Pact for Land Regularization in the State of Rio de Janeiro

Submitted By: ITERJ - Instituto de Terras e Cartografia do Estado do Rio de Janeiro / Land and Cartography Institute of the State of Rio de Janeiro



Organization Profile

Organization Name: ITERJ

Organization Type: Subnational government

Website:
http://www.iterj.rj.gov.br/iterj_site/sobre

Practice Details

Country(ies): Brazil

City(ies): Rio de Janeiro

Start Year: 2021

Ongoing: Yes

End Year: N/A

Main Adequate Housing Components:



Housing Thematic Areas:

- Housing & Informality
- Housing, Land & Spatial Planning
- Housing Policy, Legislation & Governance
- Housing Data & Monitoring
- Technology & Digital Solutions in Housing

Relevant SDGs:



UN-HABITAT

Problem & Context

In a study conducted by the Brazilian Institute of Geography and Statistics in 2010, more than 11 million people lived in irregular settlements, which at the time corresponded to 6% (six percent) of the Brazilian population. Such settlements were especially present in the cities of São Paulo and Rio de Janeiro. Together, these municipalities accounted for almost half of the country's slum areas.

Although the Federal Constitution provides for the leading role of municipalities in land management and subdivision, according to data from the Municipal Profile survey (MUNIC-IBGE 2000), the presence of irregular settlements was observed in almost 100% of cities with more than 500,000 inhabitants, 80% of cities with between 100,000 and 500,000 inhabitants, and in municipalities with less than 20 inhabitants, informal settlements appear in more than 30% of cases.

Solution Developed

The program presented here is based on the application of Law 13,465/17 and the subsidiary role of the State of Rio de Janeiro in promoting the public policy of Right to Housing, where ITERJ, in cooperation with the municipalities, carries out all the legal, notarial, topographical and socioeconomic surveys that make up the procedures for the implementation of REURB-S.

The program is justified by the need for assistance in the survey and processing of REURB-S processes, bringing ITERJ's expertise to the departments responsible for implementing land policy in the municipalities.

All technical work is developed by ITERJ - land survey, permitted plans, socioeconomic registration and legal documents inherent to the REURBS process - and presented at the end of the process to the municipality through a dossier and protocol for opening the process of characterizing the area worked as REURB-S.

A major advance is the speed that the methods adopted brought to the program, with the use of the most advanced topographic technology combined with the benefits that digital registration provides, as well as the sustainable use of these technologies.

Implementation

In order to improve performance during the survey stages, technology was implemented in the fieldwork to speed up the socioeconomic registration stage, with the use of smartphones and applications to fill out the registration form, as well as immediate digitalization of documents and registration of regularized housing, with georeferencing by the registration professional.

Despite the technical work developed for the REURB-S protocol, a Working Group was created with qualified civil servants to monitor all Regularization processes underway in the Municipalities where it operates in partnership with the State.

Therefore, in summary, the work carried out by ITERJ occurs in stages, the first being the opening of the process with the institute, which may derive from an internal demand of the institution, or by request of an Association and/or Residents' Committee, NGOs, City Hall, City Council, Legislative Assembly, Chamber of Deputies, Public Defender's Office, Federal Regional Court, Autarchies, among other entities of the public administration, executive, legislative and judicial branches, at the Municipal, State and Federal levels.

To carry out this work, ITERJ has established partnerships through Technical Cooperation Agreements with municipalities, in order to ensure that the process has a beginning, middle and end, given that much of the processing of the processes needs to take place within the city halls themselves.

Enablers & Obstacles

There are several obstacles to implementing this public policy. 1) There is a lack of qualified labor in the municipalities to analyze the technical material presented by ITERJ. 2) Difficulty in accessing information from real estate registry offices necessary to complete the processes. 3) When working with vulnerable populations, mostly located in slums and communities dominated by parallel power, it is difficult for registrars to circulate and even to implement more advanced technologies such as topography with drones.

Results & Impact

The program is being implemented in two stages. The first stage includes the survey and regularization of 72,000 families and the second stage, 40,000 throughout the state. Totalling 112 thousand beneficiaries to be covered during the period from 2022 to 2024.

Currently, the institute has already carried out the survey of more than 120 thousand lots, in 76 municipalities of the State of Rio de Janeiro, in all Administrative Regions.

With formal ownership or tenancy rights, families can safely invest in improving their homes and surroundings without the fear of eviction. This sense of security encourages personal and financial investment, generating a ripple effect throughout the local economy. Moreover, legal recognition allows homeowners to access credit and loans, which can be used to further develop properties or start small businesses, directly contributing to job creation and income generation.

Additionally, regularization facilitates the inclusion of these areas in public service networks. This includes access to essential infrastructure such as water, sanitation, electricity, and waste management, all of which are foundational to improving health outcomes and quality of life. A

healthier and more stable population is better positioned to contribute productively to the economy.

Regularized neighborhoods also allow municipalities to collect property taxes, which can be reinvested into community services, education, and infrastructure development.

Replication & Scale Up

The need to adapt local legislation, with the necessary flexibilities so that occupations can be regularized - within the safety margins and minimum habitability conditions - so that the project can be replicated anywhere.

To replicate the model used in Rio de Janeiro, it is necessary for legislators and local governments to work together, creating mechanisms such as Federal Law 13,465/17 that makes the necessary requirements for the regularization of social interest land (REURB-s) more flexible.

Policy Uptake

This housing practice is a new or innovative practice that is not yet adequately or fully integrated into formal policy frameworks.

There is a great need for training on the part of municipal technical teams so that they can carry out the necessary technical work on their own, without requiring the participation of the State Government. Making this public policy accessible and useful, regardless of the actions of ITERJ

Replication requires adapting local legislation with necessary flexibilities, modeled on Federal Law 13,465/17.

Municipal technical teams need training to carry out regularization independently without state-level support.

Lessons & Takeaways

Today the program operates through a company hired by the government and supervised by ITERJ. We believe that ITERJ has qualified professionals who, if they had the appropriate material, could develop all the necessary technical material themselves. This suggestion encounters difficulties in public procurement and the speed at which technology develops, which makes it very difficult for a public agency to monitor such technology.