

**Urban territorial formation and management of wasteland in Rondonópolis-MT**

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#### **ABSTRACT**

The use and form of land occupation can occur in diverse ways, in line with the interests of those in power of the formation of these spaces. Creating urban spaces involves designing and constructing areas within cities that result in landscapes reflecting on the social disparities due to their organization and occupation. Urban voids represent a widespread phenomenon in many Brazilian cities and are one of the main tools for controlling and privatizing land for future gains from exploiting urban land. The urban voids phenomenon has various effects on the management and territorial control of the city. Unused land should be used for social purposes. It often leads to several social problems, including the lack of maintenance and partial abandonment. By taking a comprehensive approach, we can effectively tackle these challenges and find successful solutions. Therefore, this work aims to analyze the wastelands present in the urban space of Rondonópolis and to understand the factors that allow for the maintenance of large wastelands in the eastern area of Rondonópolis. This study employed bibliographical research using theses, dissertations, and scientific articles, as well as the analysis and interpretation of municipal urban management laws, field research, and the analysis and interpretation of satellite images. It is necessary to take an innovative approach to the management and occupation of wastelands in Rondonópolis in order to solve the problem of their existence and ensure that they fulfill their social function.

**Keywords:** Wasteland Urban spaces Rondonópolis-MT.

#### **INTRODUCTION**

The lack of maintenance of wastelands in urban areas is a significant social problem affecting the urban space in Rondonópolis. These large areas need regular cleaning as required by law. The law regulates the cleaning of these areas, which is a means of tracking the negligence of property owners who fail to comply with the law and take care of their properties.

Periodically, the city administration of Rondonópolis-MT surveys cleaning requests on properties that are not well-maintained. As a result, it violates the policies established in the city zoning code.

Throughout the years of surveying, it has been possible to identify a pattern in the areas with the numerous cleaning requests. Usually, these areas are in neighborhoods with undeveloped properties, i.e., unused areas of urban space or even abandoned houses. As such, it characterizes the process of real estate speculation. Urban land is in high demand due to the diverse activities of the concentrated population in a city (SINGER, 1980, p.77).

The lack of responsibility for their properties ends in an abandonment condition, turning it into one of the main urban problems. Accompanying this fact is that these properties work as instruments of real-estate speculation, and periodic conservation would entail unreasonable costs for the owners, who prioritize the continued privatization of urban land. This process is essential for the growth of the large wasteland areas in the urban environment of Rondonópolis “[...] Each of its parts maintains spatial relations with the others, albeit of very variable intensity” (CORRÊA, 1989, p. 7).

Urbanization of the city pursued a market logic pattern, meeting the interests of real estate agents whose logic, linked to the swift expansion and growth of agricultural activities, made use of the urban space as a locus of production, and promoted profit at any cost. This process was crucial to the city's horizontal growth. Therefore, - the inherent action to the function is in line with the embodied form. Thus, processes only acquire total meaning when they are well-grounded (SANTOS, 2014, p. 13).

Consequently, the process of urbanization and the swift expansion of urban space cannot be dissociated from the logic behind the advance of agro-industrial activities in the countryside, as well as in

the city, as Demamann states: Along with the increase in automation in the countryside, production in the city also increased. New agri-business is emerging. (2011, p. 90).

New developments in the countryside consequently had a knock-on effect on urban space, bringing new commercial and real-estate developments to the public area of Rondonópolis-MT, driving up the value of urban land in Rondonópolis. In this way, a spatial organization that was already denser and greater in the country is reinforced and even forces the federal government into making new investments, which reaffirms the trend (SANTOS, 2012, p. 167).

As urbanization processes changed, new neighborhoods were formed in Rondonópolis-MT between already urbanized zones.

From the outset, these new neighborhoods became targets for speculation, restricting the poorest ones from accessing housing. In the words of Negri, in this process of city development, a few landowners concentrate most of the land plots, limiting the poorest population's access to housing and affecting owners in power to immobilize large areas [...] (2010, p. 124).

As Monteiro (2004) states, the creation of new properties in the city has been based on a pattern of surplus concerning the population's need for accommodation. It led to large wastelands in the urban areas, which the owners, maybe citizens, real estate agents, building companies, or urban landowners, may not assign a social use to their properties.

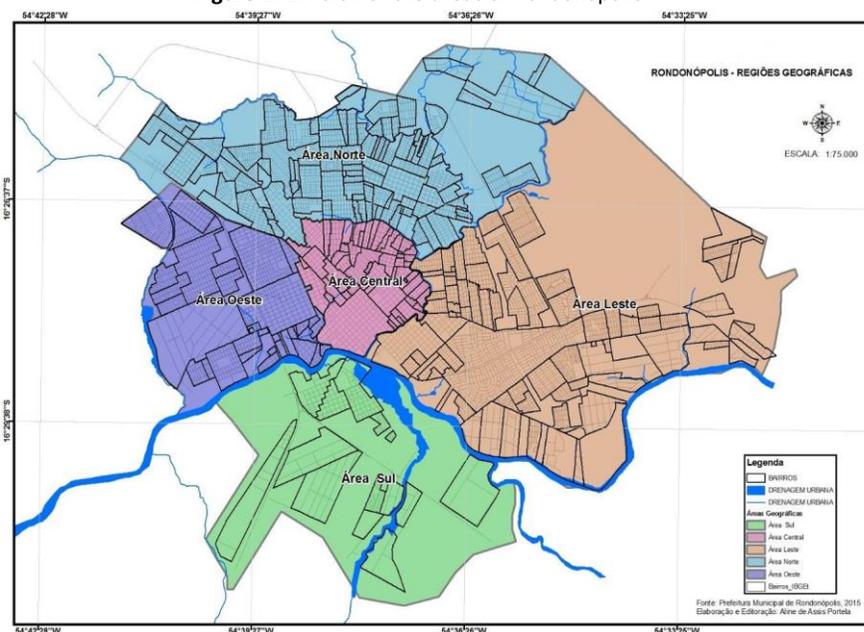
In this way, the process of real-estate speculation has led to one of the main consequences: the partial abandonment of properties, in which the owners do not take any responsibility for the upkeep required (NETO, 2000). Instead, they wait for their properties to increase in value due to public investment in local infrastructure so that the property increases in value and they can make as much profit from it as possible.

Back in the 1980s, the city of Rondonópolis was home to various businesses in the commercial and real-estate sectors, which differed according to wage brackets. With the implementation of new commerce to meet the emerging demands of agribusiness, according to Negri (2008), the real-estate sector needed to be restructured to meet the upcoming demands of the income bracket.

According to the latest IBGE census, the city population of Rondonópolis in 2010 was 195,476, with an estimated population of 244,897 in 2022. Its total territorial area is 4,824 Km<sup>2</sup> (IBGE 2021), and its density is 47.00 inhabitants/Km<sup>2</sup>.

It is possible to find in Figure 1 the urban sprawl of Rondonópolis. Portela (2016) states that it is split into five areas: Central Area, North Area, South Area, West Area, and East Area. The study focuses on the urbanization process and the wastelands present in the eastern area of the city.

**Figure 1:** Division of the areas of Rondonópolis-MT.



Source : PORTELA, Aline De Assis (2016).

## Aim

1. To analyze the wastelands, present in the urban area of Rondonópolis, in the logic of the swift expansion of urban space.
2. To understand the factors that make it possible to maintain large wastelands in the eastern area of Rondonópolis.

## METHODOLOGY

The study relied on bibliographical research in scientific papers, thesis, and dissertations, allowing us to understand the main factor in analyzing the spatial condition of the urban area in the eastern perimeter. To understand how the state has been managing these spaces and in which way, based on social conditions, this space has been used and managed. Concerning the origins of these factors, it was crucial to examine the municipal regulations, such as the participatory master plan, the code of posture, the building code, and other laws, as well as scrutinize the reports in the local newspapers regarding the requirements of the urban space, and the enhancements made by the government in these areas.

The aim is to understand the formation of the structure present in the urban space, both how its installation takes place over an extended period and how the state has been managing its territory based on a logic of integration and exclusion of the distinct parts that make up the social logic of the urban space. In line with this logic, the intensity of public facilities from one area to another is reviewed and based on

this logic, how managed the urban space is. However, the research field and the primary and secondary data were crucial to understanding how land is used unevenly according to its historical process.

A key piece of data that led to an understanding of the actions of the public authorities consisted of access to public notifications, carried out by the public authorities to notify owners who do not periodically clean their properties, who, according to the revised law, should occur at regular intervals. By preserving the data, we ensure that valuable information remains accessible and secure to analyze the possibility of concentration of notified properties in a way that corroborates the idea of real estate speculation occurring from urban voids and the lack of interest of property owners, real estate agents and urban landowners with the reality of urban space, only the interest in land income.

## **FINDINGS**

Notably, urban issues permeate the city's historical process, as they are the outcome of urbanization driven by the interests of the real estate market. After analyzing the situation, we have not yet solved this problem. Dealing with this issue well would require thinking about the proper occupation of these areas in a way that provides a social function for these wastelands. However, this would contradict the capitalist logic that permeates and takes advantage of urban space.

It is noticeable that there have been certain efforts from the public sector in this regard since the problem reported by society is, in a way, characterized as neglect on the side of municipal management to keep the urban space without proper maintenance.

An outstanding campaign is Cidade Limpa (Clean City), which was launched by the municipal government in 2019, warning society to comply with municipal legislation and keep wasteland clean:

As part of the "Clean City" program launched by Rondonópolis city administration at the beginning of this year, the aim of the Urban Control action, which involves intensifying the work of inspecting wasteland throughout the city, consists of getting owners to keep their properties clean. As a result, they are helping to avoid the proliferation of disease vectors and are ensuring that the city is more visually appealing and organized. (RONDONÓPOLIS, 2019).

Consequently, in addition to making urban property owners responsible, the public authorities have expressed an ongoing awareness and concern about the proper maintenance of urban space in general, making themselves in charge and demonstrating the importance of maintaining their role in the territorial organization of public spaces.

The appeals made through the municipal government's communication vehicles broadcast the responsibility of property owners about the need for and importance of maintaining their properties. Public authorities could not accept owners' claims of ignorance regarding legislation compliance because many owners were repeat offenders of inflators.

The 2006 master plan devotes an entire chapter to the issue of cleaning up spaces as a fundamental part of maintaining wastelands in urban areas. This chapter focuses on the aesthetics of urban spaces called "Cleaning and esthetics in wastelands" and also describes the procedures and duties of the owner of urban land.

Since the expansion of the urban core, issues concerning this matter have persisted. Despite the legislation, there has been little effective action, indicating a need for direct and objective approaches to the issue:

Article 209 mandates that any urban land not yet developed must be maintained appropriately as a vacant lot to avoid damaging social well-being. It should adhere to fundamental requirements related to urban aesthetics, public sanitation, and environmental balance, as outlined in the norms of this label and specific provisions of the City Codes of Posture, Sanitation, and the Environment (RONDONÓPOLIS, 2006).

When describing the regulations, the government clears that this is a responsibility of both parties that make up the urban space, a requirement to maintain their properties and that it is necessary to include the regulations officially. Although some property owners fail to collaborate with the aesthetics of the social space they are part of, this is also an article of the master plan characterized as a citizen's duty.

Under the provisions of the law, there is a need not only for private property but also for public property to comply with the legislation. Under the law, it is the individual's responsibility to comply with urban esthetic standards to maintain order and safety within the public space:

1st. It is the duty of the owner, their representative, or guardian to ensure the appropriate urban aesthetics required of the vacant lot in the zone in which it is. 2nd. Federal, state, and municipal properties, as well as those of their parastatal entities, are subject to the requirements of this Title. 3rd. Owners or possessors of a property are empowered to stop any interference that may harm the safety, urban aesthetics, hygiene, and health of those who inhabit or use it caused by a neighboring lot. (RONDONÓPOLIS, 2006).

Failing to obey this regulation, among others, causes variations within the urban space. For those who live in these areas, the failure to maintain vacant lots constantly, as prescribed by law, is a nuisance. The generous size of the urban territory means that the supervision of these localities is subject to wear and tear. "[...] the urban space, especially that of a capitalist city, is profoundly unequal: inequality is a characteristic of the capitalist urban space." (CORRÊA, 1989, p. 8).

One of the factors damaging the area's urban space is the improper disposal of biological waste by burning. It has caused great concern for Rondonopolitan society. During drought periods in the region, the vegetation that grows in shared areas is uncontrolled by landowners or public authorities and becomes the source of fire, endangering the population.

As a result, the lack of enforcement and monitoring of the rules leads to other problems in the urban space of Rondonópolis, such as the proliferation of diseases and fires. Therefore, there is an urgent need for effective measures to control and prevent this problem:

The Municipal Revenue Department, through the Urban Control Department, plans to step up inspections of wasteland due to the dry season to prevent urban fires. Poor maintenance of wasteland leads to serious public health problems, with the proliferation of disease vectors, as well as facilitating the occurrence of fires that worsen air quality and potentially cause respiratory problems. Tall grass on the wasteland is also a concern in terms of public safety. (RONDONÓPOLIS, 2020).

There are certain moments in time., such areas have become veritable dumping grounds for material goods unwanted by the population, such as construction materials, furniture, organic waste, tree debris, and even household waste. A complex problem then unfolds into other problems which, even with the mechanisms used by the public sector, are not tackled as they should be.

Local legislation has applied specific mechanisms thus far. However, these mechanisms do not provide a long-term solution to the problem. Instead, they work as short-term solutions which are insufficient.

Therefore, if the notices are in the public interest, they become fines and active debts linked to the properties, hindering civic procedures about the properties. The public administration has issued several warnings about this factor, which many landowners are unaware of:

Wasteland owners are warned by the municipal law inspection department to keep their properties in good condition. The inspection is carried out by region within the city, and if any property fails to maintain cleanliness, the owner is issued a notification. The notification requires the owner to address the issue within 15 days and report back to the City Hall within this period (RONDONÓPOLIS, 2020).

This provision has been present in municipal laws since the constitution of the master plan and used as a tool to guide and guarantee compliance with the legislation by those owners who do not comply with the regulations. In the event of a repeat violation, the fine imposed a second time can be double the amount established by law.

According to the cleaning requests made by the municipality's inspectors, the demand is much greater than the actual amount reported, and the lack of resources to deal with the problem makes it difficult to carry out the surveys, so the legal procedures take a certain amount of time. It is one of the roles carried out by the Urban Control Department. However, it relies on assistance from other sectors at certain times of the year, such as rainy periods:

The task force will consist of the Municipal Revenue Department, the Urban Control Department, the Municipal Health Department, with Sanitary Surveillance and Environmental Surveillance working, and the Municipal Environment Department.

The inspection will begin in areas with the highest concentration of wastelands such as Granville, Sunflower, Sagrada Família, Belo Horizonte, Novo Horizonte, and Vila Aurora. (RONDONÓPOLIS, 2023)..

The mentioned excerpt highlights that the public sector is very concerned about neighborhoods like Sagrada Família, Sunflower, Granville, Aurora, and other areas with wastelands. It reiterates that the problem is due to the process of real estate speculation. If these areas were well occupied, it would offer a better solution to the other issues.

According to the city's code of posture, there are specific guidelines that property owners must follow to address this issue. Article 44 of the legislation presents the necessary steps to ensure the preservation and aesthetics of public spaces. The municipal ordinance took effect in 1994 to address the growing demand for organized public and private spaces in Rondonópolis.

The issue of not cleaning up the wastelands is a reality present in the city's history. While expanding the urban boundary and fragmenting the soil in the urban space, the tendency for authorities to inspect areas increases considerably.

It is necessary to address the issue of unused spaces that do not fulfill their social function despite current legislation. Monitoring these wastelands is crucial as they are an urban socio-environmental problem and, in sequence with Article 44 of the master plan, are provided for.

Public agencies conducting this inspection have delegated the responsibility of inspectors and are responsible for reporting on properties that violate the legislation. According to the news report, the municipal revenue department establishes this function, and the urban control department carries it out. Inspectors who are enforcement officers responsible for this task issue cleaning requests. If the clean-up does not occur, the owner faces fines. This procedure has been in place for decades.

The department has recorded and made available data from 2017 to 2020 based on their requirements. The information is set into tables that display the number of incidents per owner, arranged by year and neighborhood. The data for the entire municipality is available only for the year-wise information.

It is a method employed by the public authorities to comply with municipal legislation and, in a way, to guide property owners to fulfill their function, given that the area is territorial. Properties designated as wasteland would exist within the urban space. This is why there are cleaning requests for areas that fail to comply with the legislation, as in **Table 1**, which shows the number of events between 2017 and 2020.

**Table 1** - Number of land clearing events per year in Rondonópolis.

Year	Number of events
2017	1,534
2018	1,820
2019	981
2020	5,370
<b>Total</b>	<b>9,705</b>

Source: Rondonópolis City Hall (2021). Arranged by RODRIGUES, J. N.

**Table 1** illustrates the number of properties that received cleaning requests between 2017 and 2020. When arranged, this amounts to 9,705 owners having to clean up their properties. In 2020, a significantly higher number of events took place, about double the number of cases of cleaning requests in 2017, 2018, and 2019. In 2020, the number of inspectors increased considerably, doubling the number of inspectors who had worked on surveying areas in recent years due to a government tender in 2019 for municipal inspectors.

The government recommends surveying a significantly higher number of properties than in recent years. However, specific areas in Rondonópolis require more attention, particularly those closer to occupied spaces and homes. Consequently, these areas have received more frequent notifications in recent years.

Based on this logic, it is necessary to understand why some areas ground a higher concentration of cleaning requests than other sites, as in **Table 1**. It shows related problems to the event, such as privatization of these lands and their non-use.

**Table 2** shows that the data on occurrences by neighborhood is detailed only for cleaning requests from neighborhoods in the eastern area of Rondonópolis. The analysis did not include neighborhoods in other regions. However, it is crucial to highlight that the number of cleaning requests from neighborhoods in the eastern area is 5,054 cases, more than double the number of cleaning requests in Rondonópolis, according to the available data.

**Table 2-** Number of land clearing events by neighborhood in the eastern area.

Neighborhood:	Events
PQ. Sagrada Família	2760
Setor Res. Granville I	544
Jd. Res. Sunflower	354
Setor Res. Granville II	270
VL. Cardoso	156
PQ. Res. Cidade Alta	145
Jd. Green Valley	142
Jd. Res. São José	106
VI. Aurora- PT I	78
Nh. Participação	78
VI. São Sebastião II	66
Jd. Glória	61
Jd. Santa Laura	59
Jd. Belo Panorama	53
VI. Aurora - PT II	43
PQ. São Jorge	39
CJ. Hab. Cidade de Deus	33
Jd. Rondônia	24
VI. Poroxo	23
VI. São Pedro	20

**Source:** Rondonópolis City Hall (2021). Arranged by RODRIGUES, J. N. (2022)

Yet, **table 2** also lists the number of reports by neighborhood in the eastern area of Rondonópolis. The neighborhood with the number of cleaning requests is the Parque Sagrada Família neighborhood, mentioned earlier as the neighborhood with numerous properties in the city and the eastern area of Rondonópolis. Some other neighborhoods with several territorial properties also stand out in terms of the number of cleaning requests, such as the Granville and Sunflower neighborhoods.

The number of cleaning requests refers to the areas with the highest number of properties that remain territorial; in areas with large areas of wasteland, emphasizing that not all landowners comply with the law, but what happens is that most landowners also have a large number of properties in the area studied that do not comply with the law.

What is noteworthy is that the greater the number of properties per owner, the more resistance there is to comply with city legislation since maintaining the land esthetically as required by law is

considered by the owner to be an onerous condition, with high costs to comply with the legislation and in conflict with the central idea of retaining the area: the guarantee of income from urban land.

Based on these considerations reporting as previously mentioned in the chapters above, the owner's responsibility for their properties. Therefore, **Table 3** shows the number of cleaning requests per owner, revealing the nature of the real-estate speculation occurring and how this factor reflects on the organization of urban space.

**Table 3** - Number of owners per land clearing event.

Number of events	Number of taxpayers with this number of events	TOTAL
1	1091	1091
2	558	1116
3	183	549
4	91	364
5	38	190
6	36	216
7	25	175
8	9	72
9	11	99
10	5	50
11	6	66
12	4	48
13	6	78
14	5	70
15	2	30
16	3	48
17	3	51
18	1	18
19	1	19
20	1	20
21	1	21
22	1	22
23	3	69
25	1	25
31	1	31
37	1	37
50	2	100
77	1	77
82	1	82
303	1	303
<b>Total</b>		<b>5137</b>

**Source:** Rondonópolis City Hall (2021). Arranged by RODRIGUES, J. N. (2022)

According to **Table 3**, there is a correlation between the number of properties and the number of events per property, and such correlation is related to the concentration of properties. Between 2017 and 2020, around 2,022 owners received 3,701 cleaning requests, while 70 owners received 1,436 cleaning

requests. It confirms whether there is a correlation between this event and the amount of urban land present.

**Table 2**, the legal or physical nature of the property is not specified.

By observing that property owners with a legal history, meaning those with a strictly commercial relationship with urban land, had the most cleaning requests. Although, the number of properties owned by them may be comparatively smaller. The concentration of urban land in their individual land registers is noteworthy.

Yet, another crucial point about the data analyzed is that the considerable number of properties concentrated by owners are in the Parque Sagrada Família, Residencial Granville I, Residencial Granville II, and Residencial SunFlower neighborhoods. There is a high concentration of land in these neighborhoods. Here, it leads to a proportion of owners not complying with municipal regulations.

In neighborhoods with a higher population concentration, most of the incidents entail one or two cleaning requests per owner. These areas have a small number of notified properties and less wasteland compared to other neighborhoods. The occupation of the area has served society more broadly and fulfilled its social function, resulting in an inferior number of properties that require cleaning services. However, there is still a relationship of privatization of the area, which is less problematic than in neighborhoods with a high concentration of land.

In order to analyze the data pertaining to the number of instances of wastelands currently undergoing a cleaning process, it was essential to conduct on-site work. This helped in identifying the problem and assessing the facts through empirical evidence. The results showed that in some cases, despite the presence of infrastructure, the areas were left abandoned.

During the fieldwork promoted in the neighborhoods with the highest number of events to verify whether the legislation had been complied with, it was possible to see that many areas remained without the proper maintenance of their spaces required by law. In **Pictures 1 and 2**, it is possible to see how this is currently the case, illustrating this problem.

**Pictures 1 and 2** - Wastelands without proper maintenance in Parque São Jorge.



Source: Images de campo, 2022. (Shot made by the author) Arranged by RODRIGUES, J. N. (2022)

The areas where the wasteland in **Pictures 1 and 2** stand between the neighborhoods of Parque São Jorge and Parque Sagrada Família; the first neighborhood has a majority of land holdings and has

undergone recent infrastructure restructuring by the government; the area with a high concentration of wasteland is close to the neighborhood of Parque Sagrada Família.

What this means is that the neighborhood is subject to real estate speculation. The lack of infrastructure between the two areas is noticeable, as is the lack of maintenance of these spaces.

As earlier discussed, the Parque Sagrada Família neighborhood, an old neighborhood situated in the urban space of Rondonópolis, was constructed and sold without proper adherence to the current legal requirements, as its creation was before the Federal Law on the Statute of the City. To this day, there has been a lengthy process of installing infrastructure.

During the fieldwork, it was discovered that the neglected state of the wasteland is consistent with the areas that have infrastructure present. As shown in Pictures 3 and 4. The notified areas are abandoned, with some parts of the neighborhood even having improper disposal of organic waste.

**Pictures 3 and 4** - Wastelands without proper maintenance in Parque Sagrada Família.



**Source:** Images de campo, 2022. (Shot made by the author) Arranged by RODRIGUES, J. N. (2022)

The lack of compliance with the regulations and the lack of occupation of this area is circumstantial by the owners around the difficulty of living in the area due to the lack of an unpaved network.

During a visit to the area that, during the rainy season, regions lacking an unpaved road face mobility issues that hinder people's ability to utilize transportation, which is crucial for carrying out their daily activities.

At the same time as this occurs in certain areas and at certain times of the year when mobility is jeopardized, many parts of the neighborhood in which infrastructure, such as the paved network, has been installed are also affected. Even so, it is clear that the owners do not comply with the legislation, keeping their land without proper maintenance.

The argument that occupation is not due to a lack of infrastructure is not true since many areas of the neighborhood that possess the infrastructure are abandoned, as in **Pictures 3 and 4**. Even though there are areas suitable for occupation, no evidence of any possible construction within the place could already be part of the society.

**Pictures 5 and 6 - Wastelands in the Sagrada Família neighborhood with infrastructure.**



Source: Images de campo, 2022. (Shot made by the author) Arranged by RODRIGUES, J. N. (2022)

As **Pictures 5 and 6** depict. The Sagrada Família neighborhood is one of the principal areas where maintenance of these spaces occurs, even though some areas manage to comply with legislation. The problem in the area is real estate speculation, which makes the neighborhood an integral part of the problem addressed in the research and constitutes a big urban void.

However, the discussion about the urban problem that guides this research still extends to other areas, such as the Granville I and II neighborhoods and the Sunflower neighborhood. On the fieldwork, it was possible to see a more marked occupation compared to the Sagrada Família neighborhood. At some points, it is possible to see a large concentration of wastelands, as in **Pictures 7 and 8**.

**Pictures 7 and 8 - Wastelands in the Granville I and II and Sunflower neighborhoods.**



Source: Images de campo, 2022. (Shot made by the author) Arranged by RODRIGUES, J. N. (2022)

According to the field, the research was carried out to empirically assess the research's guiding questions in the neighborhoods featured in **Pictures 7 and 8**. There is a high concentration of wastelands when compared to what is in the Sagrada Família neighborhood. The number of real-estate developments, such as the construction of houses and buildings, is rising in this area. Many new houses for sale illustrate the increasing commercialization of land rent.

The formation process of the neighborhoods was different, with the Granville I and II and Sunflower neighborhoods having already been built with infrastructure, facilitating, and perpetuating their occupation.

## Conclusion

Influenced by real estate agents and urban landowners' interests, the occupation of the eastern part of Rondonópolis. Unfortunately, this concept has been applied throughout the entire region, leading to a concentration of abandoned areas in sites as a significant development. At the same time, there is a lack of infrastructure in these areas. While other neighborhoods with similar amounts of abandoned land have access to public facilities.

These neighborhoods, established for social interest, required several years for the creation of their structures. Nevertheless, their existence became essential to enhance the value of extensive urban land in the eastern part of the city, boosting the cost of urban property in Rondonópolis and thereby complicating access to housing for the poorest social strata.

Based on this logic of the slow occupation of unused areas of the city's space, the regulation of urban land becomes effective. It is possible to see that factors impact the urban landscape of the area under study, and so there is a need for the public authorities to review this format for managing wasteland.

The previously mentioned facts are part of the logic of the use of urban space in Rondonópolis and, according to the background of the occupation of the eastern area, it has been circumstantial for real estate agents and urban landowners to benefit from this format of urbanization, which has been conceived and planned for decades.

It is relevant to discuss the issue of concentrating on areas of land that are not intended for full use by society. This should not be seen only through the lens of the capitalist means of production but rather should be addressed on a social level. As discussed in this chapter, urban land should be treated as a right for all citizens who desire decent housing rather than just being viewed as a commodity.

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