

One step at a time: linking the tenure security continuum concept to the findings of Urban LandMark's operation of the market study in Maputo.

**Caroline Wanjiku Kihato & Lauren Royston
Theme Coordinators, Urban LandMark**

World Bank Conference on Land and Poverty, 25 April 2012



Urban LandMark

Outline

- Context and study background
- ULM's operation of the market study in Maputo: some findings
- A case for incremental tenure security
- A tenure security continuum in Maputo: potential applications

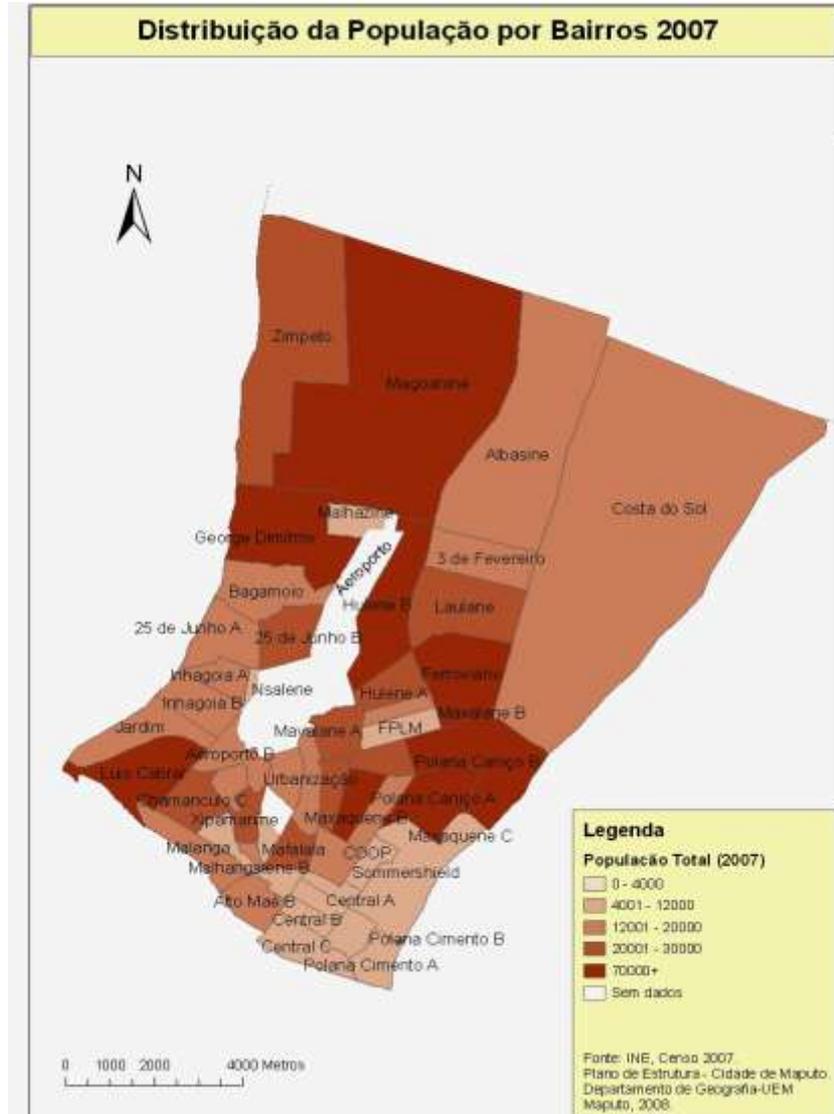
Context

- Maputo: Land area of 308 sq Km and 1.1 million inhabitants as at 2007 Census
- 75% of city dwellers live in informal settlements characterized by:
 - lack of adequate services,
 - ‘unregulated’ growth
 - High risk areas – prone to flooding, health epidemics etc.



Study background

- Operation of the Market Studies in South Africa, Maputo, Luanda
- In Maputo – Hulene B and Luis Cabral Bairro's in peri-urban areas
- Survey of 568 households – 27% of the population.



Maputo Study findings

- **An active informal market** in land exists despite the fact that the sale of land is illegal in Mozambique
 - 49% bought their land through the market (60% in Hulene B)
 - Of this 33% said they were paying for the land, 12% both land and house and only 6% just the house
- Only **6.3% responded that they had no agreement**, indicating that having an agreement whether it is verbal or documented is an important aspect of accessing land
- **Social networks and relationships** play a major role in the land market
 - 19% had verbal agreements witnessed by family members, neighbours and local leaders



Maputo Study findings

- **Highly organized local administrative structures**
 - Secretario de bairro, Chefe de quarteirao - 50 households, Chefe de block 25 households, Chefe de dez casas – 10 households
- Local, neighbourhood leadership figures are significant in legitimizing agreements, resolving disputes, keeping land registers
 - the declaração is the primary form of documented evidence as 29% of households responded that they had received a declaração from the Secretario de Bairro
- Despite not having formal title (only 2.6%), 66.5% of those surveyed had a strong or **very strong sense of security**

MUNICÍPIO DE MAPUTO
CONSELHO MUNICIPAL
DISTRITO MUNICIPAL Nº 4
BAIRRO MUNICIPAL MAVOTA

DECLARAÇÃO

Para os devidos efeitos se declara que Bairo Peden
Moiros, portador de Bilhete de Identidade nº 028826
emitido pelo Arquivo de Identificação Civil de Maique aos 14/01/2007
é residente neste Bairro Municipal da Mavota no Quarteirão 7 Casa nº 272
Rua nº 4817

A presente declaração destina-se para efeitos de
Pedido de regularização da posse
na 13 de Paralelo 861 que se encontra
na Quarteirão Nº 08 na Zona Especial
sujeita a regulamentação da Comissão da
Imprensa do Distrito Municipal de Mavota

Secretário do Bairro Municipal da Mavota, aos 17 de Novembro
de 2009

O SECRETÁRIO DO BAIRRO
Joaquim Chaca Chicórela
JOAQUIM CHACA CHICÓRELA
(Assistente Administrativo)

Some implications of the findings

- Why an incremental approach in Maputo? What do the findings imply?
 - Households do not have title or the DUAT - an incremental approach is worth exploring
 - The danger of thinking in binaries - full title or no security at all is highly exclusionary
 - Endurance of civil war era local political structures often critical to lending credibility to local land management practices
 - But by the same token as democracy deepens structures that blur the distinction between party and state are likely to come under pressure
 - Local land practices are functional but perceptions aside they are potentially under threat from a growing economy and investment pressure on land resources



A case for incremental tenure security

1. Opening up more routes into the formal system
2. Giving greater recognition to existing local mechanisms
3. Thinking conceptually about stepping stones – distinct from large scale titling solutions
4. Resource arguments for an incremental approach



Maputo?

