Urbanisation versus occupation in the Beira Municipality

How land registration supports spatial planning processes

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The Beira Case
DUAT acquisition:

- a. Through occupation by local community, governed by customary law;
- b. Through good faith occupation: after using the land for at least ten years without objection;
- c. By application.
Spatial planning in Beira

Fig. 1  Spatial Planning Procedure
Observations and main findings

It has been observed that in general two types of activities take place after the announcement that a site will be prepared for urban developments:

• Many informal building and construction activities start in those areas. People understand very well that the provided infrastructure, like roads and utilities will bring added value, but did not apply for a DUAT and did not receive any license to build.

• People speculate that the expected increase in land value can be easily captured: the original holders of a DUAT in those areas start selling their land use rights to others.
Summarizing land use and land occupation in Beira, the following situations can occur:

<table>
<thead>
<tr>
<th></th>
<th>Formal</th>
<th>Informal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal</td>
<td>Law followed in letter and spirit; documented via certificates (DUAT’s)</td>
<td>Legal (societal and/or historical accepted) access to land; no (official) documents</td>
</tr>
<tr>
<td>Illegal</td>
<td>Certificates (DUAT’s) gotten via unethical processes</td>
<td>Criminal land access</td>
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</tbody>
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The Beira Municipal Land Registry vs Spatial Planning
Diagnoses and recommendations

• Urgent need for digitisation of the paper based land administration and development of an SDI
• Improvement of the implementation of spatial planning processed is needed
Alternative approach
Fit-For-Purpose Land Administration as an incremental approach