



Name of the Networking Event:

'Count me in, for planning my city',

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Organized by:

Community Organizations Development Institute (CODI), Thailand

Supported by:

Global Land Tool Network, UN-HABITAT, Nairobi, Kenya

Cities Alliance, Washington, USA

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Introduction

The Community Organizations Development Institute (CODI), a public institution from Thailand organized the networking event 'count me in for planning my city' in coordination with the Global Land Tool Network. The event provided a networking opportunity for professionals from academia, government, community-based organizations, civil society and private sector, for sharing experiences about participatory enumeration, a community-led surveying technique. It highlighted how participatory enumeration is used for city-wide slum upgrading in Thailand (CODI) and presented the Slum / Shack Dwellers International (SDI) experience in supporting communities in Namibia. It discussed the way forward with the participants of the event. The participants were given a CD with the new book: 'Count me in: Surveying for Tenure Security and Urban Land Management' and two policy briefs published by the Global Land Tool Network, with support from Cities Alliance.

The networking event had the following objectives:

- To share experiences, challenges and lessons learned in implementing participatory enumerations
- To discuss further applications, opportunities and way forward
- To launch the Policy Briefs and the Book on Enumerations

This event has been supported by The Land, Tenure and Property Administration Section (LTPAS), within Shelter Branch of UN-HABITAT. This section has the mandate to develop normative approaches on sustainable urbanisation about land, innovative residential tenures, affordable land management/administration systems, and land related regulatory/legal frameworks and tools, particularly for women. LTPAS hence focuses on research and tool development also to backstop the Global Campaign on Sustainable Urbanisation of the agency, to supply technical advice to Member States and backstop the Regional offices and other sections of UN-HABITAT. Tools provide a resource for enabling and understanding how to perform actions. While there has been extensive global discussion around land policies that work for the poor, there has been insufficient attention paid to the development of methods for implementing these pro poor land policies. Therefore, what are required now are pro-poor land tools that are affordable and accessible for all sections of the population in countries world wide. This is essential for creating societies with sustainable, equal access and use of land. Work has already started on these approaches, both for developing and post conflict societies. Incremental up scaling of this work over time, as capacity is developed, is envisaged through the Global Land Tool Network (GLTN), which Secretariat is located at UN-HABITAT (see www.gltn.net).

The Global Land Tool Network

The development objective of GLTN is to contribute to poverty alleviation and the MDGs through land reform, improved land management and security of tenure. The network approaches land and related development objectives through consultations and cooperation at the global and national level, while tool development and documentation are realized on the national and local level in various participating countries. The project goals of GLTN focus on the development of pro poor, gendered and large scale land tools, which currently do not exist systematically at country and global level.

GLTN's activities

One of GLTN's activities is the development of normative land policy implementation approaches for the purpose of increasing security of tenure for the urban poor in its Member States. A focus area of activity is that of tool development within the identified themes such as training and capacity building, a gender mechanism, an Islamic component, a grassroots mechanism and a post conflict component all focused on pro poor land development.

Another element of the GLTN consists of advocacy activities, i.e. presentation of findings in a range of forums such as Expert Group Meetings (EGMs) and regional workshops for the transfer of knowledge. The network aims to enhance awareness and knowledge on pro poor land development through research focused on the documentation and dissemination of tools, interactive conferences via Internet and publications thereof.

GLTN has a wide range of audiences, interested in different land-related topics and disciplines, located throughout the world, working at different levels, and speaking different languages. The key audiences for the Network are:

- Land professionals (lawyers, surveyors, tax specialists, etc.);
- National and local governments in developing and transition countries;
- Donors (bilateral and multilateral, foundations) and UN organizations;
- NGOs (international and national);
- Academic, research and advisory services (universities, training institutions, consultants, etc.);
- Media (national and international radio, TV, press and wire services), and through them, the general public in developed and developing countries; and
- Local women and men and community groups.

Each audience has different characteristics, and GLTN has a different set of objectives in communicating with them. That leads to a different strategy for each group. Because so few know of, or support pro-poor land tools, GLTN needs to show that current procedures are biased against the poor, and that pro-poor, gender-sensitive tools are not only viable but are an improvement over existing approaches. Only then will it be possible to win their support for change. GLTN needs to develop appropriate messages that carry the ideas of the initiative, by using different channels such as presentations, speeches, different forms of briefing materials to get them across.

One of the 18 tools that GLTN has as a focus is enumerations for tenure security. Community-driven, participatory enumerations represent a fundamental part of the slum upgrading process. They are a tool to establish information on the population size, the ownership patterns and the state of infrastructure within a settlement. Enumerations also importantly provide the means by which not only the data is gathered to allow for local planning, but also the process by which consensus is built and the inclusion of all residents negotiated. As such, they are also means to federate and organize communities and involve them in large scale slum upgrading projects.

Community-driven enumerations are proving to generate interest from governments. Having the data that enumerations produce, it is easier for people to go into negotiations will government agencies well prepared. It enables them to move away from making

demands simply because 'they are poor', and rather base their claims on detailed facts. These forms of enumerations also contribute to more equal relationships with external agencies, as the information is produced by communities themselves rather than by an external 'expert'.

The experience with enumerations worldwide has revealed the importance of having women and men from the community as the main enumerators rather than developing a specialist team of external enumerators. How an enumeration is done and who does it, is as important as the information it collects. A key challenge, however, is how to make sure that the information produced by an enumeration exercise is also used to strengthen security of tenure through state recognition, and for use in physical planning.

GLTN recognizes that many organizations, in particular within civil society, have been working on enumerations for a substantive length of time and that global as well as national/local-context specific training and advocacy material may already be available on how to conduct participatory enumerations. GLTN supports this networking event to share experiences and used it as an opportunity to launch the book 'Count me in – surveying for tenure security and land management' and two policy briefs 'Tackling tenure security in slums through participatory enumerations' and 'Improving data collection for urban planning through participatory enumerations'.

Summary of the event

The event was opened by Mrs. Noppaladarom (CODI) and Mrs. Augustinus (UN-HABITAT), Mr. Cobbett (Cities Alliance) was not in the position to personally join the opening ceremony. Mrs. Pennink introduced the programme to the participants. Mrs. Ruijsink presented the work of GLTN in general and more particularly its work focusing on enumeration. Mrs. Mbanga showed a video about the work of the Shack Dwellers Federation of Namibia and concluded with a presentation about Shack dwellers International's (SDI) work in Namibia. Mrs. Noppaladarom presented CODI's work on City-wide slum upgrading and illustrated it with a video. Then, the participants shared their experiences, challenges, the applicability of participatory enumeration and a way forward in a vivid discussion. Mrs. Pennink concluded the session and distributed CD's with the publication 'Count me in'. The book and policy briefs are available on http://www.gltn.net/index.php?option=com_docman&gid=231&task=doc_details&Itemid=24.

Full briefing of the networking event

Opening statements

Mrs. Noppaladarom (CODI) opened by stating the various problems related to the process of rapid urbanization and the challenges for urban development, faced by many countries in the world, including Thailand. Problems are often related to informal settlements or slums where people live in poor conditions and often without security of tenure. Participatory enumeration can contribute positively to solving this issue, especially if it is combined with other strategies such as city wide slum upgrading. The Community Organizations Development Institute (CODI) has been involved in pioneering work combining participatory enumeration and city-wide slum upgrading and is pleased with the opportunity to contribute with its experience to an international publication and knowledge sharing.

Mrs. Augustinus (UN-HABITAT) made an opening statement expressing the gratefulness of UN-HABITAT for its valuable collaboration with its partners. The challenges related to urbanization, housing and access to land can only be solved by joint effort. The networking event is one of the meetings at the World Urban Forum to discuss approaches contributing to sustainable urban development amongst various actors such as the work on participatory enumeration, a field of study and practice which is supported by UN-HABITAT. UN-HABITAT proudly presents the work of the Global Land Tool Network and its partners on how participatory enumeration contributes to sustainable urban development, which resulted amongst others in 3 publications, launched in this event. UN-HABITAT holds the secretariat of the Global Land Tool Network and facilitates the funding through basket funding from donors which is available for a number of GLTN activities. The work on participatory enumeration could not have taken place without the generous support of the Swedish International Development Agency, the Norwegian Government and Cities Alliance. Mr. Cobbett, the directing manager of Cities Alliance and Mr. El-Sioufi, Head of the Shelter Branch of UN-HABITAT, unfortunately were hindered to deliver an opening statement for the event.

Introducing the programme

The moderator of the event, Mrs. Pennink introduced the programme and the objectives of the event. The event aimed to 1) share experiences, challenges and lessons learned in implementing participatory enumerations. This had been achieved by sharing experiences in the form of presentations and videos delivered by Mrs. Ruijsink (IHS, the Netherlands), Mrs. Mbanga (SDI, Namibia) and Mrs. Noppaladarom (CODI, Thailand) and the audience contributed by sharing their own experience. The second objective of the event was 2) to discuss further applications, opportunities and ways forward for participatory enumeration. The presentations served as an introduction to a further discussion with the participants in the event. They shared their views, the opportunities and some challenges based on own experience with participatory data collection and planning processes. Finally the event had been organized to 3) launch the two Policy Briefs and the book 'Count me in – surveying for tenure security and land management' about participatory enumeration, which were recently published (March 2010) by the Global Land Tool Network and UN-HABITAT. Many contributors to the book participated in the networking event.

Presentation 1: Global Land Tool Network's work on participatory enumeration, Mrs. Ruijsink (IHS)

Introduction

The first presentation in the event was delivered by Mrs. Ruijsink (IHS) and was structured around five questions:

- What is the Global Land Tool Network?
- What is a land tool?
- What is participatory enumeration?
- What work has recently been done on participatory enumeration under coordination of GLTN?
- What is the way forward for participatory enumeration?

What is the Global Land Tool Network?

The Global Land Tool Network (GLTN) is a network of partners including international networks of civil society, International Finance Institutions, international research and training institutions, donors and professional bodies as well as individual members. The Global Land Tool Network's main objective is to contribute to poverty alleviation and the Millennium Development Goals through land reform, improved land management and security of tenure. GLTN's core values are pro-poor, governance, equity, subsidiarity, affordability, systematic large scale approach, gender sensitiveness and sustainability. It aims to take a more holistic approach to land issues by improving global coordination on land; through the establishment of a continuum of land rights, rather than just focus on individual land titling; through improving and developing pro-poor land management, as well as land tenure tools; by unblocking existing initiatives; assisting in strengthening existing land networks; assisting in the development of gendered land tools which are affordable and useful to the grassroots; and improving the general dissemination of knowledge about how to implement security of tenure. The GLTN partners have identified and agreed upon 18 key land tools which need to be addressed in order to deal with poverty and land issues at the country level, across all regions.

What is a land tool?

GLTN considers that a tool is a practical method to achieve a defined objective in a particular context. More precisely, a tool facilitates decision processes based on knowledge to move from principles, policy and legislation to implementation. A land tool can be a guide, criteria, software, training package, manuals, guidelines, frameworks, etc. The 18 land tools which are addressed by GLTN are clustered around 5 themes and are listed below:

1. Land rights, records and registration
 1. 1a. Enumerations for tenure security
 2. 1b. Continuum of land rights
 3. 1c. Deeds or titles
 4. 1d. Socially appropriate adjudication

5. 1e. Statutory and customary
6. 1f. Co-management approaches
7. 1g. Land record management for transactability
8. 1h. Family and group rights
2. Land use planning
9. 2a. Citywide slum upgrading
10. 2b. Citywide spatial planning
11. 2c. Regional land use planning
12. 2d. Land readjustment (slum upgrading and/or post crisis)
3. Land Management, Administration and Information
13. 3a. Spatial units
14. 3b. Modernising of land agencies budget approach
4. Land law and enforcement
15. 4a. Regulatory framework for private sector
16. 4b. Legal allocation of the assets of a deceased person (Estates administration, HIV/AIDS)
17. 4c. Expropriation, eviction and compensation
5. Land Value Capture
18. 5a. Land tax for financial and land management



Figure 1: GLTN, objectives, cross-cutting topics, themes and tools

What is participatory enumeration?

One of GLTN's land tools is 'enumeration for tenure security'. 'To enumerate' means: 'to count', 'to list down', or 'to ascertain the number of'. In the context of GLTN tool development enumeration means the process of gathering statistical information about a community to improve their security of tenure. *Participatory* enumerations directly, and to a significant extent, involve the people who are being enumerated.

What work has recently been done on participatory enumeration under coordination of GLTN?

The Global Land Tool Network has recently produced a number of outputs documenting lessons about participatory enumeration for tenure security and land management. A scoping study and a 'writeshop' formed the basis for producing a book 'count me in' and 2 policy briefs.

Scoping study

GLTN has recently addressed the 'enumeration' tool in a participatory process drawing on the knowledge and experience of partners, experts and practitioners. This process started with a scoping study authored by Jean du Plessis and commissioned by the Global Land Tool Network. The study contains a background on participatory enumeration, including an overview of existing methodologies, the history and the approaches developed by major players such as Slum/ Shack Dwellers International

(SDI), the main challenges, opportunities and gaps in conducting participatory enumerations and in using their results.

Writershop

The bulk of the book and the policy briefs framework were drafted through an intensive, participatory workshop, or 'writershop', held from 28 September to 2 October 2009 in Naivasha, Kenya. Before the writershop, a steering committee composed of Global Land Tool Network staff, land management specialists and NGO staff identified cases where participatory enumerations had been used for a range of purposes around the world. They asked people involved in these cases to write them up following a set of guidelines, and invited them to participate in the writershop. Each contributor submitted his or her draft manuscript before the writershop. The writershop participants included 17 participants from Africa, Asia and Latin America representing NGOs and community organizations working on participatory enumerations, land professionals, academics and government officials involved in enumerations in different capacities. They were supported by a professional writershop team of facilitators, artists and editors from the International Institute of Rural Reconstruction, as well as UN-HABITAT staff. During the writershop itself, each contributor presented his or her manuscript to the plenary. After each presentation, the participants had an opportunity to ask questions, make comments, and critique the manuscript. The author, an editor and a resource person from UN-HABITAT took notes. This team then rewrote the drafts, and an artist drew illustrations to depict the case. The authors then in turn presented their revised manuscripts to the plenary. The other participants again commented on and critiqued each case, and the author, resource person and editor again took notes, then incorporated the corrections into a third draft. A summary of the scoping study was also presented and discussed in the same way. Also during the writershop, participants formed small groups to discuss issues that had not been adequately covered in the prepared papers or that were cross-cutting. These included land information management, finance and savings, urban planning, gender, co-management, affordability, conflict, and the definitions of terms. These groups drafted text that was incorporated into the relevant parts of the book. After the writershop, it was necessary to collate, analyse and compress the large amount of material that had been generated, and edit it into the final form. The scoping study author (Jean du Plessis) and overall editor (Paul Mundy) drafted Part 1 and the Analysis section, while UN-HABITAT staff (Saskia Ruijsink and Clarissa Augustinus) drafted the Conclusions. Messrs Mundy and du Plessis were responsible for finalizing the book in consultation with UN-HABITAT.

Authors

The participants of the writershop, who are the principal authors of the book 'count me in' are listed in the Acknowledgements on page ii, and their contact details are given on page 174 in the subsequent book. In this report their names and contact details are included as an annex.

Book

The main output of the scoping study is the book 'Count me in; Surveying for tenure security and urban land management'. Instead of a "how-to" manual, many of which already exist, this book looks at how participatory enumerations can contribute to increased security of tenure, more inclusive urban management, more sustainable land management and more transparent land information systems. It gives background to participatory enumerations, their history and the various approaches to undertaking

them. The bulk of the book is case studies illustrating how the enumeration was used, the challenges faced, and the outcomes. These cases are drawn from Ethiopia, Kenya, Namibia, Nigeria and Somalia in Africa, Indonesia, the Philippines, Thailand and Timor Leste in Asia, and Brazil, Chile and Peru in Latin America. The cases describe applications of participatory enumeration which are clustered as 'existing uses' including: Community empowerment; Alternatives to forced eviction; Relocation and resettlement; Recognition of informal rights and claims; Support saving and credit and 'novel applications', including Land administration; Land adjudication; Enumeration after conflicts; Local planning and development; Land taxation and City-wide slum upgrading. The analysis and conclusions, takes a step back and analyses the questions and lessons from the previous chapters. It relates these to the literature and other experiences of participatory enumerations throughout the world, as well as to the field of land management.

Policy briefs

Apart from the book, 2 policy briefs have been produced. The briefs give a condensed overview of the possibilities of working with participatory enumeration and aim to inform (1) policy makers and (2) urban planners. The titles of the briefs are:

- (1) Tackling tenure security in slums through participatory enumerations
- (2) Improving data collection for urban planning through participatory enumerations

What is the way forward for participatory enumeration?

Participatory enumeration is a tool that is ideally combined with other tools and approaches for sustainable urban development. Successful application of participatory enumeration is related to a variety of important challenges and issues to keep in mind:

- Importance and complexity of community empowerment
- Importance of the context
- Gender
- Partnerships and co-management
- Power relations and disputes
- Scaling-up

The field of participatory enumeration has much potential for further exploration and GLTN welcomes more experimentation with novel applications. Summarizing, the following fields deserve particular attention for the coming period:

- Explore the potential for land management and administration further
- Explore how to make use of participatory enumeration for broader urban management purposes (urban governance, planning, finance, economic development, etc)
- Explore models for knowledge dissemination, increased awareness of various actors and training and capacity building

Presentation 2: Community Land Information Program (CLIP) Shack Dwellers Federation of Namibia (SDFN) / Namibia Housing Action Group (NHAG), Mrs. Mbanga

Introduction

The second input in the event was divided in two parts; first a movie showing the process of community involvement and participatory enumeration in the Community Land Information Programme in Namibia and second a presentation. The movie showed how community members, local and national authorities and the Shack Dwellers Federation of Namibia engaged in the programme. The community gathered, they collected data, and discussed the data and the way forward for land information and community development, with each other and with policy makers. In this approach saving schemes for the community play a central role. The movie gave a vivid insight in the reality and efforts for participatory data collection.

After the movie Mrs. Mbanga from the Shack Dwellers Federation of Namibia a local partner of the Slum/ Shack Dwellers International, presented the work in Namibia in more detail. She explained the approach of the Shack Dwellers Federation of Namibia, the need for community involvement, the Community Land Information Programme (CLIP), the national approach of settlement profiling and socio-economic surveying and she presented a case study and concluded with lessons learned.

The Shack Dwellers Federation of Namibia

The Shack Dwellers Federation of Namibia is a network of saving schemes in Namibia established in 1998. It is working with Namibia Housing Action Group, their partner NGO. SDFN has been established in response to the need of low-income households who were in acute need for secure living environments and basic services.

The need for community involvement for land information

Namibia faces an increasing challenge to secure affordable shelter, land and services in the urban areas for the poor. Land, shelter and basic services are not available to the poor individual households. The land which is developed with services has high costs and poor families cannot afford it. Poor communities are responding to this situation and literally put themselves on the map by collecting their own information about their own needs. This process of enumeration is mainly initiated by community saving groups in Namibia. It has become an important tool in empowering the poor to secure affordable land and shelter, through a community driven approach. Initially saving groups only complete surveys in their groups as part of their land negotiations.

Community Land Information Programme (CLIP)

Following from the initiative of the Shack Dwellers Federation of Namibia (SDFN) and their international network SDI the idea of up-scaling emerged. The SDFN and SDI started discussions with the late Honourable Pandeni, Minister of Regional and Local

Government, Housing and Rural Development. This resulted in the Community Land Information Programme, an initiative at national level and inclusive of all informal settlements. It is a partnership program including informal settlement communities, local and regional authorities and ministries. The information is collected in informal settlements by the communities. Information is used for participatory development planning, aiming for upgrading including security of tenure, basic services and improved housing. The first phase entailed rapid profiling in all urban and emerging urban areas in Namibia. After its completion the Community Land Information Programme document was launched in April 2009.

Settlement profiles

The Community Land Information Programme has resulted in a number of settlement profiles. The profiles cover and reveal the following:

- 110 urban and emerging urban areas have been covered in the profiling studies
- In total 235 informal settlement profiles have been collected
- In these settlements 134 884 informal structures have been 'enumerated'
- This resulted in the estimate that 541,119 people are living without secure tenure
- Another striking outcome was the fact that 43,920 households using bush as toilets and 56,320 households combine bush and toilets

Socio economic surveys

The second phase of the Community Land Information Program comprised socio economic surveys and mapping and started in 17 urban areas. This included door to door enumerations as well as mapping and numbering of all structures in informal settlements in Namibia. The data that has been gathered in this process is to be linked to GIS. The Local, Regional Authorities, Community or Local Development Committees and informal settlement communities had all committed themselves to the process. The different stakeholders and communities received training provided by the Shack Dwellers Federation of Namibia. The collected data was kept by the community and the local authority. To assure trust in the data, the communities analyse their own data and discuss the results in the community and with the local authority for development planning. The willingness to work hand in hand between community and government has proven to be crucial for the success of this approach. It has actually created true partnerships for secure tenure and offered many development opportunities to the communities via savings and credits.

Case study of Rehoboth

In order to prepare the Community Land Information Programme the Shack Dwellers Federation of Namibia held a meeting with the Council to explain the programme. The Community Land Information Programme team from the Hardap region, with councillors held a mass meeting in September with the community. The purpose of the program was explained to the community as 'enabling the households in informal settlements to collect information about their own needs and discuss it with the Town and Regional Councils'.

The implementation of the programme comprised the following steps:

- during the meetings the community identified members willing to collect the information – each block in the informal settlement had their own survey team
- the Shack Dwellers Federation of Namibia trained the community to do the surveys and mapping
- the community teams went into the field to do the numbering
- the information was transferred on big sheets and then verified with the community
- the community learned to calculate the statistics on the big sheets - totals, percentages and averages

After the first 150 houses, the CLIP team presented the results to the community during a meeting which was also attended by the local authority.

The lessons based on the data collection show that the community was able to identify their needs. The first need of the community is toilets; the second need is to improve their houses. Affordability for land, services and houses is a serious constraint. 55% of the heads of households in the second block are women, with lower incomes and the average income in Rehoboth is N\$705 (US\$90) per month. Eventually it is agreed that the local authority will share their development plans with the community. When the surveys of all the blocks are completed, the community will communicate the result to the local authority and ensure that the development will be inclusive.

Lessons learned

The approach as developed in Namibia has resulted in the following lessons learned. At local level participatory enumeration enables the communities to prioritise their own needs. They have information which they can use when approaching the authority. Communities are able to participate in the decision making of their own development. Additionally the local authority has information, ensuring that the poor people are represented in their development plans. The information that is collected in the process is sometimes sensitive or people tend to give wrong information, especially for data related to income. In such cases communities are asked to check the data that is collected. Now in Namibia for the first time there is data about informal settlements which can inform planning. At a national level there is for the first time information about all the informal settlements in Namibia. The government is supporting the programme and becomes aware of the scale of the problem. The approach also made them aware about the importance of community involvement for information and development programmes like the sanitation strategy now included in the process.

Questions and answers

After the presentation participants asked Mrs. Mbangwa questions. One of the participants asked whether there was problem of trust in the programme. But since the communities were involved in the data collection process there was no problem of trust. Another issue was if the government was not afraid to raise too many expectations at community level in this programme. In this case it seemed not an issue; the process will just help the government to plan better. Another participant wondered if it is really appropriate to engage in intensive data collection processes. The physical assessment of people living in the settlements shows problems which are very clear; people live in very poor conditions and have no money. The government should maybe mainly focus on just providing services. Mrs. Mbangwa answered that information is now available and local



authorities used it as basis for the provision of land. Land in general belongs to local authorities and the authorities are responsible for providing services on the land. The data helped the authorities to do fulfil their task as service providers; they had information on the exact needs for services.

Presentation 3: City-wide slum upgrading, Community Organizations Development Institute, Thailand, Mrs. Noppaladarom

Introduction

The third input in the event was also divided in two parts; first a presentation about Thailand's approach on city-wide slum upgrading, then a movie showing the process of community involvement and participatory enumeration for city-wide slum upgrading.

Slum upgrading is an important approach for achieving sustainable communities and urban development in Thailand. There are many slums in Thailand and the growth rate of the slums is much faster than the capacity of the central government agency can cater for. The Thai government adopted new public social housing and city-wide slum upgrading as an approach of coping with the problems. City-wide slum upgrading aims to work from a holistic approach, focusing on both physical and socio-economic development. In this process people are the main actors, they are involved in the entire process, including work on data collection and co-operation with local authority/municipality, academics, NGO's and government agencies. CODI has a key role in supporting this process. The presentation and the movie discussed the concepts underlying the upgrading approach, processes and different types of upgrading. It explained the importance of linking planning to implementation and of making it a peoples' process; people are actively involved in improving their tenure security. Summarizing, Mrs. Noppaladarom shared CODI's experience about community and housing and urban development that has proved itself and has led to very visible results.

Slums and squatter settlements

Thailand's new National Housing Development Action aims to achieving land tenure security and upgrading of urban poor communities at a city-wide scale. It does so through a community-driven and city partnership approach. The problem of slums and urban poverty can be illustrated by the following numbers:

- There are 5,500 low-income communities in 300 cities; 8.25 million people.
- There are 3,700 communities where people live without security of tenure. Out of this 65% is rental land with no secure contract and around 35% of land is squatted.
- About 445 communities live under the threat of eviction
- Most of the urban poor in slums and squatter settlements cannot afford housing in the market or in the public system

Solutions for housing problems

The Thai government has experienced with strategies and solutions aiming to solve housing problems of low income groups. The strategies include:

- High rise housing
- Slum upgrading (in parts of the city)
- Reblocking
- Resettlement near the former slum
- Land sharing
- Housing cooperatives

Recently the Thai government has developed the Thailand City-Wide Slum Upgrading approach, which is addressed in more detail after the earlier developed strategies.

High rise housing

One of the forms of housing solutions for the low-income groups is flats and high rise housing solutions. This form of housing allows for a higher density but it also means there is higher investment cost and it thus requires more subsidies. Another problem related to the solution of high-rise buildings are the rigid forms and structures of the houses. The plans do not relate and apply to the urban poor people's ways of life and in many cases it has resulted in losing community structure. In some cases there have been problems of transferring rights.

Slum upgrading (since 1977)

The idea behind slum upgrading is to improve and maintain existing community structure and people's established life and add value to already existing investment. This improves the environment and infrastructure conditions and it establishes a better link between the slums and the rest of the city. However in many cases the communities in upgraded slums still lack security of tenure and there is often insufficient housing improvement. (no need for no.)

Reblocking

In this solution there is an adjustment of the existing community structure. In this approach blocks of houses are regrouped, plots are adjusted and circulation paths within the settlements are linked to each other. The strategy has been implemented in communities who have obtained security of tenure by purchasing existing slum land or obtaining a long term lease from a former rental arrangement. The strategy includes gradual housing improvement.

Resettlement

In some cases communities have been resettle. This approach implies a need for reconstruction of housing units and most of the cases, people have resettle far away from the city, from their former existing community which effected very much to theirs' lives (have to find new job, new school for children, higher expenditures especially for transportation) but can have security of tenure. The people were not affected very much to the case they were resettled near to their former place which is only few cases.

Land sharing

Land sharing refers to a compromise solution in which slum-dwellers can negotiate with the land-owner(s) and get a share of the land that they have occupied either by purchased or long term leased to develop and reconstruct the new housing. Through participatory process, the community have planned theirs' new settlement together which can respond to the way of living of the urban poor.

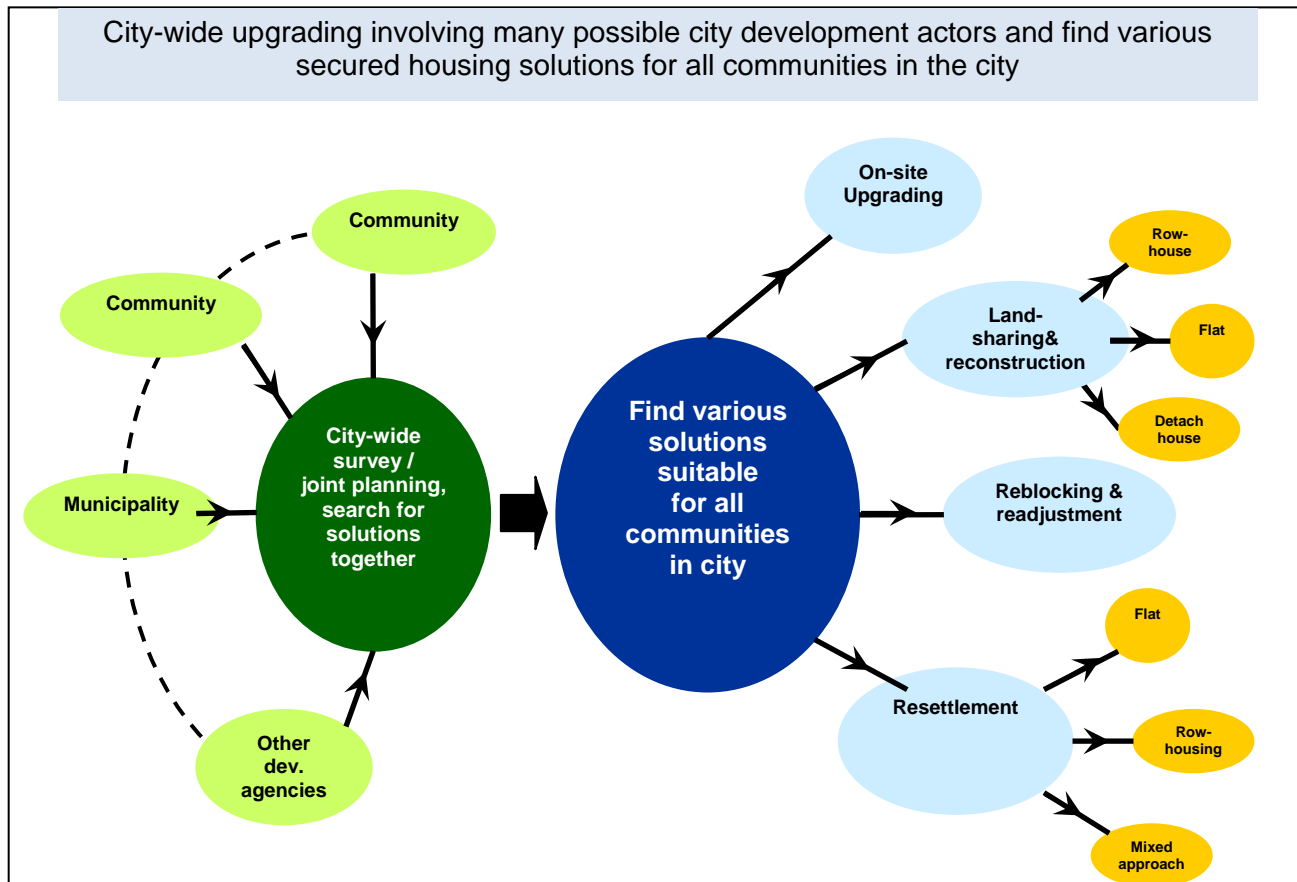
Housing cooperatives

CODI has experience to provide financial support for low income community to manage theirs' own housing development. The community organized its' saving group and set up housing cooperative and planned for the new community development plan. The

financial support allowed them to get the loan to invest in housing as a community and thus reducing the risk for and the vulnerability of the individual households.

Thailand City-Wide Slum Upgrading

In 2004 the Thai government announced a new policy and set the target to provide one million houses for urban poor all over Thai cities in 5 years. To realise this they



developed 2 approaches:

1. Constructing of new low- income housing by National Housing Authority (NHA)
2. Slum upgrading by Community Organizations Development Institute (CODI)

For the latter approach, CODI receives budget from the central government and passes the budget directly to communities according to the consent of city development partners. The main actors involved are the local authority and the community network in each city as is illustrated in the model.

CODI's target of a 5 years slum upgrading initiative is achieving the goals of the city without slums program, in 200 Thai cities covering 2,000 slum communities.

The approach introduces a paradigm shift towards housing development by people in action. It is based on the following principles:

- Community organizations are the owners of projects and the main actors (surveying, planning, designing, savings / management)

- Change from supply driven to “Demand Driven by communities”
- Change the approach from construction management to flexible financial management allowing community and local partners to work together
- Urban land reform for urban poor housing by land survey and community negotiation
- Holistic upgrading process to build strong and secured community organization and managerial capacity as a collective group for integrated physical, economic and social improvement
- City-wide development process covering all communities in the city
- City-wide upgrading involving many possible city development actors and find various secured housing solutions for all communities in the city

The city-wide slum upgrading approach combines the methodology of participatory enumeration with planning and upgrading activities. The project is called Baan Mankong, which is a programme in entire Thailand focusing on more than 1,010 communities, 512 projects, 54,000 households in 226 cities. The procedure is that a survey will be carried out in all urban poor/ informal areas (communities have an active role in surveying) in a city and afterwards a committee of urban stakeholders, including community members, will set the priorities for development. Experiences in several Thai cities have demonstrated that this people-oriented process works and that it can be part of a constructive collaboration with the city and the agencies involved.

The project progress of the approach of the Thai government is summarized in the table below and gives details from January 2004 to February 2010.

Project Progress	Number
1.Total number of projects approved	811 projects
2.Total number of cities/districts operated	268 cities/districts 76 province
3.Covering no.of communities	1,475 communities
4.Total number of families	88,392 families
5.Total budget approved :	
- Grant for Upgrading	3,856 mil. Baht
- Loans for Housing	3,156 mil. Baht
	(~ 35 Bht = 1 US.\$)

The efforts of the government have resulted in improved housing conditions combining a variety of approaches towards upgrading in the following proportions:

- Nearby relocation; 9,468 families (10.71%)
- Relocation; 21,170 families (23.95%)
- Shelter house for homeless; 273 families (0.31%)
- Upgrading/ Reconstruction; 57,481 families (65.03%)

The land tenure security improvement has resulted in a variety of forms of secure tenure in the following proportions:

- Short – term lease (7,660 families) 8.67%

- Permission to use land (11,220 families) 12.69%
- Cooperative ownership (31,366 families) 35.49%
- Long – term lease (38,146 families) 43.16%

The movie which was played after the presentation illustrated the process of community involvement and the achievements of the city-wide slum upgrading approach in Thailand.

Open Discussion on the Way Forward

The participants contributed in a lively discussion after the presentations. The discussion was guided and structured around the following themes:

- Experiences
- Applicability
- Strengths and weaknesses
- Ways forward

Experiences

A participant from Uganda introduced the Slum women's initiative, which was established for the development of an estate for low income women. There was an estate with asbestos and the houses were dilapidated but there was no money to destroy and reconstruct the houses. The approach was that the inhabitants got the opportunity to do it themselves. A group of women managed to buy and formalise the land and then destroyed the buildings. Now the project has reached the construction process stage. This is an example of buying and surveying land and doing housing construction. The group of women carried out a mapping process before starting the process.

Another participant stressed that participatory enumeration is a peoples' process for bridging the urban divide as the examples have shown. She mentioned that in this field we can use the same tools in South Africa, Uganda, Philippines, Sri Lanka, Brazil, etc. and we can form partnerships with Cities Alliance and SDI for its facilitation. The approach is based on the concept of a Public Private Partnership, with involvement of the community. It stresses the importance of peoples' initiative and the need for cooperation and support of the government. It can facilitate a process of savings, collecting information, put women central in decision making, cooperate from country to country and facilitate that government and communities learn from one another and each other.

In Kenya, SDI has experiences which show 3 important aspects of the tool. It is 1) a reconciliatory tool that allows various groups to talk with each other and overcome issues between `enemies` and it is 2) a bonding tool and 3) a communication tool.

Weaknesses

Addressing weaknesses and challenges of the application of a tool help us to improve our performance and achievements for sustainable urban development. The discussion has now focused on positive sides of participatory enumeration and participants were asked to also address challenges.

One of the participants mentioned that they have a national census and statistics office which conducts a national census each 10 years. Mapping and enumeration also generates data, which is often very reliable. However in this case the national census and statistics office does not accept the data, it can only be used on city level. Even though the enumerations data is most accurate it is not accepted at national level. For national programmes, especially with multi-lateral support, the project will only use the official census data. There is a need for advocacy on making the data collected through participatory enumeration accepted at national level.

The Federation of the Urban Poor in Nigeria carried out enumeration, which is quite new in Nigeria. They did so in 6 communities and received support by Women Environmental

Programme. Demolition is common in Nigeria and since the government was not supportive to the project there was fear amongst community members who were being enumerated. They feared that there was a thread for forced evictions.

Applicability

A participant from Galapagos Islands in Ecuador shared his ideas for the applicability of the tool in his own situation. The islands have special environmental conditions and this raises the question: how can we design a city? In the case of Galapagos people tend to only focus on their own benefits and lose a sense of community. Without a community sense people are likely to live in less good conditions. It is relevant from this methodology to form an alliance with the government, and to recognise the information that is collected within a community and use it also for formulating long term visions and solutions.

Ways forward

As a concluding exercise the participants were asked for ways forward with participatory enumeration. The following hints and ideas came up:

- Examples should be replicated
- Take this message back to the plenary of the World Urban Forum so it can be shared in a broader audience
- UN-HABITAT has tried to put Informal Settlements data together, could this type of data be included, unblocking its potential for up-scaling?
- We need decentralisation and localisation
- We need to support cooperatives for development
- We need to plan how we can take care of vulnerable people in the community
- Working from a community spirit has great potential
- Take information to the government, empower the community, give them the tool and guidance
- Participatory enumeration is not enough, but it works if different actors link-up, partner and network to create support
- Partnerships are crucial, once data is accepted at a local level it is possible to move to a national level in partnerships; involving communities as well as local and regional authorities

Closing

After the discussion the moderator, Mrs. Pennink, briefly summarised the examples and inputs of GLTN, SDI, CODI and of the participants and closed the event.

Annex

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Annex

Presentation 1-3 to be added