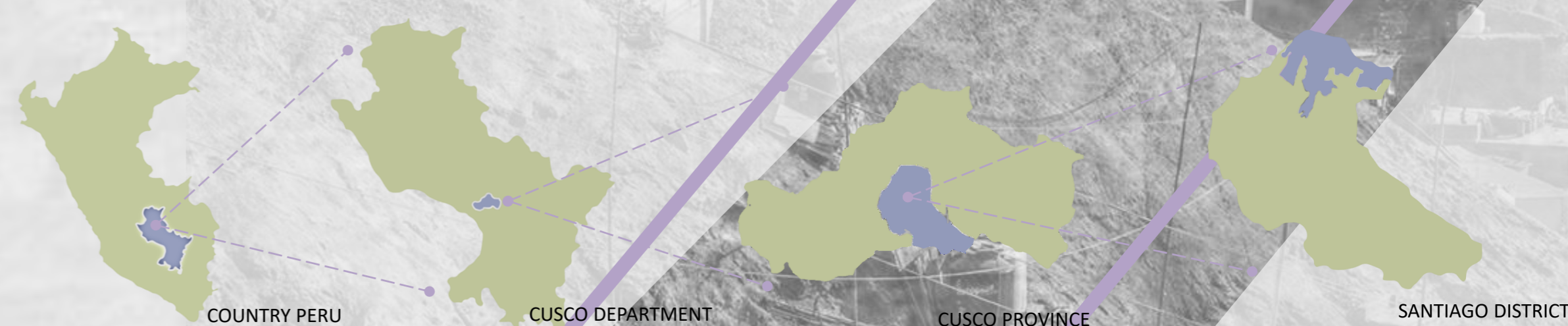


## LAND AS AN URBAN ASSET: TERRITORIAL PRODUCTION AND OCCUPATION PROCESSES IN THE PERIPHERY OF SANTIAGO, CUSCO-PERU

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### 01 INTRODUCTION & AIM

Latin American urbanization has historically been understood through the interaction between market forces and state intervention. However, the logic of necessity has consolidated new forms of territorial production through informal land markets.


This study analyzes how informal subdivision practices structure peri-urban expansion in Santiago district, Cusco, producing territorial fragmentation, socio-spatial inequality, and differentiated urban accessibility.


### 02 METHOD

#### Qualitative Approach – Case Study

 **Morphological and cartographic analysis of subdivision patterns on communal land**

 **Review of planning instruments and municipal regulatory frameworks**

 **Direct field observation of occupation and expansion processes**

 **In-depth interviews with communal leaders, land purchasers, and local actors**

**03 ORGANIZED LAND PRODUCTION.** Peripheral expansion responds to organized land production processes rather than solely to spontaneous occupation

**RES FACTO TERRITORIAL ACTORS.** Local actors operate as territorial intermediaries and de facto configurators of the city

**FRAGMENTED URBANIZATION.** Progressive land subdivision generates fragmented morphologies, & infrastructural deficits, and unequal urban accessibility

**LAND AS EXCHANGE VALUE.** Communal land progressively acquires exchange value, consolidating itself as an urban asset within local speculative dynamics

### 04

**C O N C L U S I O N**

The periphery of Santiago district should be understood as a territory actively produced through the articulation of necessity, market dynamics, and communal governance. These processes challenge conventional models of urban planning and demonstrate that the contemporary city is also configured by local actors operating outside formal institutional frameworks.

WHO ACTUALLY PRODUCES THE CITY?