

Investing in Land and Strengthening Property Rights

Johannesburg, 12-13 April, 2012.

The nature of land market and its consequences in Hulene B and Luis Cabral

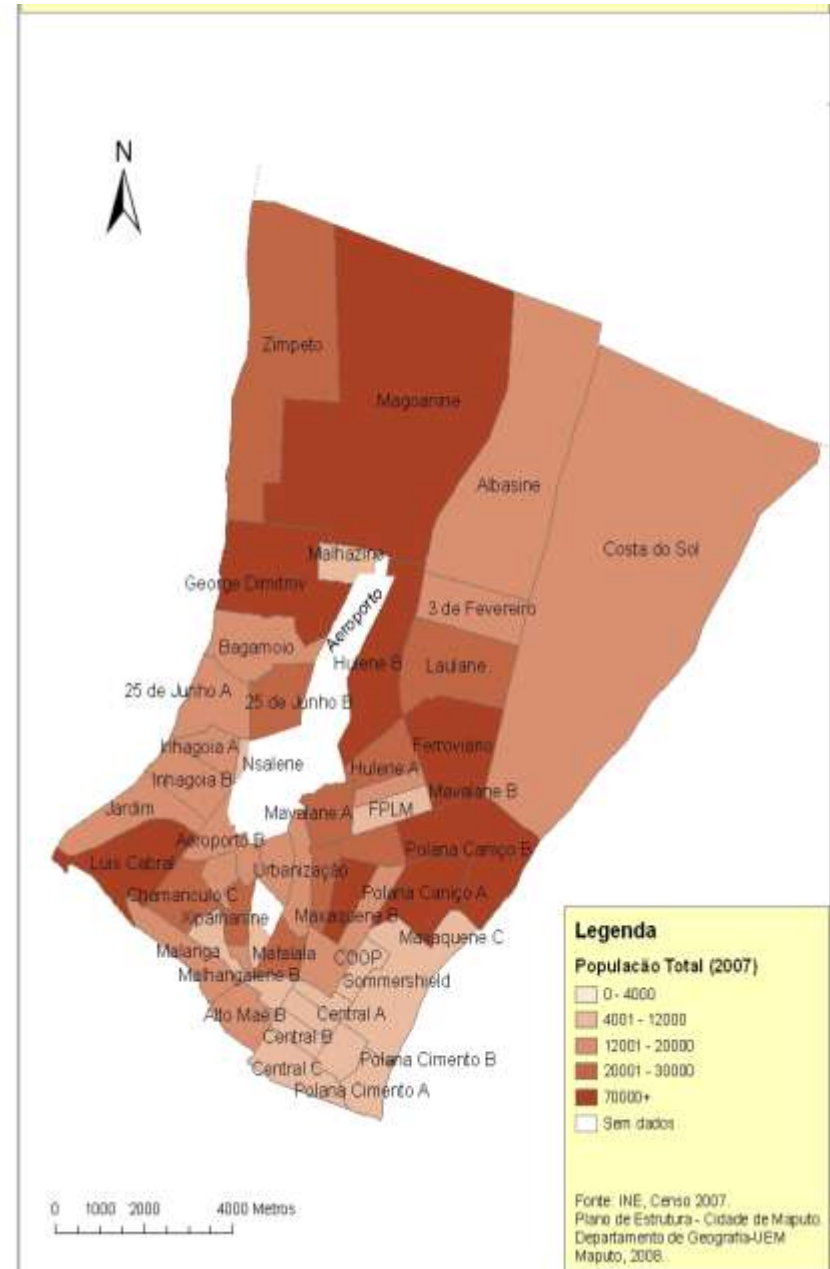
Wards, Maputo

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The city of Maputo: backgournd

- The study discusses the dynamic and implications of land market in the city of Maputo.
- The Maputo is formed by 1,094,628 (INE 2009) and 57% of these people are poor.
- The population density is 3,531Hba/Km².



Urban land legislation: historical perspective

- During colonial period land belonged to Portuguese.
- The first land legislation after the independence was established in 1979 (the Law No 6/79).
 - The respective regulation (Decree 16/87) says that the State rented land to users for a 15 year term.
- Land Law of 19/97 -
 - DUAT (title deed for occupation of the land)- Article 10 states the right for land use by nationals, foreigners, men and women and local community.
 - Article 3 land still belongs to the State
- Approval of the Urban Land Regulation 2006 the
 - Defines the urban land access through the Decree 60/2006 of December. In this Decree the responsibility of land access is given to the Municipality. From that regulation the municipalities has the right to entitle people with DUAT.

The nature of land market and its consequences in Hulene B and Luis Cabral: Population growth and

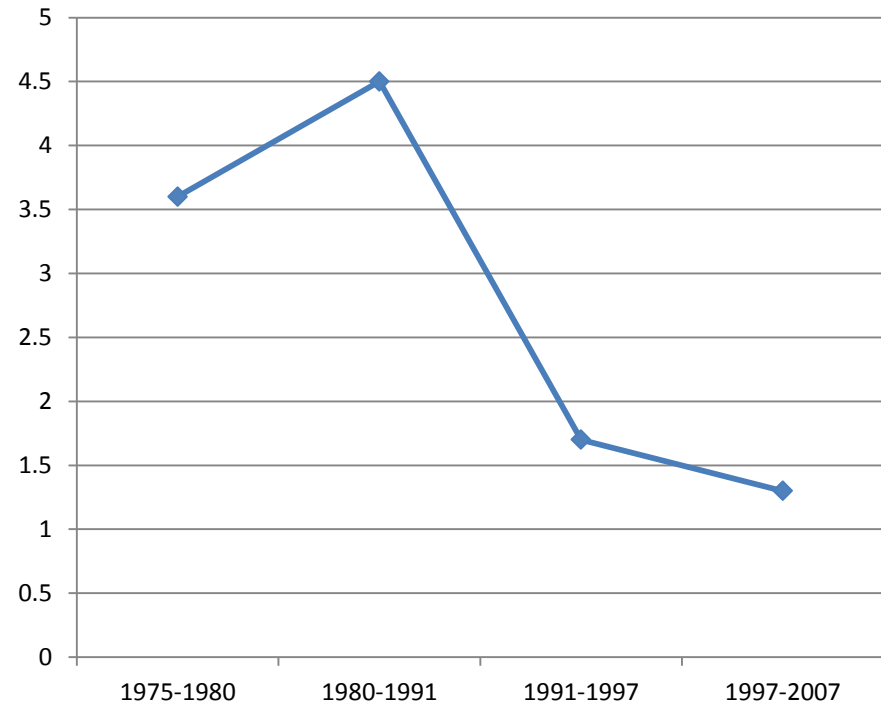
High

population
density



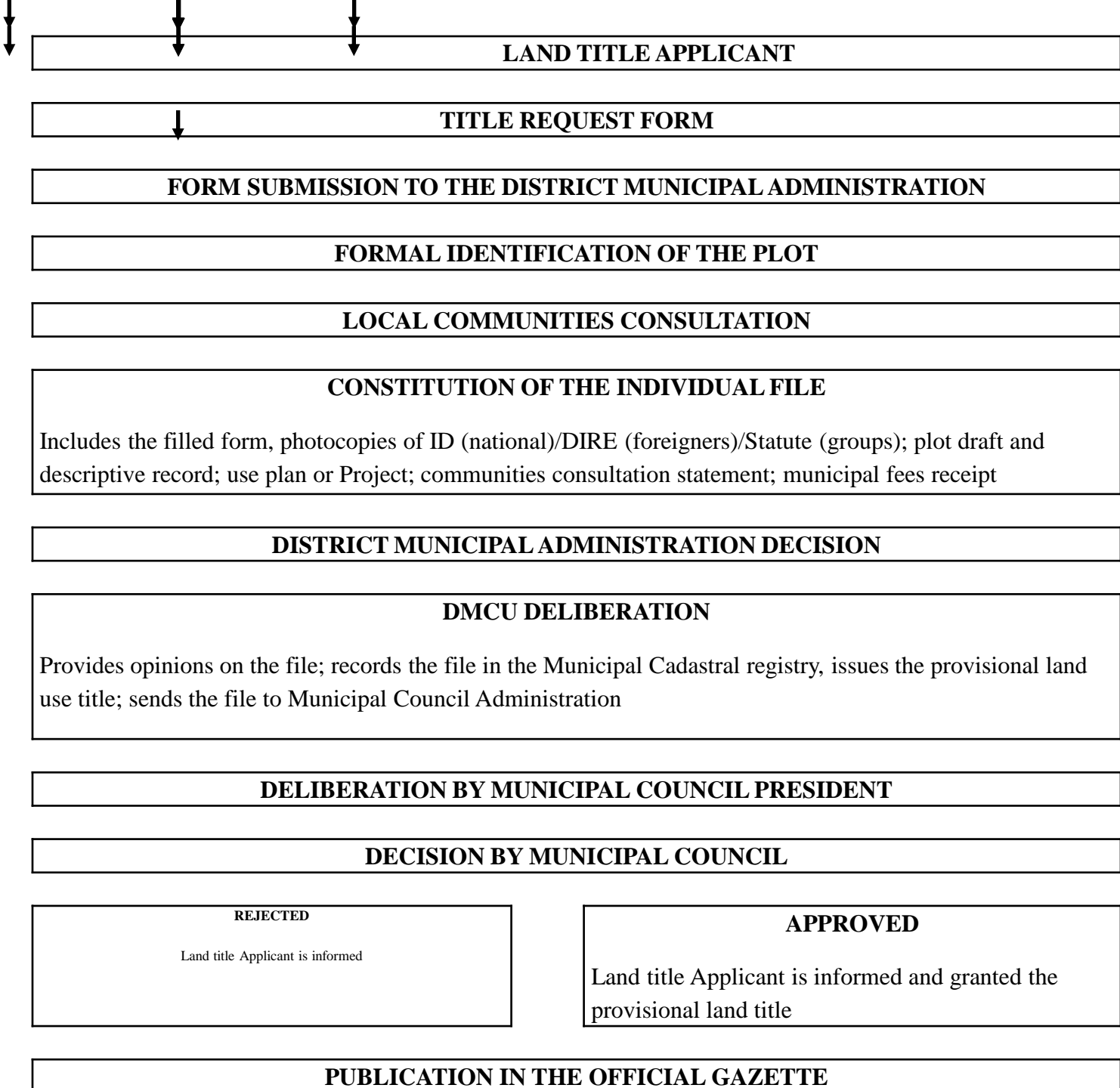
3,531Hba/Km².

Population
growth



The nature of land market and its consequences in Hulene B and Luis Cabral

- The value of the city (particularly for migrants, mostly from Maputo province, Gaza and Inhambane)
- The value of land
- Municipal district does not have a data basis of the people who claim for the DUAT.
- To obtain a DUAT is a long process
 - Declaracao from the ward
 -



The importance of the city: the imigration

| Place of birth | Luis Cabral | | | | Hulene B | | | |
|-----------------|-------------|-------|--------|-------|----------|-------|--------|-------|
| | Male | | Female | | Male | | Female | |
| | Total | % | Total | % | Total | % | Total | % |
| Maputo province | 38 | 36.9 | 66 | 42.9 | 54 | 54.4 | 3 | 1.6 |
| Maputo city | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 100 | 52.4 |
| Gaza | 25 | 24.3 | 34 | 22.1 | 44 | 37.0 | 48 | 25.1 |
| Inhambane | 28 | 27.2 | 46 | 29.9 | 8 | 6.7 | 26 | 13.6 |
| Sofala | 3 | 2.9 | 2 | 1.3 | 4 | 3.4 | 6 | 3.1 |
| Manica | 0 | 0.0 | 1 | 0.6 | 0 | 0.0 | 1 | 0.5 |
| Zambezia | 7 | 6.8 | 3 | 1.9 | 6 | 5.0 | 6 | 3.1 |
| Nampula | 2 | 1.9 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Cabo Delgado | 0 | 0.0 | 1 | 0.6 | 3 | 2.5 | 0 | 0.0 |
| Tete | 0 | 0.0 | 1 | 0.6 | 0 | 0.0 | 0 | 0.0 |
| Outro | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 0.5 |
| Total | 103 | 100.0 | 154 | 100.0 | 119 | 100.0 | 190 | 100.0 |

The value of land

| How do you value this place? | Luis Cabral | | | | Hulene B | | | |
|--|-------------|-------|--------|------|----------|------|--------|------|
| | Male | | Female | | Male | | Female | |
| | Total | % | Total | % | Total | % | Total | % |
| It was close to jobs | 16 | 15.5 | 17 | 11.0 | 16 | 13.4 | 15 | 7.9 |
| It was close to schools | 19 | 18.4 | 29 | 18.8 | 9 | 7.6 | 34 | 17.8 |
| It was close to transport | 18 | 17.5 | 25 | 16.2 | 9 | 7.6 | 14 | 7.3 |
| It was cheap to live here | 5 | 4.9 | 7 | 4.5 | 13 | 10.9 | 10 | 5.2 |
| I could get water | 1 | 1.0 | 1 | 0.6 | 1 | 0.8 | 6 | 3.1 |
| I could get electricity | 0 | 0.0 | 5 | 3.2 | 1 | 0.8 | 1 | 0.5 |
| I was independent here | 6 | 5.8 | 5 | 3.2 | 40 | 33.6 | 54 | 28.3 |
| I was safer here (e.g. social networks/family, church, etc.) | 10 | 9.7 | 28 | 18.2 | 7 | 5.9 | 31 | 16.2 |
| Other | 25 | 24.3 | 31 | 20.1 | 13 | 10.9 | 19 | 9.9 |
| Do not know | 0 | 0.0 | 6 | 3.9 | 10 | 8.4 | 7 | 3.7 |
| Total | 103 | 100.0 | 154 | 100 | 119 | 100 | 191 | 100 |

The value of land for the municipality

| Do you think the municipality thinks this area is important? | Luis Cabral | | | | Hulene B | | | |
|--|-------------|------|--------|------|----------|------|--------|-------|
| | Male | | Female | | Male | | Female | |
| | Total | % | Tot | % | Tot | % | Tot | % |
| Yes | 47 | 45.6 | 69 | 44.8 | 55 | 46.2 | 92 | 48.2 |
| No | 47 | 45.6 | 66 | 42.9 | 45 | 37.8 | 57 | 29.8 |
| Refused to answer | 0 | 0.0 | 3 | 1.9 | 0 | 0.0 | 3 | 1.6 |
| Do not know | 9 | 8.7 | 16 | 10.4 | 19 | 16.0 | 39 | 20.4 |
| Total | 103 | 100. | 154 | 100. | 119 | 100. | 191 | 100.0 |

If Yes, tell me why is it important to them?

| why is it important to them? | Luis Cabral | | | | Hulene B | | | |
|---|-------------|------|--------|------|----------|------|--------|------|
| | Male | | Female | | Male | | Female | |
| | Tot | % | Tot | % | Total | % | Tot | % |
| Due to the proximity to the airport | 20 | 19.4 | 25 | 16.2 | 22 | 18.5 | 37 | 19.4 |
| Because they are worried about land | 5 | 4.9 | 12 | 7.8 | 5 | 4.2 | 8 | 4.2 |
| Due to a good management of solid waste | 13 | 12.6 | 17 | 11.0 | 14 | 11.8 | 26 | 13.6 |
| Because we do have basic conditions | 8 | 7.8 | 14 | 9.1 | 8 | 6.7 | 13 | 6.8 |
| Not applicable | 52 | 50.5 | 76 | 49.4 | 54 | 45.4 | 77 | 40.3 |
| Do not know | 5 | 4.9 | 10 | 6.5 | 16 | 13.4 | 29 | 15.2 |
| Total | 103 | 100 | 154 | 100 | 119 | 100 | 191 | 100 |


What did they pay for?

| If you paid something, were you paying for? | Luis Cabral | | | | Hulene B | | | |
|---|-------------|------|--------|------|----------|------|--------|------|
| | Male | | Female | | Male | | Female | |
| | Tot | % | Tot | % | Tot | % | Tot | % |
| House | 3 | 2.9 | 7 | 4.5 | 12 | 10.1 | 11 | 5.8 |
| Land | 20 | 19.4 | 28 | 18.2 | 47 | 39.5 | 92 | 48.4 |
| Both (house/land) | 13 | 12.6 | 22 | 14.3 | 11 | 9.2 | 20 | 10.5 |
| Not applicable | 64 | 62.1 | 87 | 56.5 | 44 | 37.0 | 62 | 32.6 |
| Do not know | 3 | 2.9 | 9 | 5.8 | 5 | 4.2 | 5 | 2.6 |
| Refused to answer | 0 | 0.0 | 1 | 0.6 | 0 | 0.0 | 0 | 0.0 |
| Total | 103 | 100 | 154 | 100 | 119 | 100 | 191 | 100 |

The cost of land in Luis Cabral and Hulene B

| How much did cost? | Luis Cabral | | | | Hulene B | | | |
|-----------------------|-------------|------|--------|------|----------|------|--------|------|
| | Male | | Female | | Male | | Female | |
| | Tot | % | Tot | % | Tot | % | Tot | % |
| Less than 2,000 MT | 2 | 1.9 | 22 | 14.3 | 21 | 17.6 | 34 | 17.9 |
| 2,000 or more | 1 | 1.0 | 11 | 7.1 | 27 | 22.7 | 35 | 18.4 |
| Construction material | 0 | 0.0 | 2 | 1.3 | 3 | 2.5 | 5 | 2.6 |
| Not applicable | 57 | 55.3 | 82 | 53.2 | 47 | 39.5 | 71 | 37.4 |
| Refused to answer | 0 | 0.0 | 3 | 1.9 | 1 | 0.8 | 1 | 0.5 |
| Do not know | 43 | 41.7 | 34 | 22.1 | 18 | 15.1 | 42 | 22.1 |
| Total | 103 | 100 | 154 | 100 | 119 | 100 | 191 | 100 |

Consequences of land urban market

- High demand of land, particularly
-  Land speculation
- The poor are more vulnerable and cannot compete with rich or with those are in a better situation than them.
- Double alocation of the same land according to the principle “who pays more”.

Consequences of land urban market

- Insecurity on land possession as these parcels or plots being sold are in location that still not parceled yet
- Land conflicts
- Reduction of areas for public infrastructures
- Transformation of larger streets (15m width) into paths
- Those who do not possess DUAT are in risk of being evicted