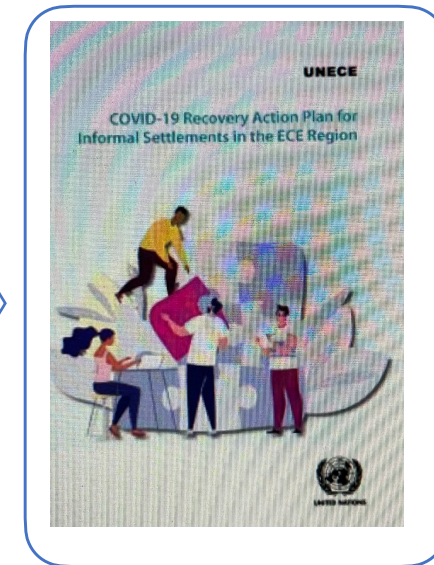
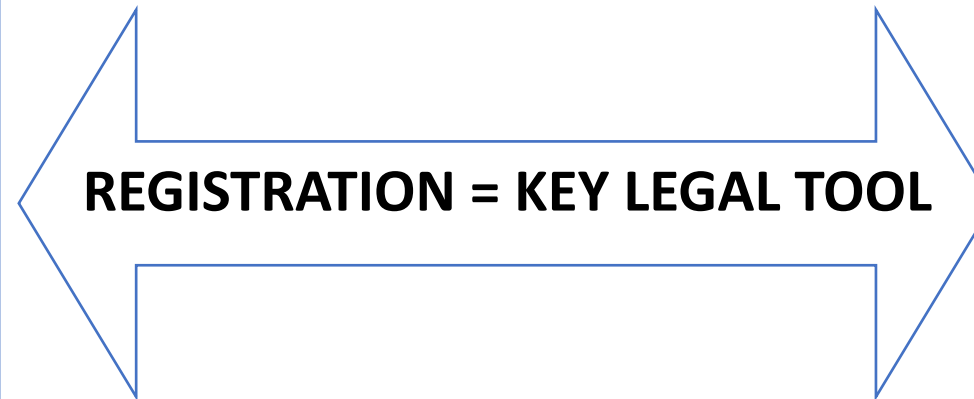
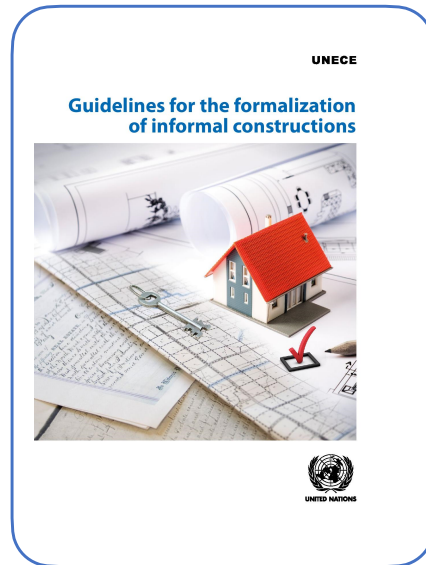


# From informal settlements to legal security of tenure and property rights

Nuria Raga Sastre, REM member

Madrid, Nov 2nd 2023

# IS: UNECE GUIDELINES & RECOVERY ACTION PLAN





Guidelines for the formalization  
of informal constructions



**OUTSIDE law/regulations & market**

- land+buildings illegally occupied
- not compliance planning & building regulation
- not access to market/inheritance
- not taxable

**WITHOUT Legal Security:**

- no title/registration
- inhabitants have no legal claim
- high risk to being evicted or encroached
- not access to selling/mortgage

**Registration**

= State  
intervention  
To  
secure property  
and tenure



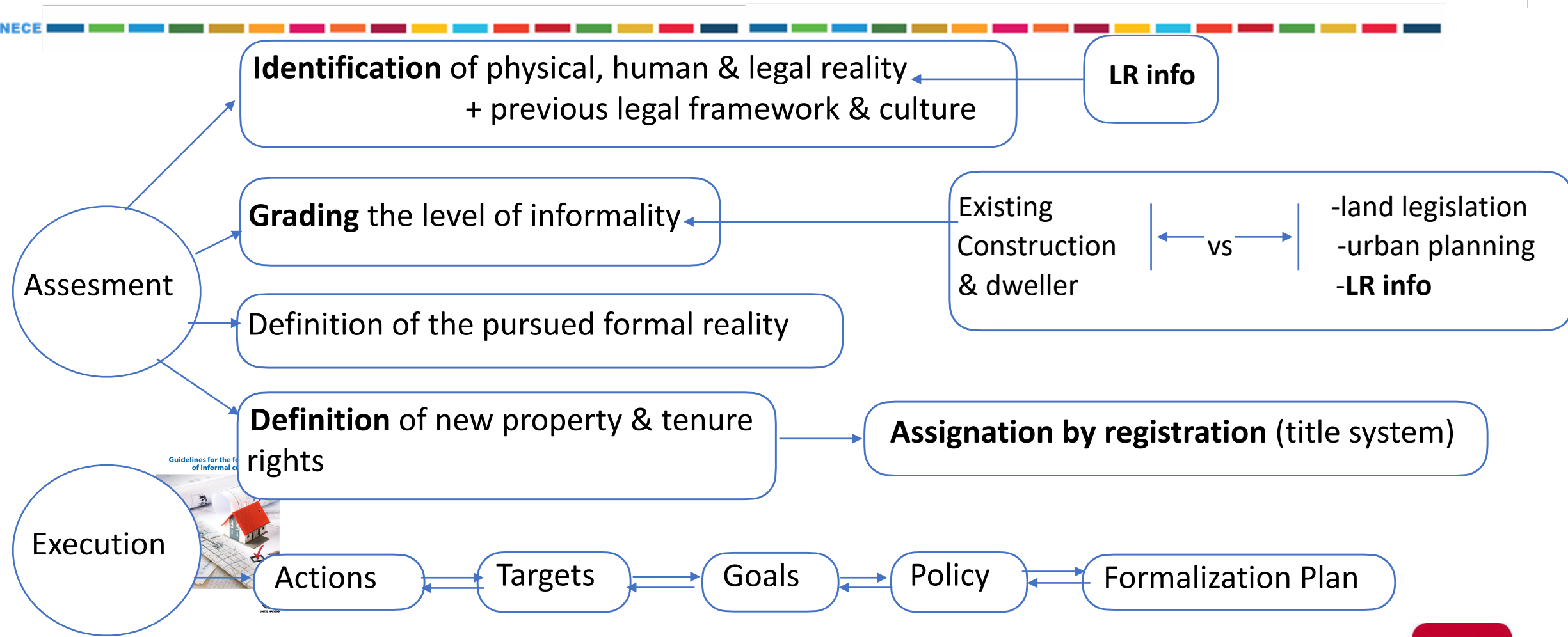
**SDG target 1.4:** equal rights for all/access to:

- basic services,
- ownership&other-form-of-property
- control over land
- inheritance
- financial services

**SDG 11:** inclusive, safe, resilient, sustainable  
human settlements



# INFORMAL TOWARDS FORMAL



# TENURE SECURITY FOR INFORMAL SETTLEMENTS



• TOOLS TO FORMALIZE:

Geospatial information:



physical identification (plot/building...)

Legal framework + public actions:



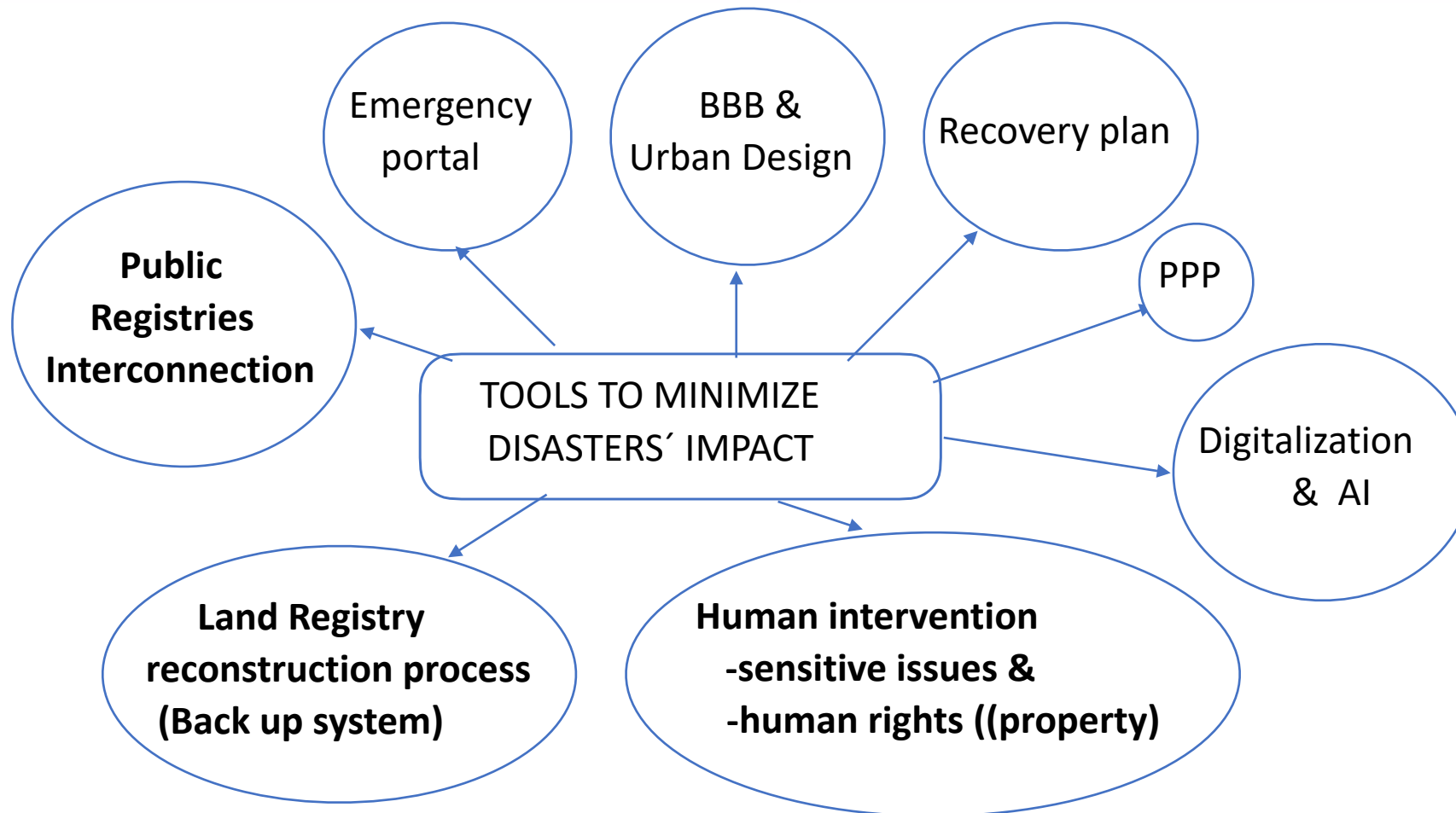
environment, infrastructure, labour,  
social, health...

Legal framework + **registration**:

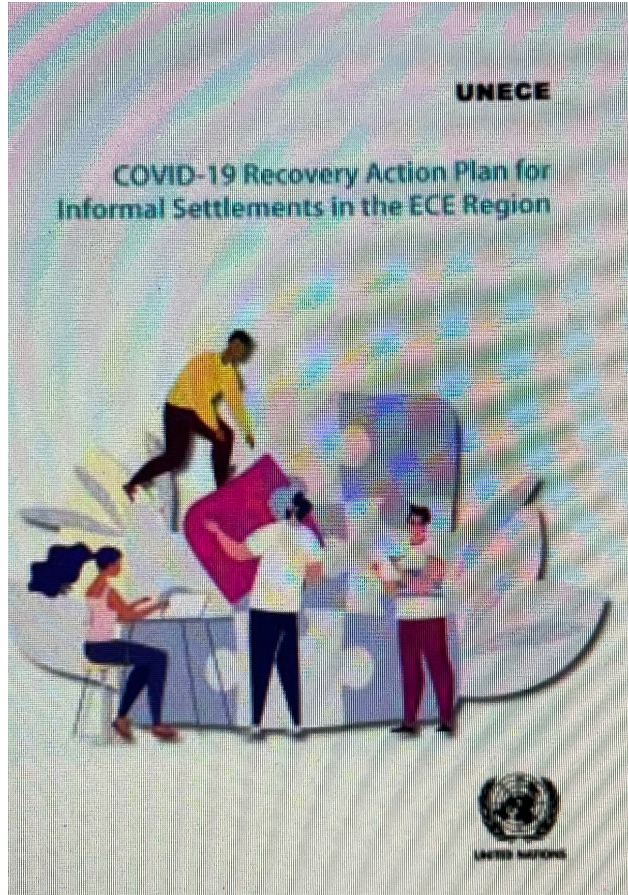


-legal identification (right)  
-legal assignment of title

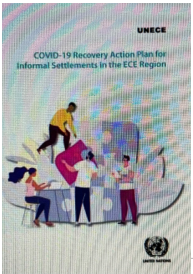
# IS: TOWARDS FORMALIZATION. MINIMIZING DISASTERS' IMPACT



# INFORMAL TOWARDS FORMAL



“several complex reasons were found to have delayed the formalization progress [...] These include **weak private property rights**”



# “Weak private property rights delay formalization”



**STRONG/SECURE RIGHT TO PROPERTY**

- acknowledged & protected by the estate/public authorities
- rule of property: without court ruling/acquisitive prescription
- enhanced by court decisions

**Indefeasibility**

**LAND REGISTRY**  
(legal compliance check)

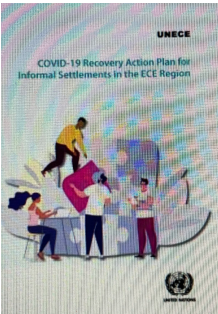
**Accurate data**

- real owner
- depiction plot/construction
- encumbrances-priority

**TENURE SECURITY**  
Land dispute minimization

- PUBLIC ADMINISTRATIONS:** -organise LA & LM  
-land legislation enforcement
- REM:** -market assets  
-secure + agile transactions
- FINANCIAL INSTITUTIONS:** -allow access to credit
- CITIZENS:** right to property & inheritance

**For INFORMAL SETTLEMENTS & BEYOND**





# From informal settlements to legal security of tenure and property rights



THANK YOU FOR YOUR ATTENTION

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