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

# Maputo survey



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### 1. Purpose of the study

- 2. Methodology
- 3. Key findings
- 4. Conclusions

# Purpose of the study

- The purpose of the study is to understand how the poor access, hold and trade land in Maputo, Mozambique through surveying two settlements in the city namely Hulene B and Luis Cabral.
- This research forms part of a larger research programme which includes similar studies in Tete (Mozambique), Luanda (Angolo), Lilongwe (Malawi) and Durban, Cape Town and Johannesburg (South Africa).
- The research was undertaken by José Alberto Raimundo and Inês Macamo Raimundo, Universidade Pedagógica, Faculdade de Ciências Sociais Departamento de Antropologia e Sociologia Maputo, Moçambique

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# Methodology

The study was structured into four 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 Maputo and the two selected settlements (Hulene B and Luis Cabral)
  - Interviews were held with key stakeholders on land issues
- Phase 2: Field research
  - 567 survey interviews (257 in Luis Cabral and 310 in Hulene B).
- Phase 3: Data entry and analysis
- Phase 4: Research report

## Description of the settlements

#### **Luis Cabral**

- Located in the Municipal district of Kamabukwane
- The settlement had approximately 33,800 inhabitants in 2007. Since 1997 the settlement has grown by 1%
- Comprises brick houses with zinc roofs provided with electricity
- Area is still relatively rural although located in Maputo
- Fountains are the only source of potable water

#### **Hulene B**

- Located in the Municipal district of Kamavota
- Close to the International Airport of Maputo and the dump known as Lixeria de Hulene
- The settlement had approximately 45,390 inhabitants in 2007. Since 1997 the settlement has grown by 17%.
- Consists of a mix of urban structure and unplanned settlements.
- Certain portions of the land have been divided into allotments, but the largest parcel has not.
- Fountains are the only source of potable water

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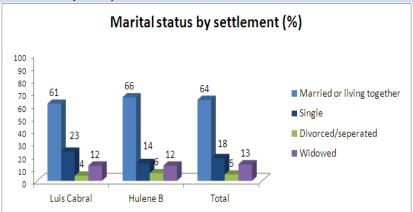
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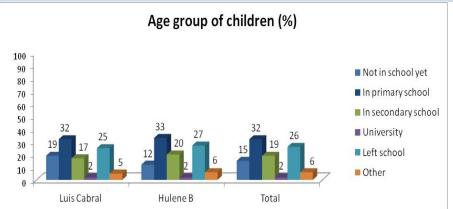
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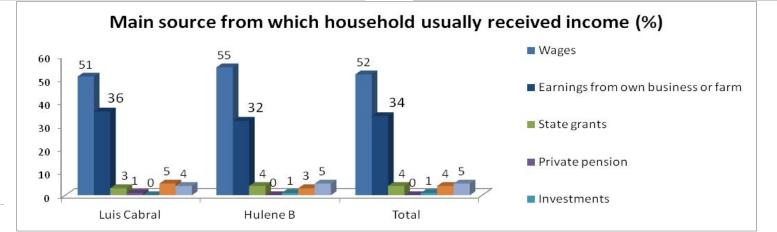
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## A description of the people who live in the settlements

- Most people are married/living together (64%). Of all respondents 18% are single and 13% are widowed. Most of those who are widowed are women.
- Most families are nuclear (63%) i.e. parents and their own children (some with grandparents)
- Of all respondents 63% are older than 38
- On average families have more than 4 children, of which (47%) are younger than 13 years (primary school and below) and 26% have left school
- The main source of income for respondents is a monthly salary or wage (52%) or earnings from a main business or farm (34%)





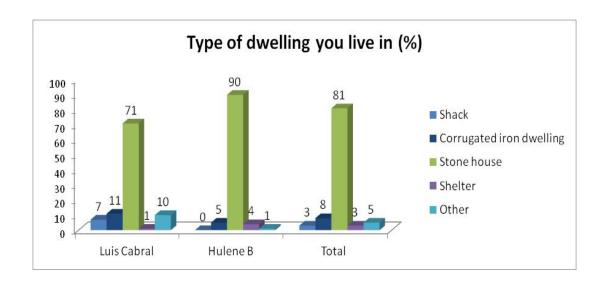


### What do the houses look like and how long have they lived there?

- Most households (81%) live in a stone house and 8% in a corrugated iron dwelling
- The majority of people (62%) who live in the settlement have been there for more than 13 years with 38% having lived there for more than 22 years. 15% have lived there for less than 13 years





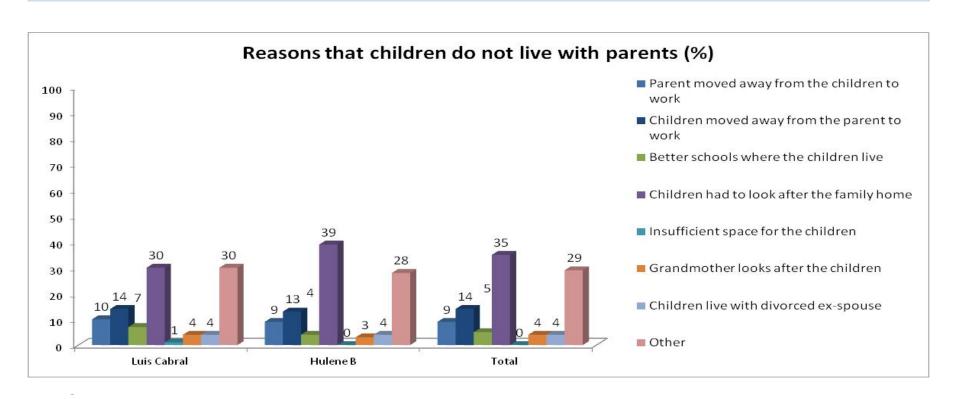


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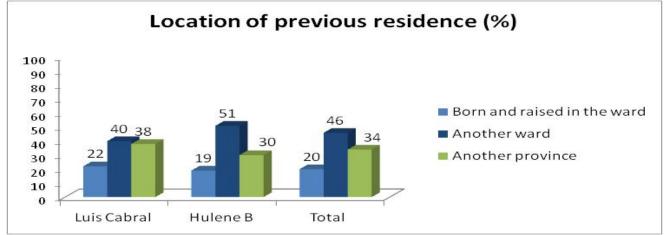
# Do the whole family live together?

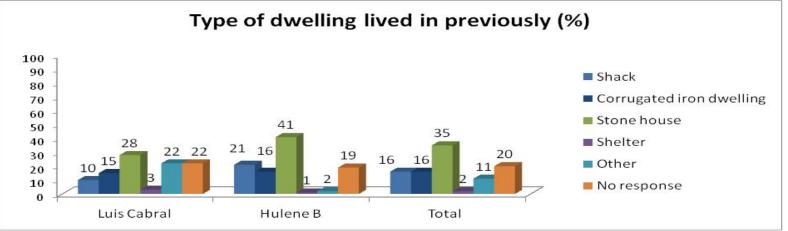
- Of all households 41% have a spouse or children under 18 that lives elsewhere. This
  is more so in respect of Luis Cabral (46%) than Hulene B (37%)
- These household members live predominantly in Maputo (52%) and to a lesser extent in another city (15%), or province (9%)
- The reason why household members live elsewhere is because they are looking after the family home (35%) and living elsewhere to be closer to work (23%)



### Where did people live before coming to the settlement?

- Just under half of respondents (46%) lived in another before moving to the settlement and just over a third (34%) lived in another province.
- Of all respondents 29% lived in an informal settlement previously and 26% in a private sector house
- Of all respondents (41%) still lived with their parents in their previous house.
- Most people lived in a house made of stone (35%) or in a shack (16%) or corrugated iron dwelling (16%)





# Why did people move to this community?

- People moved to this community predominantly because they were married (29%) and to a lesser extent to be closer to jobs (9%).
- The movement of people due to the civil war is also reflected (4%)

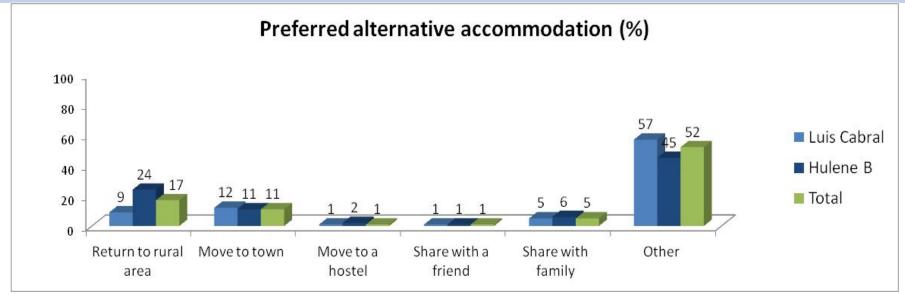
	Luis Cabral	Hulene B	Total
% who indicated reason for moving was due to change in family or community	48%	54%	51%
Main reasons given	Marriage (29%), birth of new family member (5%), divorce (4%)		
% who indicated reason for moving was due to change in <b>economic circumstances</b>	26%	23%	25%
Main reasons given	Applying for a new (1%)	job (9%), high cost of	living (2%), losing a job
% who indicated reason for moving was due to socio political conditions	8%	7%	8%
Main reasons given	Armed conflict of the civil war (4%), forced removal by government (1%)		

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## How did people find this place?

- Most respondents heard about this community from a family member (32%) or friends (14%)
- Respondents looking for a place to stay :
  - Moved into the area in order to be independent (29%)
  - Shared accommodation with family (13%)
  - Inherited the property (8%)
  - To a lesser extent some were allocated accommodation by the municipality (3%), enquired door to door (3%), were assisted by the head of the housing block (2%)
- Time spend finding their current residence varied from months (19%) to days (16%) to years (8%).
- Of all respondents 41% said they would prefer alternative accommodation if they had a choice. The type of alternative accommodation included going back to rural areas (17%), moving back to town (11%) and sharing with family (5%).



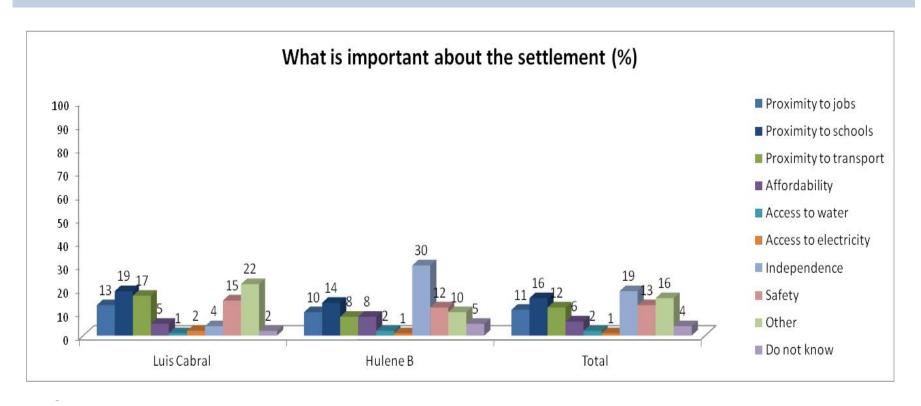
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# Why did people choose this place?

#### The reasons why people chose the settlement was:

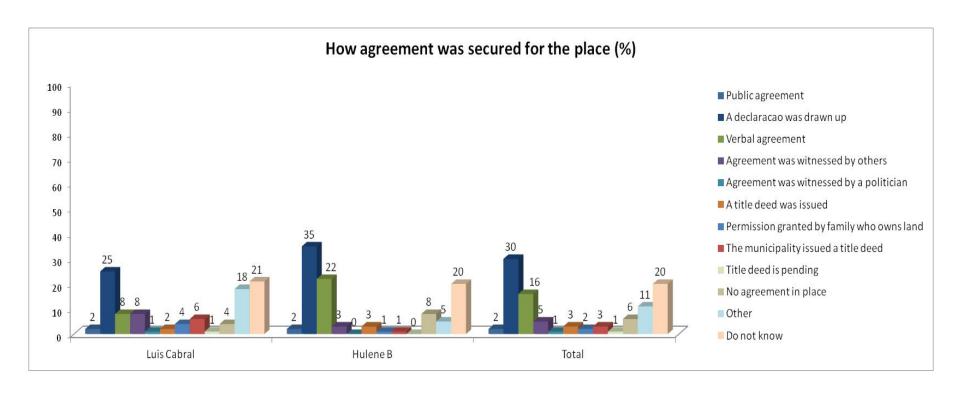
- It provided them with independence (19%) (More so in Hulene B)
- Proximity to schools (16%)
- Safety (13%)
- Proximity to transport (11%)



### How agreement was secured?

#### The agreement was secured as follows:

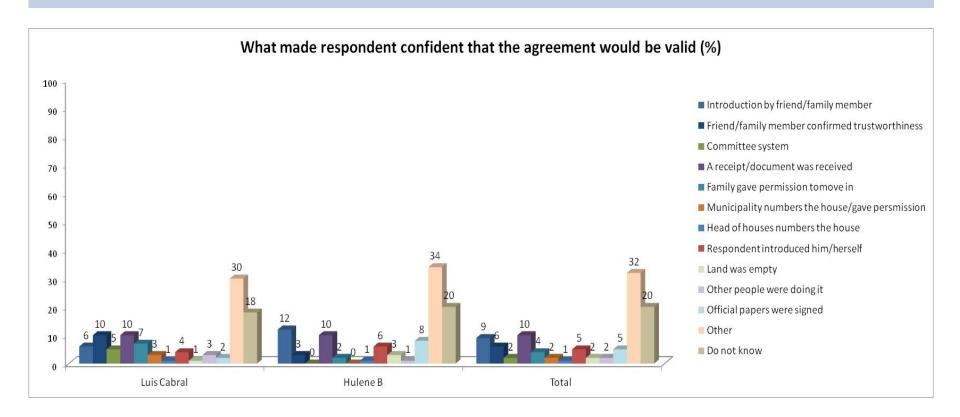
- They received a Declaracao (30%)
- They had a verbal agreement (16%)
- The agreement was witnessed by others(5%)



## How people knew that the agreement would be valid?

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

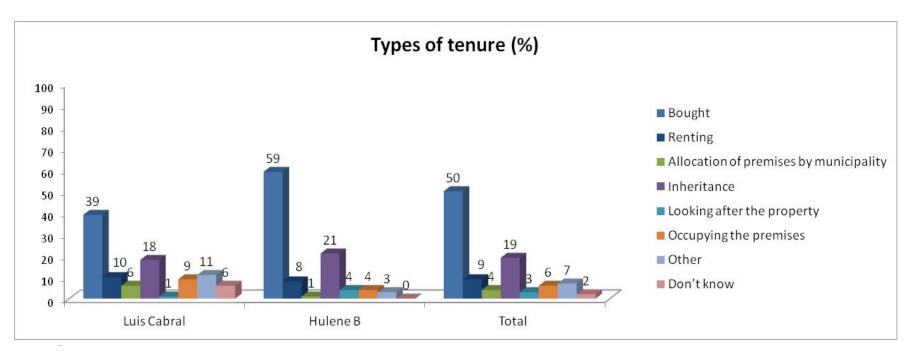
- Friends or family made the introduction or confirmed the trustworthiness of the contracting party (15%)
- They received a receipt or document (10%)



# How did people get their place?

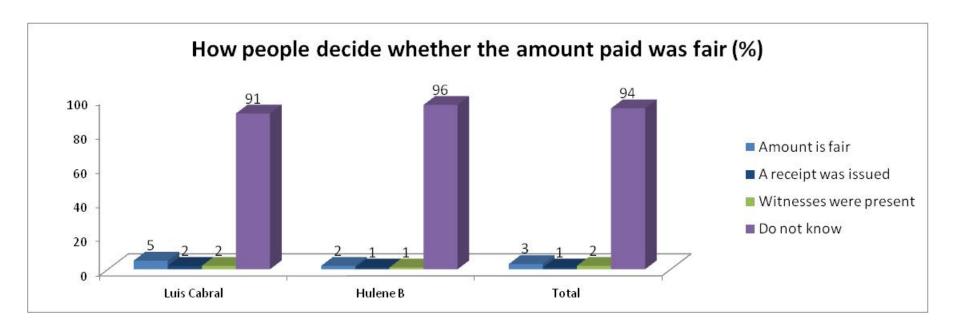
#### People got their place as follows:

- Most (73%) became owners by either:
  - Buying the property (50%) or
  - Being allocated a property by the municipality (4%)
  - o Inherited the place(19% overall)
- A few people are renting the place (9%)



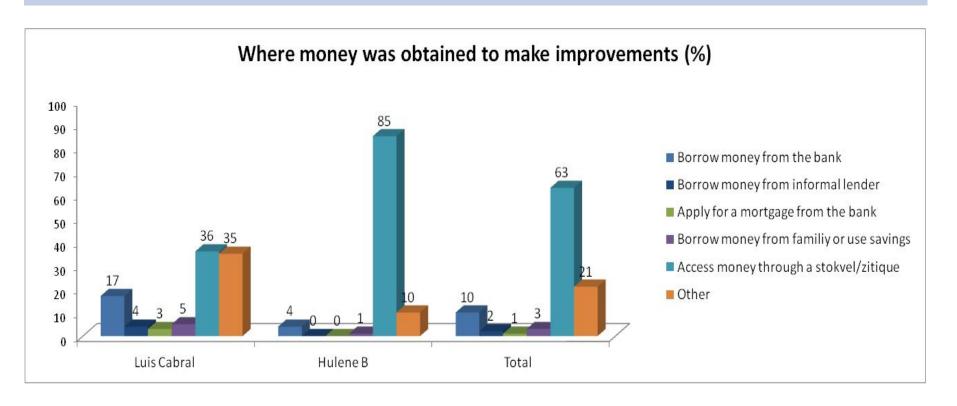
### How did people negotiate the agreement?

- Of all respondents 25% spend weeks negotiating the agreement, 14% months and 5% years.
- The majority of respondents (94%) did not know how to decide whether the amount paid was fair.



## Did people make improvements to their houses?

- Most respondents (72%) have made improvements to their houses after moving in
- Most of these people have used money accessed through a stokvel or zitique (63%)



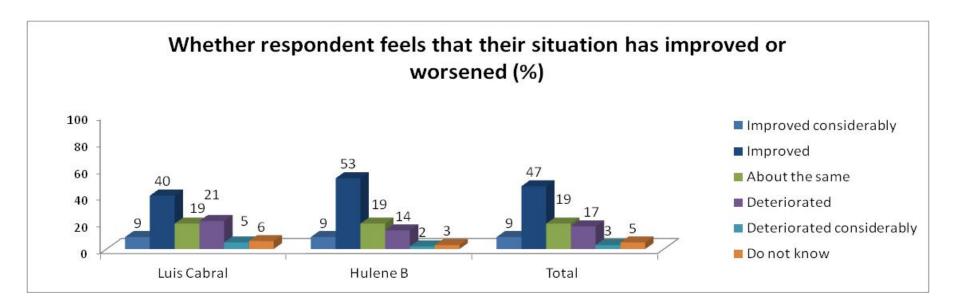
## Do people feel that their rights to their place is strong?

- Most people feel that their rights (tenure security) to the place are strong (67%)
- Factors that increase tenure security include:
  - Neighbours could prove that the property belongs to them (20%)
  - Having a document that provides the property belongs to them (13%)
- Factors that weaken tenure security include :
  - Disagreements with neighbours, family or the landlord (20%)

	Luis Cabral	Hulene B	Total
% who indicated land rights are firm or very firm	52%	79%	67%
Main reasons given	<ul> <li>Neighbours could prove that the property belonged to them (19%)</li> <li>They have a document that proves the property belongs to them (13%)</li> <li>They have a number from the municipality (9%)</li> </ul>		
% who indicated land rights are weaker or extremely weaker	23%	10%	16%
Main reasons given	<ul> <li>Disagreements with neighbours, family or the landlord (20%)</li> <li>A long wait for development (2%)</li> <li>Evictions (1%)</li> </ul>		

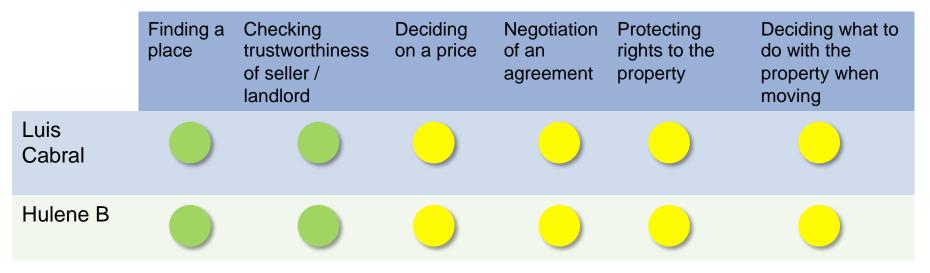
## Did people's lives improve since moving here?

 Over half (56%) of respondents feel that their situation has improved since moving to the settlement. Of all respondents 19% feel that their situation has stayed the same.



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

- Most respondents see the process of accessing and holding land to be moderately easy.
- The majority of respondents (87%) 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 looking for a job (10%), an additional household has been created (7%), moving from rural areas (6%)



Majority of respondents (over 40%) found the activity easy



Majority of respondents (over 40%) found the activity moderate

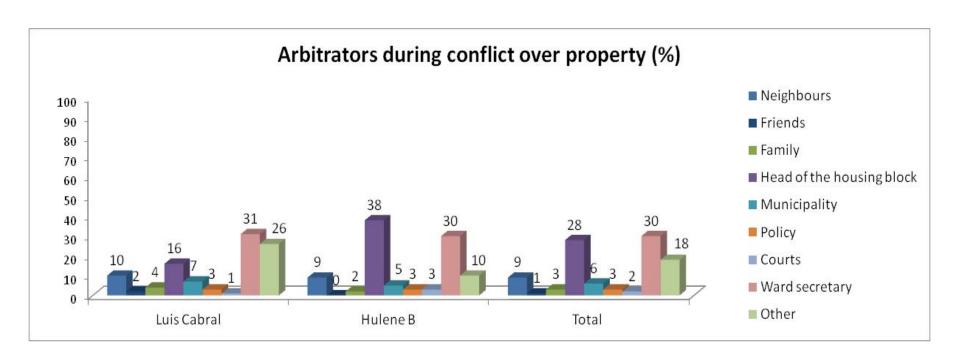


Majority of respondents (over 40%) found the activity difficult



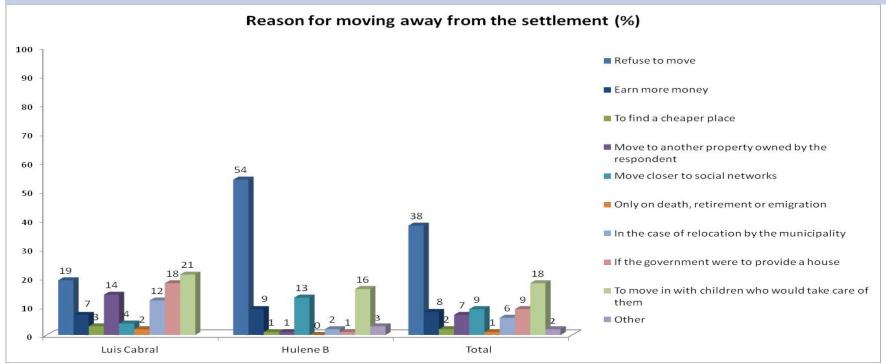
### Is there conflict around properties and how is it resolved?

- Only 7% of respondents indicated that they had experienced conflict around their property.
- Disputes are related to someone trying to take a portion of the respondents land (3%), eviction (3%) and the land boundary (2%)
- Arbitrators in the dispute are the ward secretary (30%), the head of a housing block (28%) and neighbours (9%)



### Will people ever move away from here?

- Of all respondents 38% will not move away from this community
- The people who said that might move provide the following reasons:
  - To move in with children who would take care of them (18%)
  - To move closer to social networks (9%)
  - If the government were to provide a house (9%)
  - To earn more money (8%)
- If they were to move, the majority of respondents would offer their home in the settlement to a family member 934%) or would leave the place as it is (14%)



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### Conclusions

- There is a stable community living in the settlements of Luis Cabral and Hulene B comprising predominantly nuclear families, most of which have lived there for more than 13 years.
- There is an active informal urban land market in the settlements 48% of the respondents purchased the property. This process works effectively and there is very little conflict (only 7%)
- Key role players in the process include:
  - Friends and family
  - Neighbourhood leaders such as the head of housing block, the chief of the settlement
  - Municipality (ward secretary)
- The key document in the process is the declaracao i.e. 30% of respondents secured an agreement on the basis of this document.
- Most people however did not know how to determine if they paid a fair price.
- Most respondents feel that their rights to tenure are secure (67%)
- The majority of respondents have made improvements to their properties (72%)
- About half of respondents feel that their living conditions have improved as a result of moving to the settlement (56%) and 38% will never move away from the community
- Most respondents found the process of acquiring property in the settlements to be moderately easy