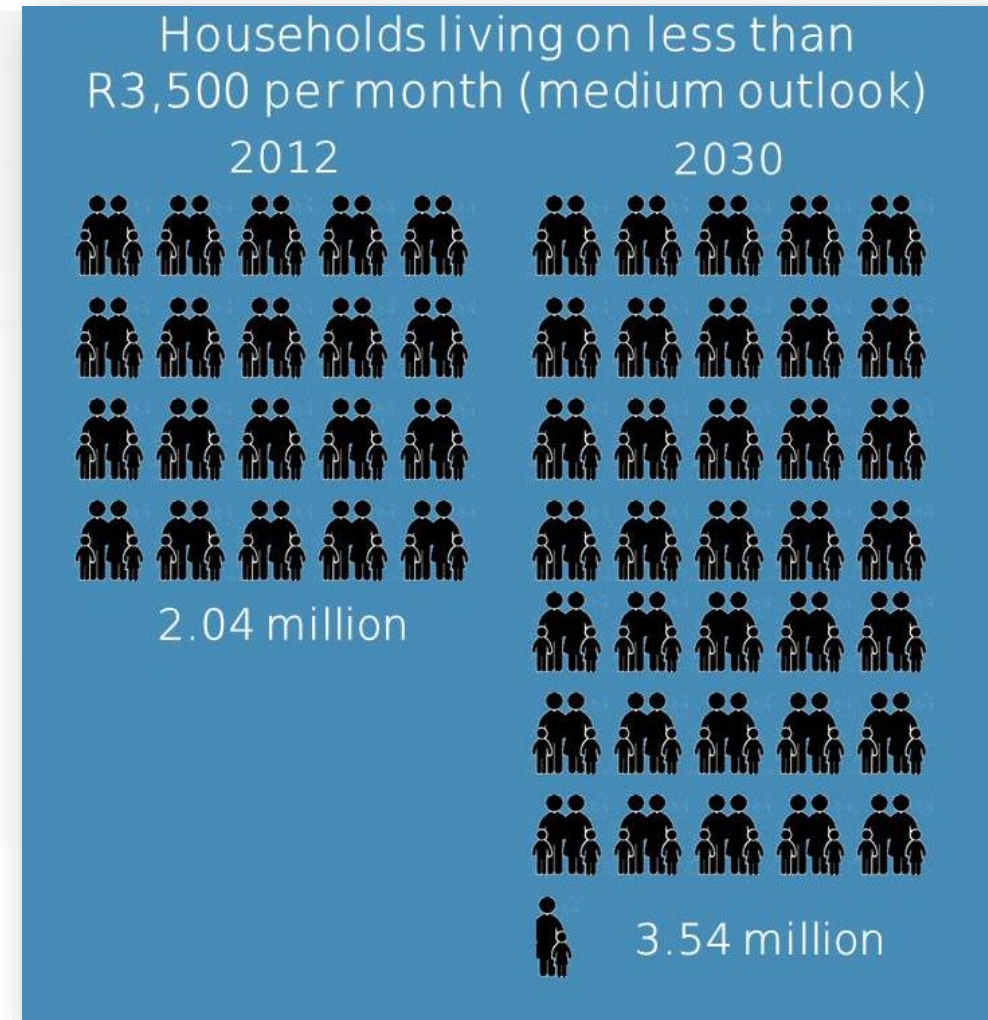
Housing Context : Gauteng City Region



Includes both serviced and unserviced informal housing – freestanding settlements and backyard units

In worst case outlook, informal stock would increase to 41% and in best case reduce to 10%

Bottom line: Stimulate as much housing production as humanly possible



Using the supply-demand tool to work out optimum mixes of investment in different housing types that can move the needle in release of safe serviced land and the production of adequate housing to start to meet future demand

4 - Policy discussion

Or, what to do?



Choice making takes place within a competitive bidding system



Access to location for the urban poor and vulnerable?

Elasticity of supply to meet demand?

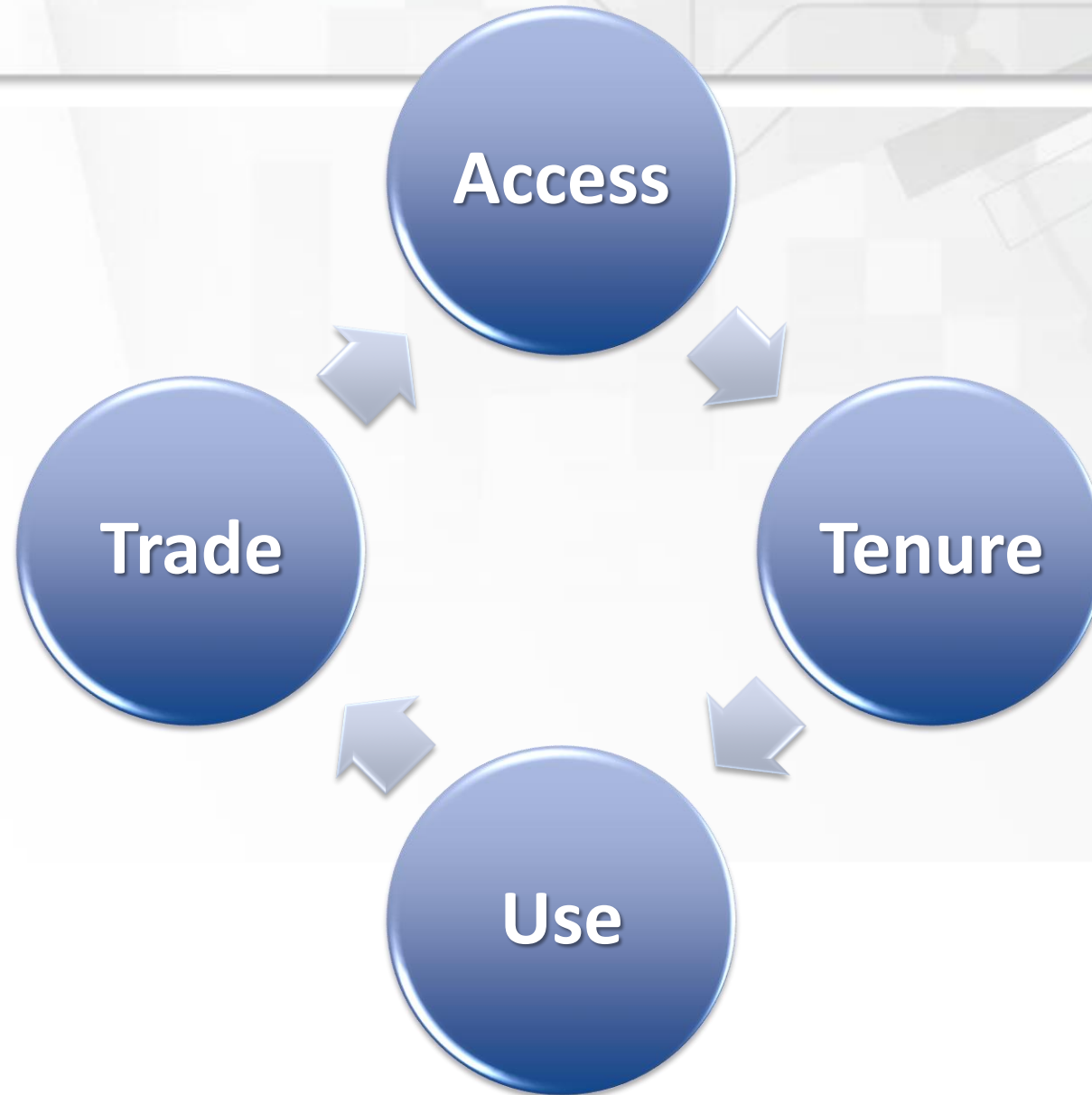
Role of state in market interventions?



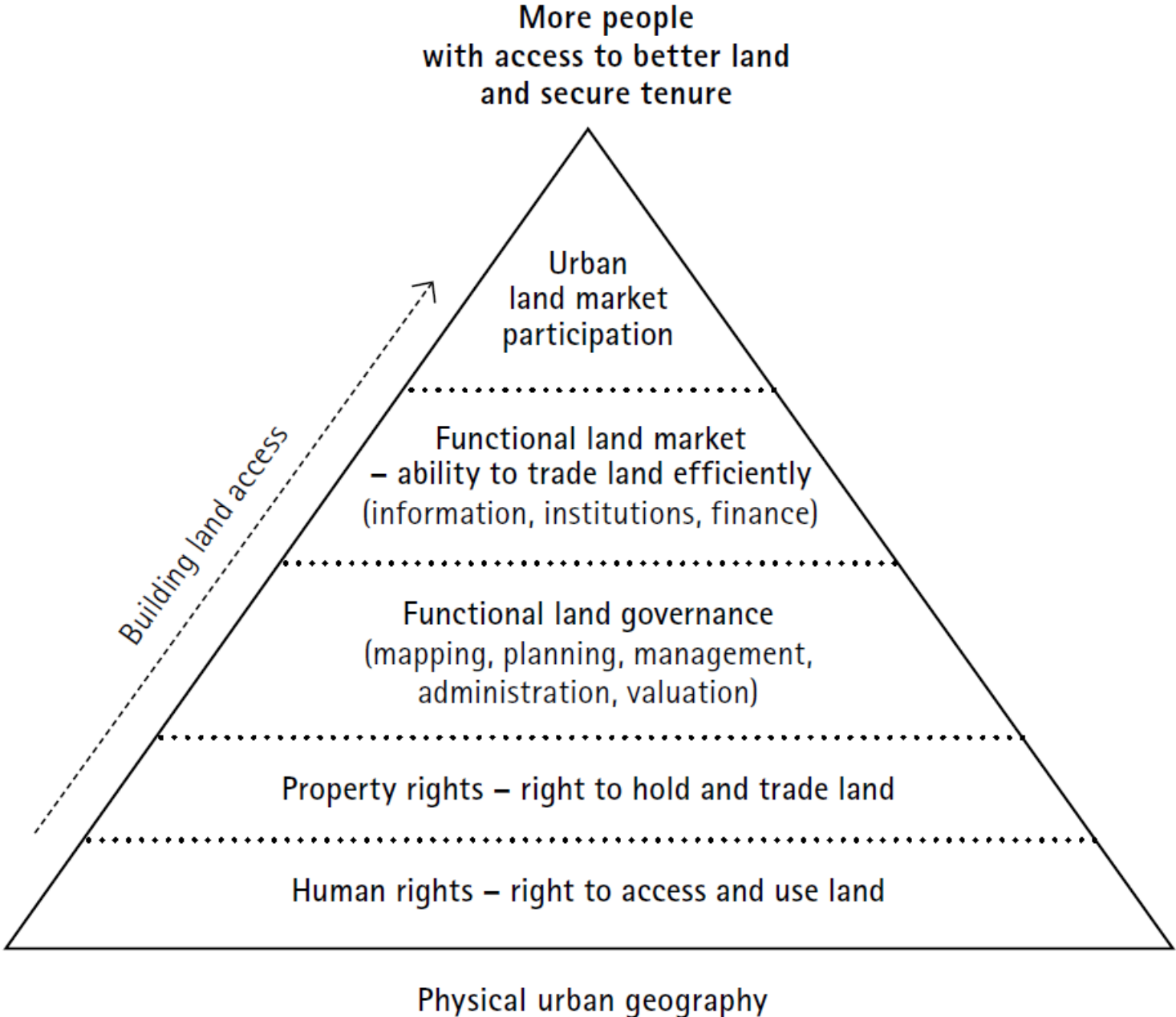
Land security

Land security is when all people have sustainable access to (urban and rural) land which is safe and useful for sustaining life.

Because land is a finite resource, access to land by some should not undermine its use by other people, nations and indeed species.



Building blocks for
a more absorptive,
resilient urban system





“One of the great challenges of the 21st century for the humanitarian aid community is to learn how to work with the untitled, the undocumented, the unlisted and the unregistered that live on the edges of our cities”

Paul Conneally