

**International Scientific Workshop on:
*Future challenges of the New Urban World: what
model of development for the Moroccan city?***

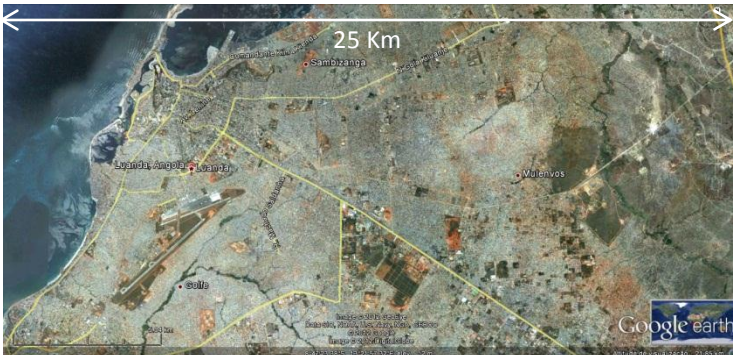
Rabat, Morocco, October 1-2, 2012

***Addressing Urban Divide;
Looking into the spatial allocation of property rights and public investment***

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Casablanca:
 3,5 million in a country
 with 32 million



Luanda:
 5 million in a country
 with 20 million



Lima:
 7 million in a country
 with 30 million

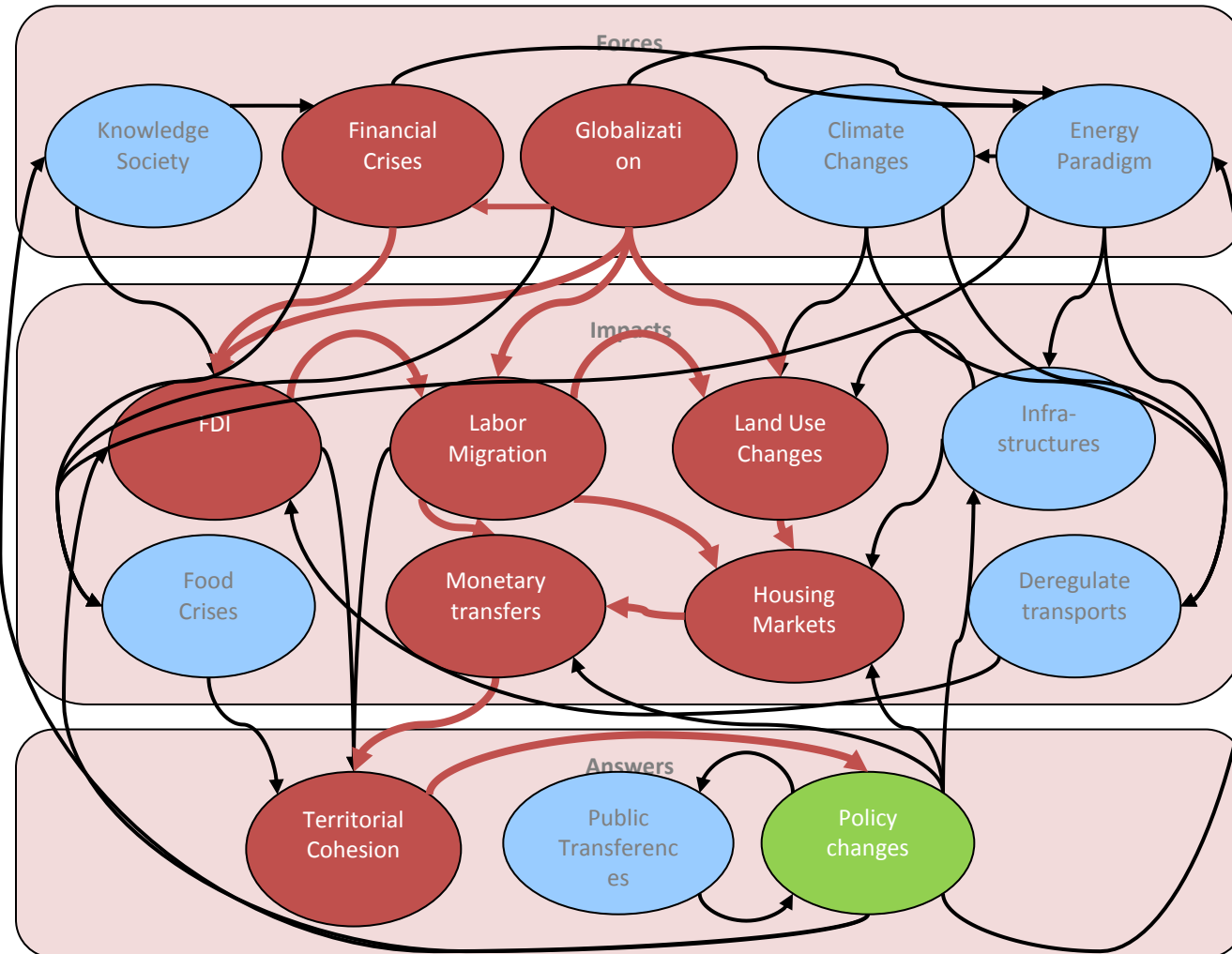
Addressing Urban Divide; Looking into the spatial allocation of property rights and public investment

0) Introduction

The aim of this presentation is to understand urban divides and problems

- *First looking into the globalization process we are experiencing and the way it influences urban dynamics,*
- *Second analyzing the various contexts where cities are rooted,*
- *Third perceiving urban dynamics for the various contexts,*
- *Four, trying to learn from the urban pattern of the surrounding areas of Tangier*
- *And, finally, reassessing the ongoing perspective on urban issues.*

1) First looking into the globalization process we are experiencing and the way it influences urban dynamics



Globalization: emergence of China, India, Russia and Brazil.

Increases competitiveness problems of countries with expensive welfare states.

Stimulates migrations flows and pressures, from rural to urban areas in emerging countries, and from non competitive to competitive countries in developed countries.

Changes FDI flows to competitive countries and regions. Leading to changes in land use, housing markets monetary transferences and territorial cohesion.

What policy tools can be designed and used?

The dreams of building the knowledge society, monetary transferences, housing development, clean energies,...

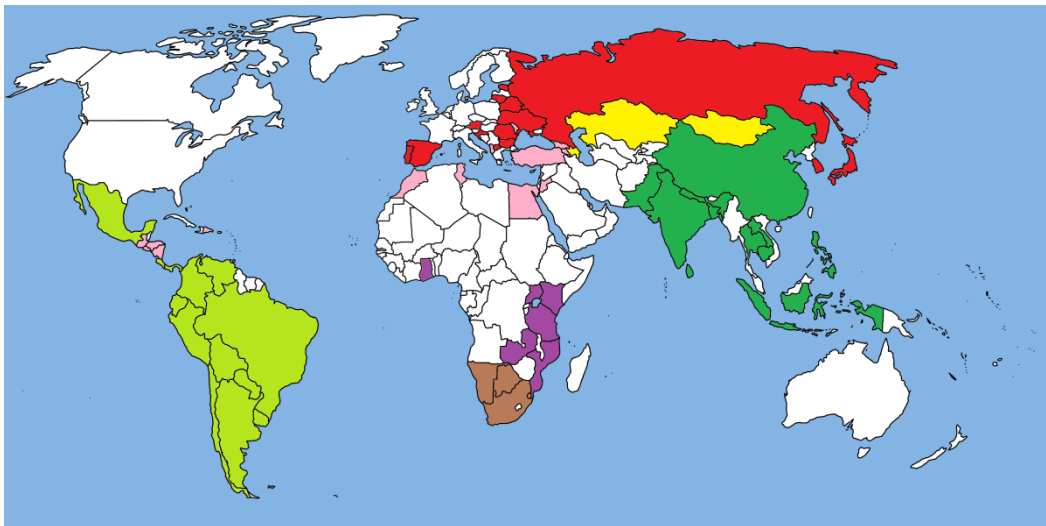
Or something different?

2) Second analyzing the various contexts where cities are rooted

| Factors | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|--------------------|-------|-------|-------|-------|-------|-------|-------|
| Colombia | .615 | .432 | .251 | .106 | .444 | .080 | .100 |
| Peru | .520 | .459 | .222 | .232 | .447 | .276 | -.031 |
| Mexico | .534 | .588 | .124 | .209 | .391 | .190 | .113 |
| Costa Rica | .625 | .516 | .142 | .136 | .293 | -.061 | .135 |
| Brazil | .684 | .343 | .169 | .134 | .403 | -.028 | .116 |
| Panama | .650 | .469 | .218 | .076 | .227 | .099 | -.057 |
| Chile | .628 | .300 | -.054 | .122 | .442 | .279 | -.063 |
| Uruguay | .692 | .466 | .067 | -.028 | .240 | .101 | .095 |
| Argentina | .648 | .407 | .061 | .181 | .372 | .203 | .149 |
| Ecuador | .431 | .510 | .237 | .270 | .463 | .208 | -.095 |
| Bolivia | .239 | .351 | .495 | .258 | .521 | .176 | .176 |
| Venezuela, RB | .319 | .247 | .069 | .194 | .738 | .087 | -.053 |
| Paraguay | .395 | .488 | .363 | .500 | .284 | .037 | -.120 |
| Ukraine | .810 | .179 | .036 | .157 | .014 | .274 | .147 |
| Bulgaria | .864 | .260 | -.044 | .145 | .105 | .179 | .083 |
| Belarus | .831 | .064 | .088 | .118 | .015 | .367 | -.051 |
| Latvia | .925 | .119 | .022 | .090 | .088 | .009 | -.001 |
| Romania | .874 | .176 | .086 | .310 | .057 | .150 | .026 |
| Macedonia, FYR | .784 | .379 | .059 | .247 | .079 | .221 | -.002 |
| Russian Federation | .817 | -.007 | .051 | .172 | .273 | .313 | .101 |
| Lithuania | .922 | .182 | .050 | -.011 | .042 | .105 | -.063 |
| Croatia | .886 | .284 | -.002 | .022 | .077 | .068 | .129 |
| Spain | .852 | .305 | -.145 | .081 | .085 | -.110 | .133 |
| Portugal | .870 | .343 | -.072 | -.006 | .020 | -.106 | .119 |
| Austria | .850 | .176 | -.177 | .003 | .149 | -.192 | .113 |
| Korea, Rep. | .770 | .143 | -.204 | .205 | .185 | .029 | -.075 |
| Japan | .835 | .142 | -.154 | .091 | .092 | -.259 | -.005 |
| Luxembourg | .532 | .057 | -.334 | -.045 | -.018 | -.167 | -.068 |
| Azerbaijan | .199 | -.061 | -.127 | .546 | .554 | .343 | .152 |
| Kazakhstan | .504 | .076 | .111 | .363 | .324 | .559 | .099 |
| Mongolia | .163 | .261 | .054 | .233 | .192 | .816 | .045 |
| Dominican Republic | .368 | .711 | .329 | .066 | .352 | -.060 | .023 |
| Jamaica | .516 | .689 | .261 | .134 | .068 | .116 | .115 |
| El Salvador | .525 | .682 | .316 | .144 | .063 | .037 | -.023 |
| Guatemala | .154 | .635 | .524 | .205 | .255 | -.029 | -.137 |
| Nicaragua | .303 | .733 | .392 | .167 | .105 | .080 | -.091 |
| Honduras | .377 | .707 | .448 | .182 | .093 | .076 | .019 |
| Armenia | .551 | .547 | .076 | .294 | -.004 | .291 | -.058 |
| Georgia | .656 | .476 | .154 | .205 | .035 | .113 | .007 |
| Albania | .526 | .689 | .058 | .256 | .038 | .116 | -.033 |
| Moldova | .612 | .467 | .146 | .167 | -.282 | .117 | .142 |
| Lebanon | .374 | .646 | -.176 | .273 | .004 | -.148 | .256 |
| Morocco | .520 | .474 | .170 | .494 | .078 | .281 | .163 |
| Tunisia | .640 | .523 | .092 | .337 | .142 | .304 | .131 |
| Turkey | .636 | .578 | .181 | .130 | .194 | .171 | .087 |
| Egypt, Arab Rep. | .362 | .595 | .228 | .455 | .216 | .305 | -.001 |
| Jordan | .375 | .745 | .254 | .125 | .055 | .172 | .217 |
| Mauritius | .665 | .513 | .093 | .362 | -.026 | .121 | .043 |
| Thailand | .652 | .231 | .164 | .285 | .094 | .320 | .070 |
| Sri Lanka | .555 | .391 | .280 | .480 | .044 | .229 | -.181 |
| China | .499 | .065 | -.067 | .564 | .146 | .372 | .080 |
| Indonesia | .413 | .218 | .250 | .522 | .354 | .270 | .058 |
| Philippines | .323 | .491 | .322 | .588 | .311 | .036 | -.001 |
| Pakistan | .084 | .324 | .516 | .666 | .127 | .037 | -.048 |
| India | .131 | .157 | .340 | .829 | .150 | .103 | .138 |
| Bangladesh | .195 | .326 | .371 | .778 | .079 | .085 | -.098 |
| Nepal | .030 | .471 | .452 | .555 | -.038 | -.026 | .027 |
| Lao PDR | -.016 | .290 | .427 | .264 | .288 | .078 | -.013 |
| Cambodia | .190 | .413 | .638 | .240 | .035 | .094 | -.119 |
| Tanzania | -.075 | .171 | .891 | .071 | .059 | .057 | .053 |
| Uganda | -.312 | .188 | .711 | .262 | .032 | -.183 | .137 |
| Mozambique | -.154 | .008 | .902 | .093 | -.003 | -.119 | .112 |
| Kenya | -.016 | .238 | .843 | .332 | -.053 | .020 | .080 |
| Zambia | -.175 | -.161 | .802 | -.062 | .278 | .174 | -.050 |
| Gambia, The | -.009 | .343 | .834 | .147 | .015 | -.011 | -.058 |
| Ghana | .047 | .352 | .779 | .265 | .156 | .192 | -.003 |
| Swaziland | .147 | .059 | .774 | .012 | -.197 | .003 | .323 |
| South Africa | .182 | .048 | .400 | .003 | .024 | .039 | .805 |
| Botswana | .318 | .096 | .598 | -.018 | .115 | .318 | .414 |
| Namibia | .258 | .177 | .558 | .219 | .062 | .127 | .515 |

Representative countries

- 1st Component 29,6% - Welfare countries
- 2nd Component 16,4% - Migration countries
- 3rd Component 14,2% - Poor countries –
- 4th Component 9,1% - Savings countries
- 5th Component 5,2% - Countries with Rent seeker cities
- 6th Component 4,7% - Resource rich countries
- 7th Components 2,7% – Public intervention countries

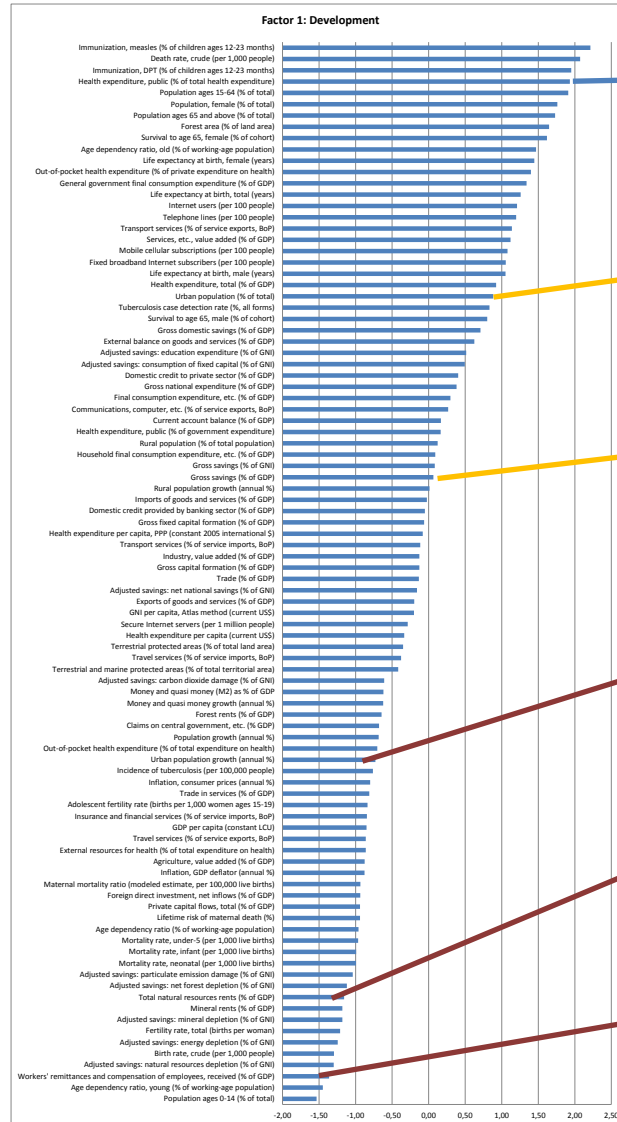


1) Welfare Countries

Public Expenditure, Aging and Challenged Competitiveness

Out sourcing urban devide problems based on strict border control of immigrants.

Warsaw – 1,7 million in a country with 38 million



% Public Health Expenditure

% Urban Population

% Savings on GDP

% Urban population growth

Natural Resources Rents % GDP

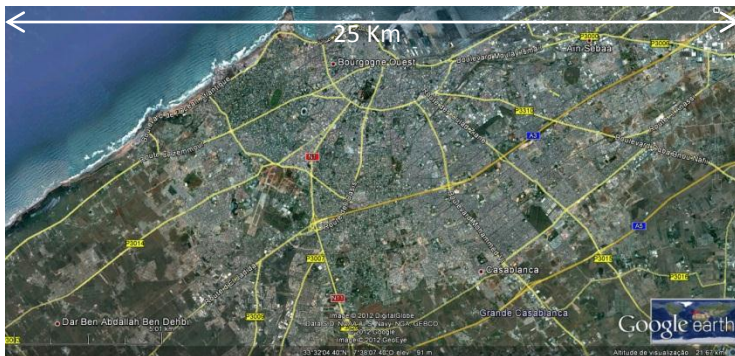
Workers remittances % GDP

2) Migrant countries

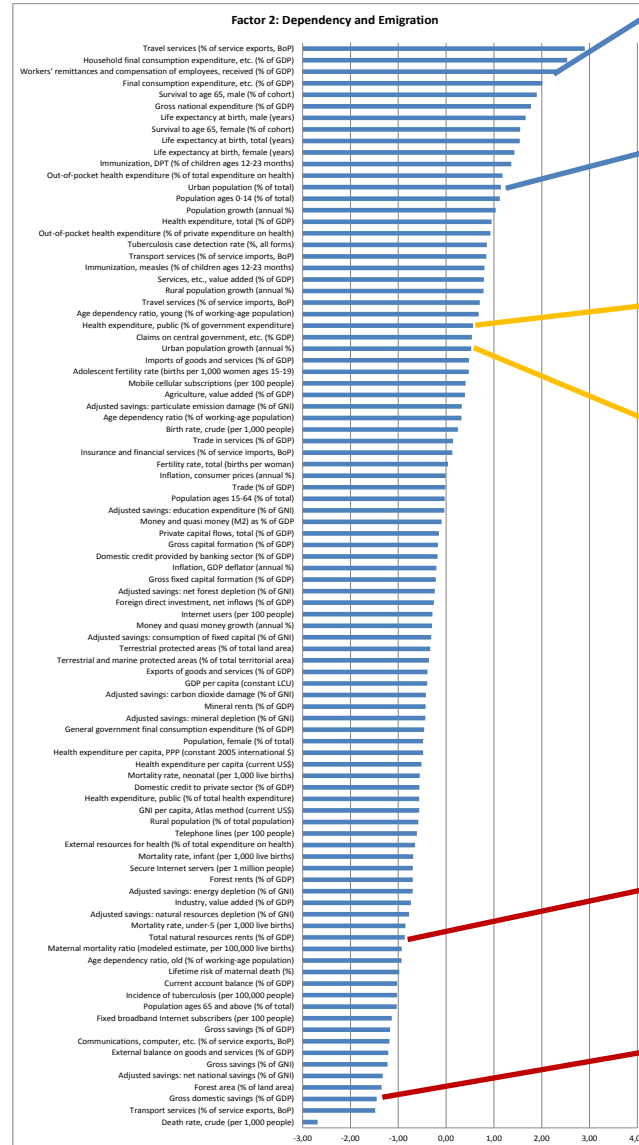
Dependency on migrant remittances

Some control of urbanization because rural populations can live based on external remittances and subsistence on informal activities.

Casablanca - 2,5 million in a country with 32 million



2) Second analyzing the various contexts where cities are rooted



Workers remittances % GDP

% Urban Population

% Public Health Expenditure

% Urban population growth

Natural Resources Rents % GDP

% Savings on GDP

3) Poor countries

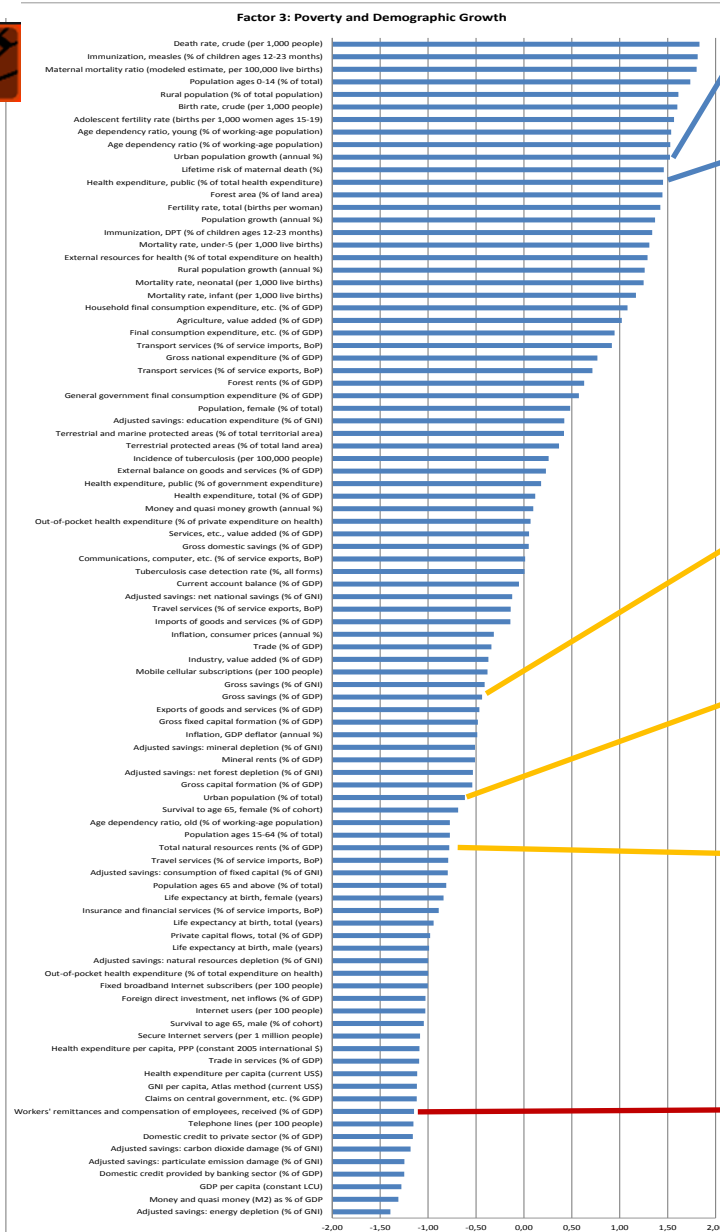
Poverty and population growth

High urban population growth leading to acute urban problems

Luanda - 5 million in a country with 20 million



2) Second analyzing the various contexts where cities are rooted



% Urban Population growth
 % Public Health Expenditure

% Savings on GDP

% Urban population

Natural Resources Rents % GDP

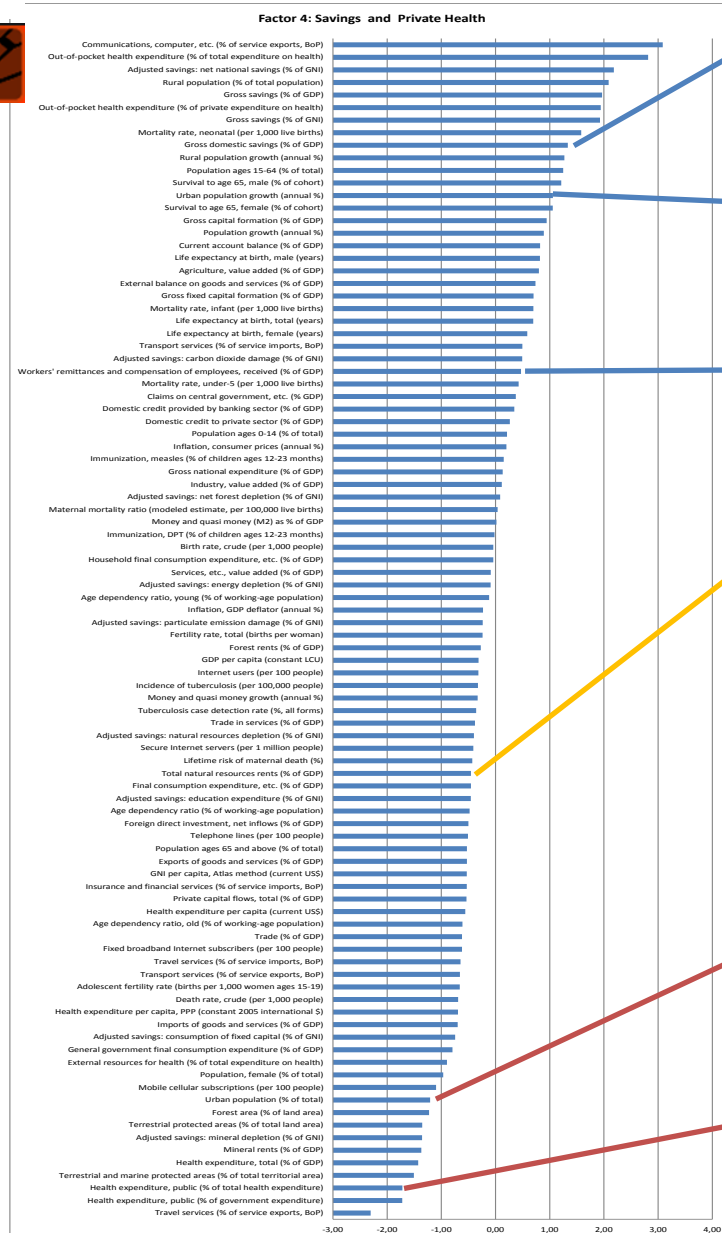
Workers remittances % GDP

4) South and South East Asia

Savings and urban growth

Urban population is low but it is increasing fast.

Katmandu- 2,5 million in a country with 26 million



% Savings on GDP

% Urban Population growth

Workers remittances % GDP

Natural Resources Rents % GDP

% Urban population

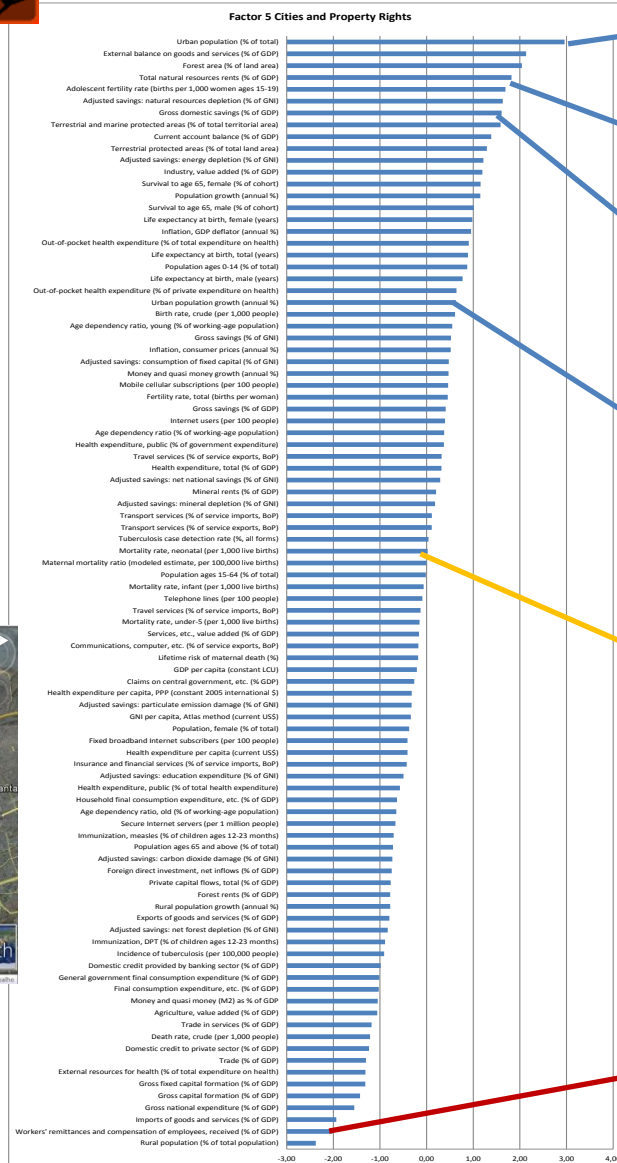
% Public Health Expenditure

5) Latin America

Cities and property rights

High proportion of urban population

Lima – 7 million in a country with 30 million



% Urban population

Natural Resources Rents % GDP

% Savings on GDP

% Urban Population growth

% Public Health Expenditure

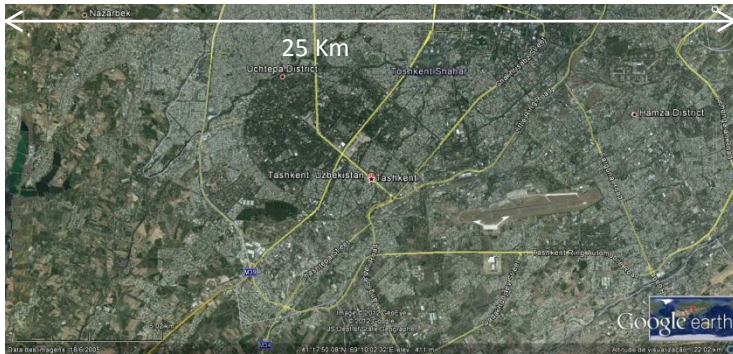
Workers remittances % GDP

6) Central Asia

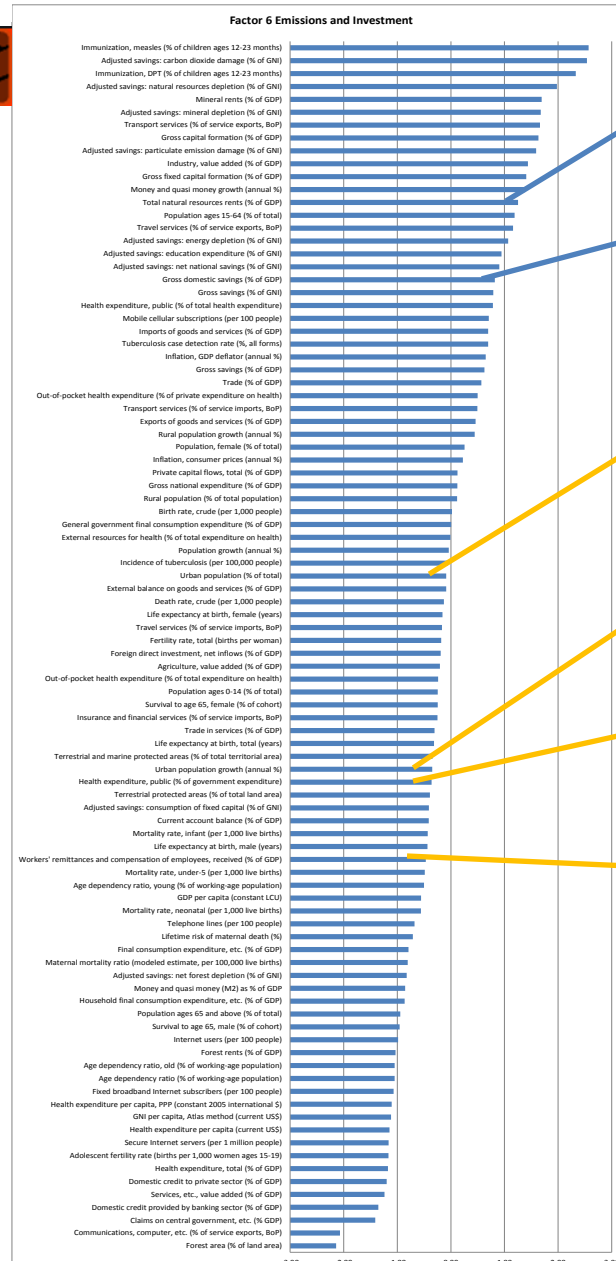
High public investment

in urban areas

Tashkent, 3 million in a country with 29 million



2) Second analyzing the various contexts where cities are rooted



Natural Resources Rents % GDP
 % Savings on GDP

% Urban population

% Urban Population growth

% Public Health Expenditure

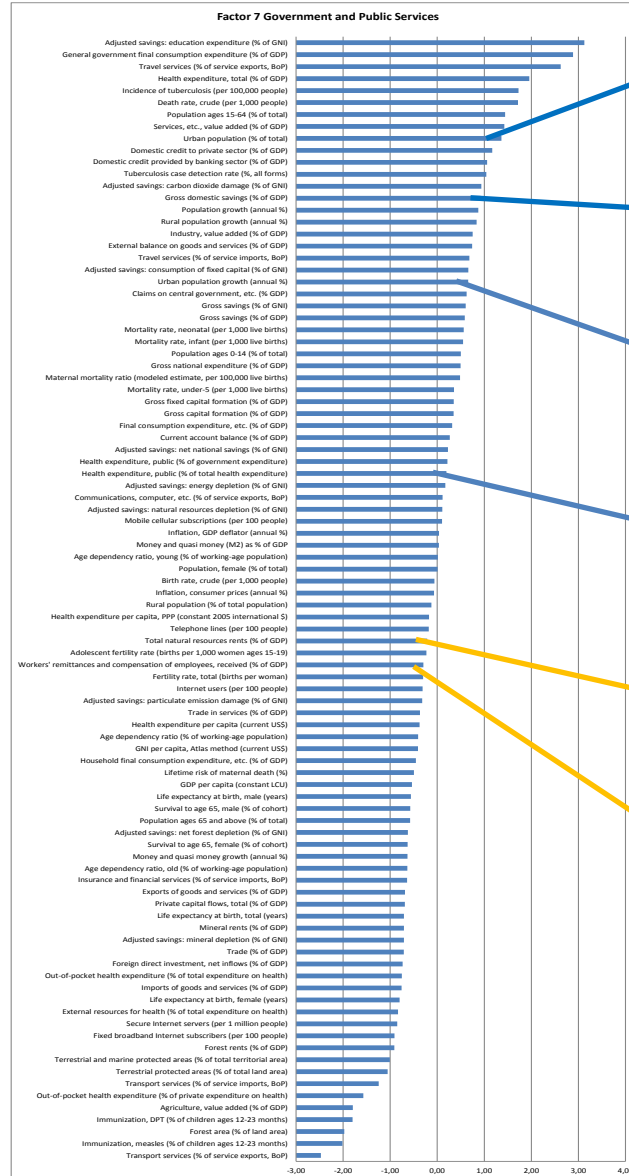
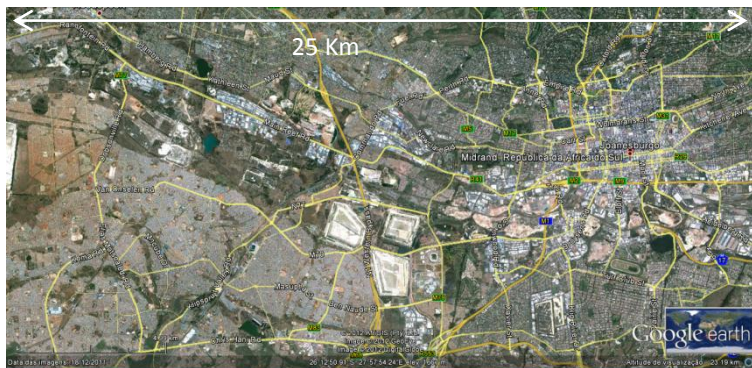
Workers remittances % GDP

7) Southern Africa

public provision of public goods

and urbanization

Johannesburg, 7 million in a country with 49 million



% Urban population

% Savings on GDP

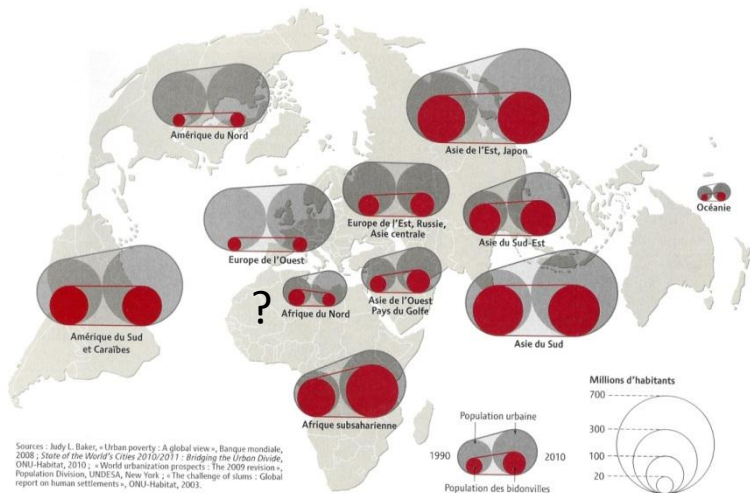
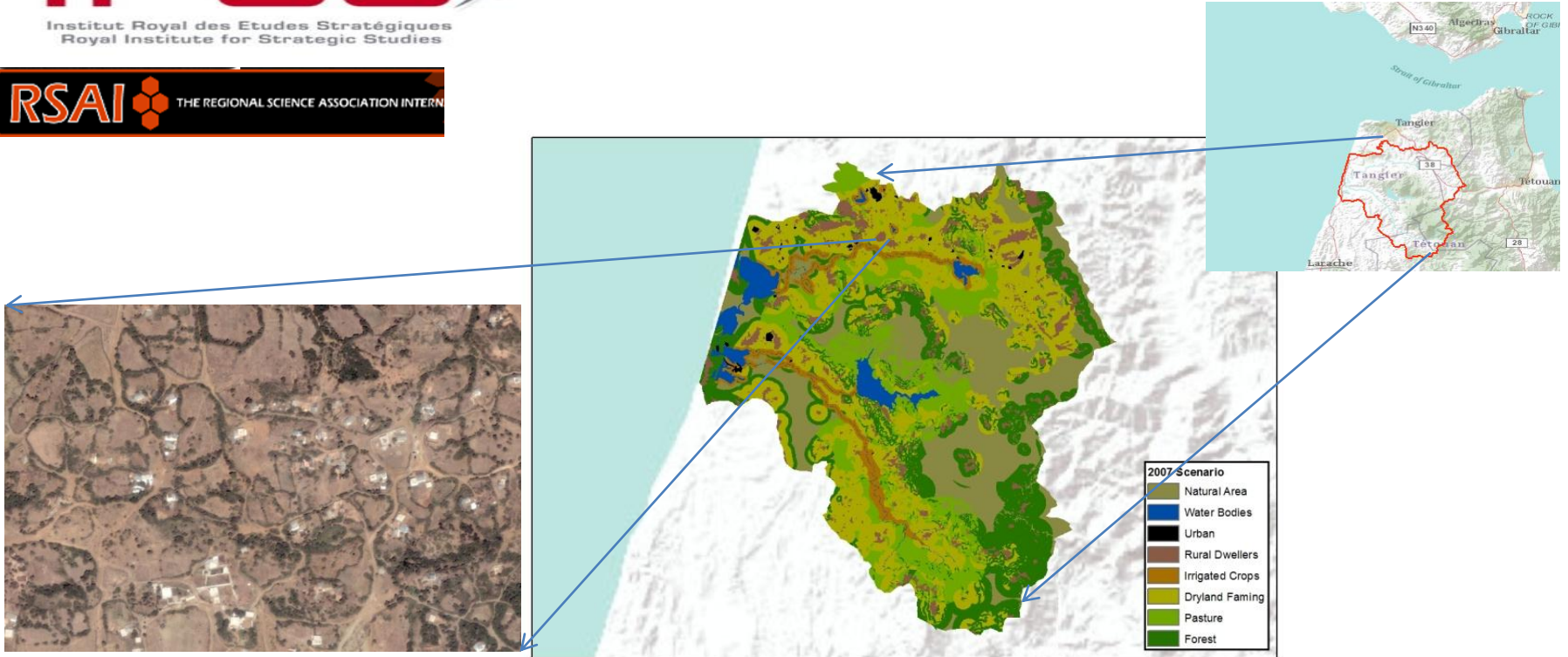
% Urban Population growth

% Public Health Expenditure

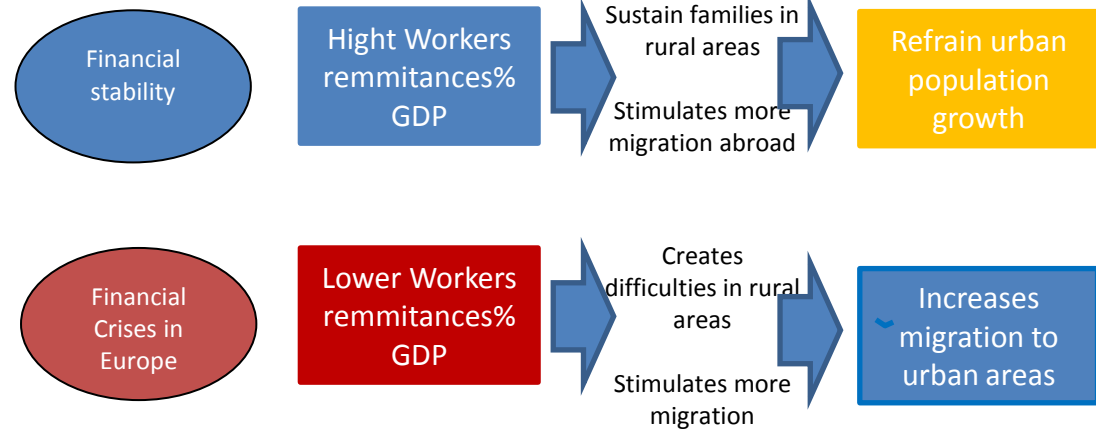
Natural Resources Rents % GDP

Workers remittances % GDP

4) Understand the urban pattern of the surrounding areas of Tangier



Sources : Jady L. Baker, « Urban poverty : A global view », Banque mondiale, 2008 ; « State of the World's Cities 2010/2011 : Bridging the Urban Divide », ONU-Habitat, 2010 ; « World urbanization prospects : The 2009 revision », Population Division, UNDESA, New York ; « The challenge of slums : Global report on human settlements », ONU-Habitat, 2003.



5) Reassessing urban issues
Rent allocation

- **Latin America**
- *Large cities that, for centuries, depend on the rents of the natural resources from unstable peripheries*

- **Sub-Saharan Africa**
- *Cities that grow because they have a relatively more formal economy (still less than 30%) that attract migrants from rural areas.*

- **Southern Africa**
- *Cities that grow because receive public services: health, education, housing, water, energy.*

- **Migrant countries**
- *Cities and rural areas that maintain some equilibrium because they both depend on external remittances.*

- **Emerging countries**
- *Cities that are able to control rural migrants.*

- **Resource rich countries**
- *Cities that grow due to massive public investment financed by rents of natural resources*

- **Developed countries**
- *Network of cities*

$$Y_A = (3 \pi \sigma_A t_A) [1-r(\rho+k)]^2 / (\rho^3 r^2 t_A^3)$$

$$Y_B = (3 \pi (\sigma_B t_A - t_B)) [1-r(\rho+k)]^2 / (\rho^3 r^2 t_A^3)$$

$$Y_C = (3 \pi (\sigma_C t_A - t_C)) [1-r(\rho+k)]^2 / (\rho^3 r^2 t_A^3)$$

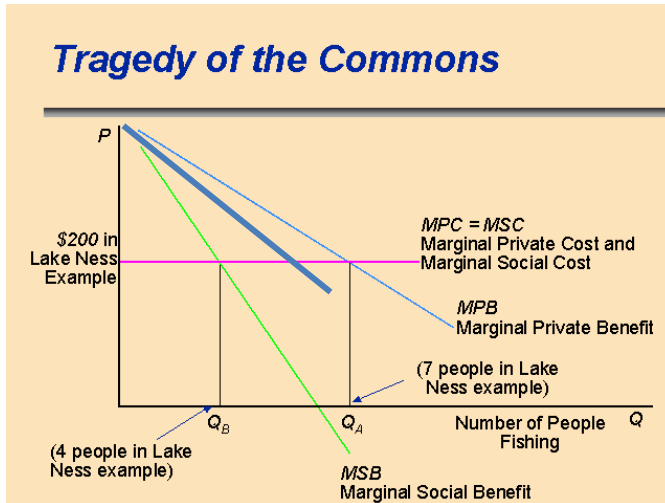
$$R = \{3.[1-r.(\rho+k)]/(\rho.r)\}$$

$$R_a = \{3.[1-r.(\rho+k)]/(\rho.r.t_A)\}$$

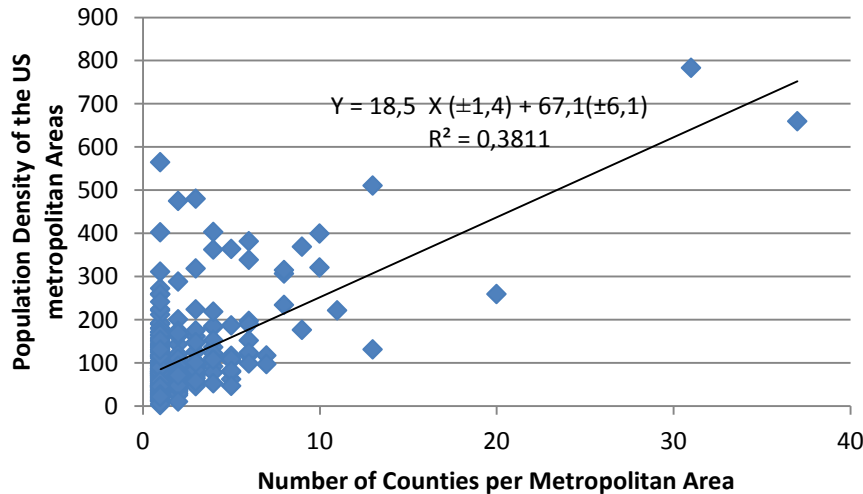
Von Thünen Rent Distribution Scenarios A, B, C)

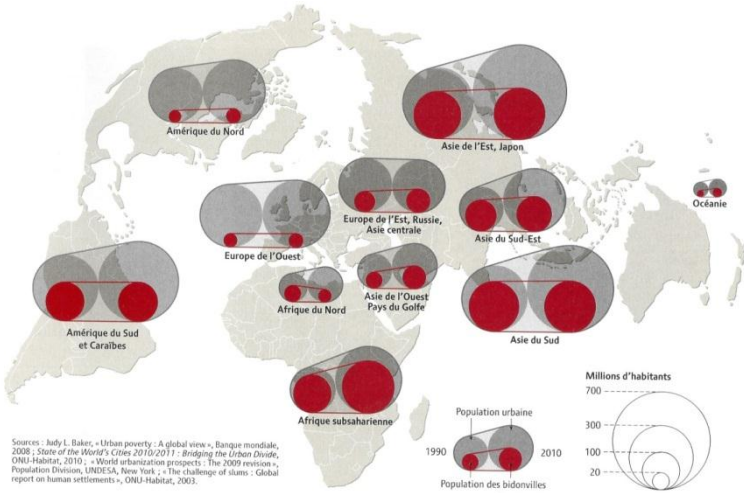


5) Reassessing urban issues “Maladie de la pierre”

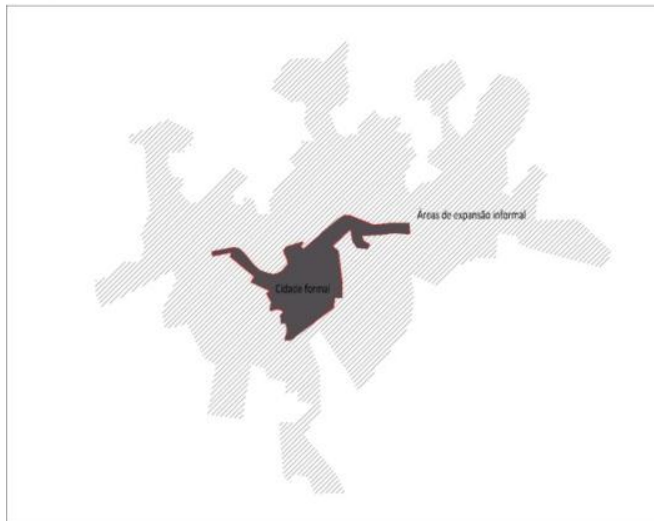


- **Latin America**
- Machu Pikchu, México, ChincheNitza , La Habana, Buenos Aires
-
- **Sub-Saharan Africa**
- Addressing the problem with infra and equipment will attract more people.
-
- **Southern Africa**
- Addressing the problem with infra and equipment is attracting more people.
-
- **Migrant countries**
- Demand for education and health will concentrate people on education and health centers.
-
- **Emerging countries**
- Enlarge existing cities or promote new ones. How they can become global?
-
- **Resource rich countries**
- Cities that grow due to massive public investment financed by rents of natural resources
-
- **Developed countries**
- How to deal with obsolete cities



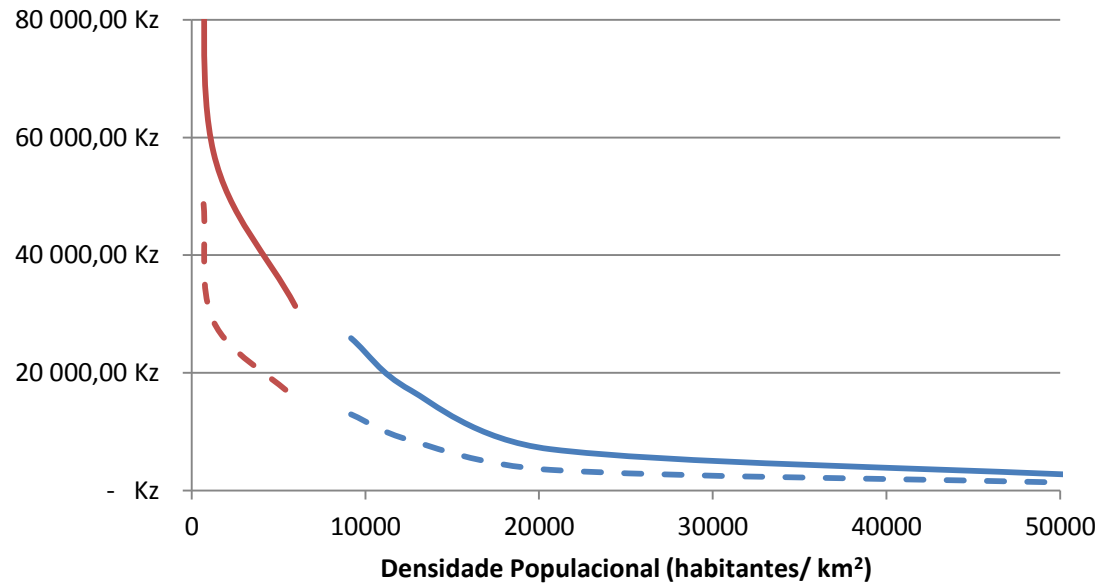


Sources : Jody L. Baker, «Urban poverty : A global view», Banque mondiale, 2008 ; State of the World's Cities 2010/2011 : Bridging the Urban Divide, ONU-Habitat, 2010 ; «World urbanization prospects : The 2009 revision», Population Division, UNDESA, New York ; «The challenge of slums : Global report on human settlements», ONU-Habitat, 2003.



- *Sub-Saharan Africa*
- *More than 70% of slums*
- *Latin America*
- *30 % of Slums*
- *Emerging countries*
- *30 % of Slums*
- *Southern Africa*
- *Urban divide.*
- *Migrant countries*
- *Resource rich countries*
- *Developed countries*

Per capita costs of Urban Roads



- Zona Urbana
- Zona Urbana (Custos a 50%)
- Zona Rural
- Zona Rural (Custos a 50%)