

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.

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Urban LandMark

Background (1)

- Operation of the Market Studies in South Africa, Maputo, Luanda
 - Isandla Institute, SBC and Progressus
 - Jose and Ines Raimundo
 - Development Workshop
- Proposed studies in another Mozambican city or town (Tete, Nampula, Quelimane, Lichinga?) and Malawi (Lilongwe?)



Background (2)

- Incremental tenure security approach for informal settlement upgrading in SA
- Tenure Security Facility Southern Africa
- World Bank Land Conference
- 2 x booklet graphics to fly in here

Outline

- ULM's operation of the market study in Maputo: some findings
- A case for incremental tenure security
- Capturing the development of a concept: various applications of a continuum
- A tenure security continuum in Maputo: potential applications
- Proposed future work in ULMs tenure theme area

Maputo Study findings

- Our findings address a range of issues including:
 - Agreements
 - Trade and transactions
 - Perceived sense of security
 - Investment in property
 - Dispute resolution
 - Protecting interests



Maputo Study findings

- An informal market in land exists as buying plots is significant in responses
 - 49% bought their plots
 - 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
- Regarding the role of the state
 - only 2.6% of the surveyed households had a DUAT
 - Yet most people feel secure – 68% perceived their rights to be strong or very strong



Maputo Study findings

- Social networks and relationships continue to play a major role
 - 19% had verbal agreements witnessed by family members, neighbours and local leaders
- But local, neighbourhood leadership figures like the Secretario de Bairro are probably more significant in legitimizing agreements
 - 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;



Some implications of the findings

- Why an incremental approach in Maputo? What do the findings imply?
 - Households do not have title
 - Arrangements for land registration, regulation and management - organised and local
 - Agreements are verbal, or through agreements with social networks
 - Endurance of civil war era local political structures often critical to lending credibility
 - Majority of households report that their sense of rights to place are strong
- Local land practices are:
 - Fairly functional?
 - Opportunities for urban dwellers to secure land access, in the absence of an accessible and affordable formal system
- Work with existing local practices to build land security from the ground up



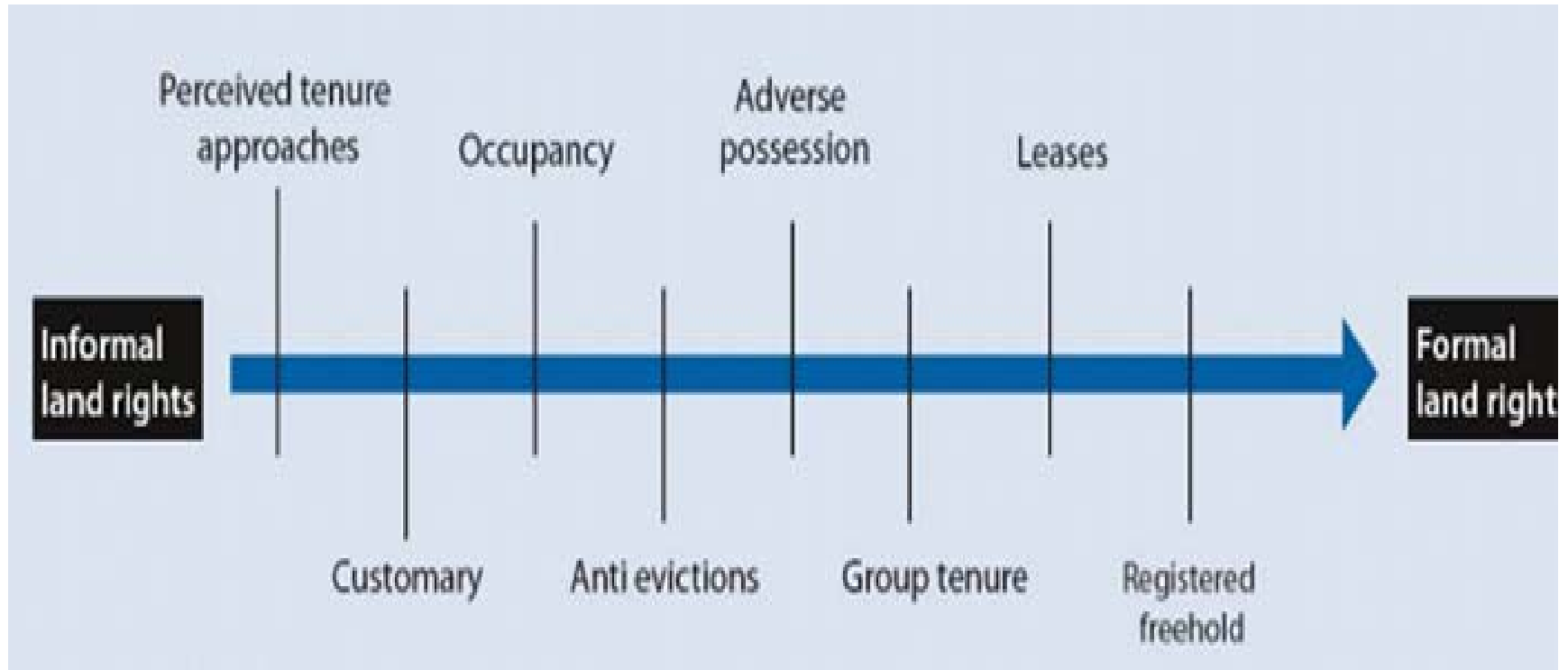
A case for incremental tenure security

- Opening up more routes into the formal system
- Giving greater recognition to existing informal mechanisms
- Unhelpful binaries and the dual economy hypothesis
- Stepping stones – learning from rural land reform
- Resource arguments for an incremental approach

The development of a concept

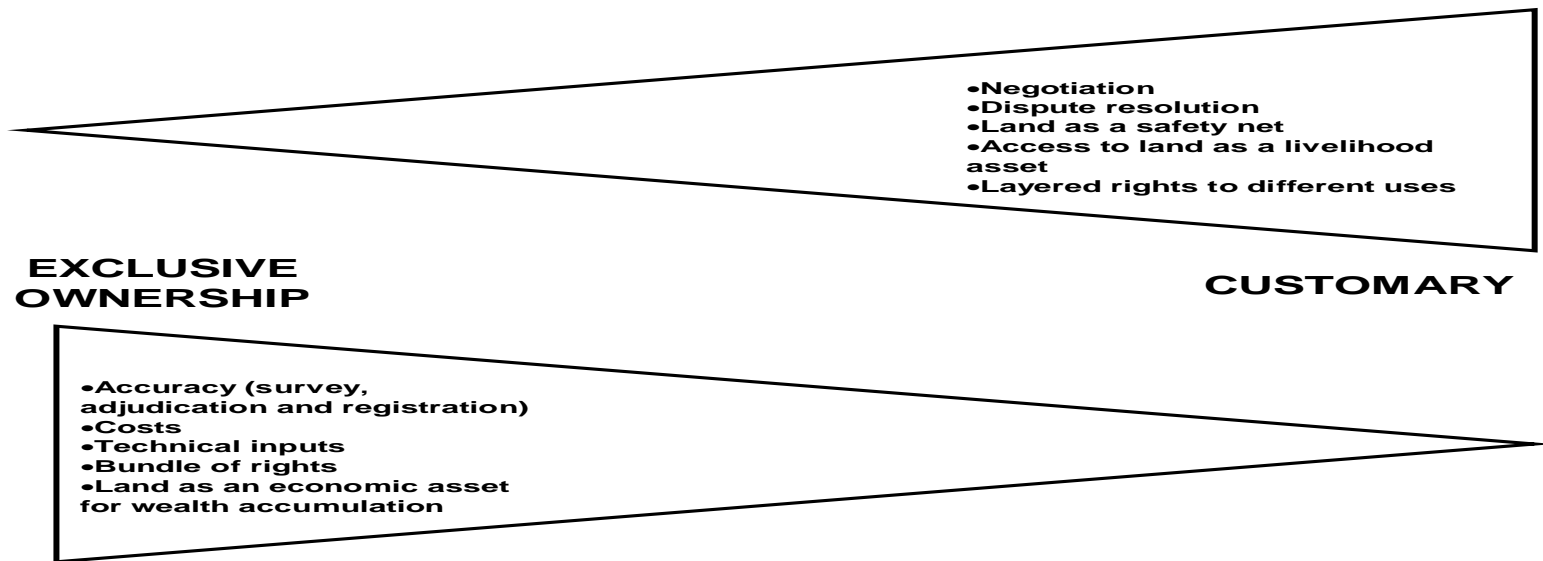
- A short narrative:
 - UN Habitat
 - LEAP
 - Urban LandMark approach
 - Application in Maputo

UN Habitat



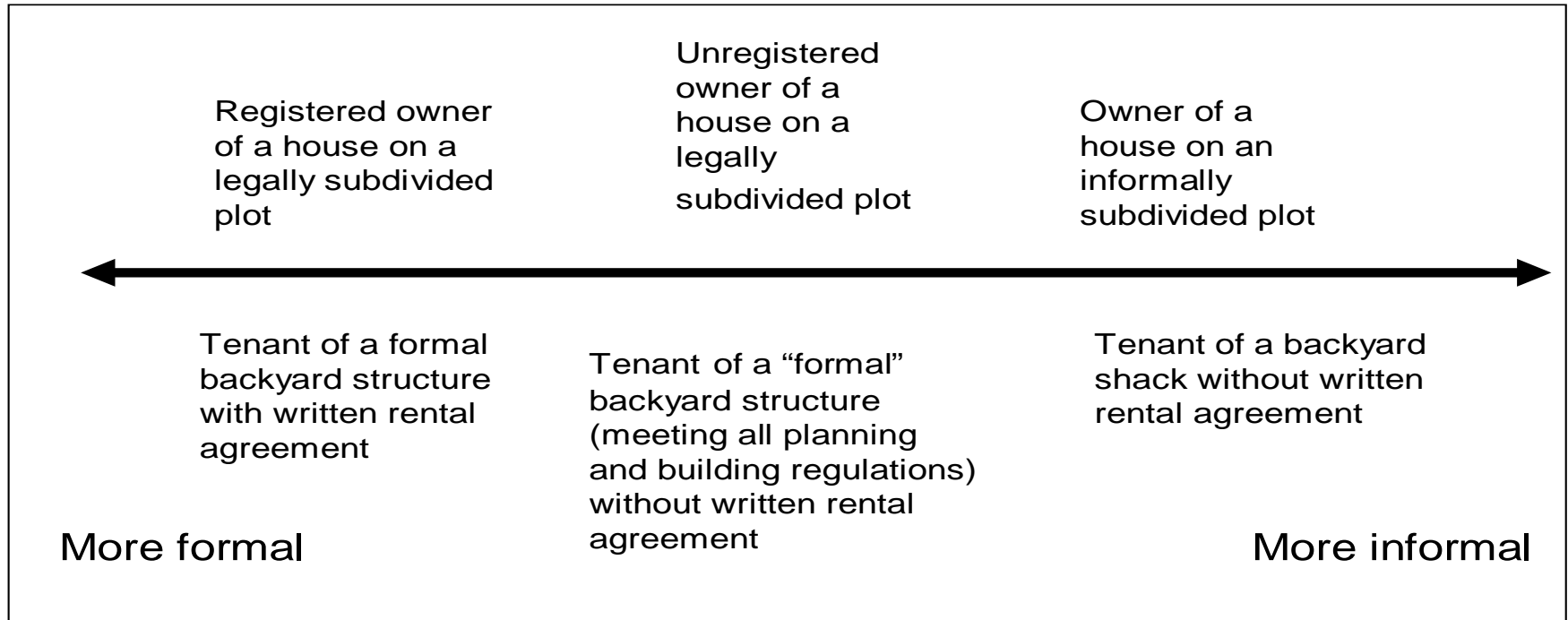
Source: UN-Habitat

Leap (1)



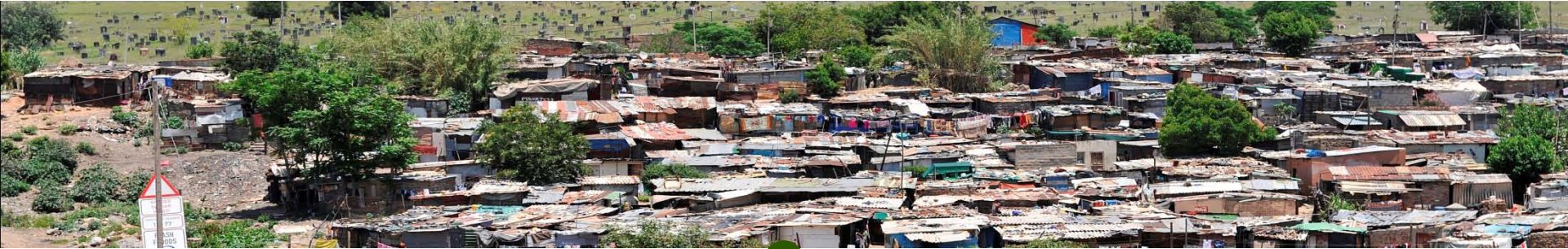
Source: Cousins, Hornby, Kingwill, Royston, Trench, 2005

Leap (2)



Sources: USN and Development Works, 2003 & Cousins, Hornby, Kingwill, Royston, Trench, 2005

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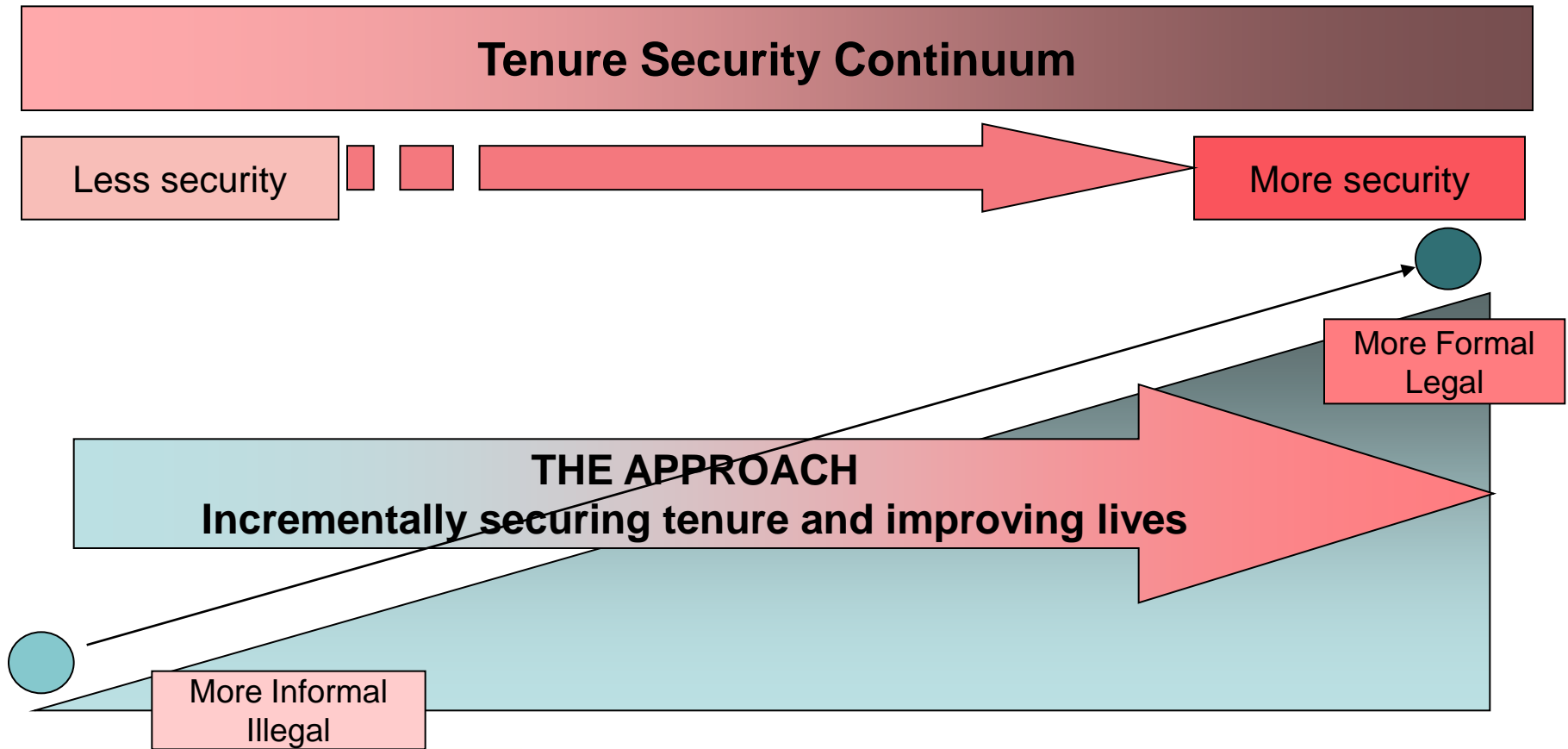


Incrementally Securing Tenure



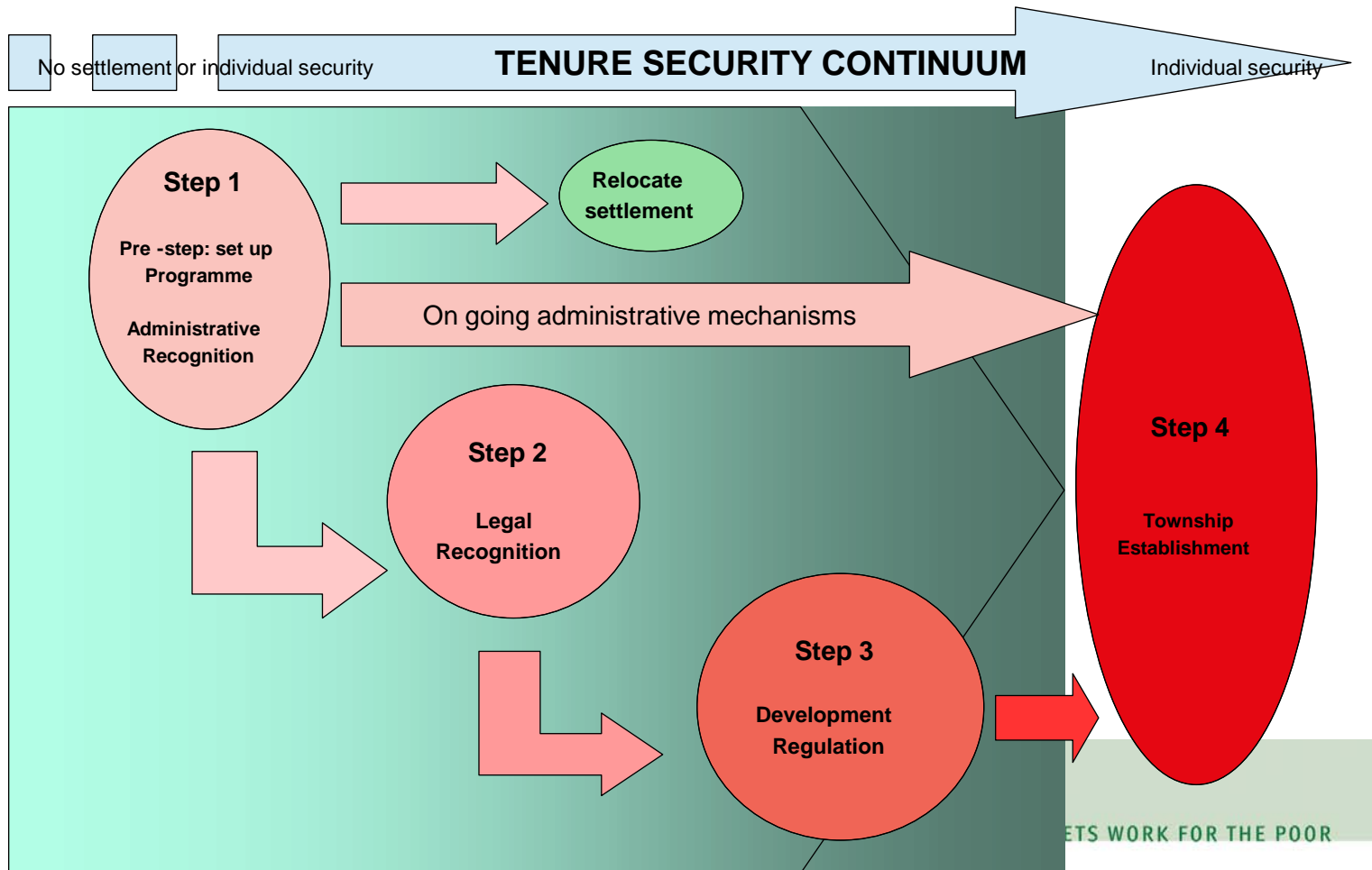
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Tenure Security Continuum



Source: Smit and Abrahams, 2010

The Approach: Step by Step

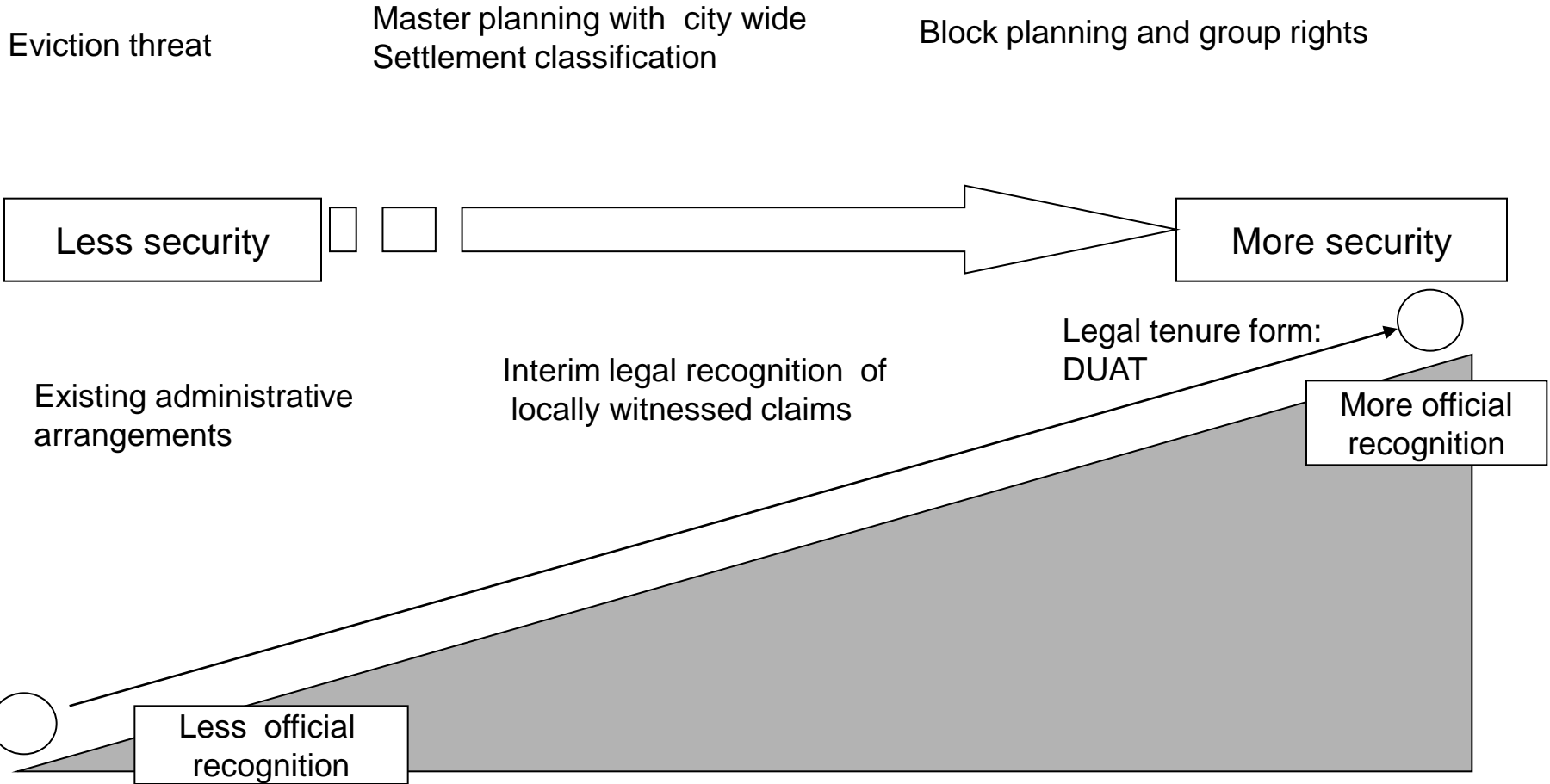


Source: Smit and Abrahams, 2010

Incremental Tenure Security in Maputo?

- Local arrangements need some level of official recognition if they are to be more secure
- What potential points of intervention along a continuum of tenure security – stepping stones - would result in progressively more recognition?
- An approach distinct from the more conventional policy of introducing land scale titling schemes into urban slums

Maputo?



ULM's work in the tenure theme area

- Tenure Security Facility Southern Africa:
 - Cities Alliance grant – Catalytic Fund & UKAid
 - One year
 - Two additional operation of the market studies:
 - includes one more in Mozambique
 - Modest support / advice on tenure security:
 - includes Maputo, builds on the first study;
 - Luanda with Development Workshop;
 - two other sites in SA (Planact)



Tenure Security Facility Southern Africa:

- Mozambique:
 - Finalise second site for operation of the market study
 - Finalise focus of tenure security support
- South Africa
 - Planact Spring Valley