



Tenure Security Facility Southern Africa

How poor women and men access hold and trade land in Lilongwe, Malawi

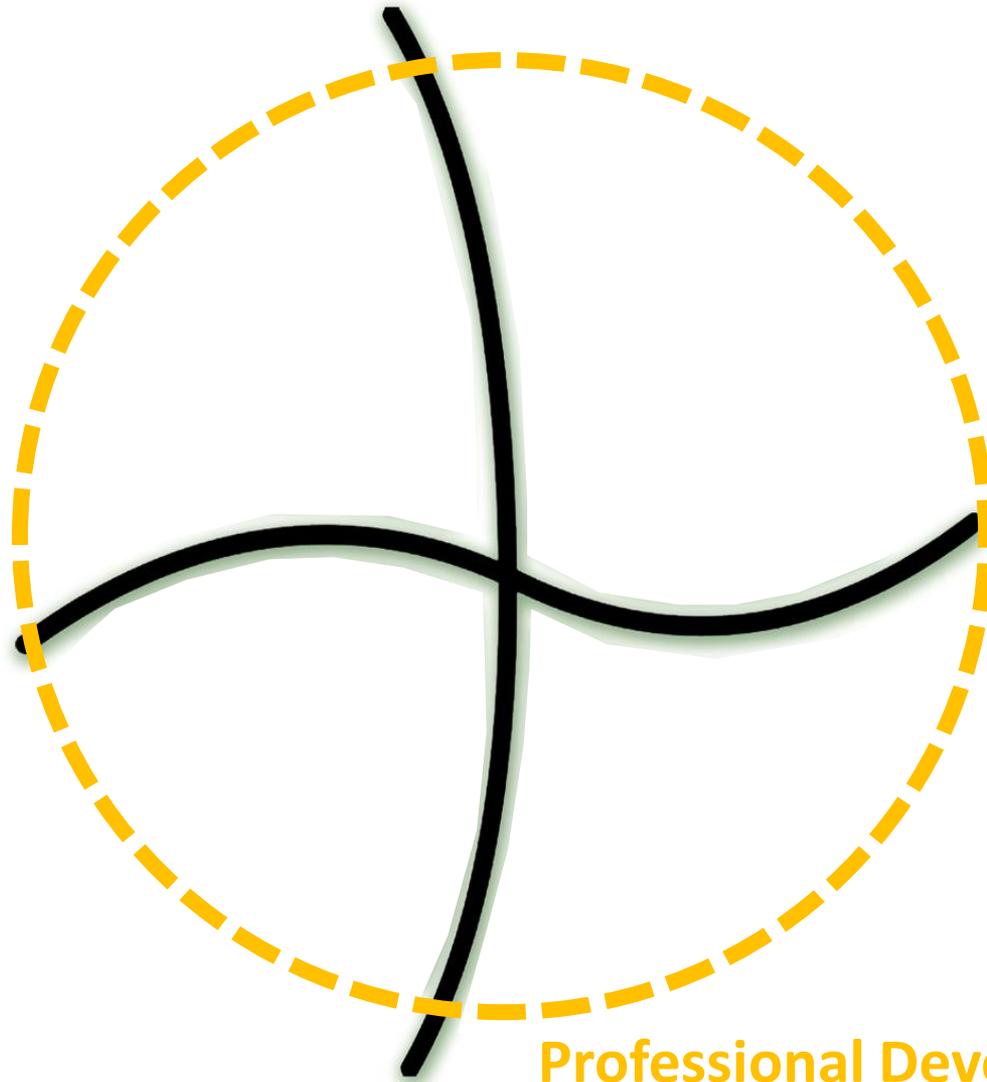
Mark Napier and Lauren Royston
18th February 2013
Tenure Security Dialogue, Lilongwe



Urban LandMark

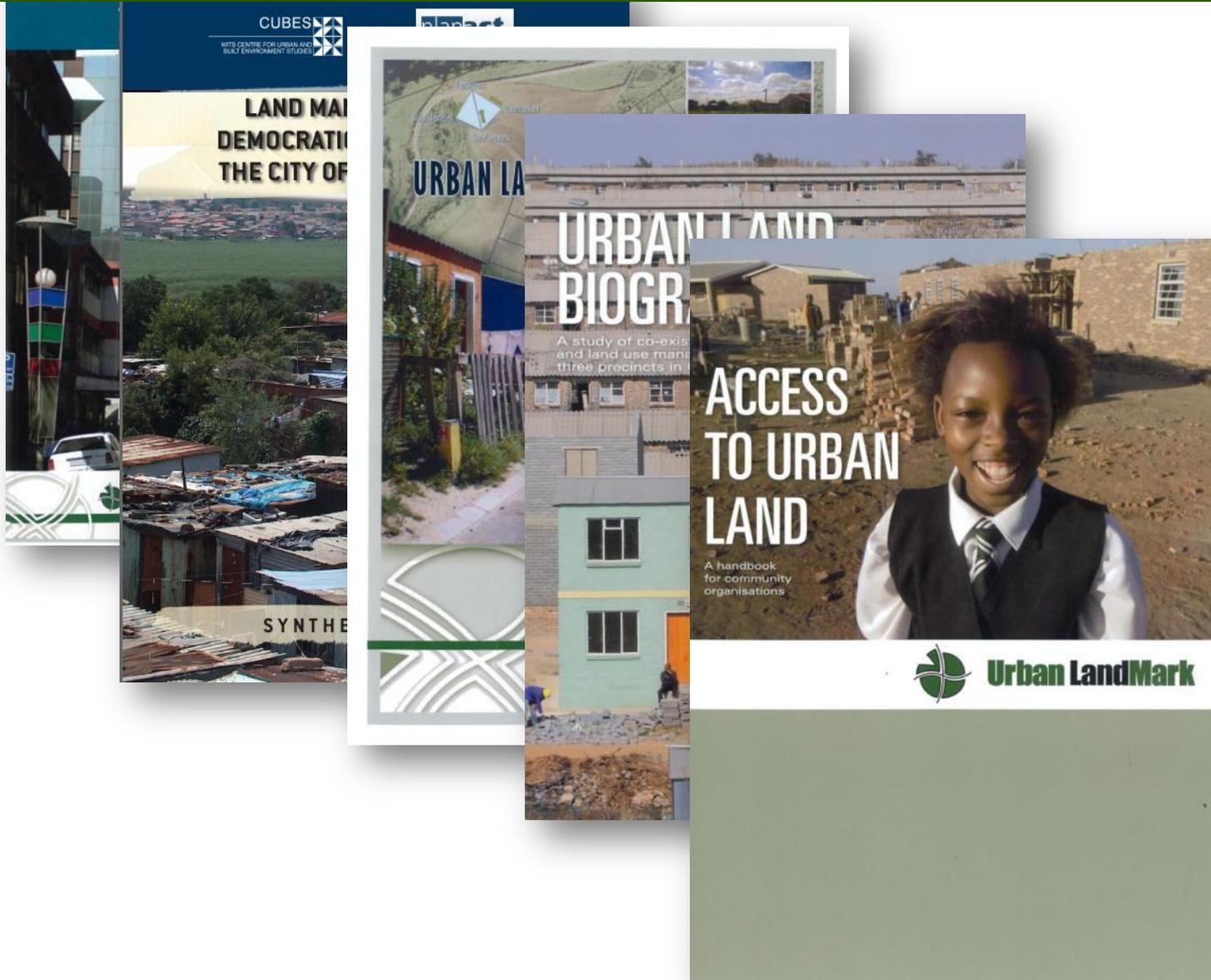
Background

- *Urban LandMark*
- *Operation of the market studies*
- *Tenure Security Facility Southern Africa*
- *The Lilongwe study*



**Professional Development
& Regionalisation**

Urban LandMark



Operation of the market studies

South Africa



Delft,
Cape Town
1989
(RDP)



Somalia,
Ekurhuleni
1989
Informal settlement



Sobonakona
Makhanya,
Durban
1859
(customary)

Operation of the market studies

Angola: Development Workshop

Social Housing Zones



Owner-built Planned



Transitional Musseques



Operation of the market studies

Maputo

MUNICIPIO DE MAPUTO
CONSELHO MUNICIPAL
DISTRITO MUNICIPAL N.º 4
BAIRRO MUNICIPAL MAVOTA

DECLARAÇÃO

Para os devidos efeitos se declara que Luís Pedro
Moiane, portador de Bilhete de Identificação n.º 028226
emitido pelo Arquivo de Identificação Civil de Maputo aos 14/01/2009
é residente neste Bairro Municipal da Mavota no Quarteirão 7 Casa n.º 272
Rua n.º 4817.

A presente declaração destina-se para efeitos de
Pedido de regularização de habitação
no 13 do Parque BAI 6 que se encontra
no Quarteirão N.º 03 na zona associada
sujeito a regulamentação 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)



Operation of the market studies

- The study findings tend to question common assumptions such as:
 - There are no land markets in places where poorer women and men live in our cities
 - Informal settlements should be eradicated or relocated
 - Markets are characterised only by price / a financial logic
 - The state is absent from informal settlements
 - Property transactions are a single moment, a contractual agreement



Operation of the market studies

- Steps in a transaction
 - Finding people to transact with
 - Recognising others to transact with
 - Calculating/valuing
 - Contracting (or making the agreement)
 - Holding land (accruing rights)
 - Terminating

Operation of the market studies

- Interventions crafted on these assumptions will be misdirected
- Instead: work with the markets in slums, not against them
- The starting point is to understand them:
 - what characterises them
 - where authority resides
 - where the strengths and weaknesses lie
- And then to work towards ***recognition***



Tenure Security Facility Southern Africa

- To provide **specialist technical assistance and advisory services** on tenure security within slum upgrading initiatives in the Southern African region and **share lessons learnt** with others in the region
- Cities Alliance grant – Catalytic Fund & UKAid

Tenure Security Facility Southern Africa

1. **2 diagnostic studies** on urban land markets in Lilongwe, Malawi and in Tete, Mozambique;
2. **Specialist advisory services** on tenure to Luanda, Angola and Maputo, Mozambique in the development and implementation of appropriate mechanisms and approaches to increase tenure security for households living in informal settings in the cities; Tenure security dialogue in Lilongwe
3. **Technical assistance** on security of tenure to slum upgrading projects in South Africa in three identified sites - Johannesburg, Cape Town, and Witbank; and
4. **Practical guide** for use in the region on incrementally securing tenure in slum upgrading



Lilongwe

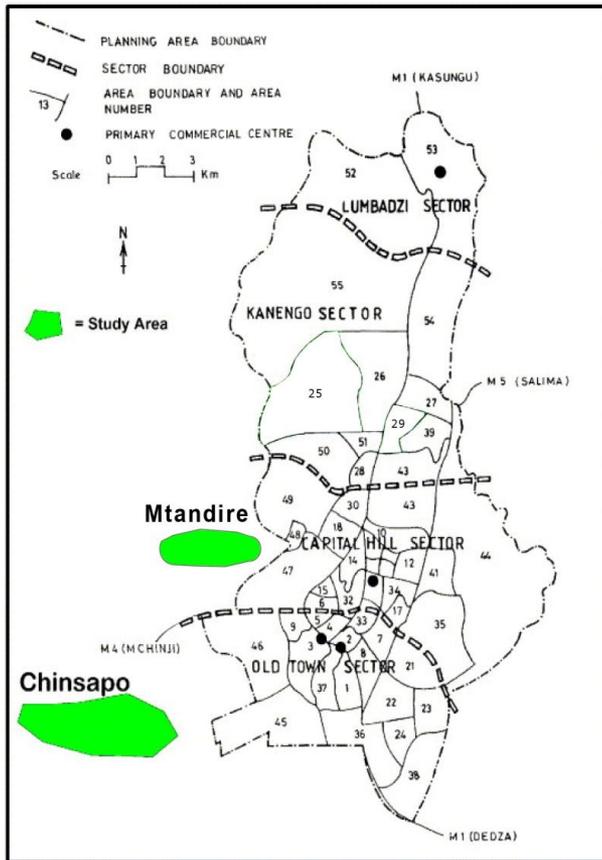


To understand how the poor access, hold and trade land in Lilongwe, Malawi through surveying two settlements in the city namely Mtandire and Chinsapo

Methodology

- Literature review
- Field research
- Data entry and analysis
- Community feedback
- Research report
- Presentation to stakeholders
- Implications for policy and slum upgrading?

CCODE



Findings (1)

1. Sample
2. Demographics
3. Tenure and stand description
4. Reasons for moving
5. Did people's lives improve since living here?



Sample add number of people

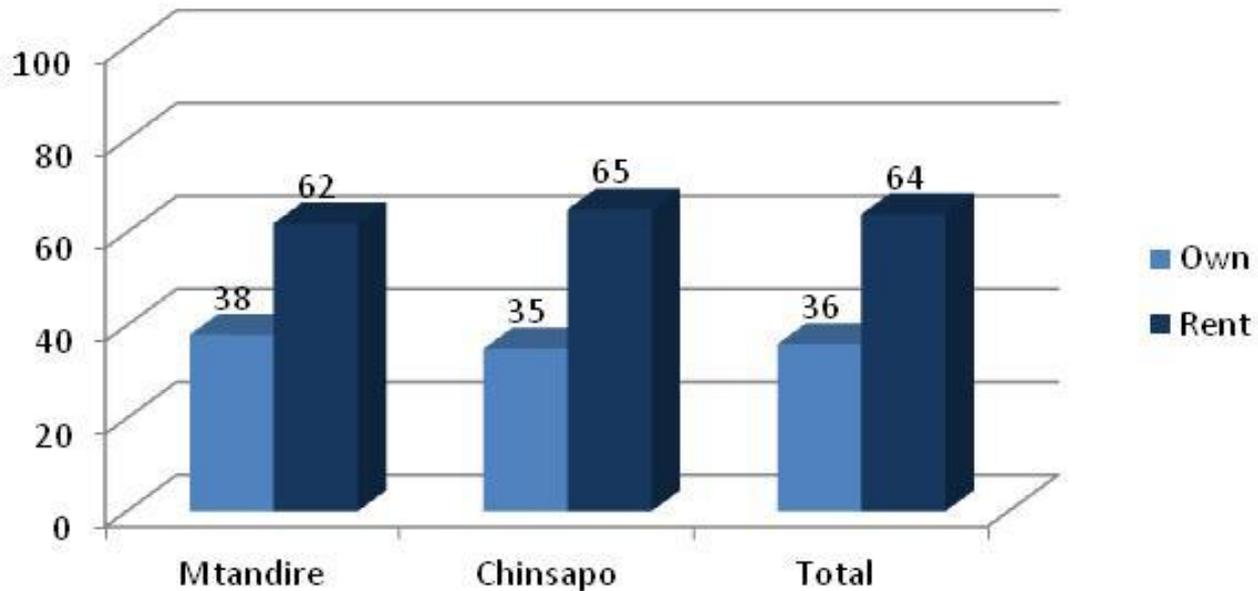
Area	Number of people interviewed		
	Own	Rent	Total
Mtandire	141	127	268
Chinsapo	124	151	275
Total	265	278	543

Demographics

- There is a strong demographic similarity between the two settlements with no marked differences between them.
- There are a high number of households with a female head – this was because of the season in which the interviewing was undertaken
- Both settlements have a relatively young population (mean age of respondents is 34 and most children are below primary school age)
- It appears that the two settlements comprise a community that is made up predominantly of married couples or couples living together as a nuclear family. There are some single parents (7% overall)
- While there appears to be high levels of employment either in a formal job or a business the amount of income earned is very low (either below or close to the poverty line as defined by the United States Government for developing countries). Approximately 15% overall of households are living below the poverty line.
- There are about 5,673 and 21,332 children in Mtandire and Chinsapo respectively most of which are very young i.e. either not yet at school or at primary school



Tenure by Settlement (%)



Tenure and stand description

- Approximately a third of households own their property and two thirds are tenants i.e. renting their property
- Most properties in the settlements have houses for rent on them:
 - One third have 3 to 4 buildings,
 - One third have 5 to 6 buildings and
 - One third more than 7 buildings.
 - Owners will generally occupy one building and rent out the remaining buildings. One to two buildings are used for a bathroom or toilet and one for a kitchen.
- It appears that the communities in the two settlements are stable, with households living in them for a considerable amount of time – 16 to 17 years on average in respect of households who own their property and 7 to 8 years in respect of households who rent their property

Reasons for moving

- Most households had lived in two houses before moving to their current house.
- The most common reason for a household moving to this community is a life change namely getting married (39% overall). A smaller number moved to the area for economic reasons due to a business declining, to reduce costs or as a result of losing their job.
- For just under half of the households this community was their only option (43% overall). About a fifth (23% overall) could have moved back to the rural areas or to another informal settlement (18% overall)



Did people's lives improve since moving here?

- Most respondents feel that their situation has improved as a result of moving into the settlement, although more people who OWN said their lives improved than those who RENT
- The main reasons given for this is reduced living costs and access to services mainly water.
- Most respondents see the process of accessing and holding land to be easy.
- Most respondents feel that there is room for new households to come into the area and feel that the reason why households may want to do this is due to jobs being in close proximity to the settlement.

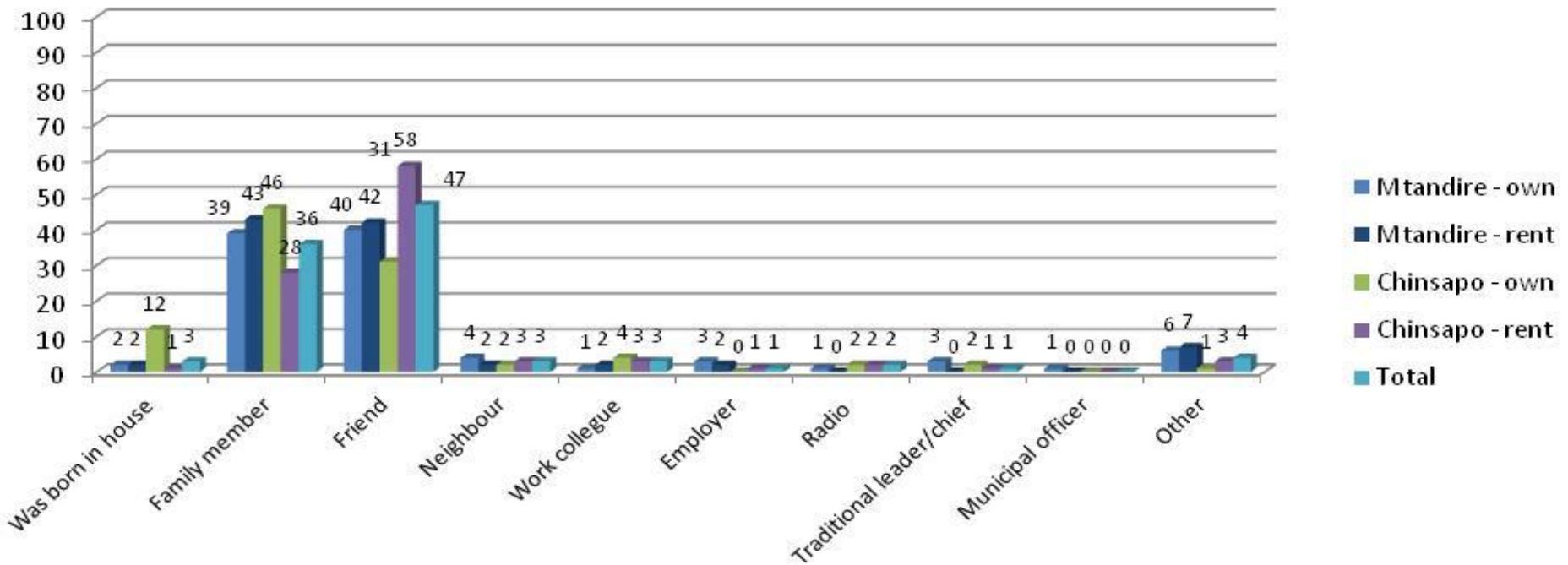
Findings (2)

1. The process of accessing holding and trading land
2. Perceptions about accessing holding and trading land
3. Do people feel that tenure is secure?



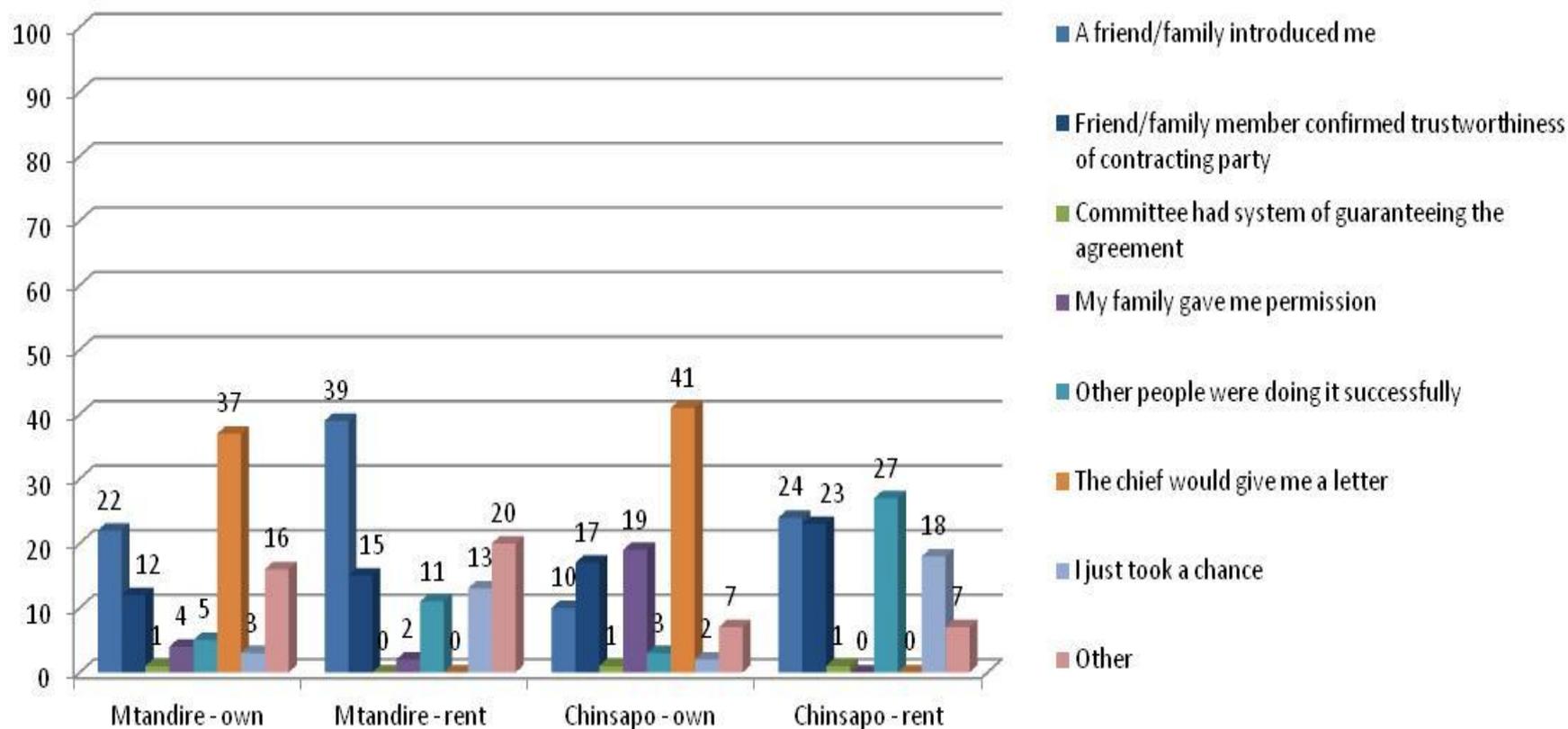
Finding a place

Before Moving to Settlement From Whom Did You Hear About It (by settlement and tenure) (%)



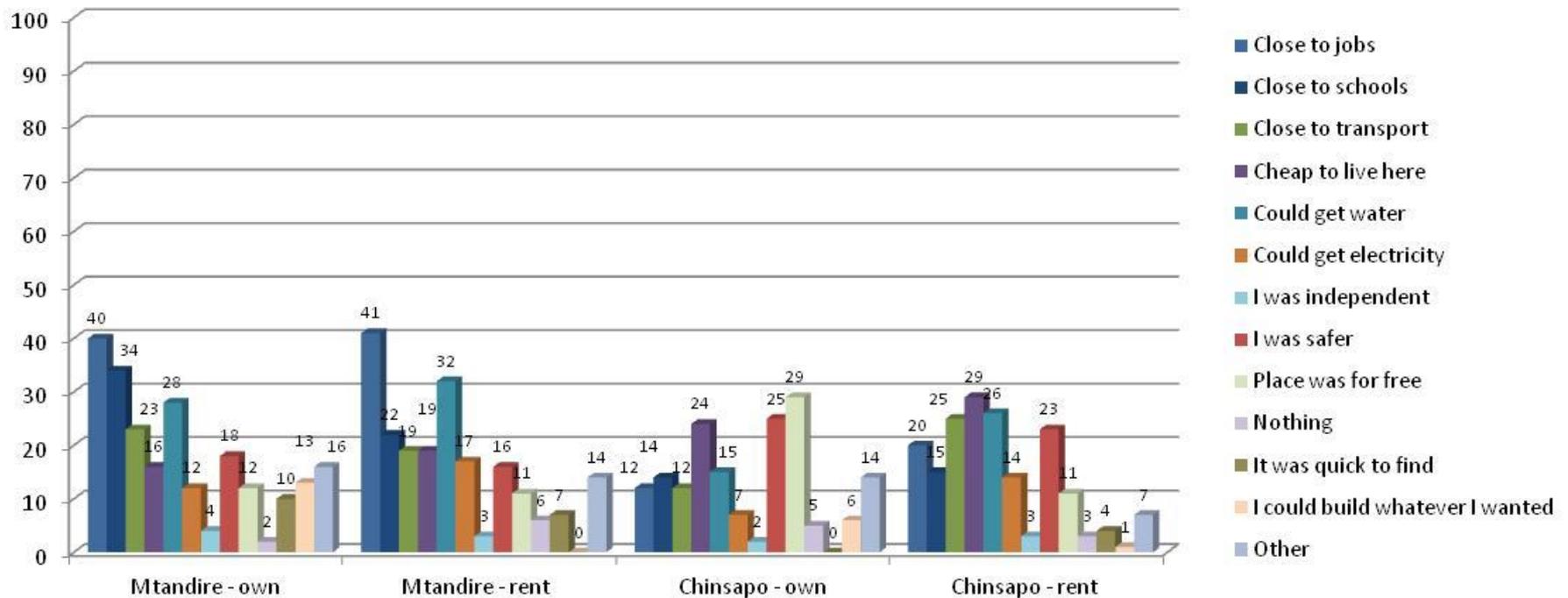
Checking trustworthiness

Before Moving What Gave Confidence that the Agreement Would be Valid (by settlement and tenure) (%)



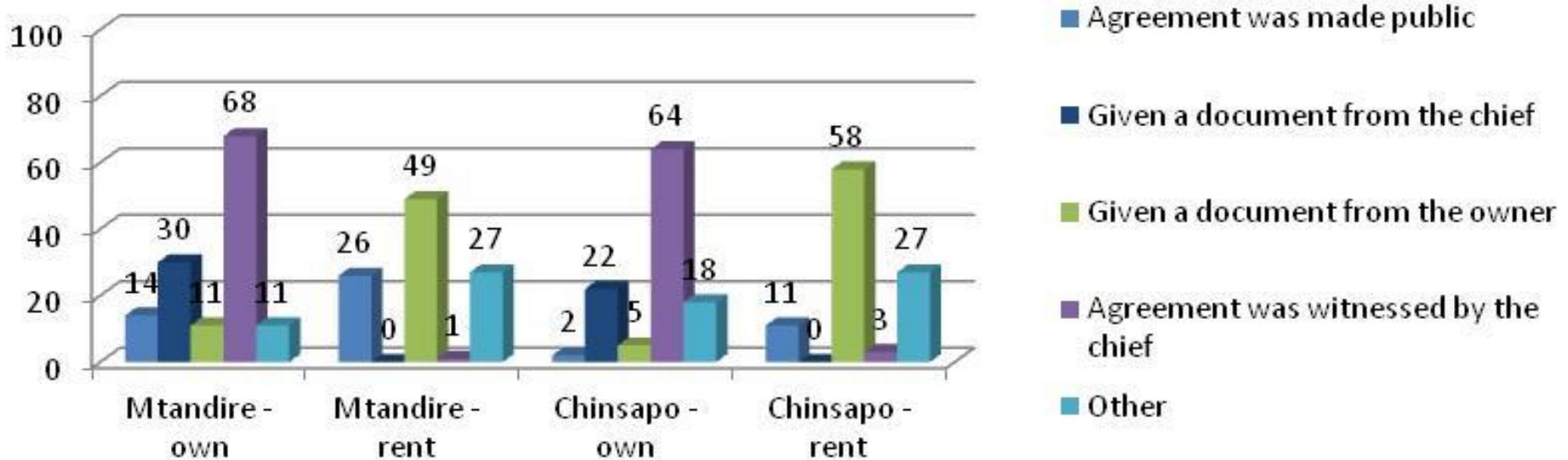
Valuing

At the Time of Moving what was Valued about the House (by settlement and tenure) (%)



Negotiating an agreement

How Agreement was Obtained (by settlement and tenure) (%)

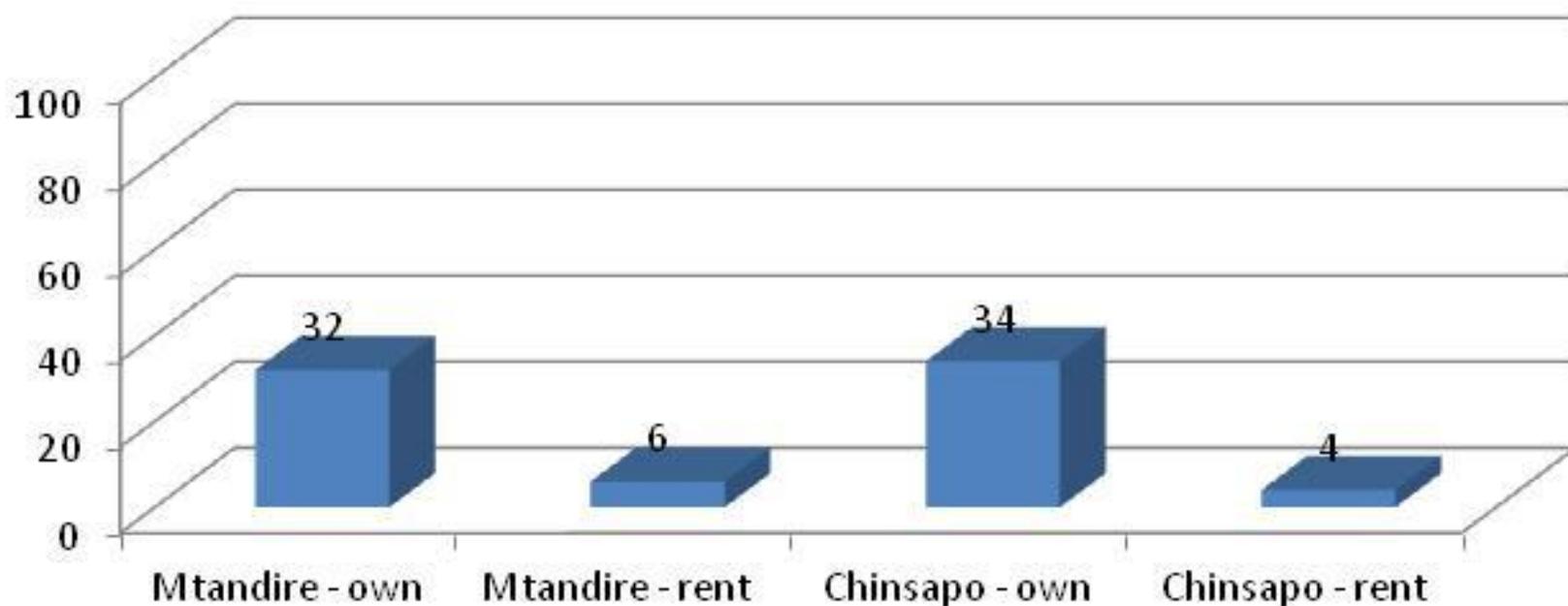


Time and cost

- The time spent in finding a house ranges from on average 3,5 months in Mtandire to 6 months in Chinsapo, although there is a wide range of time frames
- The time taken to secure a house from hearing about it to moving in is on average 3 months in Mtandire and 6 months in Chinsapo, although there is a wide range of time frames
- The average cost in finding a house including transport, fees etc varies in terms of ownership being 1769MK (\$5) in Mtandire to 3385MK (\$10) in Chinsapo
- The average cost in terms of rental is similar between the two settlement being 1688MK (\$5) in Mtandire and 1670MK (\$5) in Chinsapo

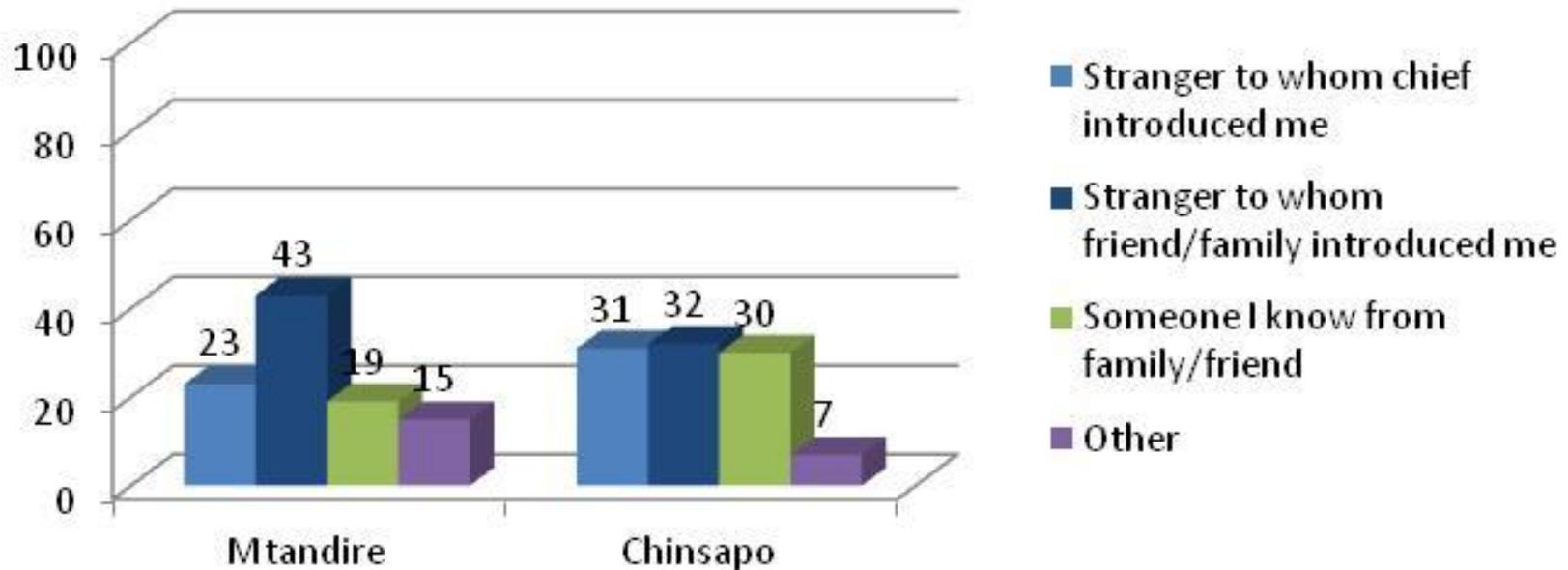


Average Number of Days Taken to Negotiate Agreement (by settlement and type) (%)



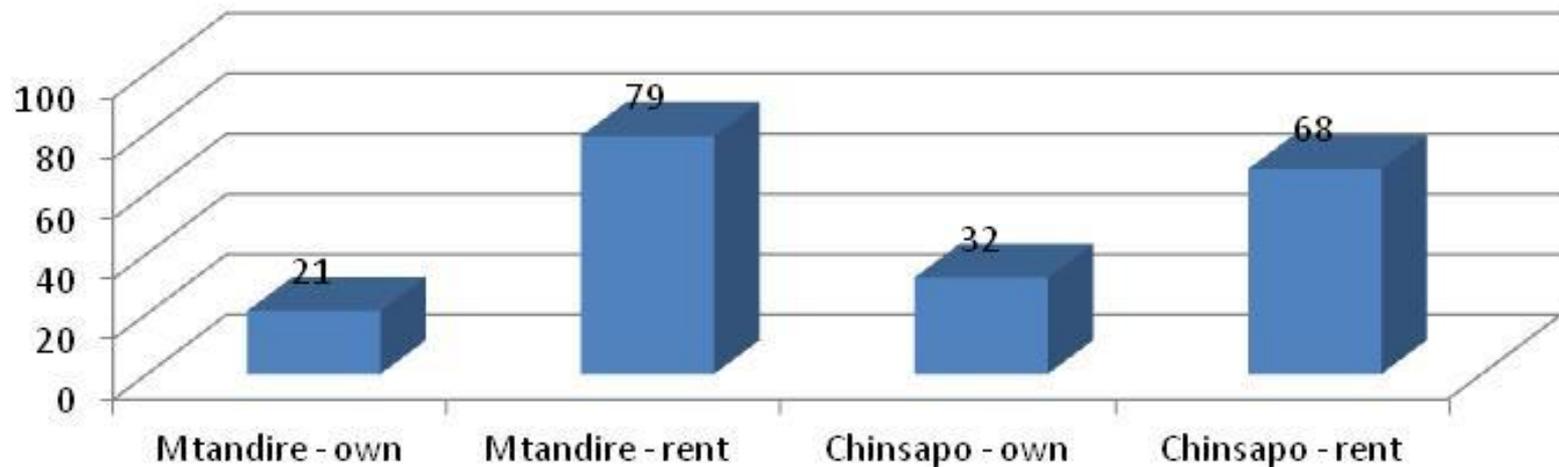
Contracting

From Whom Respondent Bought the Place (by settlement) (%)



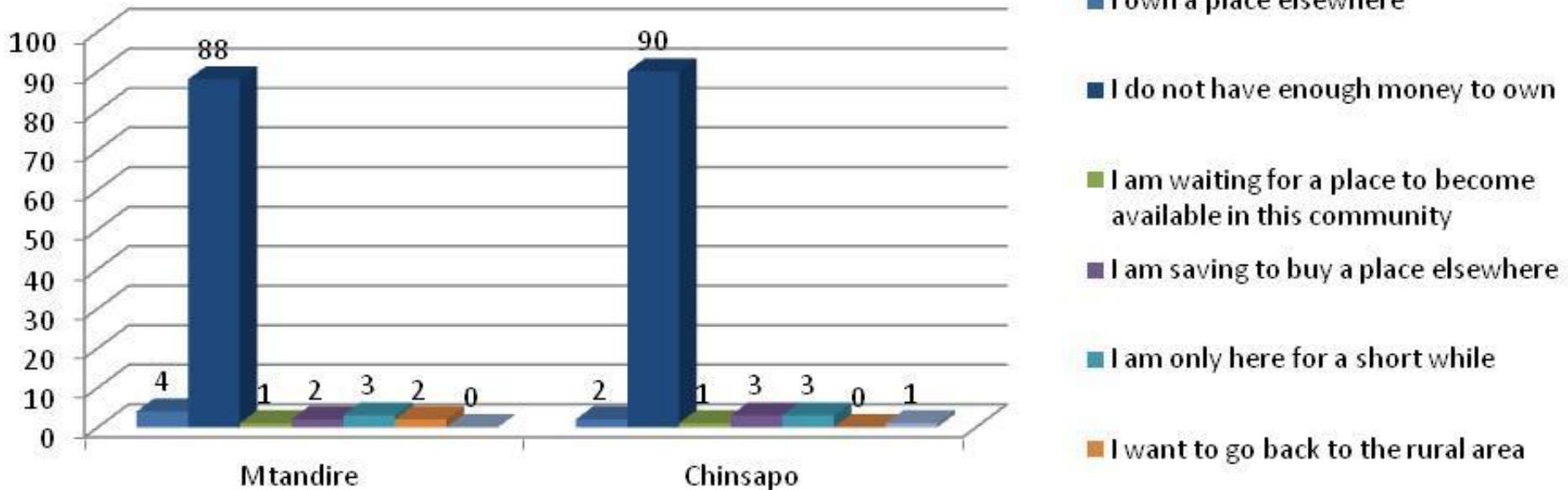
Moving

Percent of respondents that would lose their rights to the property if they moved (by settlement and tenure)

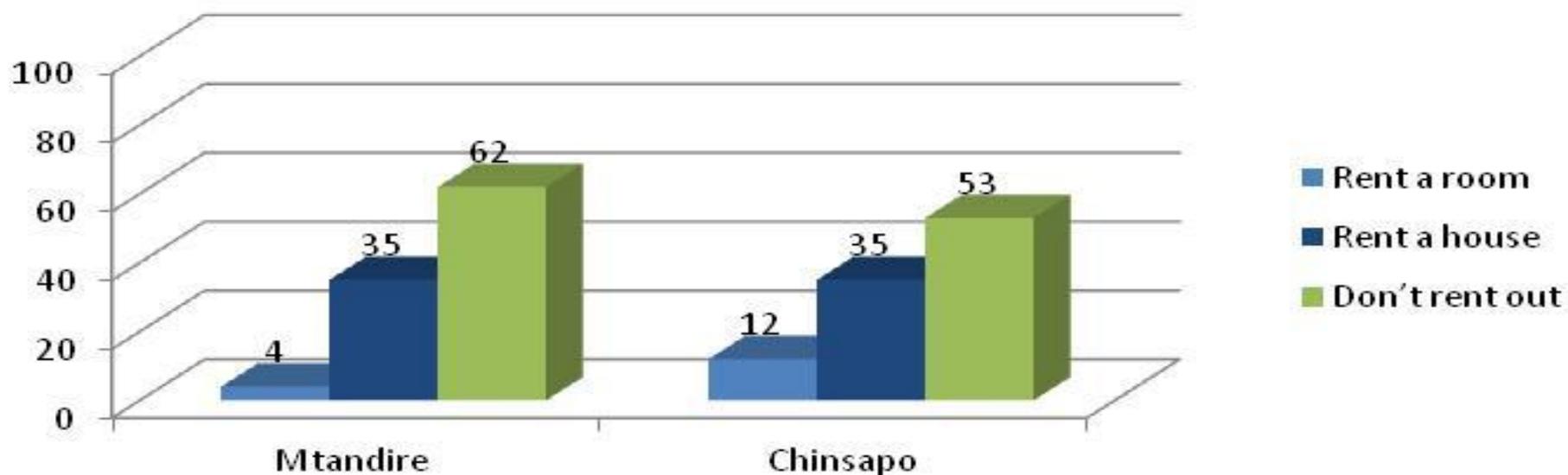


A note on renting and owning

Reason why renting and not owning (by settlement) (%)

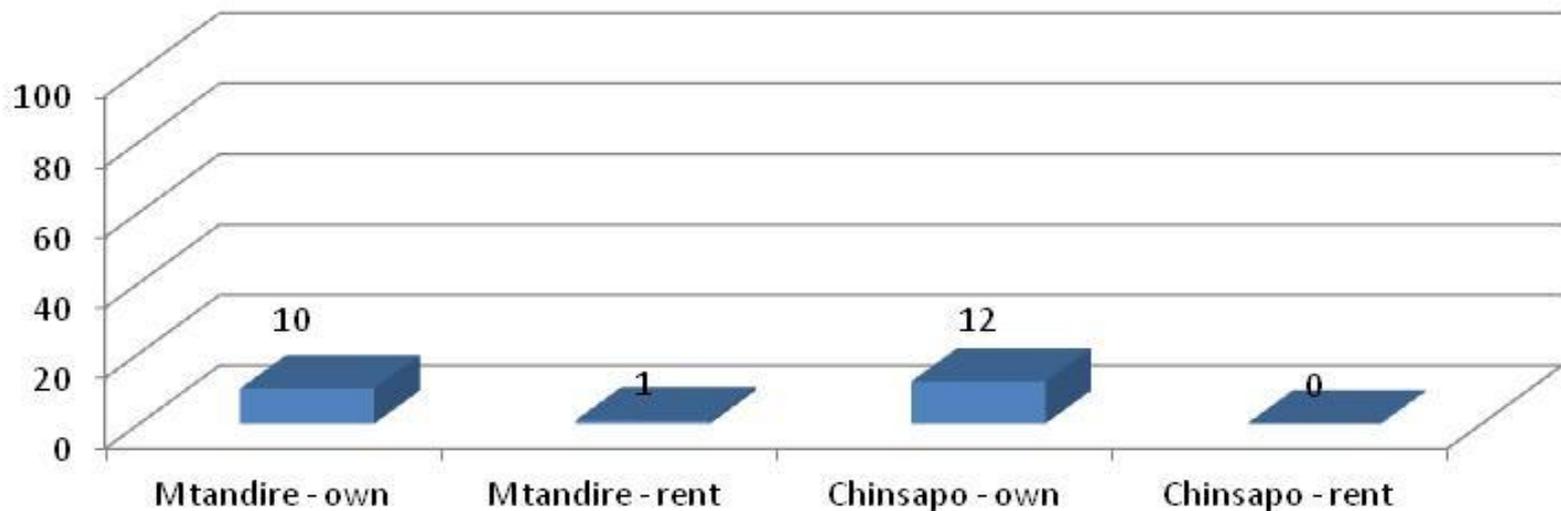


Whether respondent rents out a room or house (by settlement) (%)



Problems?

Respondents who Experienced Problems after the Agreement was Made (by settlement and type) (%)



Perceptions about the process for accessing holding and trading land

The majority of respondents found the different activities pertaining to the process of accessing and holding land to be easy

Majority of respondents (over 70%) found the activity easy



Majority of respondents (over 70%) found the activity moderate



Majority of respondents (over 70%) found the activity difficult



	Finding a place	Checking trustworthiness of seller /landlord	Deciding on a price	Negotiation of an agreement	Protecting rights to the property	Deciding what to do with the property when moving
OWN						
RENT						

Tenure security?

- Almost all respondents have never had a title deed.
- Most respondents feel that now that they have lived in the settlements for a while, that their rights are stronger.
- The reason for this is that they have built social networks in the area and are becoming part of the community.
- The process of acquiring and holding land appears to be effective and there are very few respondents who have experienced problems.
- If problems did occur respondents who own would seek assistance from the



idents who rent
ork



Urban LandMark

Conclusions

- The study shows that an informal market exists which enables households to trade and hold land both on an ownership and rental basis.



Conclusions

- Friends and relatives play an important role in identifying the place to live and in ensuring that contractual arrangements will be valid. In addition in resolving disputes.
- The Chief plays a role in respect of the ownership market but significantly less so in respect of the rental market, which is between a landlord and tenant
- In respect of ownership rights to properties are obtained for most respondents through an agreement witnessed by the chief or a document given to them by the chief



Implications?

- Renters and owners in upgrading
- Authority – chiefs, social networks
- Functional markets: ease of access; proximity to jobs but what could threaten this functionality?

