



**25<sup>th</sup>** SESSION OF THE  
GOVERNING COUNCIL  
17 - 23 APRIL 2015 ♦ NAIROBI

Monday, 20 April 2015 – Venue: Conference Room 11  
Time: 2:00 p.m. - 2:45 p.m.  
Nairobi, Kenya

**SIDE EVENT**

**Participatory and Inclusive Land Readjustment (PILaR)  
as a means to  
Promote Sustainable Urban Development**

**Slum Dwellers International (SDI) & UN-Habitat GLTN**

**Background**

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Increased urbanization rates in many towns and cities continue to cause major challenges in provision of adequate shelter, housing, services, public infrastructure and safe public spaces. This is particularly so in developing countries where high rates of urbanization have led to high incidences of poverty, unhygienic living conditions and informal economies. The ever rising marginalization of the majority of populations within urban areas coupled with increased rural to urban migration further complicates the struggle by urban local authorities to respond to today's urbanization challenges.

A tool that can support sustainable urban development by allowing for planned and managed urban extension and densification is Land Readjustment (LR). In particular, LR facilitates planned city extension (horizontal and vertical) through negotiated processes, enabling legal regulatory framework and orderly and proactive supply of serviced urban land. The tool has been used in countries like Germany, Japan, Spain, South Korea, Turkey and Colombia by urban local governments to improve the availability of serviced urban land in and around cities.

The fundamental tenet of LR is that a group of land owners are brought together in partnership for the largely voluntary land contribution or sharing, joint planning and servicing of the neighboring plots. This is through equitable sharing of costs and benefits of the process among land owners, public bodies and developers. The infrastructure and services often give rise to increased land value making the land that remains with the land owners more valuable – the extra incentive that motivates land owners to voluntarily surrender a portion of their land and participate in LR schemes.

In recognition of its potential to rationalize land allocation and use in and around cities of developing countries, LR is one of the eighteen tools that the Global Land Tool Network (GLTN) has identified for further research and innovation. Most recently, land readjustment has also attracted the attention of UN-Habitat leading to a range of knowledge management, research capacity development activities which finally produced the Global Pilot called Participatory and Inclusive Land Readjustment (PILaR) under Achieving Sustainable Urban Development (ASUD) program. Currently, a generic PILaR source book is under development in which the knowledge and expertise that has been acquired can be packaged to provide technical assistance to Habitat Agenda Partners in the design and implementation of PILaR. This is in view of the growing demand to provide this support particularly in developing countries.

Against this background, GLTN and UN-Habitat are taking the opportunity the 25th Session of the Governing Council of UN-Habitat provides to not only share the preliminary version of the PILaR source book but also secure additional professional input from experts in the field of land readjustment and other stakeholders to help refine the tool.

### **Purpose**

- To sensitize stakeholders on the use of PILaR as a tool to address some of the most pressing urbanization challenges and in particular to determine the feasibility of a PILaR intervention in addressing planned city extension and neighborhood re-development in his/her city.
- To share with UN-Habitat Agenda Partners on the PILaR development process, outcomes and next steps (e.g. piloting) in addition to seeking feedback on how the current version of the tool can be improved.

### **Contact**

UN-Habitat, Land and GLTN  
Ms. Rebecca Ochong, [rebecca.ochong@unhabitat.org](mailto:rebecca.ochong@unhabitat.org)