

Government and Maputo Municipality miss deadline for delivery of houses for young people in KaTembe

- On October 15th 2020, the Government, through the Fundo de Fomento de Habitação (FFH), in partnership with the Conselho Municipal de Maputo, launched the RENASCER Project, an initiative that aims to build 100 houses type zero (T0), evolving up to T3, for young people in all municipal districts of the capital. Estimated at 70 milhoes de meticaís, the project is being developed in the municipal district of KaTembe and, in a first phase, it foresees the delivery of 45 houses to an equal number of young people selected in a public lottery. The delivery of the 45 houses was foreseen for the last 25th of April, and for the second phase 55 houses would be delivered in a date yet to be announced.





For the acquisition of the houses, 1700 young people competed, having been selected 100 beneficiaries corresponding to the number of houses foreseen in the project. In the meantime, the first batch of 45 houses has still not been delivered to the selected young people, one month after the scheduled date. In fact, the houses are not yet ready to be inhabited: some still have no plaster, doors, windows and much less paint. In the area where the project is being implemented, there is still no electricity or drinking water. The water available on site is salubrious. The streets are covered with forest.

The delay in the conclusion of the 45 houses and in the creation of housing conditions, such as the cleaning of the streets, the expansion of electricity and drinking water, is making the beneficiaries worried, especially because there is no concrete information about new deadlines for the delivery of the first phase of the RENASCER Project.

The delay in the conclusion of the project, coupled with the lack of information, reveals, once again, the authorities' disregard for promoting decent and affordable housing for young people. Projects are not completed on time and some are delivered with questionable quality. There is also the price factor. That is, in some housing projects the sale prices of houses are far above

the capacities of the overwhelming majority of young Mozambicans.

Besides Maputo city, the project launched in 2020 by the FFH, a public institute under the Ministry of Public Works, Housing and Water Resources (MOPHRH), envisaged the construction of evolutionary houses (type zero) in the provinces of Maputo, Nampula and Cabo Delgado. For Nampula, the 100 houses were planned for Nampula city and the municipal villages of Ribáuè and Monapo, with a budget of 75 milhoes de meticaís. In Maputo province, the municipality of Manhiça was chosen to benefit from the youth housing project, while in Cabo Delgado the municipalities of Pemba and Montepuez and the Mecufi district were selected. Budgets for the houses to be built in Maputo and Cabo Delgado provinces were not revealed.

For the case of Maputo City, the 100 evolutionary houses are being built in spaces of 20/30 meters each, and the beneficiaries are low income people, aged between 22 and 45 years old. The houses shall be paid for in a period of 20 years, through monthly fees of 2.782,36 meticaís, plus the value of 335,00 meticaís referring to the "life insurance premium", increasing the monthly installment to 3.117,36 meticaís. After 20 years, each beneficiary should pay 748.166,04 meticaís.



The Government believes that this type of project is promoting the access to housing, a right foreseen in the Constitution of the Republic of Mozambique (CRM). "All citizens have the right to decent housing, and it is the State's duty, in accordance with national economic development, to create the appropriate institutional, normative and infrastructural conditions," states the first paragraph of article 91 of CRM. Paragraph 2 of the same article states that "It is also the State's duty to encourage and support the initiatives of local communities, local authorities and populations, stimulating private and cooperative construction, as well as access to home ownership".



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