

FIG

FIG WORKING WEEK 2017

Helsinki Finland

29 May - 2 June 2017

Presented at the FIG Working Week 2017,  
May 29 - June 2, 2017 in Helsinki, Finland

# Urbanisation versus occupation in the Beira Municipality

How land registration supports spatial planning processes

*paper ID 8720*

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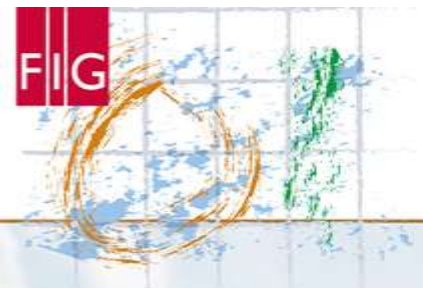
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## The Beira Case



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## 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.



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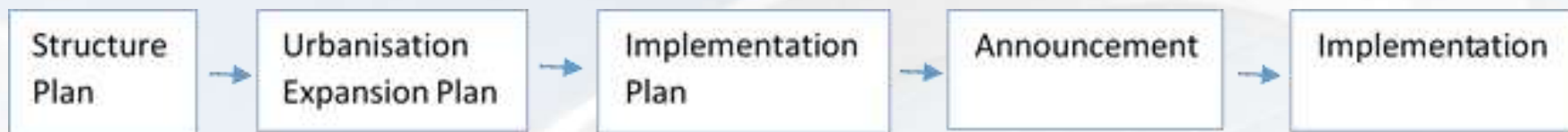
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## Spatial planning in Beira



*Fig. 1 Spatial Planning Procedure*



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## 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.



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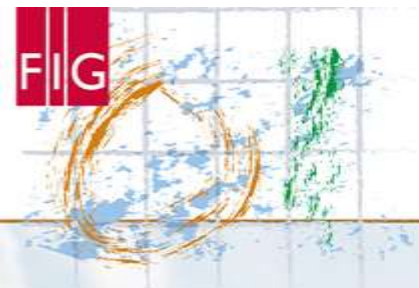
## Summarizing land use and land occupation in Beira, the following situations can occur :

	Formal	Informal
Legal	Law followed in letter and spirit; documented via certificates (DUAT's)	Legal (societal and/or historical accepted) access to land; no (official) documents
Illegal	Certificates (DUAT's) gotten via unethical processes	Criminal land access



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## The Beira Municipal Land Registry vs Spatial Planning



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## 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



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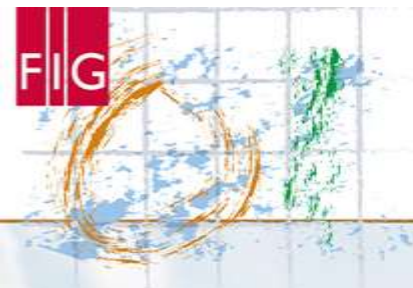
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## Alternative approach



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## Fit-For-Purpose Land Administration as an incremental approach

**KEY PRINCIPLES**

- visual boundaries
- accuracy relates to the purpose
- aerial imageries rather than field surveys
- opportunities for updating, upgrading and improvement

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FIG GUIDE

Fit-For-Purpose Land Administration

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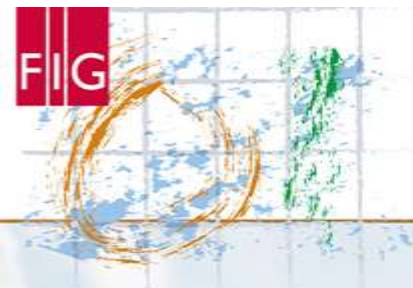
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Smart Surveyors for Land  
and Water Management

