

The nature of the land market and its consequences for Hulene B and Luis Cabral wards in Maputo, Mozambique - José Raimundo, Pedagogic University, Maputo, Moçambique and Inês Raimundo, Eduardo Mondlane University, Maputo, Moçambique

a) Introduction and background

José Raimundo and Inês Raimundo's presentation offered insights into some of the results of a project funded and supported by Urban LandMark in Maputo City in 2010, and discussed the nature of the land markets in two peripheral settlements, Hulene B and Luis Cabral wards in Maputo.

They provided the background to the study. The city of Maputo is home to about 1.09 million people, of whom 57% are poor and live in relative high-density (3531Hba/km²). The country has had three distinct phases of land legislation: the Colonial period in which all land belonged to the Portuguese; the post-independence period from 1979 in which land was nationalised and rented to its users; and a post-independence capitalist system with two sets of laws allowing ownership. The first set of legislation was promulgated in 1996/7, where the DUAT was installed. The DUAT is a title deed for occupation of the land and gives the right for land use by nationals, foreigners and local communities. In 2006, the legislation was amended by the Urban Land Regulation, which defined urban land access through the Decree 60/2006, which gives the responsibility of land access to the municipality so that the municipalities have the right to entitle people with DUATs.

In the two study sites, the nature of land markets is influenced by larger trends within the City of Maputo. The city has a high population density and the numbers are growing. The population jumped after independence in the 1980-1991 period. This was followed by a civil war, which meant that urbanisation declined. Now Maputo is in a situation of quite slow growth due to the lack of room for new arrivals and high land values, which make it difficult to afford land. In addition, the value of land has increased because of the difficulties of obtaining a DUAT¹ as there is a great deal of red tape. To obtain a DUAT, a resident is required to fill in an application form and submit it to the local authorities, the city, the municipal districts, the wards, the '*quarteirao*', the blocks and the household blocks.² In order to attain a DUAT, a resident has to embark on a long and complex process with a number of steps. The process starts from a 10-household block chief from whom the resident needs a declaration. Then it moves to the 50-quarter chief, followed by the secretary of the wards, the administrator of the municipal district and, finally, the president of the city.

b. Findings from the investigations

In the two wards under discussion, Hulene B and Luis Cabral, the speakers pointed out that it is important to note that the municipality does not consider them as part of the city. The majority of the respondents in the two wards come from two main areas: provincial Maputo or the next closest

¹ DUAT can be roughly translated as the Land Usage Title Document - issued by municipal authorities in urban areas and the National Directorate of Geography and Cadastre in the Ministry of Agriculture in rural areas. For further details and discussion please see <http://www.urbanlandmark.org.za/newsletter/issue/0603/02.php>

² To provide some details: typically, a bairro is divided into areas comprising 50 households which are registered and managed by the *chefe de quarteirao* who is responsible for managing the households in his/her area, ensuring that they are accurately registered, resolving conflicts and providing the *secretario* with information on land occupancy. Below the *chefe de quarteirao* is the *chefe de block* who is responsible for 25 households. These are further subdivided into areas of 10 households known as *dez cas*, managed by the *chefe de dez cas*. For further discussion please see <http://www.urbanlandmark.org.za/newsletter/issue/0603/02.php>

province of Gaza. The migrants are mainly female, most of whom placed enormous value on the land as they said it was close to jobs, schools and transport, and it offered the women independence. Many of the respondents also felt that the land was important to the municipality mainly because of its proximity to the airport, its good management and good basic conditions.

Within the property market in the area, respondents perceived that when they transacted in the area they paid for either the land or the land and the house. The majority said that they did not know how much they paid for the land. Of those who did know how much they paid, most people said it was less than 2000 metical, which is approximately US\$50, and when considering the basic salary of the residents constitutes an enormous percentage of their earning.

c. Consequences and implications

The consequences for the land market are that there is very high demand of land at a very high price, which is exacerbated by a great deal of land speculation. The end result is that the very poor cannot compete with the rich and thus the distribution of land is about who can pay more for the same plot. There is some land insecurity as most people do not have DUATs and thus can be easily evicted. A further challenge is as a result of the fact that land can be owned by a variety of family-members, and the same piece of land can be re-sold to a number of different buyers, which causes conflict. The high demand for land has also seen a decrease in the width of roads, which should be 15m wide but have been reduced and the loss of space for public amenities and infrastructure.