

'Operation of the Market' study
How the poor access, hold and trade land

Tete survey

May 2013



Urban LandMark

working towards improving access to land and property rights

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- 1. Purpose of the study**
2. Methodology
3. Key findings
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Purpose of the study

- The purpose of the study is to understand how the poor access, hold and trade land in Tete, Mozambique through surveying two settlements in the city namely Matundo and Sansão Muthemba
- This research forms part of a larger research programme which includes similar studies in Maputo (Mozambique), Luanda (Angolo), Lilongwe (Malawi) and Durban, Cape Town and Johannesburg (South Africa).
- The research was undertaken by Progressus Research Development Consultancy

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Methodology

The study was structured into five phases:

- **Phase 1: Literature review:**
 - Land legislation and policy in Mozambique was reviewed, as well as reports and research articles on various land-related aspects.
 - A review was undertaken of the study area namely Tete and the two selected settlements (Matundo and Sansão Muthemba)
 - Interviews were held with key stakeholders (6) on land issues
- **Phase 2: Field research**
 - 407 survey interviews (206 in Matundo and 201 in Sansão Muthemba).
 - The total sample per settlement is 95% accurate within a range of 6.8% in each community for the selected areas.
- **Phase 3: Data entry and analysis**
- **Phase 4: Community Feedback**
- **Phase 5: Research report**

Description of the settlements

Matundo

- Was established after independence in 1975.
- By 2005 the settlement had 17,709 inhabitants this has increased to 25,505 in 2013.
- The settlement has been identified as an area to accommodate new applicants.
- Public facilities available are: electricity connected in the houses, piped waters, water points (20), boreholes (5), primary schools (3), secondary schools (3)
- The urban poverty alleviation program funded 30 beneficiaries which the minimum amount funded as the 30,000 MTs and maximum was 100,000 MTs

Sansão Muthemba

- Was established in 1994. The main reason was that people came from other areas that had been flooded
- In 1998 there were 36,178 inhabitants and currently there are 36,270 inhabitants.
- Even though the number appears to be the same with little growth in 5 years, it is important to note that Sansão Muthemba was divided in 2 separate barrios or wards after 2008. According to the ward secretary they experienced tremendous growth in the last 5 years.
- The public services being provided in the settlement are: primary school (1), public water tank (1), electricity system, piped water, water points (12), boreholes (18), private grindmeals (38)
- The settlement does receive funds in respect of the national poverty alleviation fund.

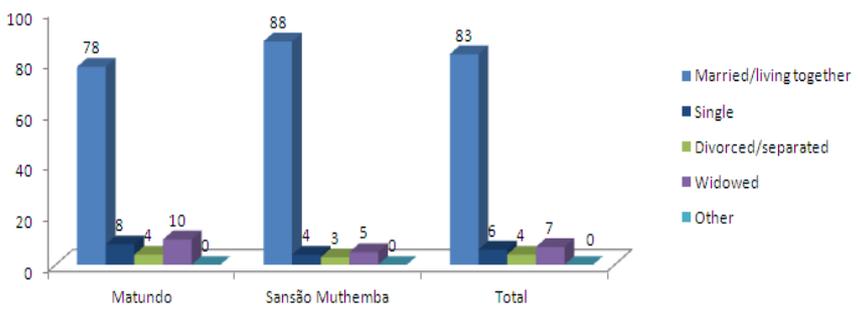
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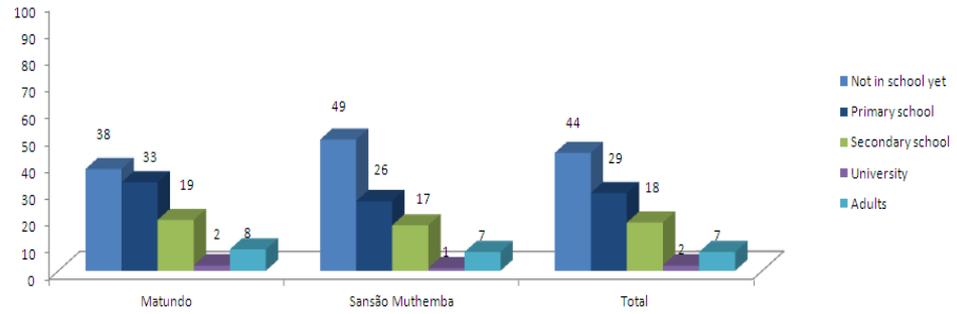
A description of the people who live in the settlements

- Most respondents are married (83%) and are living with their spouse and children (60%)
- Average age of respondents is 35 years
- On average families have 2 to 3 children, and most of the children (73%) are younger than 13 years
- The main source of income for respondents is a monthly salary or wage (47%) or earnings from a main business or farm (49%)

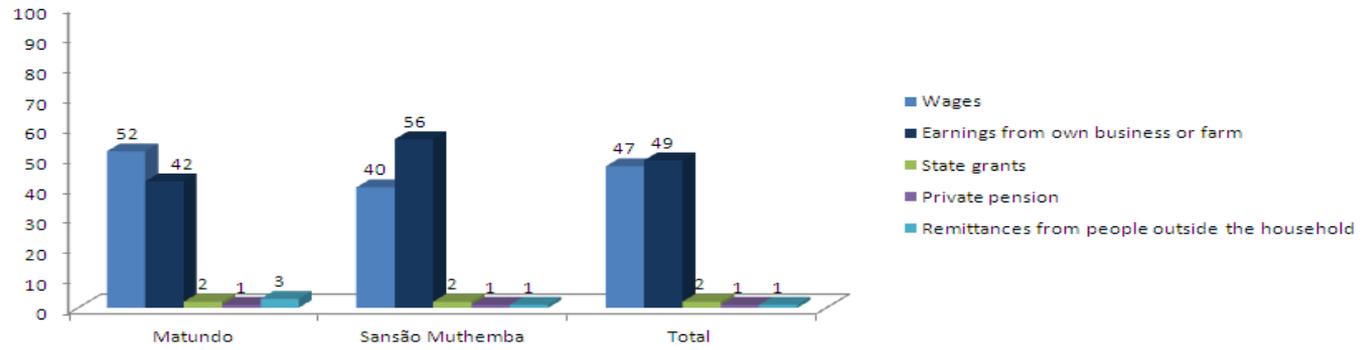
Marital status by settlement (%)



Age Group of Children (%)

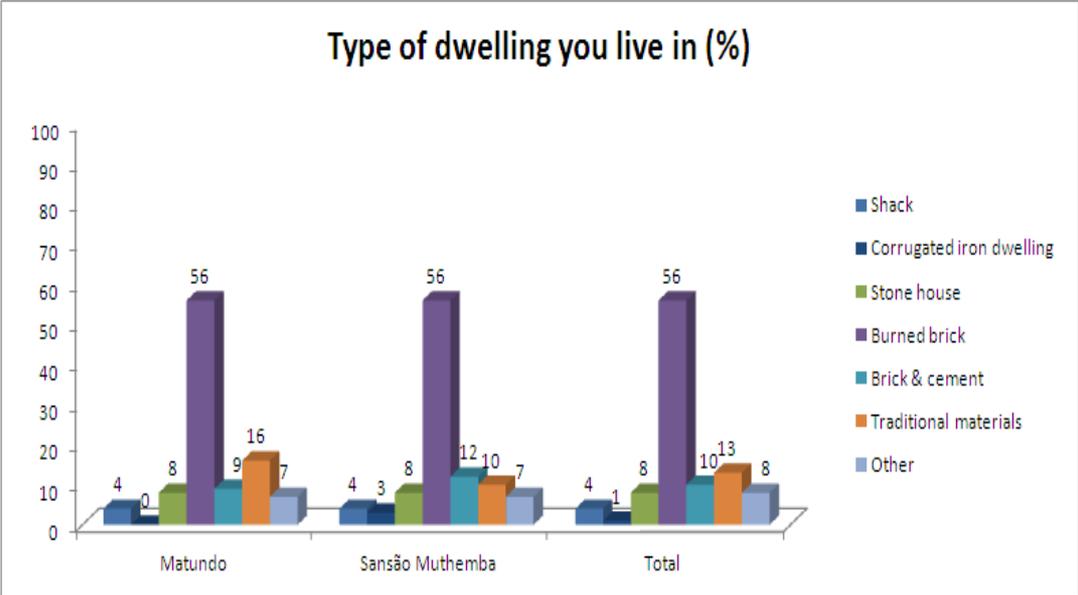


Main Source from which household usually receives income (%)



What do the houses look like and how long have they lived there?

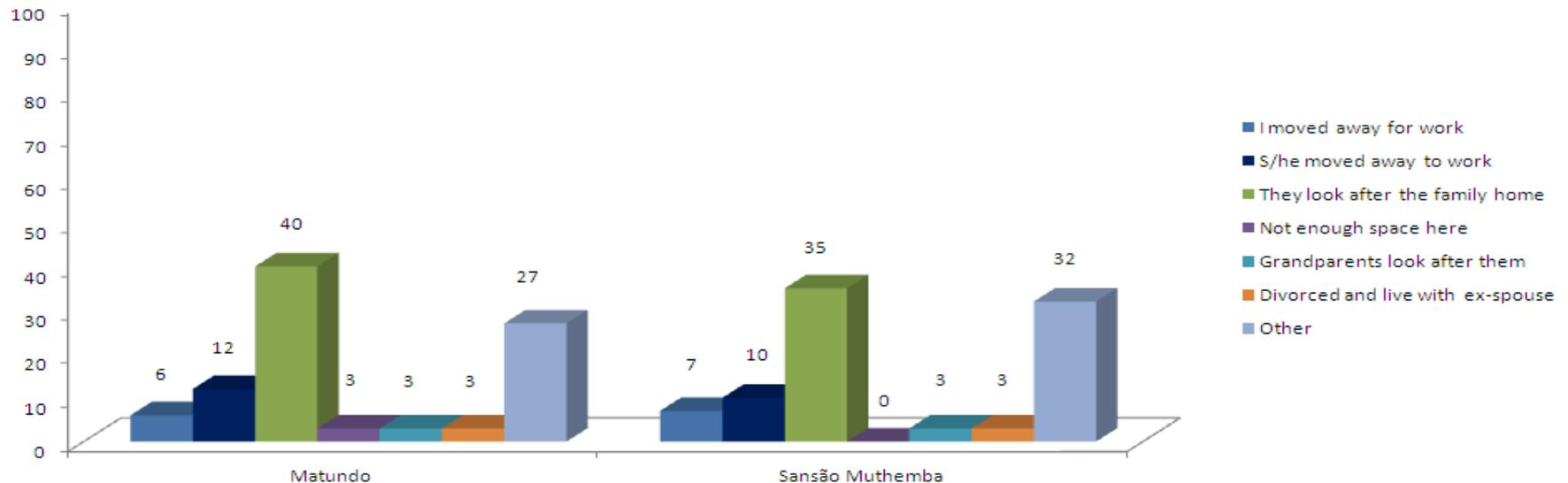
- Most households (56%) live in a burned brick house but there are a range of different house types including houses build with traditional materials, brick and cement and stone houses.
- The majority of respondents moved to the settlement in the last 5 years



Do the whole family live together?

- *There are a few respondents that have a spouse or small children that lives elsewhere (16%)*
- *These household members live elsewhere in the settlement (38%), in Tete city (25%) or in the rural areas (17%)*
- *The reason why household members live elsewhere is because they are looking after the family home (37%) and some live elsewhere to be closer to work (17%)*

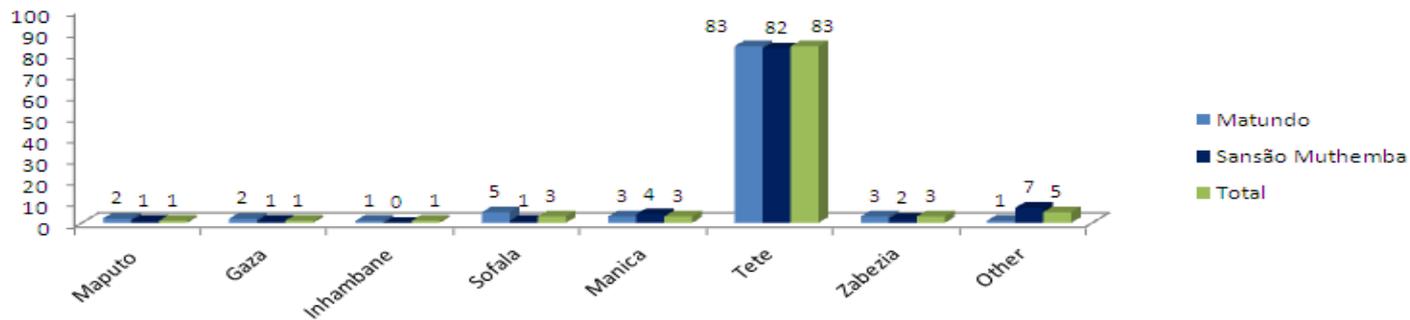
Reason why Household Members do not live in settlement (%)



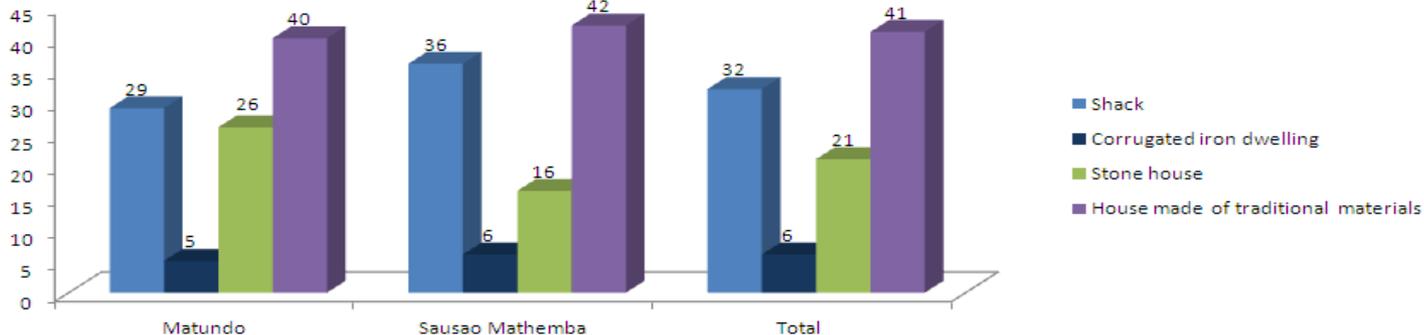
Where did people live before coming to the settlement?

- Most respondents (83%) lived in Tete Province before moving to the settlement.
- Most respondents lived either in a rural area (64%) or Tete city (34%).
- Of all respondents, 57% lived in an informal settlement previously
- The majority (72%) of respondents still lived with their parents in their previous house.
- Most respondents lived in a house made of traditional materials (41%) or in a shack (32%)

Province lived in before coming to the settlement (%)



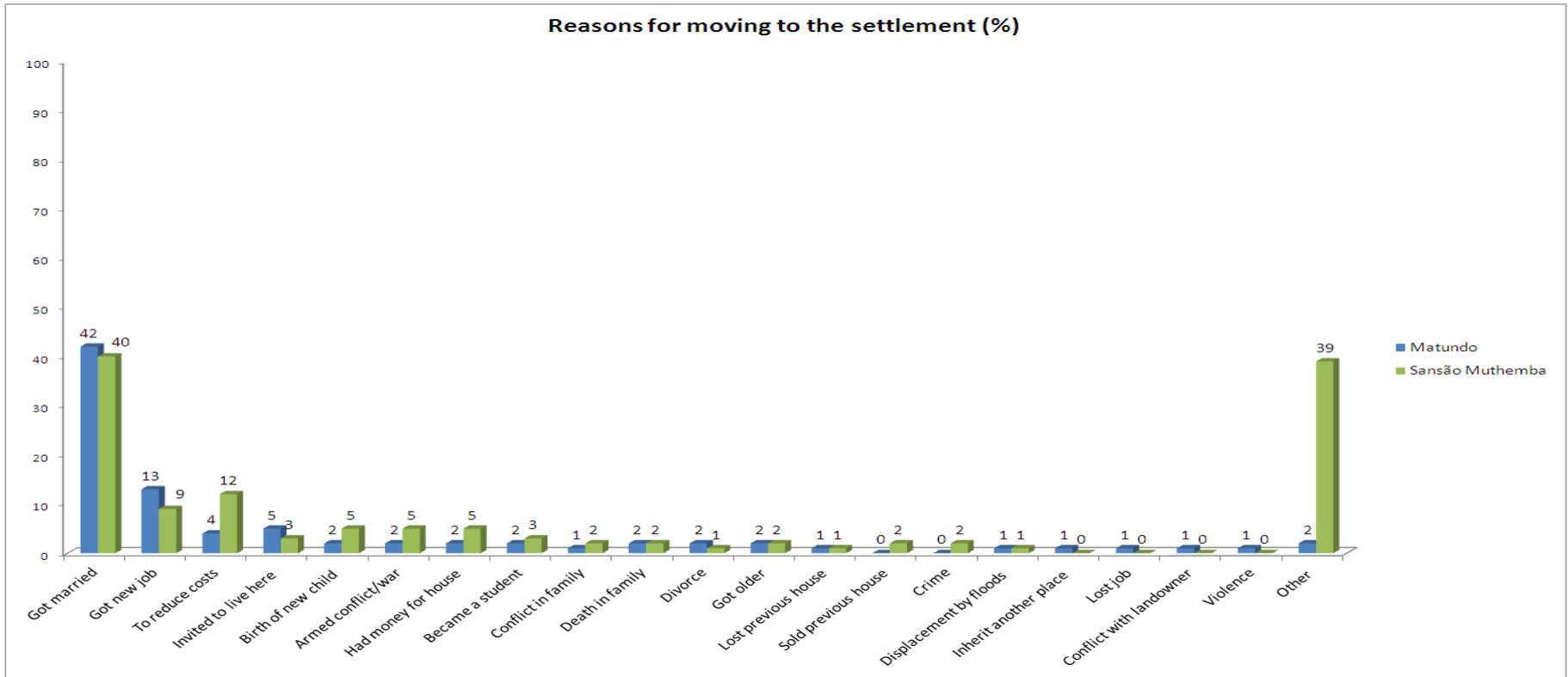
Type of dwelling lived in previously (%)



Why did people move to this community?

Respondents moved to the settlement:

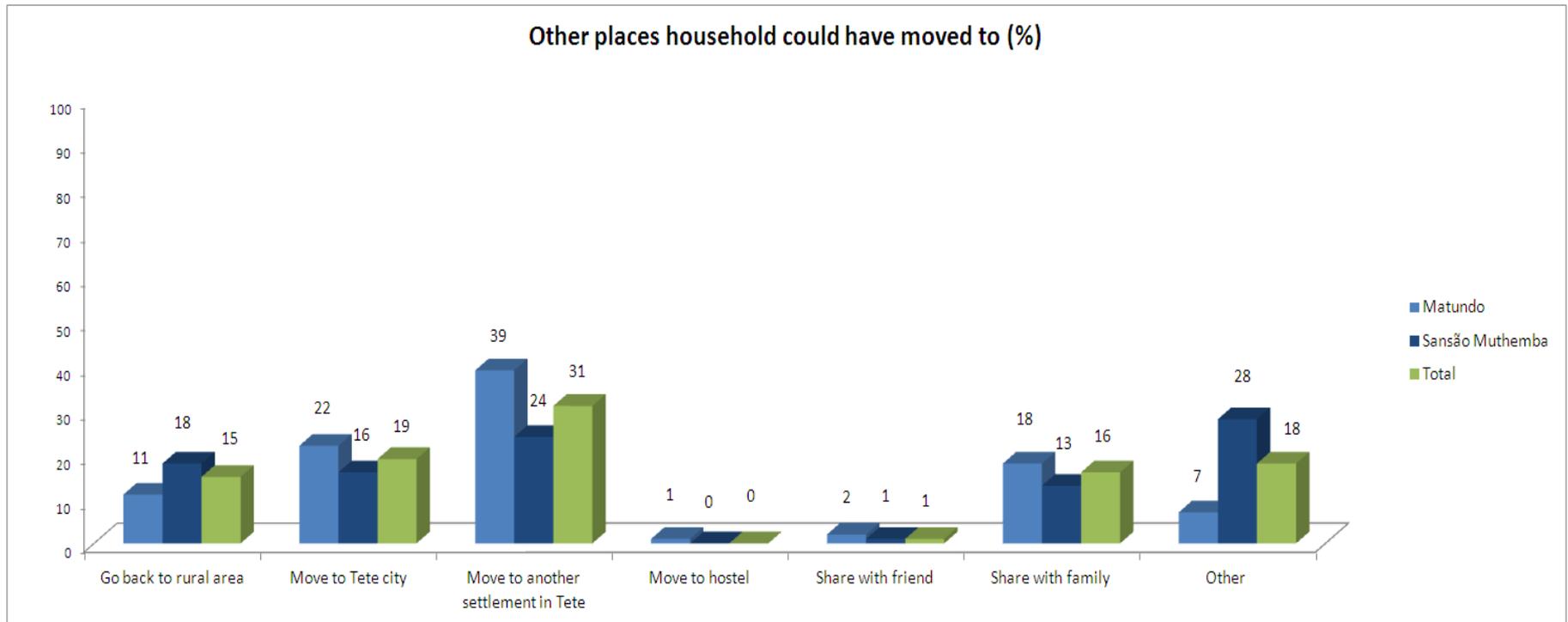
- *Because they got married*
- *To be closer to jobs*
- *To reduce their living costs*



Did they have other options for places to move to ?

Other places that the respondent could have moved to were:

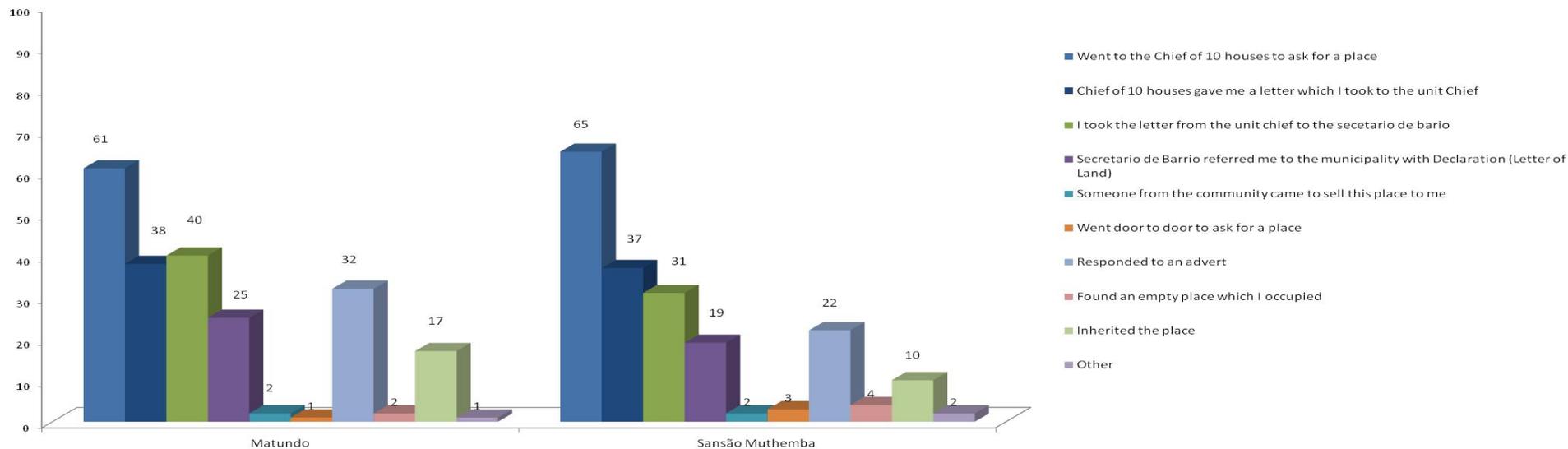
- *Another settlement in Tete (31%)*
- *Tete City (19%)*
- *Sharing with family (16%)*
- *Going back to the rural area (15%)*



How did people find this place?

- Most respondents heard about the settlement from a family member (43%) or friends (29%)
- Respondents got a place in the settlement by doing one of the following things:
 - Talking to the Chief of 10 houses, and/ or the Chief of 100 houses and/or the Secretario de Barrio and then to the Municipality, or
 - Buying a house directly from another person, or
 - Inheriting the place.
- On average respondents took about 30 days to get a place – some much quicker & others even longer
- In Matundo respondents spent on average MZN1, 388 (\$46) on the process of finding a place although there is also a wide range in costs. This comprises approximately one third of the average monthly salary. In Sansão Muthemba respondents spent a higher amount, on average MZN2,049 (\$68). This comprises just over half of the average monthly salary.

Process of finding a place (%)

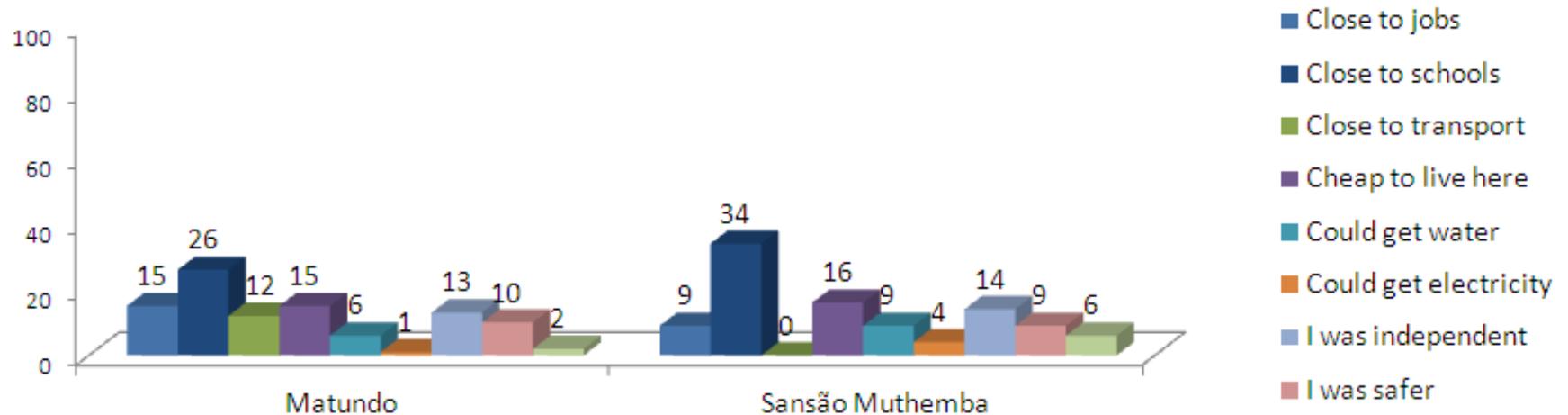


Why did people choose this place?

The reasons why respondents chose the settlement was:

- To be close to schools
- It is more affordable to live in this community
- Respondent wanted to be independent and not live with their parents anymore
- To be closer to jobs

What is important about the settlement (%)

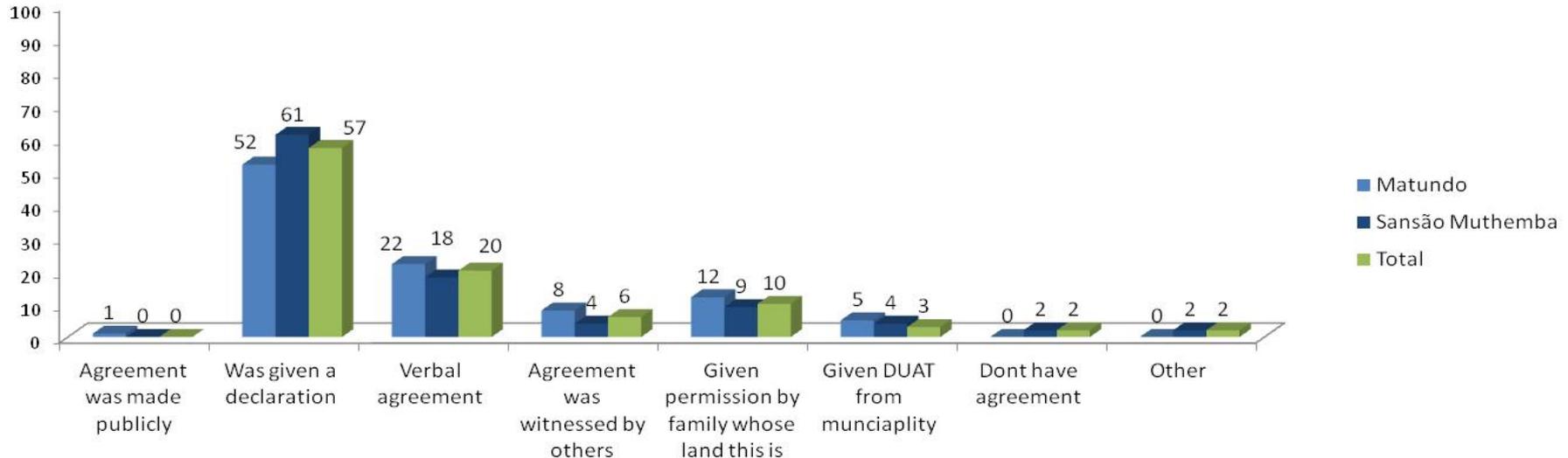


How agreement was secured?

The agreement was secured as follows:

- *They received a Declaration (57%)*
- *They had a verbal agreement (20%)*
- *They were given permission by the family whose land it is (10%)*
- *Only 3% received a DUAT*

How agreement was secured for the place (%)

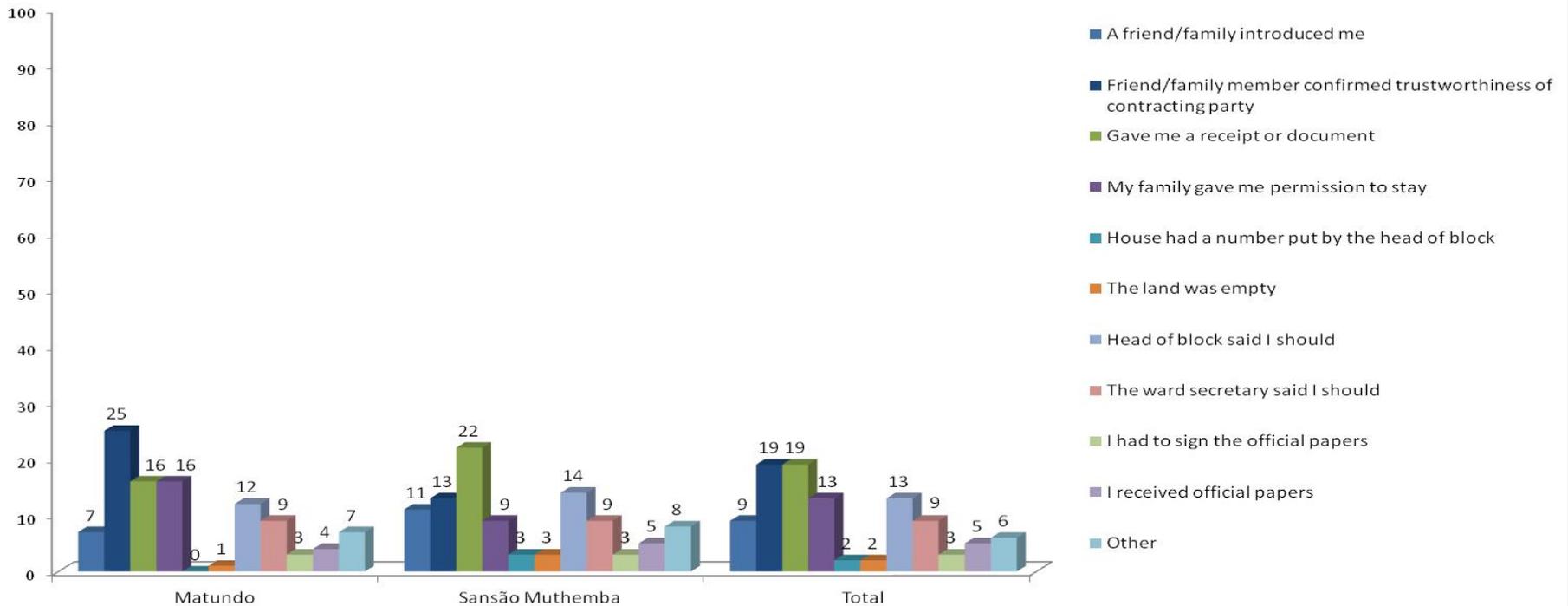


How people knew that the agreement would be valid?

Respondents knew that when they obtained a place, that the agreement would be valid for the following reasons:

- Friends or family confirmed the trustworthiness of the contracting party (19%)
- They received a receipt or document (19%)
- Their family gave them permission to stay (13%)
- The house had a number put by the head of the block (13%)

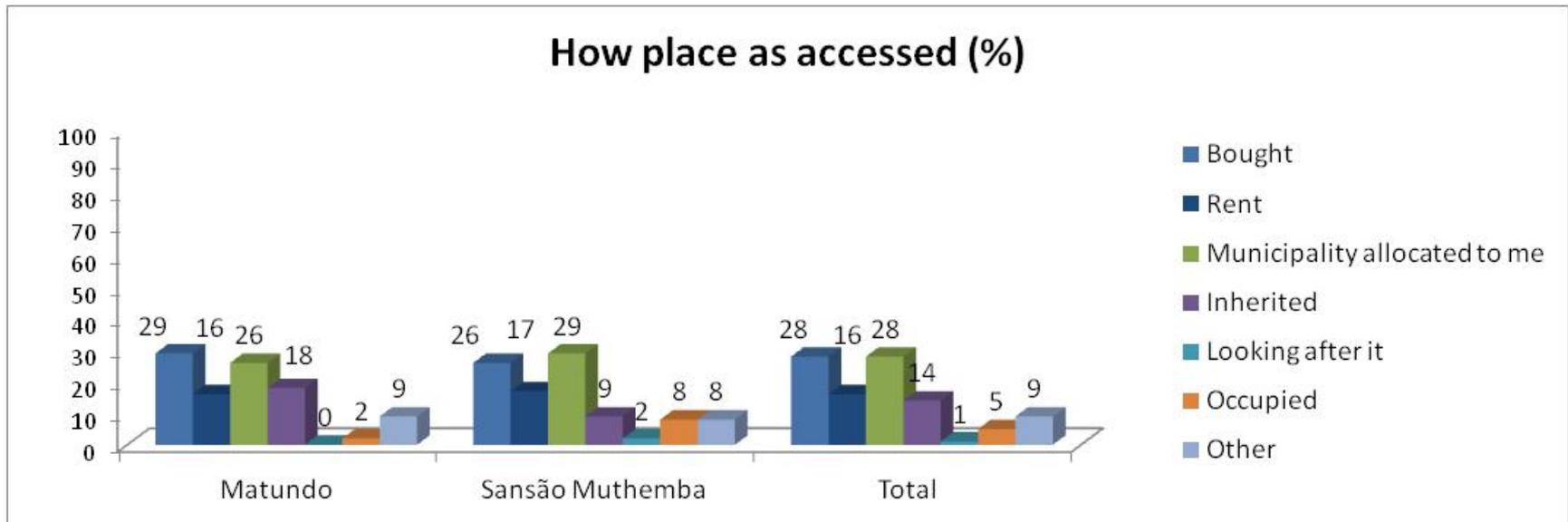
What made respondent confident that the agreement would be valid (%)



How did people get their place?

Respondents got their place as follows:

- *Some became owners by either:*
 - *Buying the property (28%) or*
 - *Being allocated a property by the municipality (28%)*
 - *Inherited the place(14% overall)*
- *Some respondents are renting the place (16%)*

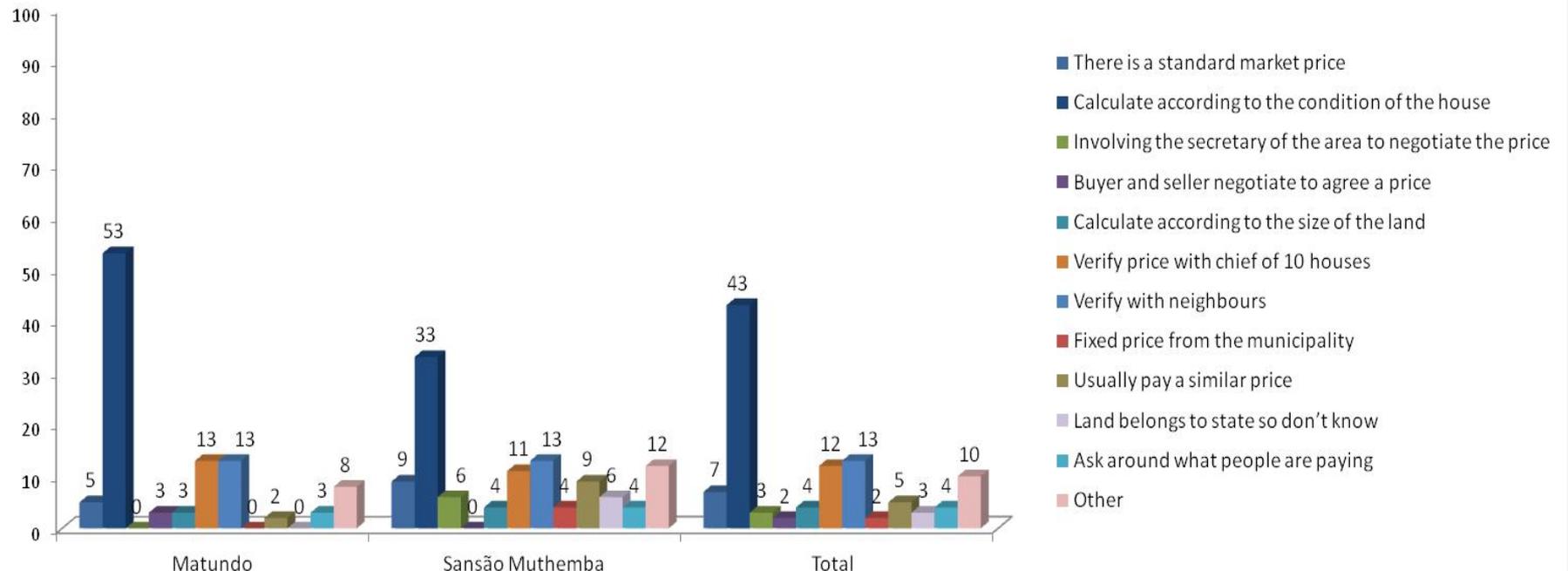


How did people who bought decide what to pay?

Respondents who **BOUGHT** decided what to pay for the house as follows:

- They looked at the condition of the house (43%)
- They looked at the size of the land (13%)
- They verified the price with the chief of 10 houses (12%)

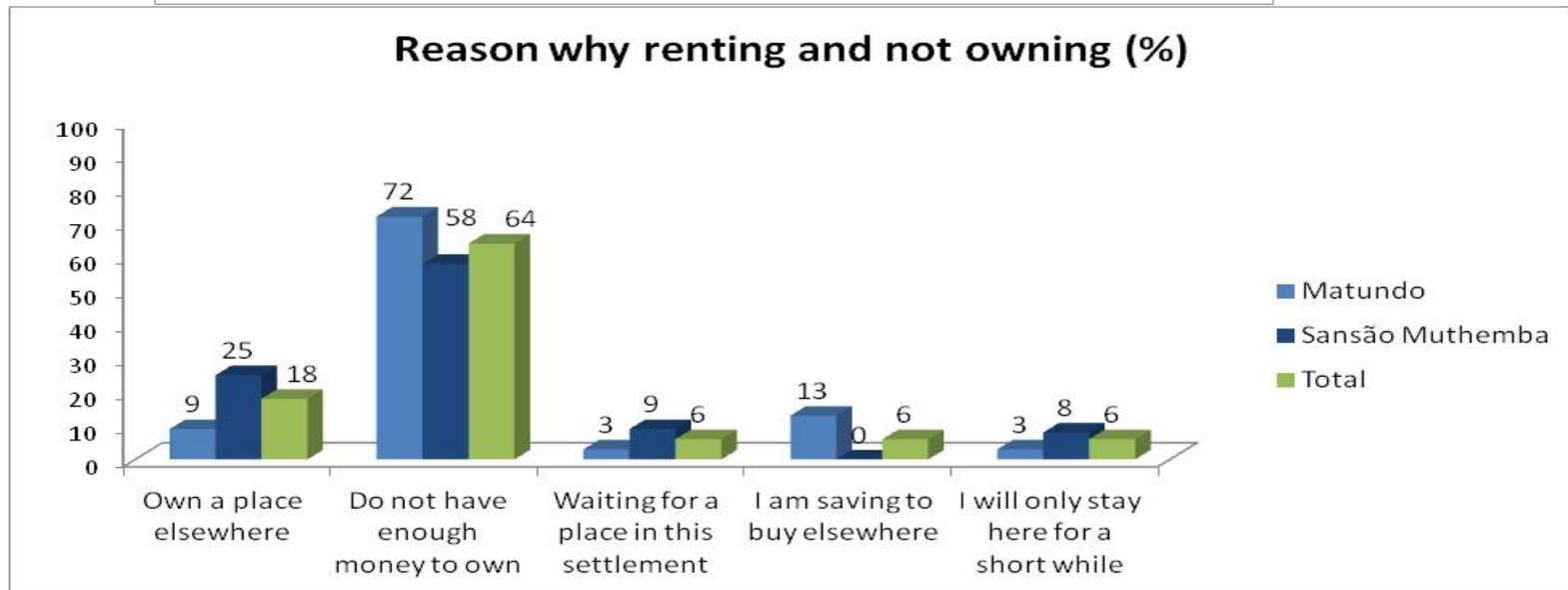
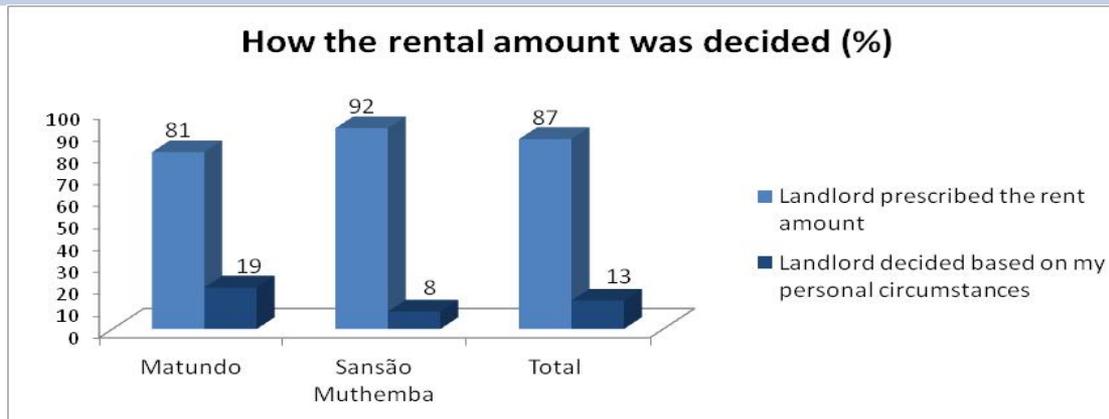
How people who bought check whether they have paid the correct amount (%)



What about people who rent?

Respondents who RENT decided what to pay for the place as follows:

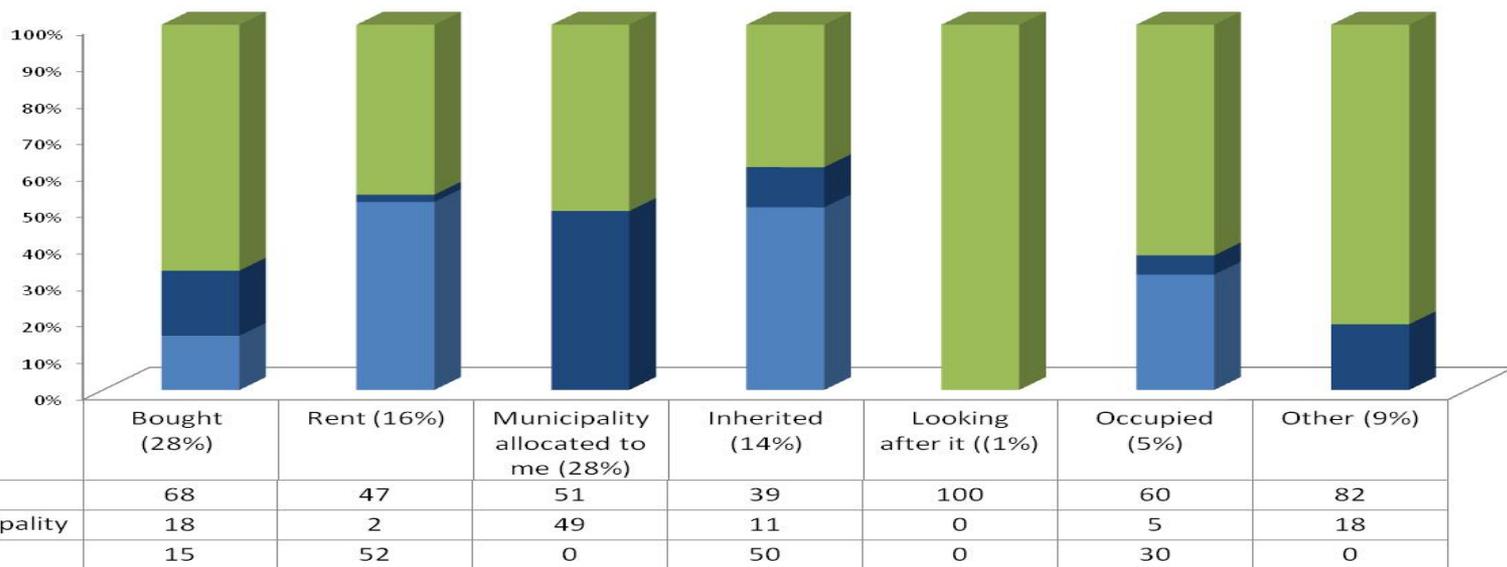
- The landlord decides what rent to charge (87%)
- Many landlords live on the same stand (47%), while others live elsewhere in Tete (35%).
- The main reason why respondents rent is that they do not have enough money to own (64%)



What role do different stakeholders play?

- **The role played by different stakeholders in the process varies with the neighbourhood leaders playing the most significant role.** This is more so in respect of respondents who bought (68%) or occupied (60%).
- **Neighbourhood leaders** are more likely to play a major role when a respondent is looking for land (100%) than when he or she is about to inherit (30%) or is renting (47%) a place, getting an allocation from the municipality (51%), just occupying (60%) or about to buy (68%) a place.
- **Neighbourhood leaders together with municipal officers** tend to play a major role when a respondent is looking for a municipal allocation of land (49%).
- **Private people** are more likely to be contacted when the respondent wants to rent (52%) or inherit (50%) a

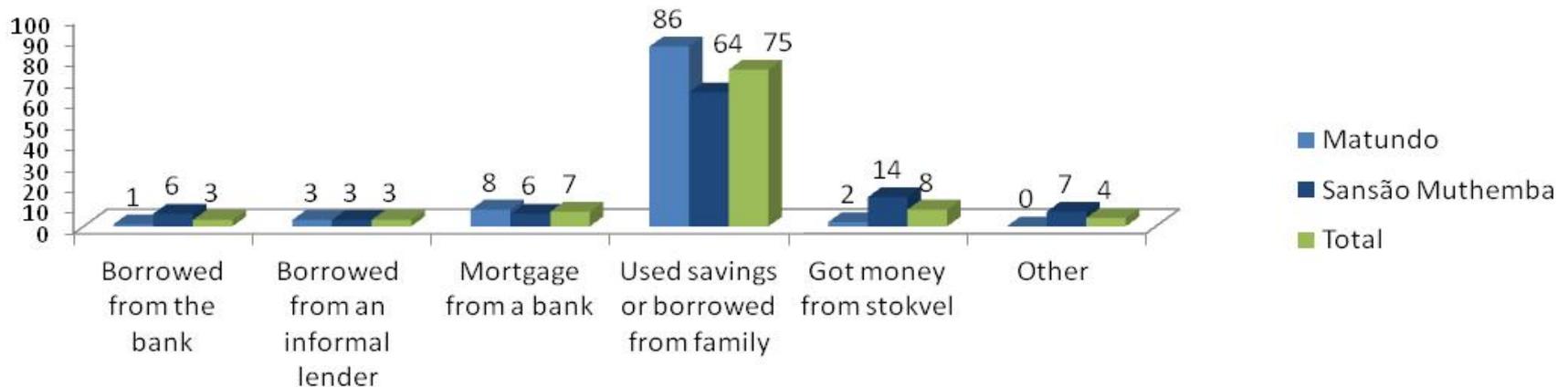
Land access by role players (%)



Did people make improvements to their houses?

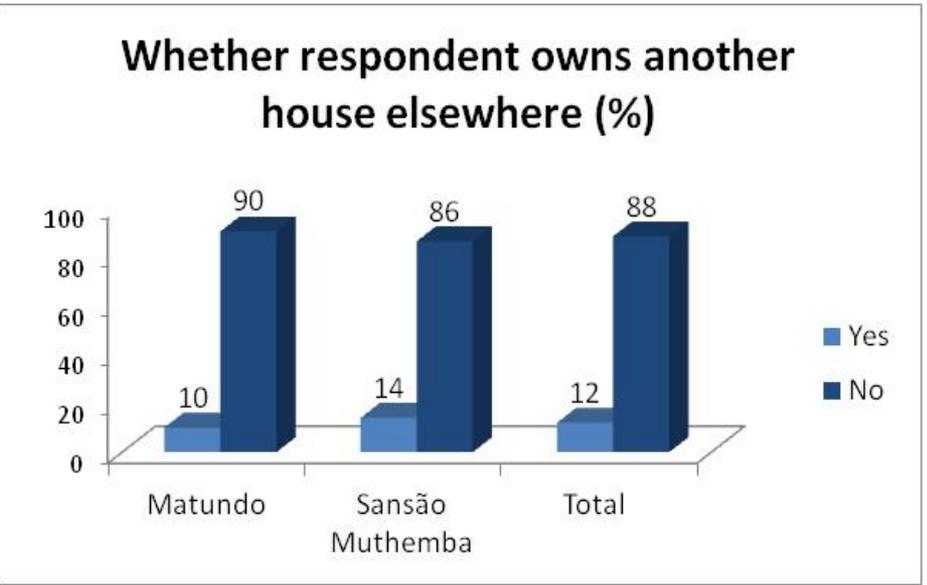
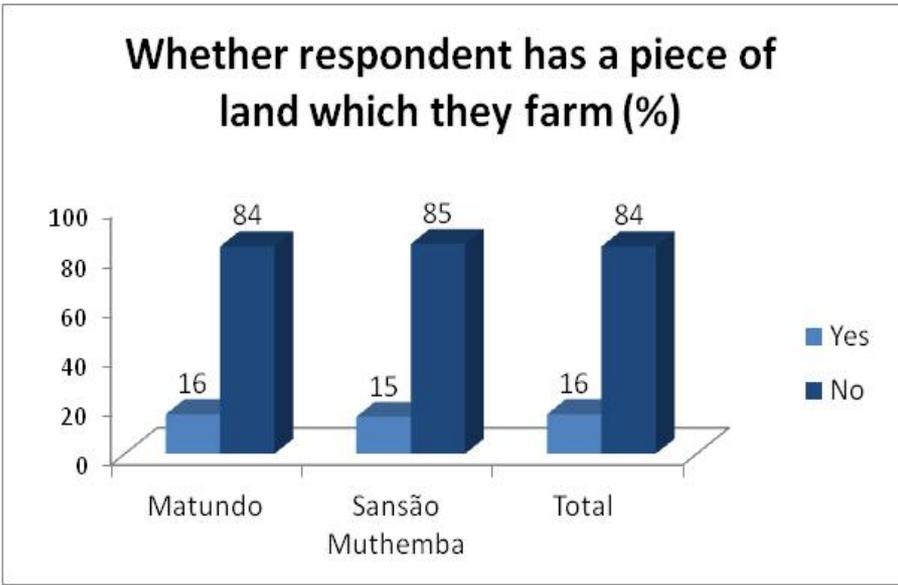
- *Over half of respondents (53%) have made improvements to their houses after moving in*
- *Most of these respondents have used their savings or borrowed from family (75%) and very few obtained a loan to make improvements to the house*

Where money was obtained to make improvements (%)



Do people have other investments in land elsewhere?

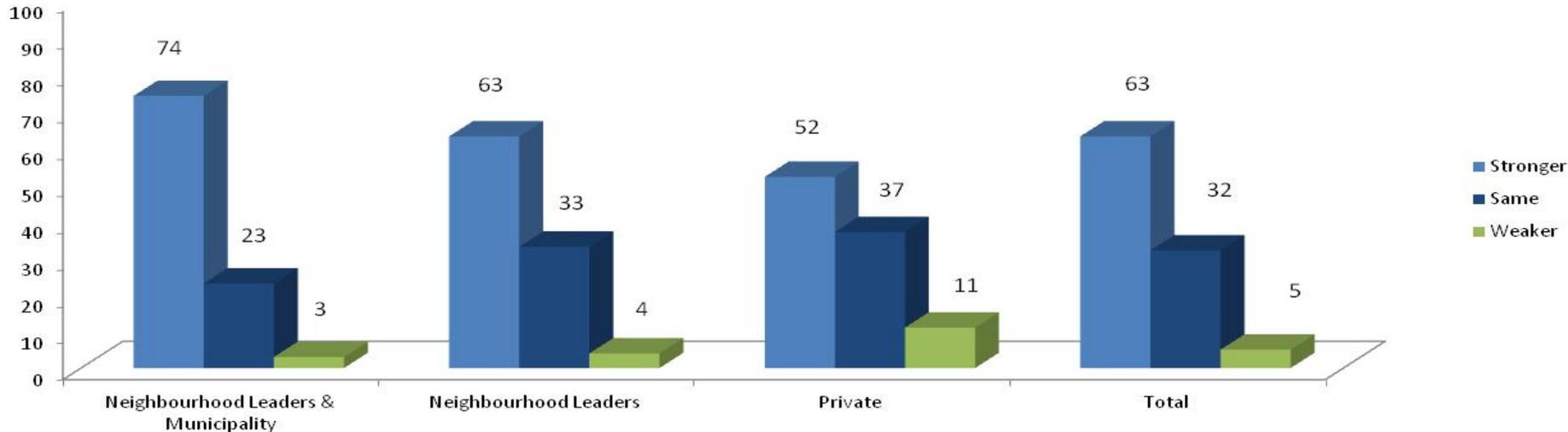
- Only a few respondents said they have farm land (16%) or a second house (12%)



Do people feel that their rights to their place is strong?

- Most respondents felt that their rights (tenure security) to the place are strong (63%)
- Those that accessed the place via neighbourhood leaders & municipality feel this more strongly (74%) than those that accessed the place privately (52%)
- Factors that increase tenure security include:
 - Having a document or a name on the a list at the Municipality (64%)
 - Neighbours can confirm it is your place (15%)
- Factors that weaken tenure security include :
 - Disputes with neighbours around site allocation etc (69%)
 - A site being misallocated (16%)

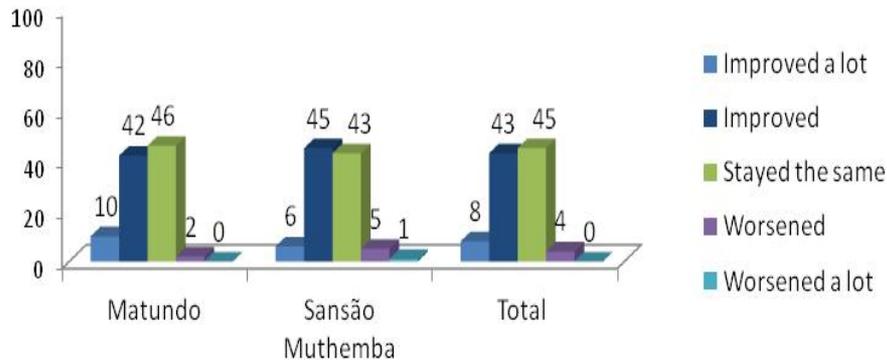
Perceptions about their rights to the place by process of acquiring the place (%)



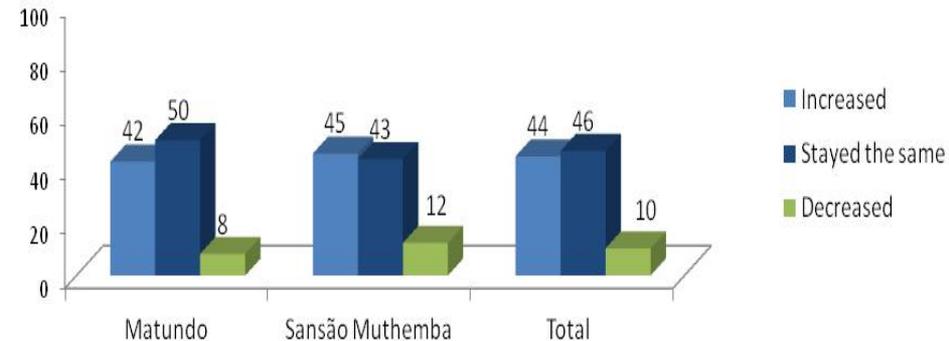
Did people's lives improve since moving here?

- *Just under half (48%) of respondents feel that their situation has improved since moving to the settlement. Of all respondents 45% feel that their situation has stayed the same.*
- *Of all respondents 44% feel that their wealth increased since moving to the settlement and 46% feel that it stayed the same.*

Whether respondent feels that their situation has improved or worsened (%)



Whether respondent feels that their households wealth has improved or worsened (%)



Is it easy or difficult for people to get a place here?

- Most respondents see the process of accessing and holding land to be easy.
- Over half of respondents (55%) feel that there is no room for new households to come into the area. The reason why households want to do this is seen to be rural urban migration (29%), growing families (16%) and the provision of services by the municipality (16%)

	Finding a place	Checking trustworthiness of seller / landlord	Deciding on a price	Negotiation of an agreement	Protecting rights to the property	Deciding what to do with the property when moving
Matundo						
Sansao Muthemba						

Majority of respondents (over 70%) found the activity easy



Majority of respondents (over 70%) found the activity moderate



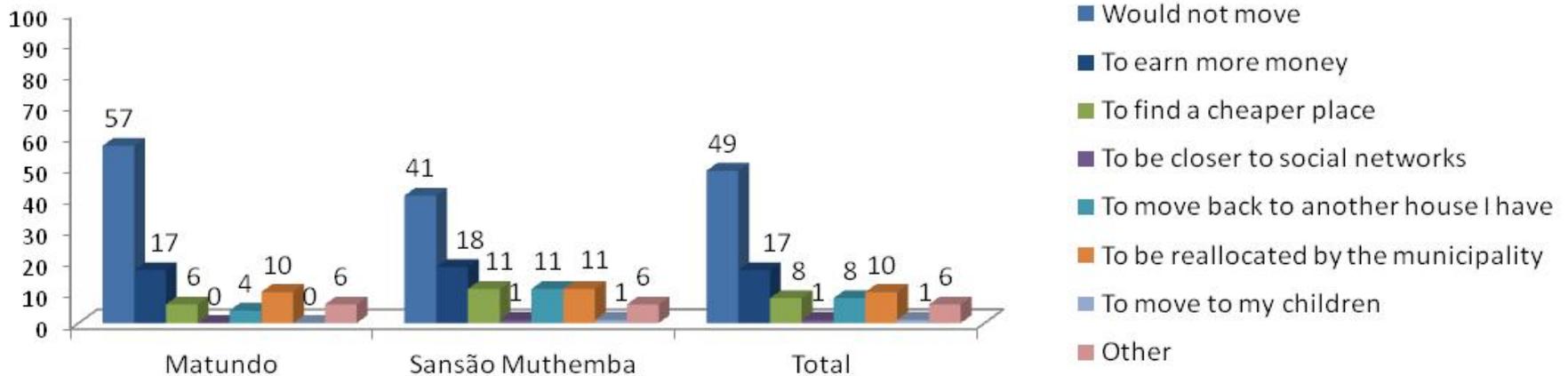
Majority of respondents (over 70%) found the activity difficult



Will people ever move away from here?

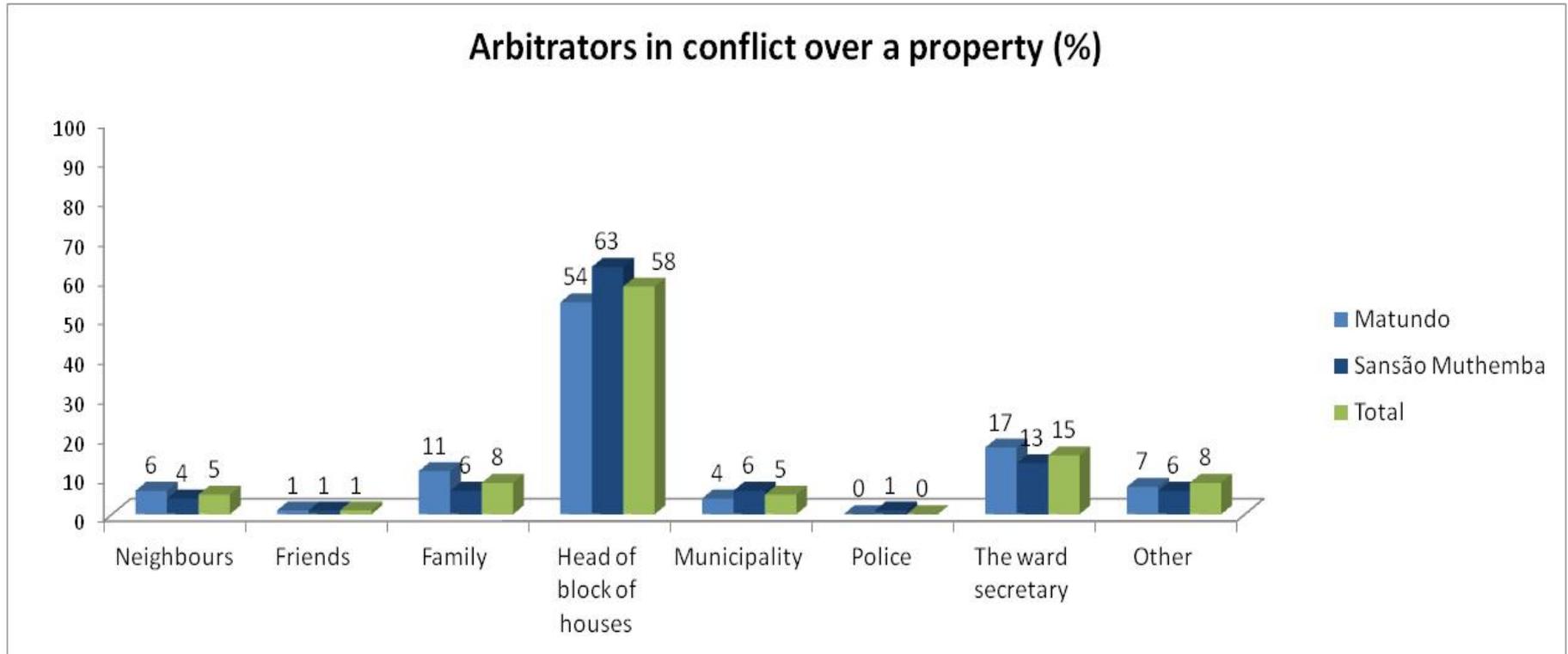
- *Just under half of respondents will not move away from this community (49%)*
- *For those that would move away reasons include finding a place where they can earn more money (17%) or being reallocated by the municipality (10%) or finding a cheaper place to live (8%)*
- *If respondents move they will either rent their house in the settlement out (37%) or invite a family member to stay in the house (37%), but almost no one will sell the place (3%)*

Reason for moving away from the settlement (%)



Is there conflict around properties and how is it resolved?

- Only 6% of respondents indicated that they had experienced conflict around their property.
- Disputes are predominantly related to definition of the space (84%)
- Arbitrators in the dispute are the head of a housing block (58%) and the ward secretary (15%)



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Conclusions cont.

- **Neighbourhood Leadership:**

- Matundo and Sansão Muthemba are located on the outskirts of Tete and are managed through a mix of national and municipal government and neighbourhood leaders.
- The neighbourhood leadership consists of layered structure of chiefs of 10 houses, followed by a chief of 100 houses and a unit chief of 500 houses who report to the ward secretary of the community.
- This neighbourhood leadership is not the same as traditional leaderships in rural areas. Traditional authorities are recognized by law in Mozambique in respect of land, but not neighbourhood leaders.
- In both settlements the neighbourhood leadership is however firmly established in both communities and works very closely with the municipal authorities. Their role in land access also forms the preparatory steps towards the legalization process of land through the issuing of the DUAT.

- **Tenure :**

- Most households (70% overall) own their property and 16% rent their property.
- For those who own they would have acquired the property either through purchasing it (28% overall), being allocated the property by the municipality (28% overall) or inheriting the property (14% overall).
- A small percentage took occupation of an empty space or is looking after it on behalf of someone else.

Conclusions

- **Acquiring a property:**

- There appear to be three dominant methods through which a property was acquired - a market trading process through which people buy or rent, a municipal allocation process, and through inheritance.
- The process of acquiring a property is generally made up of the following steps:
 - Households go to the 'Chief of 10 houses' who gives them an informal letter and records their names in an informal register (61% in Matundo and 65% in Sansão Muthemba)
 - The letter is taken to the 'Chief of 100 houses' or to the 'Unit Chief' (of 500 houses)' (38% in Matundo and 37% in Sansão Muthemba)
 - The 'Unit Chief' sends them to the Ward Secretary who issues them with a Declaration and record their names in a register (40% in Matundo and 31% in Sansão Muthemba)
 - The ward secretary sends them to the Municipality with a letter of the land (Declaration), with the intention to obtain a DUAT. (25% in Matundo and 19% in Sansão Muthemba).
- The above process is not pursued fully in that some respondents only get the letter from the 'Chief of 10 houses'.
- The above process which incorporated the Neighbourhood Leaders who are not recognised by law, does not exist outside or separate from the legal structure of the Mozambican land law, but forms intermediate steps that if fully concluded, will end up with evidence (DUAT) that are recognized by the law.
- The system makes up a trusted local system of recognition and although not recorded within the law, it feeds into the law and compliments the Mozambican law system.

Conclusions cont.

- **Existence of a market:**

- On the basis of the above it is evident that a market exists which enables households to trade and hold land both on an ownership and rental basis. Key characteristics of this market are as follows:
 - Friends and relatives play an important role in identifying the place to live and in ensuring that contractual arrangements will be valid.
 - The neighbourhood leaders i.e. the Chief of 10 houses, Chief of 100 houses, the Unit Chief and ward secretary play a key role both in allocating houses, confirming tenure and resolving disputes.
- It appears that the market operates effectively and there are very few disputes (6% overall). If disputes should occur most respondents (58% overall) would seek help from the neighbourhood leader i.e. the Chief of 10 houses.