

## CONSULTANT VACANCY ANNOUNCEMENT

*Issued on: 5 May 2014*

ORGANIZATIONAL LOCATION:	UN-HABITAT (LLGB) (Urban Legislation Unit)
DUTY STATION	Nairobi
FUNCTIONAL TITLE:	Consultant (Urban Planning Expert)
DURATION:	25 working days over 8 months
CONSULTANCY START DATE:	As soon as possible
CLOSING DATE:	19 May 2014

### **BACKGROUND**

The United Nations Human Settlements Programme, UN-Habitat, is the agency for human settlements. It is mandated by the UN General Assembly to promote socially and environmentally sustainable towns and cities with the goal of providing adequate shelter for all.

‘Urban legislation, land and governance’ is one of the substantive areas that constitute UN-Habitat’s new vision. It consists of three distinct but interlinked themes. Of these, land and governance are well established in the strategy and activities of UN-Habitat while urban legislation is somewhat new. The urban legislative initiative is premised on the recognition of the role that good laws and institutions play to bring about sustainable urban development. Good laws invariably underpin effective governance and political reforms related to decentralization, rule of law, transparency and accountability.

The Urban Legislation Unit, within the Urban Legislation, Land and Governance Branch (ULLGB) of UN-HABITAT, has the mandate to promote enabling legislation adequate to keep pace with the demands of rapid urbanization. Legal reform and land readjustment form the core of UN-Habitat’s initiative on urban legislation. UN-Habitat is keen on facilitating urban legal reform and tools like land readjustment, together with other planning and land management instruments, to enable national and local governments proactively respond to challenges of rapid urban growth and undertake orderly city extension.

Land readjustment for urban extension and densification, has been identified by UN-Habitat as a land management tool that can potentially play a catalytic role in improving the conditions of towns and cities in the developing world in social, political and economic terms through the promotion of good urban governance and an improved supply of serviced urban land at scale. The Agency’s more inclusive and pro poor approach to land readjustment is known as ‘PILaR’ – Participatory and Inclusive Land Readjustment.

Following the new priorities of UN-Habitat and in line with its Work Programme 2012-2013 and its Medium-term Strategic and Institutional Plan (MTSIP), UN-Habitat has initiated a pilot project to develop pro-poor and inclusive land readjustment in partnership with the National Government of Colombia, the City of Medellin, the Regional Office for Latin America and the Caribbean (ROLAC) and the Colombia Country Office for UN-Habitat.

The Participatory and Inclusive Land Readjustment (PILaR) global pilot is a large-scale 25-months project in Medellin, Colombia. It aims at helping Medellin undertake a land readjustment for city extension/densification in an inclusive and sustainable manner. While land readjustment has been implemented in Colombia for several years, this technique has had limited success due to the weak participation elements in the planning process. This project is designed as the UN-Habitat’s global pilot to demonstrate how to undertake a participatory and inclusive land readjustment initiative in a developing country, through the example of Medellin. A pilot site within Medellin will be selected

and a participatory process will be undertaken, with all local stakeholders, to design a compact, connected and inclusive neighborhood.

In several countries of the global south planning legislation has not been able to respond to the pressures of rapid urban growth. The problem is not usually the lack of legislation but rather that it is no longer relevant and appropriate. Urban planning tools, including master planning, zoning and plot development regulations, are not appropriate to make land available in pace with rapid urbanization, resulting in insufficient land supply, increases in land prices and slum formation. UN-Habitat suggests a simplified approach concentrating on what is needed and what can be realistically implemented and enforced, as opposed to what might be technically ideal. UN-Habitat believes that the essential elements that planning legislation should have to support rapid urban growth and the provision of serviced land at scale are: (1) appropriate tools to create public space, (2) clear set of rules on blocks and plots, (3) rules on how buildability is allocated to plots, (4) public ownership of buildability rights, and (5) building codes appropriate to the local socio, economic and environmental conditions.

The Urban Legislation Unit is currently conducting a comparative study on these basic elements in several countries. The additional task to this consultancy will advance the Agency's understanding of the urban legislation process in Colombia.

## **RESPONSIBILITIES**

As requested:

- (1) Perform legal research on the regulatory framework of the partial plans in Colombia and in particular on subjects such as mechanisms to prevent land speculation, alternative dispute resolution among landowners, appropriate distribution of burdens and benefits of the planning process.
- (2) The responsibilities for the legal study on the following areas of urban law are:
  - Urban plots: describe the link between the urbanization process and plots creation in Colombia and specifically how urban plots are created when subdividing land or when preparing an urban plan.
  - Public space: with the term public space we refer to the portion of urban land that is dedicated to streets, sidewalks, parks and green areas and institutional, social and recreational facilities. The consultant needs to describe how land for public space is acquired in Colombia during the urbanization process through expropriation, land contributions or other mechanisms.
  - Allocation of buildability rights and their public ownership: description of how development rights are allocated to plots and acquired by the landowner for construction purposes (paid in kind and in cash). The analysis should specify if buildability rights can be transferred from one place to another and if and when the municipality can attribute additional buildability rights.
  - Building codes: Description of the nature of building codes in Colombia. The analysis should indicate whether local authorities have some level of flexibility in adapting the national standards to local conditions.

## **Specific Outputs of the Consultancy**

- Findings, recommendations and legal advice presented in a comprehensive report.
- Comprehensive description of the legal processes that in the Colombian planning system regulate the (1) creation of urban plots, (2) creation of public space, (3) the allocation of buildability rights and (4) the nature of building codes will be presented in a comprehensive report.

## **COMPETENCIES**

**Professionalism:** Knowledge of concepts and approaches relevant to the Colombian land sector and urban planning legislation and ability to conduct independent analysis, identifying issues, formulating options and making conclusions and recommendations. **Communication:** Has excellent and fluent written and verbal communication skills in both English and Spanish and ability to articulate ideas in

a clear and accurate manner including the ability to prepare with short notice comprehensive written legal advices, reports and briefs. **Planning and organising:** ability to work under pressure, establish priorities and plan, coordinate own work plan, use time efficiently and apply judgement in the context of competing deadlines. **Teamwork:** Good interpersonal skills and ability to establish and maintain effective working relations in a multi-cultural, multi-ethnic environment with sensitivity and respect for diversity.

### **EDUCATION**

- Master Degree or equivalent in Law with specialization in urban law and land management (or preferably a PhD).

### **WORK EXPERIENCE**

The consultant should have the following competencies and experiences:

- Theoretical background and expertise on laws and institutional issues related to urban planning in Colombia.
- Extensive practical experience in the area of urban planning laws in Colombia, providing legal advice in the implementation of neighbourhood redevelopment projects (plan partials).
- At least 10 years of professional experience as lawyer in the field of urban laws in Colombia.

### **LANGUAGE SKILLS**

English and French are the working languages of the United Nations. For the post advertised, excellent proficiency in spoken and written English and Spanish is required.

### **OTHER SKILLS**

- Excellent analytical and conceptual writing skills
- Good research skills;
- Excellent drafting and editing skills
- Excellent communication skills

### **REMUNERATION**

Payments will be based on deliverables over the consultancy period. There are set remuneration rates for consultancies. The rate is determined by functions performed and experience of the consultant. The fees will be paid as per agreement.

Applications should include:

- Cover memo (maximum 1 page)
- Summary CV (maximum 2 pages), indicating the following information:
  1. Educational Background (incl. dates)
  2. Professional Experience (assignments, tasks, achievements, duration by years/ months)
  3. Other Experience and Expertise (e.g. Internships/ voluntary work, etc.)
  4. Expertise and preferences regarding location of potential assignments
  5. Expectations regarding remuneration

Please be advised that applicants for consultancies must be part of the Inspira e-Roster in order for their application to be considered. You can reach the e-Roster through the following address: [inspira.un.org](http://inspira.un.org)

All applications should be submitted to:

Gianluca Crispi  
 UN-HABITAT  
 P.O. Box 30030, 00100 Nairobi, Kenya  
 Email: [gianluca.crispi@unhabitat.org](mailto:gianluca.crispi@unhabitat.org)  
 Fax : +254 20 762 5078  
 Deadline for applications: 19 May 2014

*UN-HABITAT does not charge a fee at any stage of the recruitment process. If you have any questions concerning persons or companies claiming to be recruiting on behalf of these offices and requesting the payment of a fee, please contact: [recruitment@unon.org](mailto:recruitment@unon.org)*