

**Managed Land Access Case Study**  
**DRAFT Table : Summary of process**  
**August 2011 (c)**  
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The following table is the first working draft providing an overview of the MLS hypothetical case study story. It is being edited and a summary produced.

Church – Flood victims	Church - Savers	Municipal land – Allocation list
		Community expresses concern that they need more land, but frustrated that nothing being done. Several meetings were held in the community to try to find a way out of this problem.
	A member of a stokvel heard about savings schemes and arranged for someone from nearby community to come and introduce savings schemes to the stokvel. He explained on how it works and the benefits of it. Many people in this informal settlement liked the idea and proposed in the meeting that it's better to start a formal savings scheme. Those who were interested agreed to start a savings scheme. They arranged another meeting to start a savings scheme and elected the executive committee of a savings scheme. The meeting was widely publicised in the neighbourhood and many people attended the meeting. The elected committee was made up of a Chairperson, Secretary and a Treasurer – these are people mandated to do the administrative work of the savings scheme and organising members meetings. Rules for the scheme were laid down by founding members.	
	The stokvel members started a saving scheme and a few more people joined the scheme. After a while many people liked the idea and came to join the savings schemes.	
One of the groups that starts their own scheme are	Other people hear about the scheme and are introduced to the	

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<p>from the informal settlement that is prone to flooding.</p>	<p>concept. More savings schemes are established. As the idea of savings scheme was becoming an interesting issue, more and more people wanted to join the scheme. As more number of people wanted to join scheme, it was suggested that it's much better to have small groups of savings schemes rather than having a bigger structure. Instead of having one savings scheme a limit of membership in each scheme was set at 15 members and each savings scheme had its own committee. Some people came with the idea to have an umbrella body of all the smaller savings schemes. Each schemes has its own committee.</p>	
	<p>The schemes create an umbrella structure and elect an umbrella committee. The savings scheme committee which was formed earlier on was dissolved as each new scheme now had its own committee. All savings schemes called a bigger meeting to elect an umbrella structure of savings schemes, all the savings schemes report to this umbrella structure. The umbrella body was formed by one member from each savings scheme committee. Savings scheme meet in a general meeting quarterly.</p>	
	<p>Umbrella savings scheme committee approaches municipality for land. The municipality says that it s still identifying land and revising its waiting list and that the savings scheme must wait for the municipality to build houses for them. They will have to be on the municipality's waiting list.</p>	
	<p>Savings schemes arrange for general meeting with other groups, like civic structures, youth structures, women's groups, church bodies, etc. to discuss how to address housing need. The group proposed to form a committee that will deal with</p>	<p>Other groups participated in general meeting where an interim committee is elected to approach municipality to ask for land. The newly formed interim committee started to engage with</p>

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	<p>development challenges in their informal settlements, particularly looking for land to accommodate the informal settlement residents. The proposal was agreed on by the group.</p>	<p>government, particularly the municipality to find an alternative piece of land to accommodate residents of the informal settlements. The committee approached a local municipality to table a proposal for land request. It took a long time for the committee to get a breakthrough in its engagement with the municipality. The committee was sent from pillar to post, the municipality often indicated that it did not have land available that can be given to the informal settlements people, to some instances they were told that the municipality did not have money to buy land from private owners. There are many instances where the committee was sent to the provincial government to apply for funding to buy land or to check if the provincial government had any land available. The municipality did not want to reveal certain information with regards to land owned by it and that led the committee to use legislation to access such information (Access to information Act was applied) – the committee was assisted by a community development NGO in the use of this act. As a result the municipality released a database of property owned by it.</p>
		<p>Broader elected group approaches the municipality but without success (... why no success ...?)</p>
		<p>Municipality identifies municipal land that can be developed. After receiving a pressure from the committee, the municipality started to look for alternative land from its database. The municipality</p>

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		<p>managed to select a piece of land and decided to give it to residents of these informal settlements. The committee was invited to take a site visit to the land with the municipality. The committee was not fully impressed by this land as it was bit far from the settlement, its other challenge was that there was no sufficient job opportunities in vicinity of the given land. These communities did not have the choice as other alternatives were worse than the chosen land.</p>
		<p>Municipality commissioned engineering feasibility study to look at the development potential of this land and realised it will take time to provide bulk services to area as municipality has other priorities.</p>
		<p>Municipal SDF modified to include the area into the municipalities urban edge, and plan put on municipalities IDP.</p>
		<p>Municipality started planning for conventional RDP houses on the municipal land without any community participation.</p>
	<p>The land adjacent to the municipal land is a church land. Church leadership start to explore how they can donate some of their land to community for development. Ideas church develop include, providing community gardens, houses, education, etc. But they not able to agree on who the beneficiaries should be.</p>	
	<p>Initial discussions held between savings scheme and church to explore if they savings schemes could somehow benefit from church land, but due to potential complications not much progress made.</p>	

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Some of the families in the informal settlement were located in the flood line (20 families were in the flood line). Flood occurs in informal settlement. Some of the flood victims are members of the savings scheme. As an emergency these families needed to be relocated to a safer place.		
Savings scheme umbrella structure approaches church to ask if the church can provide land for the flood victims to be relocated.		
Church agreed for 20 households to be accommodated and approached the municipality with offer and request for assistance	Church, savings scheme agree to investigate making more land available for the remaining savings scheme members from that informal settlement (those that were not affected by the flood), and other savings schemes.	
Flood victims occupy church hall as a temporary arrangement. Municipality helps with transport and emergency rations – communal toilets were also provided.	After the church had negotiated with savings scheme to donate more land, the church agreed that a certain portion of its land should be given to savings scheme members.	
Church asked planners at risk to advise them where to locate the flood victims. Planners did rapid assessment of constraints on the land and identify potential land for flood victims.		
Planners, advised the municipality to apply for a temporary departure of zoning scheme to accommodate flood victims. General meeting held with role-players including neighbouring farmers, and agreement reached to allow flood victims on the identified land.		
Flood victims marked out the plots, with very little assistance.		
People move onto the land – the land did not have		

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any infrastructure.		
Emergency services provided by municipality / church. Church allowed people to use the borehole in the site and offered food parcels to the victims, the municipality also supplemented water by delivering some in trucks.		
Flood victim households move onto land and build temporary houses		
Households live in interim houses – after flood victims had marked their own plots they moved into the land. They built temporary houses. They got an advice not to build permanent structures to allow them to make some adjustments in the near future.		
	As there were beneficiaries than the available plots in the church’s land, the savings scheme umbrella structure agreed that the savings schemes that started first, its members will be given first chance to move when the remainder of the church land is developed.	
	Church brought in an NGO to help with the development of the remaining land for savings scheme. The NGO facilitated the land development by first taking beneficiaries to workshops on how to participate on development.	
	Church and umbrella savings scheme signed a MOU agreeing to work together to develop the land. MOU included a clause that church will match whatever funding savings scheme can provide 3 times (up to a maximum amount)	
Flood victims start to realise they made few mistakes. They agree that they will not build permanent houses and will wait until more detailed plans are developed		

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	Church appointed planner to help develop plan for property – plots that will be used by flood victims and savings scheme beneficiaries. The church agreed to bridge the payment for the planner. If development goes ahead and housing subsidies obtained the church will be paid back so this money can be used to help other groups.	
	Planners organised workshop with beneficiaries where a sub divisional plan with 4 blocks is planned, with common community gardens and community facility.	
	Environmental studies and approval.... ? PLANNERS HELP HERE	
	Rezoning to sub divisional area .... ? PLANNERS HELP HERE	
	Planners develop guideline manual for laying out plots and workshop it with savings schemes. Beneficiaries from savings schemes were invited to attend these workshops. The workshops were organised according to beneficiaries in each block.	
	In order to make relocations process smooth, the blocks were also organised according to savings schemes, members of the same savings scheme were allocated/placed in each block. That arrangement also assisted in the easy movement to savings scheme meetings and social networking of members. A group from each savings scheme is trained in how to layout plot using the developed guideline manual.	
	Engineers investigated how much it will cost to provide a range of services.	
	<p>The blocks workshop what cost estimates and agreed on the following to be paid from funds donated by church:</p> <ul style="list-style-type: none"> <li>• VIP's per 4 houses</li> <li>• Gutters and water tanks</li> <li>• Upgraded ground water pump and piping to communal tap</li> </ul>	

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	per block (x 4) <ul style="list-style-type: none"> <li>• Corner posts</li> <li>• Tree per number of people in block PLANNERS TO GIVE GUIDANCE HERE</li> </ul>	
	.... Developer is church/ savings scheme/ etc. for basic ..... tenders developed .... quotes obtained ..... builders appointed .....	
	Beneficiaries laid out plots with advice of manual from engineers and community development GO, first on the ground and then on paper. Posts placed on corners in cement to mark the plots. Planners and government inspected layout and approved.	
	NGO developed options for tenure that can be used in this situation.	
	Blocks beneficiaries were invited to a meeting to explain on conducting workshops on tenure options, people understood and agreed on the proposed process. The NGO held workshops with the blocks on tenure options.	
	The multipurpose hall was built/introduced to the area???	
Basic services provided - the church area did not have any sufficient basic services (infrastructure, enough water, toilets, social facilities etc). The area was provided with communal toilets and taps.	Basic services provided - the church area did not have any sufficient basic services (infrastructure, enough water, toilets, social facilities etc). The area was provided with communal toilets and taps.	
Basic tenure provided. It was agreed that beneficiaries will be provided with basic tenure for the plots allocated. They will be given certificates of ownership. The full title deeds will be provided ones they have moved in and the upgrading process got completed. Households signed	Basic tenure provided. It was agreed that beneficiaries will be provided with basic tenure for the plots allocated. They will be given certificates of ownership. The full title deeds will be provided ones they have moved in and the upgrading process got completed. Households signed certificate showing that they are the legal owners of the plots. The church kept a list / record	



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certificate showing that they are the legal owners of the plots. The church kept a list / record of all households allocated plots in the church's land.	of all households allocated plots in the church's land.	
	People move onto land and build temporary houses	
	Once savings scheme beneficiaries had signed certificate as a basic tenure they moved into plots in church's land. Households live in and improve interim houses	
		Seeing that the MLS model used in the flood victims and savings schemes beneficiaries is good, the municipality agreed that it will follow similar process on developing its land.
		The municipality also realised the value of community participation in the development of community projects and considered involving beneficiaries in the planning stage. Municipality called community participation workshop on neighbourhood plans
		Land zoned as sub divisional area
		Advertising for rezoning to sub divisional area ??
		Public participation for environmental approval
		Environmental approval obtained
		Policy developed for conditional approval where new developments only approved if they agree to contribute to a housing upgrading support fund.
		Blocks planned - Bulk services provided
		Bulk services provided - Blocks planned
		General plan approved for superblocs
		The interim committee called in a general meeting

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		<p>with community to discuss the allocation process. People were asked to submit their IDs so that they can be taken to the provincial HS department for screening.</p> <p>The allocation process posed challenges – some people were reluctant to provide their information as required, the land given by government was also not sufficient to accommodate all informal settlement people and there were some people who did not qualify for government subsidy. Not everyone qualified after the screening process, no-qualifiers had to be explained about the process for non-qualifiers.</p> <p>But a consensus was reached on how to deal with challenges. The consensus was that:</p> <ul style="list-style-type: none"> <li>- Those who don't qualify will have to buy or rent plots in government's land.</li> <li>- It was agreed that people will move in stages</li> <li>- For those who will remain in the settlement, the committee will embark on looking for more land to accommodate more people.</li> </ul> <p>Once the screening process was done, households were allocated to blocks –</p>
		<p>Planners planned internal plots in blocks – beneficiaries were invited to participate in the planning of plots in blocks</p>
		<p>Plots surveyed</p>
		<p>Basic services provided – government is unable to provide full service at that stage, therefore basic services were provided in each block – communal taps and toilets.</p>

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		Households get basic tenure – basic tenure was also arranged. It was also agreed that full title deeds will be given to beneficiaries after government has completed the upgrade.
		Land management advise and self build support office planned and established – the Housing Support Centre (HSC) was established to help residents with advices with regards to building their houses. Residents were able to get advices ranged from how to lay proper foundation, which site in the plot to best put the structure, type and cheaper material to use when building their proper structure.
		People start moving onto plots and build interim houses
		Households live and improve interim houses – as per agreement in the previous meetings (committee, beneficiaries and municipality) people moved into plots in stages, each group moved to completely occupy one block.
	Saving block members also make use of self build advise office. The savings scheme members were quick to do the self build because they had an advantage of accessing loans from their savings. They also used a HSC for building advises.	Local land management and aided support office provides households with examples of building plans, advice on how to get cheap building material, on site construction advice, etc.
		Bulk services upgraded to the area
		Public transport infrastructure upgraded to the area BRT system expanded to the area.
	Development agreement signed between church and municipality and blocks that states that municipality can upgrade the tenure and transfer to end users and include land in plans for upgrading of the area	

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Surveyor confirms the pegs on ground for general plan	Surveyor confirms the pegs on ground for general plan	
General plan submitted and approved	General plan submitted and approved	
Township register opened	Township register opened	Township register opened
tenure upgraded to individual title	tenure upgraded to individual title	tenure upgraded to individual title
Internal services upgraded to .... ?	Internal services upgraded to ..... ?  Who developer ...?  What budget .... ?	Services upgraded to .... toilet and water per house
'Elemental' government subsidy houses provided to those that qualify	'Elemental' government subsidy houses provided to those that qualify	'Elemental' government subsidy houses provided to those that qualify
		Builders support centre
		Housing advice office expanded
		Funding for housing support service – from nearby business improvement district (condition of approval for BID is that they twin with this informal settlement – make funds available for staff/ office
		Municipality commissions evaluation of its MLS pilot project
		Evaluation done
		Preliminary findings of evaluation study start to emerge and include: ... ...
		Workshop held where preliminary findings resented – this is point were the narrator is standing and telling the story.
		Municipality starts to identify other land for future

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		projects (maybe earlier in the process)
		Land swop arranged with neighbouring farmers who agree to give their land to the municipality in compensation for a smaller piece of land that the municipality owns in another area, but of the same value.
		Municipality develops plan for developing this adjacent piece of land as a reception centre, where people in need of land are allocated a plot on a first come first serve basis. They rent the land for up to 3 years after which they can buy it. ....?
Households continue to maintain and improve houses	Households continue to maintain and improve houses	Households continue to maintain and improve houses