

SECURE TENURE *facts & figures*

Africa

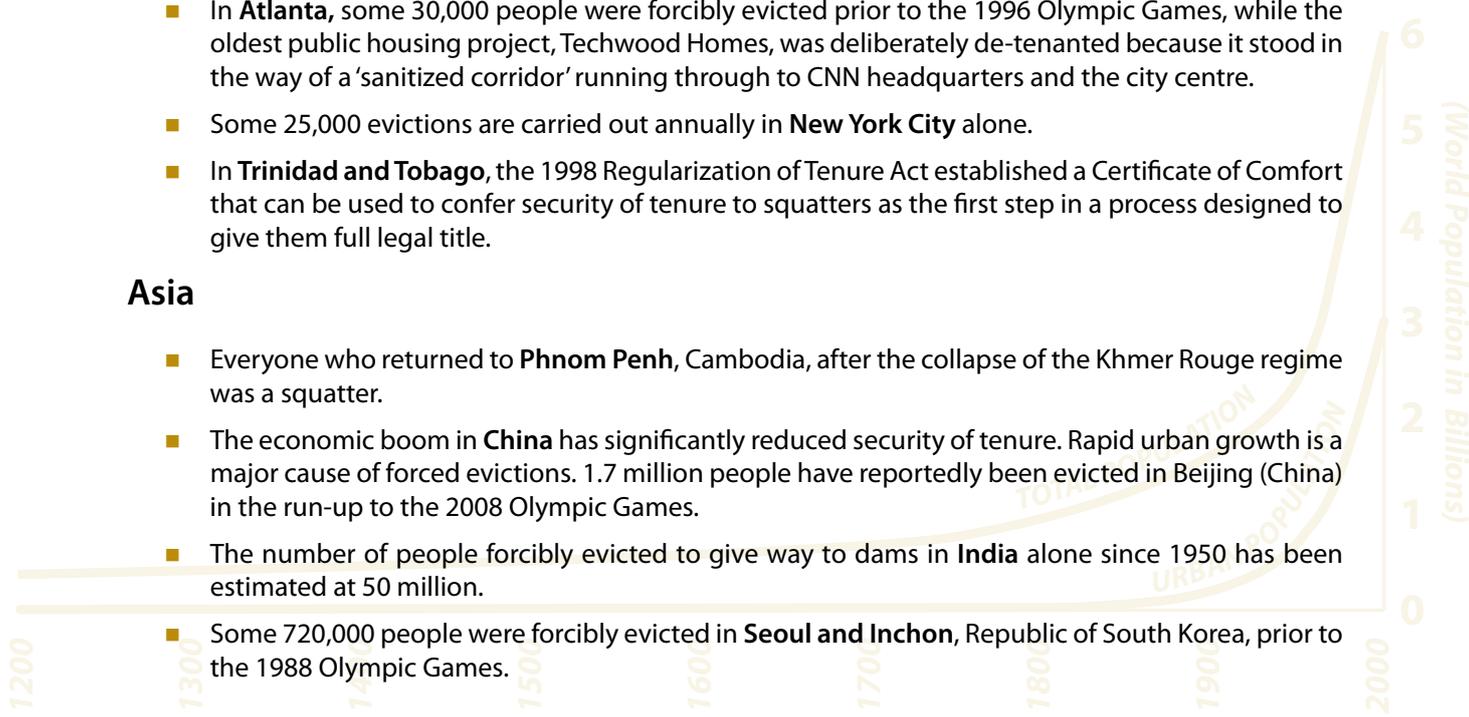
- **More than 3 million Africans have been forcibly evicted from their homes since 2000:** In Nigeria, some 2 million people have been forcibly evicted from their homes and many thousands have been made homeless since 2000. 58 per cent of all households in South Africa are living without security of tenure.
- In **Sudan**, more than 12,000 people were forcibly evicted from Darusalaam camp in August 2006.
- In **Luanda**, the capital of Angola, at least 6,000 families have been forcibly evicted and have had their homes demolished since 2001.
- In **Equatorial Guinea**, at least 650 families have been forcibly evicted from their homes since 2004, when the government embarked on a programme of urban regeneration in Malabo and Bata.
- In **Kenya**, at least 20,000 people have been forcibly evicted from neighbourhoods in or around Nairobi since 2000.
- In **Ghana**, some 800 people also had their homes destroyed in Legion Village, Accra, in May 2006, while approximately 30,000 people in the Agbogbloshie community of Accra have been threatened with forced eviction since 2002.
- In **Zimbabwe**, on 19 May 2005, with little or no warning, the Government embarked on an Operation to 'clean-up' its cities. It was a "crash" operation known as *Operation Murambatsvina* and affected over 700,000 people.

Americas

- Between 40 and 70 per cent of the population of **Brazil's** main cities are living in irregular settlements.
- In **Atlanta**, some 30,000 people were forcibly evicted prior to the 1996 Olympic Games, while the oldest public housing project, Techwood Homes, was deliberately de-tenanted because it stood in the way of a 'sanitized corridor' running through to CNN headquarters and the city centre.
- Some 25,000 evictions are carried out annually in **New York City** alone.
- In **Trinidad and Tobago**, the 1998 Regularization of Tenure Act established a Certificate of Comfort that can be used to confer security of tenure to squatters as the first step in a process designed to give them full legal title.

Asia

- Everyone who returned to **Phnom Penh**, Cambodia, after the collapse of the Khmer Rouge regime was a squatter.
- The economic boom in **China** has significantly reduced security of tenure. Rapid urban growth is a major cause of forced evictions. 1.7 million people have reportedly been evicted in Beijing (China) in the run-up to the 2008 Olympic Games.
- The number of people forcibly evicted to give way to dams in **India** alone since 1950 has been estimated at 50 million.
- Some 720,000 people were forcibly evicted in **Seoul and Incheon**, Republic of South Korea, prior to the 1988 Olympic Games.



- The Government of Myanmar forcibly evicted more than 1 million residents of **Yangon, Rangoon**.
- In **Sri Lanka**, large numbers of those displaced by the tsunami in late 2004 are still prevented from returning to their original homes and lands.

Europe

- An important restitution programme in **Kosovo**, coordinated by the United Nations Housing and Property Directorate, established by UN-HABITAT, has provided legal clarity regarding tenure and property rights to 29,000 disputed residential properties in the province since 2000.

The Fukuoka Declaration

The Fukuoka Declaration was adopted in 2001 at a seminar on securing land for the urban poor. The declaration asserted that:

- 1 Secure tenure is a major contribution to the alleviation of poverty, to advancing sustainable livelihoods, to improving choices and opportunities for men and women; for accessing services; and for the recognition of the citizenship of the urban poor and the rights that go with such citizenship.
- 2 The fundamental principle of secure tenure endorsed by all Governments at the City Summit is a culture of governance and a legal and administrative system that prevents forced and arbitrary evictions from land and homes; provides effective redress for those who are so evicted whether by public agencies or private interests; and a fair hearing before, and alternative accommodation in the event of, any eviction or relocation that is adjudged to be necessary in the public interest.
- 3 Governments must adopt policies and where necessary reform legal and administrative systems to enable women to have access to land and credit through market processes; to inherit land; and to achieve secure tenure of land in ways which are no less favourable than those which apply to men. Policies must address historical imbalances which have disadvantaged women in relation to their access to land.
- 4 Secure tenure embraces a range of relationships between humankind and land. Governments must adopt policies and adapt administrative and legal systems to give recognition and endorsement to relationships based on customary tenure; practices and tenurial relationships developed by the urban poor themselves; communal forms of tenure; intermediate, flexible and innovative forms of tenure which are less than freehold tenure.
- 5 The participation of the urban poor is central to any proposed solutions to the challenges of developing policies and programmes to ensure secure tenure; governance systems must be adapted to facilitate and actively assist the urban poor to contribute to the development and the implementation of policies and programmes to that end.

Source: UN-Habitat and ESCAP, 2002