

SUMMARY

This research dealt with 9 countries: South Africa (Gauteng & North-West Province) Benin (Cotonou & Porto Novo), Cameroon (Yaoundé), Ghana (Kumasi), Kenya (Nairobi), Namibia (Oshakati), Senegal (Dakar), Tanzania (Dar es Salaam) and Uganda (Kampala).

With the exception of the cities in South Africa, the delivery of most housing land involves what could be termed “neo-customary” processes. These are a blend of informal and formal customary land management procedures. They have changed somewhat over recent decades, but their dominance seems likely to continue in the majority of the studied cities.

The neo-customary practices have at least one of the two following features: the rights that are transferred are derived from customary rights, but in contrast to the customary system a sale takes place; the social relationships that are set up in the context of land management are based on trust and reciprocity in a way which is reminiscent of the

social relationships typical of the customary system. These relationships guarantee greater land tenure security than other informal processes.

The teams working on the project in the 9 countries in question have addressed the following questions:

- What is the current role and position of neo-customary systems of land delivery and management?
- How do neo-customary systems work?
- How have they evolved and adapted to change?
- Do neo-customary systems provide a viable alternative to formal systems for delivering land?
- How do neo-customary actors and democratically constituted governments interact, in particular at local and municipal level?

Is it likely that the recognition by governments of neo-customary processes, and their impact on land prices, will reduce their ability to respond to demand from the poorest urban groups?