

BIG PROJECTS ON GOVERNMENT LAND



LAND FROM THE GOVERNMENT IN 70 BIG PROJECTS and these 70 ACCA-supported housing projects are providing secure land to 17,226 poor households (5,376 of which are directly getting ACCA housing loans). This shows that if we can find the right way to negotiate, it is very often possible to get land from the government, on lease or for sale at nominal rates - or sometimes even for free (in 39 of the projects!). The truth is that governments almost always have a lot of land, despite the complaints they invariably offer: "*There's no land left!*" or "*This land is too expensive for the people!*" For housing the poor, the public land strategy should be the rule of the game, as much as possible. On this page we take a more detailed look at these big projects on government land, how much the land is worth and how some of the tenure deals work :

ACCA BIG PROJECTS ON LAND PROVIDED BY THE GOVERNMENT :

Tenure terms	# of projects	# households got ACCA loans directly	# households got secure land tenure	GOVERNMENT LAND + OTHER CONTRIBUTIONS (US\$)			
		Total area of land (m2)	Total value of the land	Other gov. contributions	Total gov. contribution		
1 Free land with title (collective)	15	1,235	3,307	1,903,386	4,226,936	880,825	5,107,761
2 Free land with title (individual)	14	612	1,759	693,278	7,050,699	1,313,090	8,363,789
3 Free land with title (still under negotiation)	4	2,451	2,853	389,741	19,049,039	234,357	19,283,396
4 Free land with long term individual user-rights	6	151	609	120,644	4,558,588	70,348	4,628,936
5 Long-term nominal lease (collective)	11	502	6,494	1,953,028	9,642,045	719,609	10,361,654
6 Long-term nominal lease (individual)	6	219	1,001	71,543	14,148,538	395,640	14,544,178
7 Buy land at below-market price on installments	14	548	1,203	80,361	12,208,555	2,177,528	14,386,133
TOTAL	70 projects	5,736 households	17,226 households	5,211,981m2 (521.2 ha)	\$70,844,400	\$5,791,447	\$76,675,847

1 FREE LAND WITH TITLE (COLLECTIVE) : SEREY SOPHOAN, CAMBODIA
After city-wide surveying, prioritizing and negotiating, the community network and municipality agreed on a citywide list of communities in most urgent need of more secure housing. At the top of that list was the small riverside squatter settlement at Monorom, which was being almost completely destroyed by floods every year. A good piece of land for relocation was identified just 1.5kms away from the exiting site, which the provincial government agreed to buy and give to the 33 households free, under a community land title (the first in Cambodia!). The 30,000m² of farmland cost \$150,000, and the provincial government bought it using its "Social Land Concession" Program, which is a kind of social cross-subsidy which channels a portion of funds from private sector developers doing larger real-estate projects in the city (mostly on government land concessions) into buying land for housing the poor in the city.



2 FREE LAND WITH TITLE (INDIVIDUAL) : MANDAUE, PHILIPPINES
In the Philippines, the sad fact of most poor people's housing projects - even those run by the government - is that the people have to pay for virtually everything themselves: the land, the infrastructure, the houses and all the contractor profits - without any subsidy and without much help from anyone. That's why the MMVHAI and LTHAI projects in Mandaue, which is being implemented by the Homeless People's Federation, is so important. This is one of the first cases in the country of public land being given free to the squatters who occupy it (1,600 households, divided into 11 communities). But since this valuable inner-city land was granted in 1992, subsequent mayors keep trying to snatch it back. And so the ACCA-supported projects to develop a legal subdivision plan and rebuild two of those communities (on 10,500 m²) is an important step in the people's push for their long overdue land titles.



3 LONG-TERM NOMINAL LAND LEASE (COLLECTIVE) : VIENTIANE, LAO PDR
Nong Duang Thung is a vulnerable squatter community in the center of Vientiane, on valuable government land, in an area that is very quickly being leased out and developed by foreign investors with apartment blocks and commercial developments. The upgrading project at Nong Duang Thung (84 households) is a very important breakthrough for the country, because it is the first case in Lao PDR of an urban poor community being able to negotiate with the government to secure their land on a long-term lease (at a nominal yearly land rent) and then implement their own project to upgrade their housing, basic services, amenities and overall community environment *in-situ* (on 6,400m² of land, worth \$640,000). The project demonstrates that upgrading the poor's housing and infrastructure on the same site is possible and is a reasonable alternative to eviction and relocation outside the city.



4 LONG-TERM NOMINAL LAND LEASE (INDIVIDUAL) : RANGSIT, THAILAND
In Thailand, huge amounts of vacant land in cities falls under the control of many different government departments, some of which are more open than others about leasing it to poor communities for housing projects. But after 10 years implementation of the Baan Mankong community upgrading program, more public land-owning agencies are now allowing communities to develop housing projects on their land, mostly on long-term leases (usually 30 years, renewable) to either community cooperatives or to individual households, most at a nominal rent of about 2 Baht per square meter per month (which works out to about \$3 or \$4 per unit per month). With just \$20,000 from ACCA for their new Rangsit City Development Fund, 30 families in the Famai Sivalee Community were able to negotiate 1,500 sq. mt. of public land worth \$875,500 for their housing, on long-term lease (individual).



5 FREE LAND WITH LONG-TERM USER RIGHTS (INDIVIDUAL) : BHARATPUR, NEPAL
Salyani is the first-ever community-led housing and settlement upgrading project in the provincial city of Bharatpur, and the city's first case of a squatter community getting secure land tenure *in-situ*. The project has been an important breakthrough and a learning opportunity for the whole city. The 31 families in Salyani, mostly very poor laborers, were originally resettled on this strip of public land (3,108m²) by the government in 2004, after being evicted from other settlements near municipal drains and the river. But they were never given any formal tenure documents, and the possibility of eviction from this resettlement site still loomed. But once the ACCA project started here and things got going in Bharatpur, the people were able to negotiate long-term user rights to the land (worth \$266,400) from the Forestry Department, with help from their supportive CEO-mayor, and even got free wood for their new houses in the bargain.

