

Beira, Mozambique

The DEALS Beira project contributes to **climate resilient urban development** in Beira through **improved land administration and improved own-source tax revenues**. It is implemented in tandem with the Beira Land Administration System Project (BLAS, by VNG International in cooperation with Kadaster International), to ensure that the CMB has a well-functioning Land Administration that can be benefitted from to its full potential, enabling the municipality to **face the challenges of rapid urbanisation** head-on. Whereas the BLAS project has its focus on Land Administration, the DEALS Beira project will mainly focus on pro-poor own-source revenue mobilisation. This revenue mobilisation can be used for: improving public transport, pro-poor housing projects, social projects, etc.

The project approach is centred around five key strategic pillars: strengthening organisation and leadership, optimizing processes and procedures; implementing IT solutions; strengthening citizen communication and engagement; and ensuring sustainability of the project. The primary source of increased revenues through these actions will be property tax, but it incorporates other taxes and fees as well. The capacity building approach entails a combination of formal training, on-site technical assistance, and ownership/change-management approach.

Project activities

- Technical assistance through VNG International in cooperation with Kadaster International.
- Capacity building on topics like land administration processes including digitalisation of archives, change management, leadership, communication with citizens; reviewing and improving land administration and interdepartmental cooperation;

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Context

Beira is a port city in Mozambique with well over 500.000 inhabitants. Its coastal location at the convergence of the mouths of the Pungwe and Buzi rivers has led to the development of Beira as a major trade hub for large areas in Eastern and Central Africa. In March 2019 Beira was hit by cyclone IDAI, one of the worst tropical cyclones on record to affect Africa and the Southern Hemisphere. This proved once again the vulnerability of the city against climate change.

The city is growing and there are many plans for development, as stipulated in the Beira Master Plan that has been developed with support from the government of the Netherlands, and updated after cyclone IDAI. However, in the implementation of the Master Plan, the municipal authorities are hampered by inadequate systems and working processes on land registration, land administration and revenue mobilisation. This causes problems like chaotic archives with double land titles, inefficient working processes, and challenges with providing the right enabling environment for real estate development. Furthermore, as revenue mobilisation is limited due to a shortage of information and taxpayer compliance, the municipality has limited funds for expenses like the delivery of municipal services and pro-poor city development.

- Assisting with a pilot on recordation and compensation for livelihood restoration of machamba users
- Evaluating lessons learned from the pilot to design compensation procedures.
- Specific to enhancing local taxation processes, technical assistance focuses on capacity building in fields like legislation and software proficiency; combined IT solutions implementation; improving the fiscal intelligence unit of the municipality; and communication and citizen engagement.

Results

The city of Beira will have an improved land administration system and a pro-poor land and property tax system. This in turn will enhance municipal capacity to sustainably plan, manage and finance climate resilient urban development.

Involved parties

- *City departments:* IT Department, Financial Department, Communications Department, Municipal Cadastre, Topography Department, Digitalisation teams, Construction and Housing Department, Urban Planning Department, Legal Department, Human Resources Department
- *Non-governmental:* Dutch Embassy, Provincial Level Sofala, Machamba users (subsistence farmers), local chiefs, the Beira Land Development Company, the Catholic University of Beira, NGO: Young Africa



“Let’s make a better Beira for our children and grandchildren”

Workshops and discussions on the roadmap of activities to enhance Beira Municipality’s capacity on local taxation have taken place in December 2018. This roadmap of planned interventions for the upcoming years is now being finalised. Furthermore, in 2019, a pilot project on compensation of machamba users will be implemented. Through this pilot, the most vulnerable machamba users will be compensated for their loss of livelihoods. Lessons learned from this pilot can inform future compensation procedures by the municipality. In the meantime, in October 2018, **Mayor Simango** has been elected for a new term. This is highly important for the stability and continuation in implementing the project on the improvement of the land administration system and taxation. He says about the project: “Let’s make a better Beira for our children and grandchildren”.

