

*POOR HOUSING DILEMMA IN THIRD WORLD COUNTRIES: analysis of The Housing Policy and Strategy in Mozambique.*

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## **1. Introduction and Problem Statement.**

Third world countries face numerous challenges in their endeavour for development and in the process of increasing the standards of living and dignity of a human being. Those challenges range from quality of education, health, unemployment, social inequalities to precarious housing. One of the most common problems in those countries is housing, as Gilbert (2000:145) puts it, “millions of urban families in the so-called Third World live in homes that lack adequate sanitation and security, have an irregular electricity supply and are built-in flimsy materials”, and millions of others live in overcrowded conditions. Although the big cities are where this problem is easily seen, remote rural communities face the same problem, thus, governments of those countries are constantly facing demands to provide better and proper housing.

Mozambique is not an exception; most of its 28 million inhabitants face this problem. According to NATIONAL REPORT ON HOUSING, “in the urban and rural areas of Mozambique, there are many residential areas that have characteristics of informal settlements, lack of basic infrastructure (water, sanitation and energy) is evident; insecurity in land tenure rights; high densities; improper environmental conditions, low quality of constructions...countless housing constructions are visible in risk areas, prone to floods, marine invasion and erosion” (NR[1], 2016:36).

According to the IV National Population and Housing Census[2], in a total of 6 145 684 households in rural Mozambique only 181 686 in a full conventional house[3] and 47 814 households living in flats, the remaining either live in an incomplete house, improvised house, hut[4] or other forms of houses. On the other hand, in urban areas where there are 1 996 258 households, only 155 768 live a full conventional house and 29 234 in flats, the remaining live in an incomplete[5] conventional house (113 346), improvised house, hut or other forms of houses. As can be seen in the data (INE, *op cit*), people aged 20-34, youths, are the majority group facing this problem.

The problem of housing is not new in Mozambique. Despite inheriting over 100 000 houses in the independence in 1997, the increase of population, expansion of urban areas makes housing a national problem (Carrilho and Laje, 2010). The first formal attempt to address this problem was through the creation of the Fund for Housing Promotion[6] (FFH)[7], and later by including in the *right to decent housing*[8] in the constitution. But all were just attempts, it was until 2011, that Mozambique had its first *Housing Policy and Strategy (PEH)*[9] with the objective of “...promot[ing] housing networks, devise land use and urbanization plans, encourage low-cost housing construction policies to serve vulnerable groups”. The FFH would be the institution responsible for the implementation of this policy and had the possibility of making a public-private partnership (PPP).

There are some cases of enforcement of the above mention policy. Among them, one of the most talked-about was the “Projecto Intaka”, a partnership between the Mozambican Government (Fund for Housing Promotion) and a Chinese business group (Henan Guoji Industry and Development), which aimed the construction of 5,000 houses of various types, in *Intaka* northwest of Maputo in an area of 319 hectares. It is an integrated project, which for in addition to housing, it included other social infrastructures such as water supply systems other water and sanitation, health unit, access roads, shopping centre, among others[10].

In this paper, we intend to analyze the transformation brought up by the Housing Policy and Strategy based on the case of “*Projecto Intaka*”. Thus, the research will try to answer the following questions: “*What was the contribution of the Intaka Project in reducing the housing deficit?*” and did “*Did this project achieve the desired objectives?*”

## 1.1. Hypotheses

The approval of House Policy and its implementation through the “Projecto Intaka” lacked a profound study about the housing dilemma in Mozambique, thus this project has a minimal impact and it is just beneficial to small middle-class strata that can afford to pay for expensive houses.

## 2. DISCUSSION AND MAIN FINDS

In our analysis and evaluation, we will consider indicators such as effectiveness and efficiency to measure the success or not of the Intaka Project. Effectiveness is an indicator that guarantees to check if the purposes, strategies and execution of the program are being carried out according to the previously established definitions (Tullock and Wagner, 1978). This indicator is used to measure the success or failure of the program, allowing to measure whether the difference between the goal achieved and the proposal is within tolerable limits, that is, if the goals achieved are equal, higher or lower than the proposed goals. On the other hand, efficiency is synonymous with economic rationality, so the best way to determine efficiency is to compare the opportunity costs of a given alternative versus an existing one (Sitoe and Lumbela, 2013). Thus, this concept encompasses the timely fulfilment of goals, considering time is also a precious resource.

Following these criteria, we highlight the following findings. In the scope of this project, “in 2011, 5,000 housing units were expected to be built in the Intaka neighbourhood, in a territory of 319 hectares, north of the municipality of Matola” and since “the housing problem” is directly linked to the supply of goods for collective consumption in addition to housing, other social infrastructures would be built, such as water supply and sanitation systems, electricity network, school, health unit, daycare centres, access roads, city centre commercial, among others (Macua Blog, 2011, Nhacudime, 2018). However, on our observation, the reality is far from what was planned, as after 5 years, which was the pre-established time for the completion of the project, only a little more than 1,200 housing units are built, of which only about 700 are occupied, which according to the FFH corresponds to about 3,500 people. Thus, it is clear that in terms of the number of houses criterion, the project was extremely ineffective. On the other hand, it is irrefutable that when evaluating the infrastructure and basic services component, we found that there was effectiveness since the reality largely reflects what was foreseen in the project, although the health unit is still missing.

In sum, the Intaka Project lacked deep and preliminary studies about habitation in Mozambique. While those, fewer, who live in the Villa have increased their quality of life and have ‘good’ houses and live in a safe environment, the majority of the population is not included in the project. Thus, those who benefit from the project are very few compared to those who could have benefited if different from a different housing policy. We suggest a policy that focuses more on giving people entitlements to be able to build their own homes and with quality instead of building expensive houses that few can afford.

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- [1] HABITAT III – RELATÓRIO NACIONAL DE MOCAMBIQUE (NR stands for National Report).
- [2] Conducted by the National Institute of Statistic (INE).
- [3] In this report, a full conventional house is defined as a house with an enclosed kitchen and bathroom (INE, 2019: p.170, footnote:1).
- [4] 2 950 960 households.
- [5] Incomplete conventional house is defined as a house with a kitchen and bathroom out of the main building (INE, 2019: p.170, footnote:2)
- [6] Fundo de Fomento a Habitacao, in Portuguese.

[7] Decree 24/95 of 6 June.

[8] Constitution of The Republic of Mozambique (1990) Article 91.

[9] Política e estratégia de Habitação, in Portuguese. Resolution No. 19/2011, of 8 June.

[10] Available at: [http://macua.blogs.com/moambique\\_para\\_todos/2011/09/chineses-constroem-5000-habitacoes/](http://macua.blogs.com/moambique_para_todos/2011/09/chineses-constroem-5000-habitacoes/) Accessed on 11.Nov.2020.