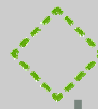


2007 Summer Academy

Megacities: Social vulnerability and resilience building



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Governing Land Reallocation in Reconstruction of Post-disaster Bam

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Abstract: Iran is one of the most earthquake-prone countries in the world and due to its vulnerable cities and the high rate of urbanization the country is expected to face disastrous earthquakes in the future. The case of Bam is studied as one of the most disastrous earthquakes and the fact that it is the first reconstruction which has seriously involved local councils and NGOs since the revolution in Iran. Land reallocation is used as a tool to study the governance system.

Iran and Earthquake:

- Iran located in south-west Asia, one of the most earthquake-prone countries in world
- Highly vulnerable cities to earthquakes: In less than thirty year the number of population doubled and the urbanization rate reached from 47% in 1977 to 68% in 2006.



Earthquake of Bam:

- Bam: southeast of Iran
- urbanization rate: 52 %
- Population:142,000 (before the earthquake)



- The earthquake: 6.3 Richter, December 2003: killed more than 30,000 people and made about 75,000 people homeless
- Reconstruction occurred on the same site
- People reluctant to move to camps: fear of losing land rights+ feeling confident in their neighborhood

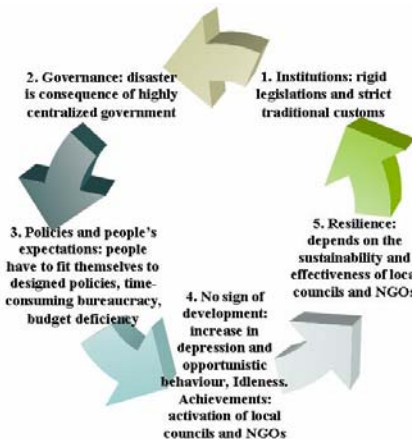


Reconstruction and Development:



- High degree of resilience (as the capacity to absorb the shock and/or to change) is a consequence of flexible institutions which in turn intensify the link between the state and society (synergy). Through this process the designed policies become closer to people's needs and expectations and this facilitates further development and increase in resiliency.

The Reconstruction of Bam:



- New experience: the first experience of active participation of local council and national and local NGOs in reconstruction since the revolution
- Disaster killed a great number of land owners and destroyed the boundaries
- Great number of new comers to the area

Land reallocation in Bam:

- What objectives do the land reallocation policies follow?
- How were these policies designed and by whom?
- What were the shortcomings of those policies after four years?



Methods:

- Studying policies through published data and interviews in both Tehran (central government) and Bam (local government)
- Studying shortcomings through field observation, household interviews in Bam and interviews with NGOs



Expected results:

- Not enough control over the financial transaction
- Plain performance of NGOs
- Exclusion of people with less financial and social capital, shaping the structure of power in favor of better off