

Urban Land Markets in Africa: Lessons from the field

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“Best practices for another
development”

Municipality of Padua
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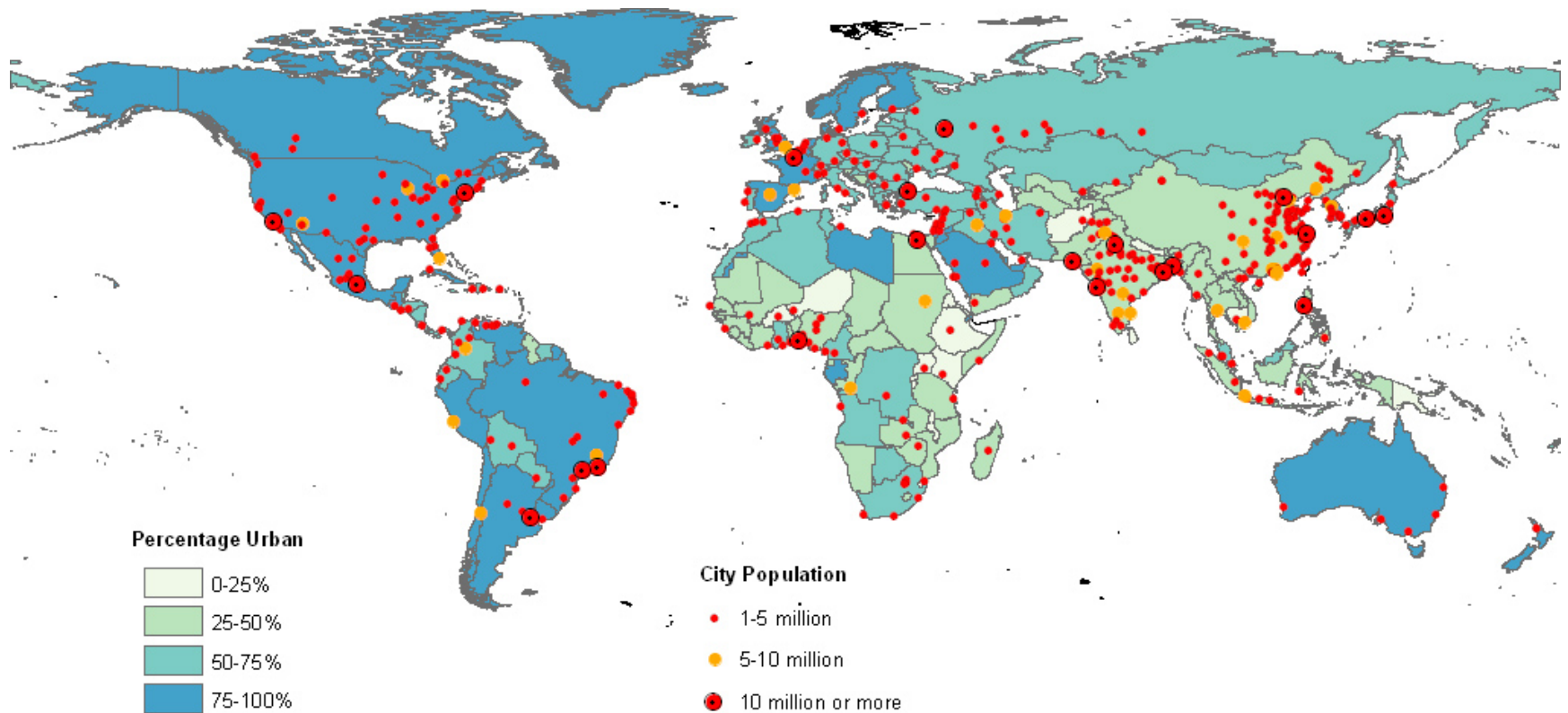


Roadmap

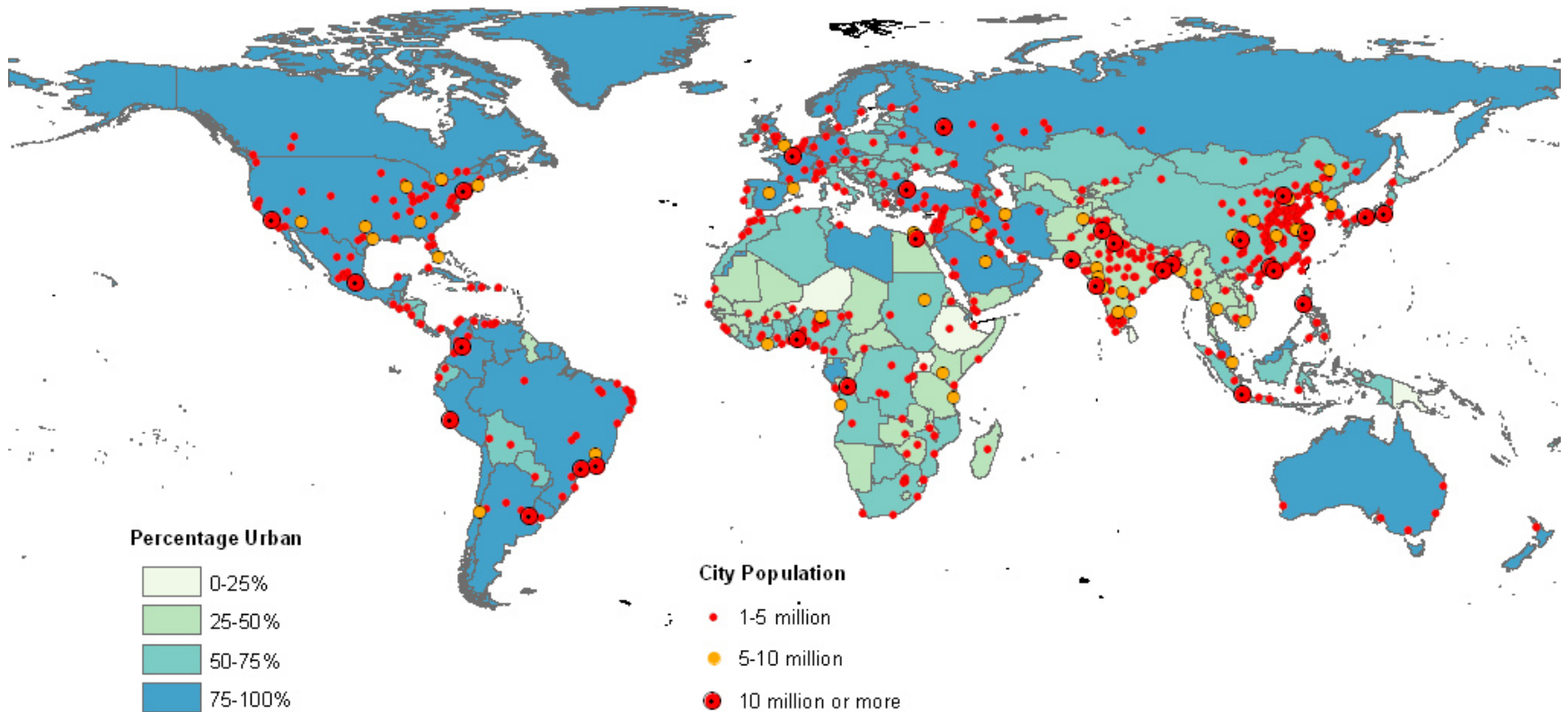
- Background
- Key Characteristics of Urban Land Markets in Africa
- Case study – drawing from Maputo & Luanda
- Implications for policy



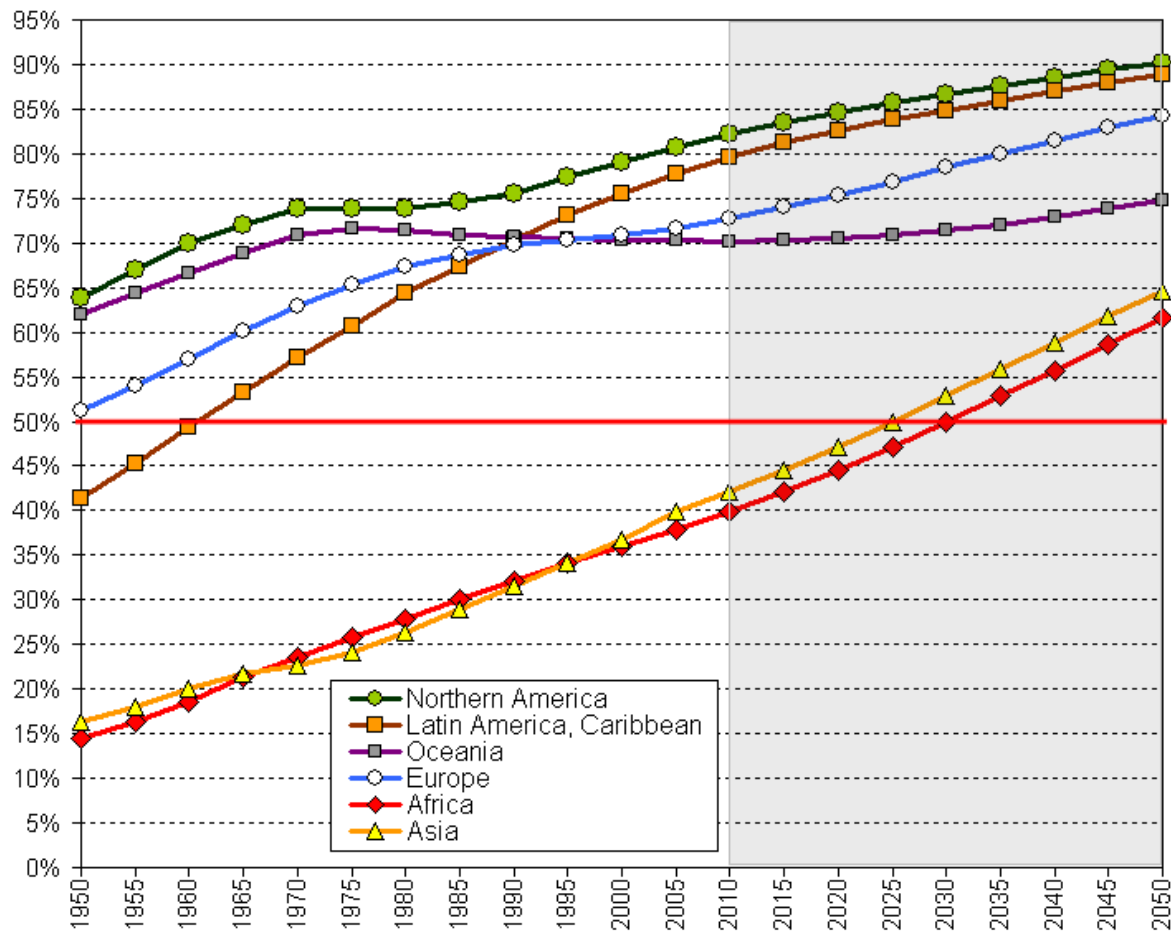
Urban Agglomerations in 2009 (proportion urban of the world: 50.1%)



Urban Agglomerations in 2025 (proportion urban of the world: 56.6%)

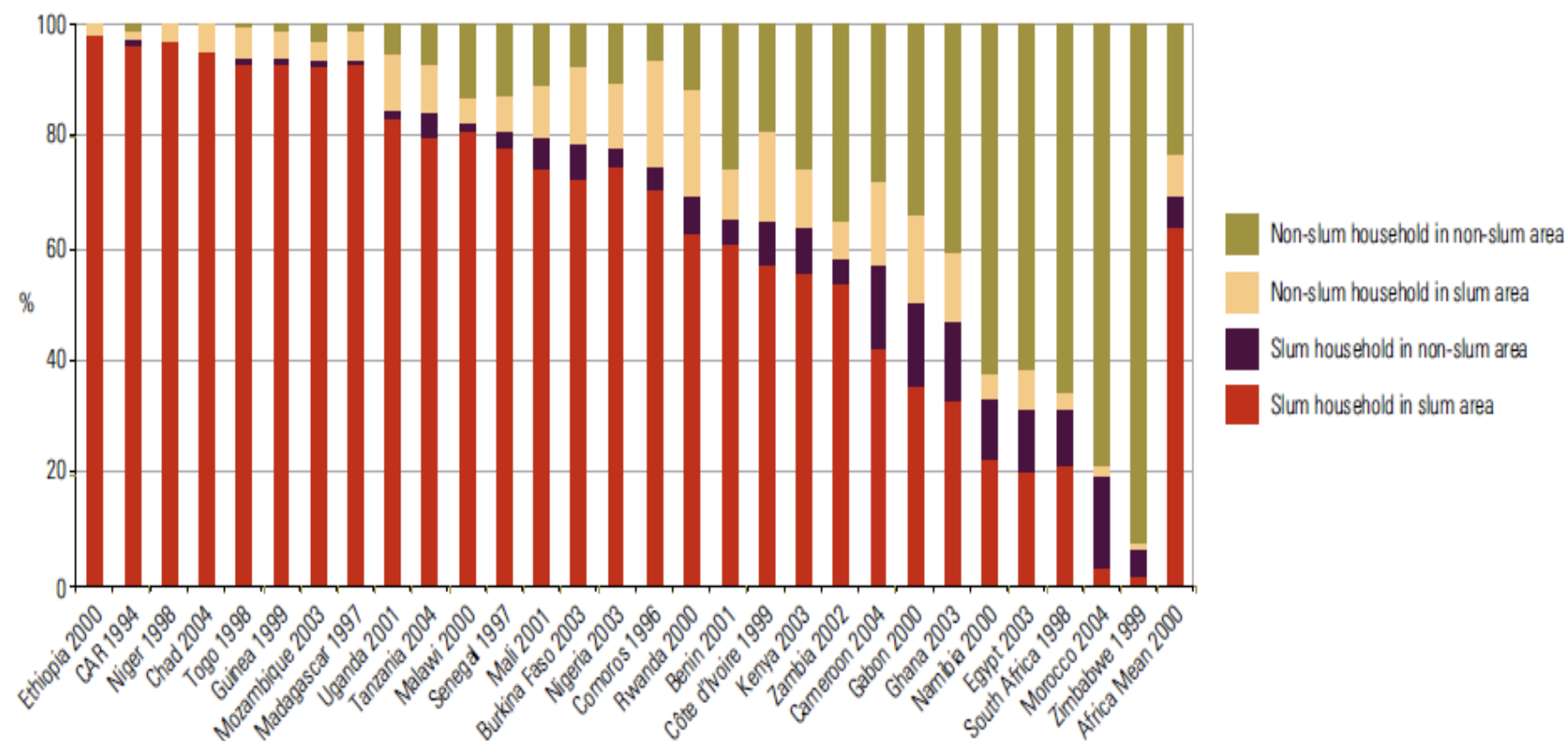


Urban population by major geographical area (in per cent of total population)



Northern America
Latin America, Caribbean
Europe
Oceania
Asia
Africa

FIGURE 1.1.4: DISTRIBUTION OF SLUM AND NON SLUM HOUSEHOLDS



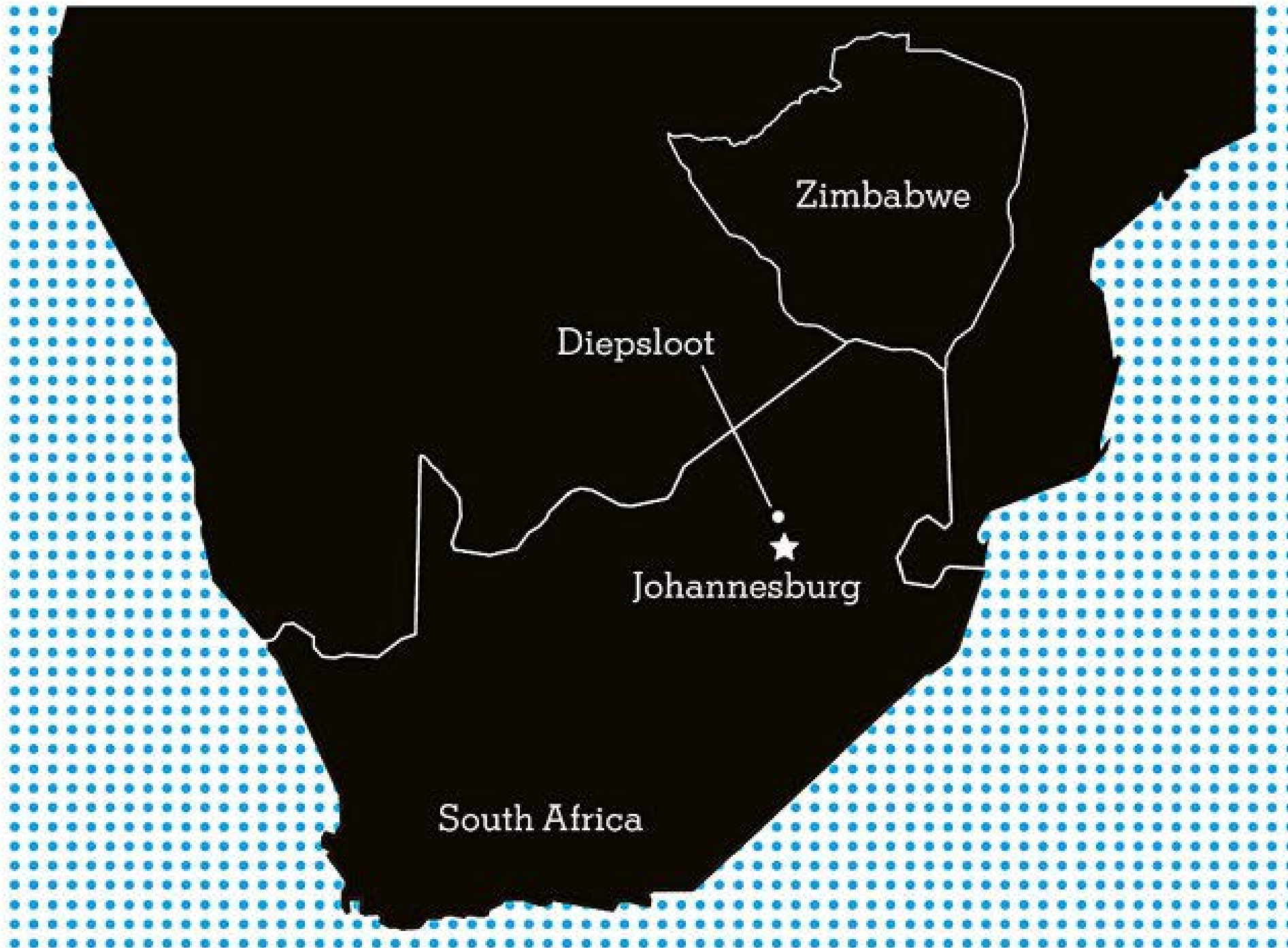
Note: The data in figure 1.1.4 are based on the UN-HABITAT definitions of slums (a contiguous settlement where the inhabitants are characterized as having inadequate housing and basic services; a slum is often not recognized and addressed by public authorities as an integral part of the city) and slum households (a household that lacks one or more of the five elements: access to improved water; access to improved sanitation; security of tenure; durability of housing; and sufficient living area).



Urban land Markets in Africa: The context

- African urbanisation resulting in high demand for land
- By 2050, 60% of Africans will live in cities
- By 2015 Lagos will grow by 58 people every hour, Kinshasa 39, Nairobi 15
- Informality is the predominant characteristic of urban growth
- Fastest growing areas are peri-urban zones





Land supply in African cities

- Multiple systems of supply – formal & informal
- Legal tenure: Common Law, Customary law, religious law
- Majority of land holdings in African cities are in the informal “extra-legal” sector

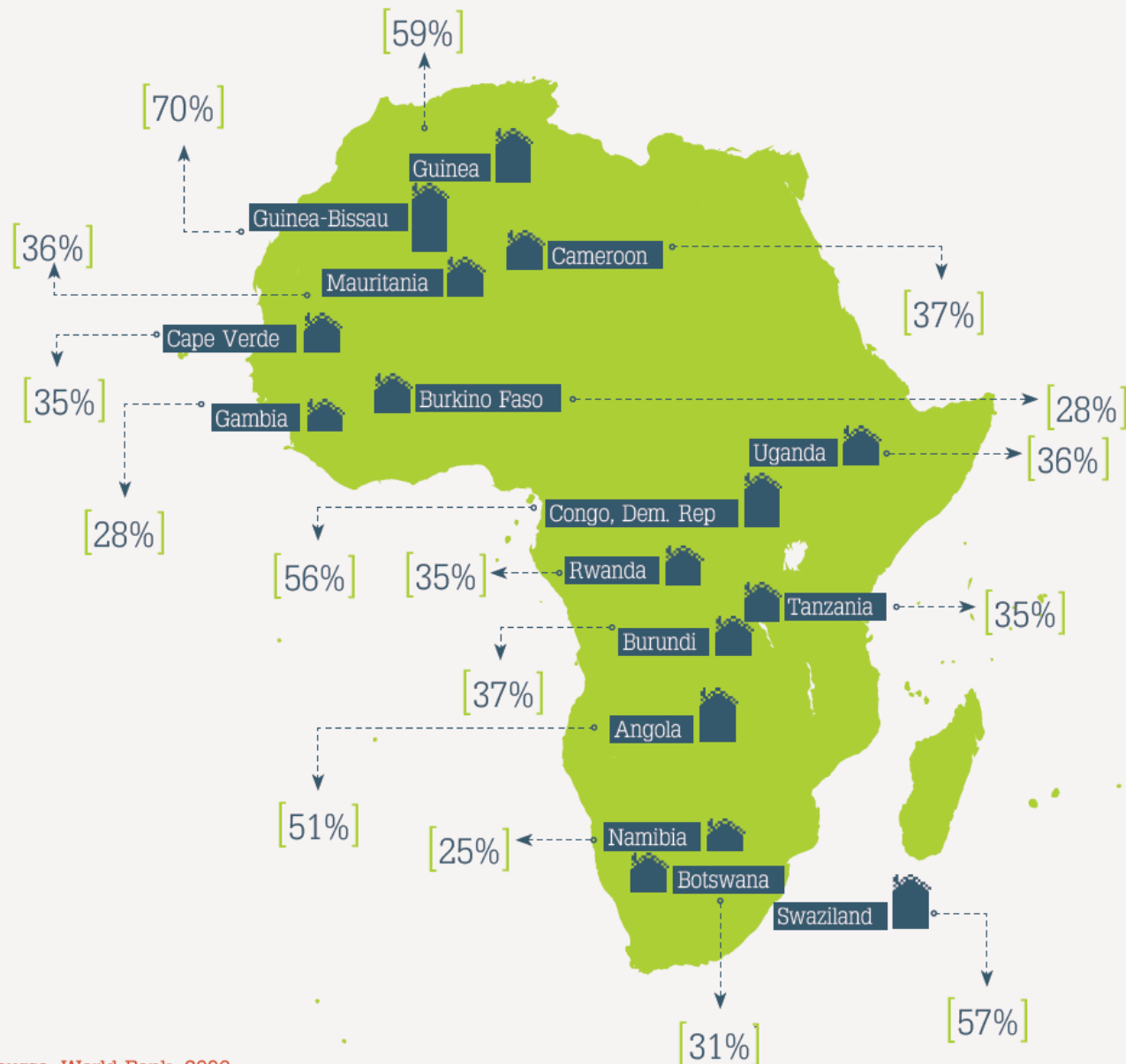


Characteristics of urban land markets

- Limited formal supply
- Poor land administration and registration systems
- Different systems of rights and practices
- Mistrust in courts
- High transaction costs

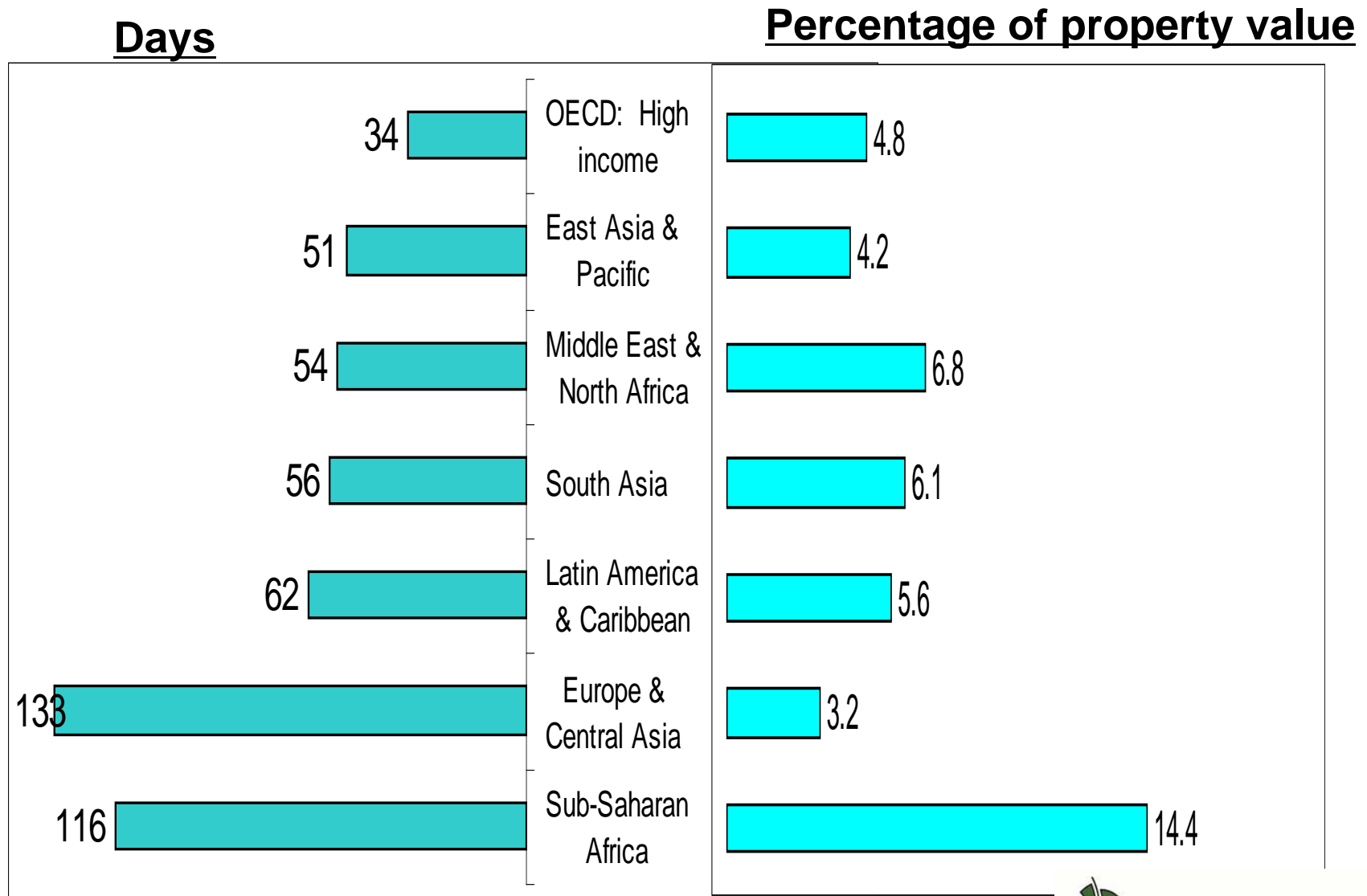


Figure 14: Percent of managers surveyed lacking confidence in courts to uphold property rights in a number of selected African countries



Source: World Bank, 2006

Land registration takes longer and is more expensive in poorer countries



Source: Doing Business database

Study area

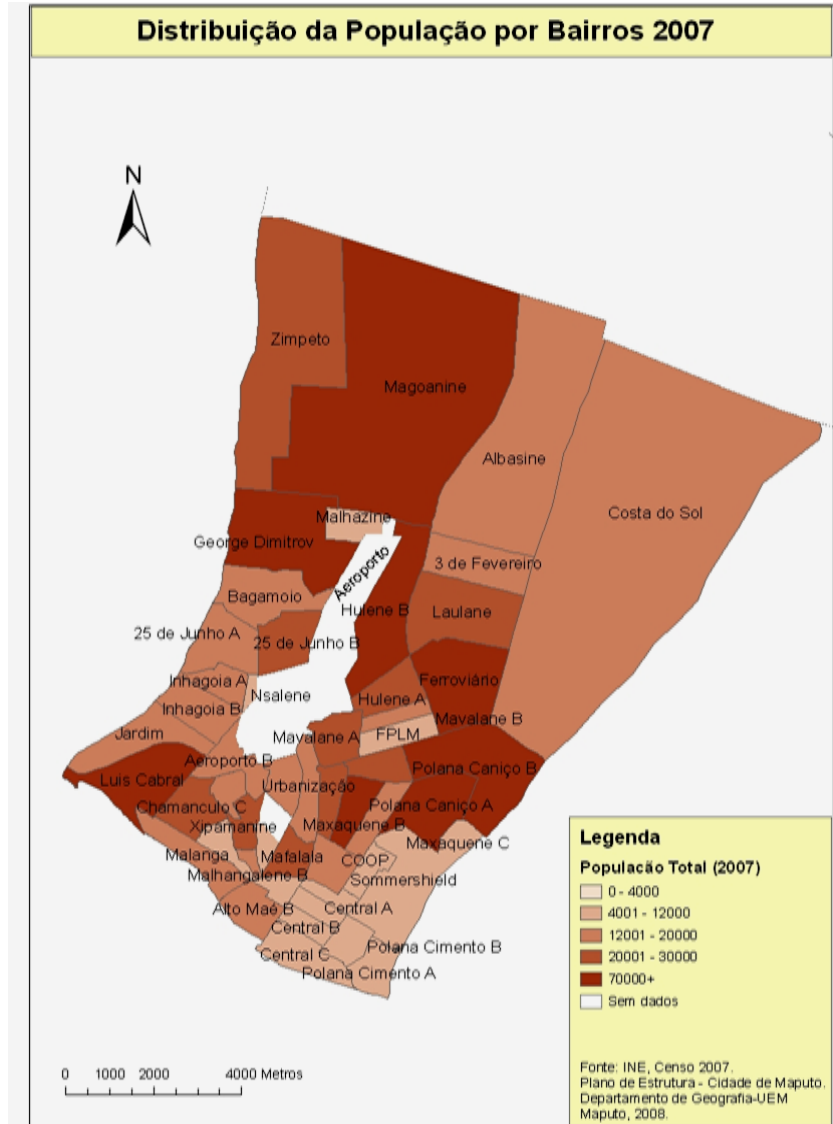
Maputo has a land area of 308 Km² and about 1.1 million inhabitants distributed by its 7 Municipal Districts (Census 2007).

75% (800,000 inhabitants) live in informal settlements with slum characteristics



Study background

- Operation of the Market Studies in South Africa, Maputo, Luanda
- In Maputo – Hulene B and Luis Cabral Bairro's in peri-urban areas
- Survey of 568 households – 27% of the population.



Study findings

- Few households in Luanda's musseques (6.8%) and Maputo's bairros (2.6%) have formal title
- **An active informal market** in land exists despite the fact that the sale of land is illegal in Mozambique and Angola
 - Luanda, 61% in Maputo 60% households bought their land.
 - In Maputo, 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 in the informal market



Study findings

- **Social networks and relationships** play a major role in the land market

In Maputo, 19% had verbal agreements witnessed by family members, neighbours and local leaders

- **Highly organized local administrative structures**

Secretario de bairro, Chefe de quarteirao - 50 households, Chefe de block 25 households, Chefe de dez casas – 10 households



Andersen, 2009

Study findings

- Local, neighbourhood leadership figures are significant in legitimizing agreements, resolving disputes, keeping land registers
 - the declaração is the primary form of documented evidence. 29% of households responded that they had received a declaração from the Secretario de Bairro
- Despite not having formal title 66.5% of those surveyed in Maputo and 85% in Luanda had a strong or **very strong sense of security**

MUNICIPIO DE MAPUTO
CONSELHO MUNICIPAL
DISTRITO MUNICIPAL N° 4
BAIRRO MUNICIPAL MAVOTA

DECLARAÇÃO

Para os devidos efeitos se declara que Bino Pedro
maior, portador de Bilhete de Identificação 028876
emitido pelo Arquivo de Identificação Civil de maio aos 14/01/2007
é residente neste Bairro Municipal da Mavota no Quarteirão 1 Casa n° 272
Rua n° 4817

A presente declaração destina-se para efeitos de
Declaração de Reconhecimento de Bairro
Nº 13 do Bairro 861 que se encontra
No Quarteirão Nº 08 da Zona Comercial
Sujeito a reconformação da técnica da
Imprensa do Distrito Municipal de

Secretário do Bairro Municipal da Mavota, aos 17 de Novembro
de 2009

O SECRETÁRIO DO BAIRRO
Joaquim Chaca Chiconela
JOAQUIM CHACA CHICONELA
(Assistente Administrativo)

Some implications of the findings

- What do the findings imply?
 - Households do not have title - an incremental approach is worth exploring
 - The danger of thinking in binaries - full title or no security at all is highly exclusionary
 - In Maputo, civil war era local political structures often critical to lending credibility to local land management practices
 - But by the same token as democracy deepens structures that blur the distinction between party and state are likely to come under pressure
 - Local land practices are functional but perceptions aside they are potentially under threat from a growing economy and investment pressure on land resources

A case for incremental tenure security

1. Opening up more routes into the formal system
2. Giving greater recognition to existing local mechanisms
3. Thinking conceptually about stepping stones – distinct from large scale titling solutions
4. Resource arguments for an incremental approach



Andersen, 2009



Andersen, 2009

An incremental approach

