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

Maputo survey

May 2013
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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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
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%).

<table>
<thead>
<tr>
<th>Reason for Moving</th>
<th>Luis Cabral</th>
<th>Hulene B</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Change in family or community</td>
<td>48%</td>
<td>54%</td>
<td>51%</td>
</tr>
<tr>
<td>Main reasons given</td>
<td>Marriage (29%), birth of new family member (5%), divorce (4%)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Change in economic circumstances</td>
<td>26%</td>
<td>23%</td>
<td>25%</td>
</tr>
<tr>
<td>Main reasons given</td>
<td>Applying for a new job (9%), high cost of living (2%), losing a job (1%)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Socio political conditions</td>
<td>8%</td>
<td>7%</td>
<td>8%</td>
</tr>
<tr>
<td>Main reasons given</td>
<td>Armed conflict of the civil war (4%), forced removal by government (1%)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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%).

**Preferred alternative accommodation (%)**

- **Return to rural area**:
  - Luis Cabral: 9
  - Hulene B: 24
  - Total: 17
- **Move to town**:
  - Luis Cabral: 12
  - Hulene B: 11
  - Total: 11
- **Move to a hostel**:
  - Luis Cabral: 1
  - Hulene B: 2
  - Total: 1
- **Share with a friend**:
  - Luis Cabral: 1
  - Hulene B: 1
  - Total: 1
- **Share with family**:
  - Luis Cabral: 5
  - Hulene B: 6
  - Total: 5
- **Other**:
  - Luis Cabral: 57
  - Hulene B: 15
  - Total: 52
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%)**

What made respondent confident that the agreement would be valid (%)
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%)
  - Inherited the place (19% overall)
- A few people are renting the place (9%)

![Types of tenure (%)](chart.png)
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%)

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

<table>
<thead>
<tr>
<th>Activity</th>
<th>Luis Cabral</th>
<th>Hulene B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Finding a place</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Checking trustworthiness of seller / landlord</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deciding on a price</td>
<td></td>
<td></td>
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<tr>
<td>Negotiation of an agreement</td>
<td></td>
<td></td>
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<tr>
<td>Protecting rights to the property</td>
<td></td>
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<tr>
<td>Deciding what to do with the property when moving</td>
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</tbody>
</table>

- 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 (93%) or would leave the place as it is (14%).

![Reason for moving away from the settlement (%)](image-url)
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- 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.