Urban development, planning and real estate market at a peripheral metropolis

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agenda

• common changes in Brazilian metropolises
• Salvador - urbanisation and metropolisation
• Social Geography of Salvador
  – socio-spatial segregation
  – urban development trends
  – 3 cities in one
• Planning and real state market
  – Privatisation of City Management and Planning
  – “growth machine”
common transformations on large Brazilian metropolises

– changes in the economic and social structure of these cities
– productive restructuring and other requirements of the new phase of capitalist development
– relative deindustrialisation
– greater diversification and an advancement of tertiary activities, flexibility and precariousness in work relations
– increases in unemployment, social inequalities and poverty
common transformations on large Brazilian metropolises

- expansion of these metropolises to the borders and to peri-urban areas
- demographic decline
- impoverishment or even deterioration of old central areas
- emergence of new centralities
  - often associated with the construction of great equipments
  - considerable impact on the urban space structure
    - malls, large hospitals, business complexes or convention centres, sports arenas
common transformations on large Brazilian metropolises

• diffusion of new housing standards investments destined for high and medium income groups
  – proliferation of vertical and horizontal and closed and protected condominiums (often installed in areas that were previously popular), with explicit devices, such as fences, walls and sophisticated apparatuses for security
  – physical and symbolic separation, which progressively increases the self-segregation of the richest as well as promotes fragmentation and urban inequalities
common transformations on large Brazilian metropolises

- State’s abandonment of a large part of its traditional planning and urban and metropolitan management functions, which have been transferred to private actors
- Not a novelty. The production of urban space involves a conflict between use value and exchange value, which places in opposition city dwellers and a coalition of economic interests controlled by the real estate capital that seeks greater financial returns and an expansion of profits, resulting in the city’s transformation into a type of “growth machine” (Logan and Molotch, 1987)
Salvador

third brazilian city - population
urbanisation and metropolisation of Salvador

- founded by the Portuguese in 1549
- capital of Brazil until 1763
- 1940 - urban growth begins
  - demand for housing
  - pressure on urban structure
urbanisation and metropolisation of Salvador
Urbanisation and metropolisation of Salvador

1940

Existing road system

Proposed - Valley avenues

Population growth

2010 - 2.7 million inhabitants

1940 - First great slum
1950 - Oil discovery
1960 - Valley avenues
1970 - New CDB
1980 - Sea coast valorization

Dortmund, 2012, Transformation of the urban

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urbanisation and metropolisation of Salvador

• XXI century
• extremely inequitable and segregated urban space
• 3 expansion vectors
  – from the traditional centre:
    • North seafront area; “Miolo” (inner space)
    • Suburban Railway area (coast of Baia de Todos os Santos)
• 3 “cities” in one
  • modern, traditional and precarious
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- Atlantic coast
- Miolo Suburban Railway area
- Traditional center
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Social Geography of Salvador

• Social structure
  – Census data
  – population occupation (jobs)
  – classification and aggregation
  – theoretical assumption
    • work, basic variable for understanding social hierarchies and structure

• Spatial distribution
  – socio-spatial typology
**Superior**, significant local entrepreneurs and directors of the public and the private sector, in addition to higher level, autonomous or employed professionals; **Middle-Superior**, intellectuals; **Middle**, upper-level professionals mixed with small employers and workers engaged in technical, supervisory, office and mid-level occupations as well as health occupations and similar activities; **Popular**, manual workers in industry and trade, in addition to service providers with some qualifications; **Lower Popular**, a combination of these workers with unskilled service providers, domestic workers, vendors and freelancers; **Agricultural**, a significant number of rural workers in the least urbanised areas with a low demographic density; and **Popular-worker-agricultural**, which is characterised by the relative strength of workers in modern industry and civil construction in predominantly agricultural areas.
The New Role of Real Estate Capital

- real state growth
  - concentrated in the middle and superior areas of the Atlantic Margin
  - increased density as result of strong verticalisation
  - permissive urban legislation
    * Master Plans in 2004 and 2008
  - size and impact on the urban space differ from previous development
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housing typology
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2008 real estate projects
segregation patterns in Salvador

• concentrated city (up to 40s decade)
• center - periphery (up to 90s decade)
  – Increasing urbanization;
  – commodification of land
• “city of walls” (Caldeira, 2000)
Salvador today

• Expansion
  – city;
  – urban population;
  – real estate capital;
  – credit;
  – real estate prices

• commodification
  urban space
Salvador today

- urban legislation -
  - privatization of planning
  - deconstruction of legislation
  - saturation city areas
  - pressure for vertical growth
  - lack of mobility and accessibility
Privatisation of City Management and Planning

• power of the coalition of private interests in the development of the city has grown
• explicit linkage with the local government
• increase in the urban parameters for land usage
• increase in socio-spatial segregation
• transfer of formulation of urban development policies, urban development plans and projects from the public sphere to the private sphere
  – coalition of economic interests – public works contractors, real estate developers, service providers and consulting firms
  – city as a commodity has directed its development according to the immediate objectives of this coalition
thank you

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