



Fatima Muanlela Mussa points out her land on a satellite image of Malalo community in Namarroi District.

|| About This Briefing Note

The **Community Land Value Chain** (CaVaTeCo in Portuguese) is an approach that can improve tenure security and management of community lands and natural resources in the context of large-scale land investments. CaVaTeCo provides the conceptual base for the project “Piloting the ‘Community Land Value Chain’ approach in Mozambique: The delimitation and formalisation of community and family land holdings within the Portucel plantation concessions of Zambézia Province, Mozambique”, implemented by ORAM and Terra Firma in the Districts of Namarroi and Ile. This project uses an integrated approach to securing community, family and individual land rights by partnering with Portucel, a major investor in plantation forestry.

The project involves the creation of 20 representative entities at community level; development of detailed community land use plans; certified tenure over land resources for 14,000 households, and the creation of a legitimate local land administration system. Together, this will demonstrate an affordable system for confirming locally-legitimate land rights at scale, in line with national law and regulations.

This project is part of DFID’s LEGEND Challenge Fund. This Fund enables civil society agencies to test innovative approaches to land, and to show companies how they can implement practical approaches that improve land rights and livelihoods *and* the sustainability of land-based business investment.

Balancing Local Land Rights and Land Investments

Most rural Mozambicans rely on the land for farming and natural resources. Average income is under \$70; \$22 of this comes from forest products. Over 20% had no cash income in 2014. Farms average under 3 hectares, and over 95% use wild products like fruit, honey or medicinal plants.

Portucel, a large Portuguese forestry company and Mozambique’s largest land-based investor, has a checkerboard of formal leaseholds on 173,000 hectares for eucalyptus plantations in Zambézia province. This area covers many existing communities, with many thousands of families who have been living on the land for many years.

The company envisions a mosaic landscape with parcels of land that community members cede to Portucel, interspersed with croplands, fallow lands, wetlands and watercourses, natural forests, and homesteads. In consultation with civil society, Portucel committed to promote land tenure security in affected communities. This is intended to establish a foundation for land relations in the area, facilitate plantation planning on blocks of land, and create shared value with local communities.



Above: The type of mosaic landscape proposed by Portucel.

The Innovation: The “Community Land Value Chain”

This project introduces an innovative approach to community and family land tenure in 20 communities in or near to Portucel areas. The Community Land Value Chain (*Cadeia de Valor da Terra Comunitária* in Portuguese, CaVaTeCo) enables mapping and documenting of ownership and use rights over land and associated natural resources, embracing both communal and household level rights, and addressing issues of institutional capacity, legitimacy and equity.

The CaVaTeCo approach conceptualizes land and natural resources as the ‘raw material’ of many potential value chains, which can bring clear benefits to communities. The value is added by transforming their statutory rights into registered property rights, facilitating local planning that includes negotiations with external investors, such as Portucel. The three components are:

1. Create **institutional capacity** in communities to delimit and manage land;
2. Facilitating **participatory mapping and planning of current and future land uses**;
3. Enabling community members to formalize and **exercise their rights**, adding value to land in multiple different ways, including negotiating with Portucel and others.



Improving Land Tenure Security Locally and at Scale

The CaVaTeCo approach includes innovative elements that can change the process of land delimitation nationally. The government has largely focused on large scale commercial land and expensive demarcation using professional surveyors. CaVaTeCo delimits family land using methods in line with “fit for purpose” land administration, that can be taken to scale for millions of families. This will demonstrate how to formalize land rights at scale, more quickly and at considerably lower cost compared to common practices. This enables communities and families to negotiate use of land with external investors, including but not limited to Portucel.



Image: Identifying features on satellite images.

The project helps communities affected by Portucel concessions to establish legally recognized community associations to manage land issues, and supports community level delimitation to formally identify boundaries. Families are then helped to delimit and formally register their land parcels within the communities, including land for farming and non-farm uses. After mapping of lands allocated to families, the association leads the development of a participatory land use plan, and can then engage in negotiations with investors.

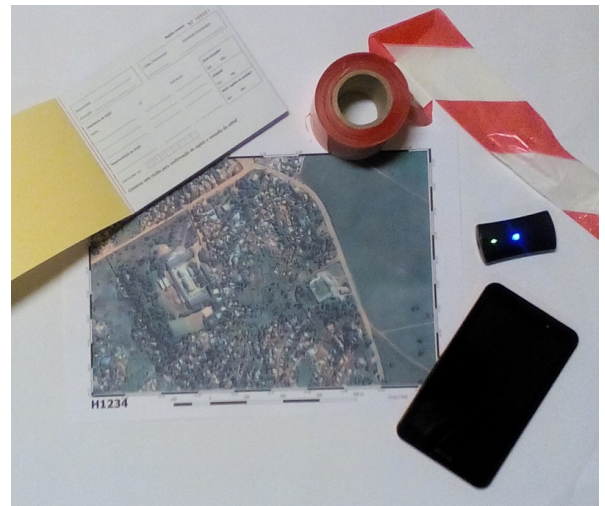
CaVaTeCo emphasises land rights of women and vulnerable families in all engagement. In the first 10 communities, women comprise over 63% of those registered as title holders. Couples are registering as co-title holders, families are splitting land so that husbands and wives each have tenure in their own names to specific pieces of land, men are splitting off land for female family members including sisters and daughters, and women are co-registering with their sisters and daughters.

The CaVaTeCo Tools

The CaVaTeCo uses a set of inexpensive tools to do this work rapidly, at large scale, and at low cost, including:

- GPS-enabled Android tablets for data collection, using open-source software
- hand-held GPS devices to improve accuracy to under 2 meters, in line with “Fit for Purpose” land regularization
- printed maps using satellite imagery, to map land without expensive surveying
- open source GIS software for analysis and presentation of spatial data

Community members are trained to work as para-professionals on field teams doing the delimitation. The combination of inexpensive tools and the central role of community members show that this approach can be highly participatory, and affordable at scale.



Above: Key tools for the CaVaTeCo field teams.

Below: Filling personal details into the receipt.



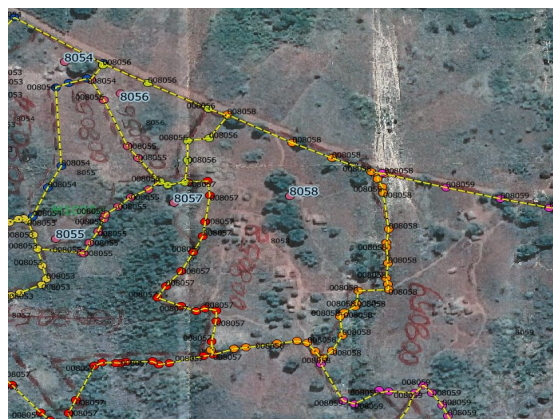
Above: Data collection on tablets.



Anticipated Outputs

The ORAM—Terra Firma project anticipates 4 outputs:

- **Output 1:** 20 legally recognized community property associations for management of land and natural resources;
- **Output 2:** 20 community land use plans, identifying community areas, family lands, conservation areas, and areas for investments such as Portucel plantations;
- **Output 3:** 14,000 families (63,000 people) with certified tenure over land resources;
- **Output 4:** Improvements in a legitimate local land administration system that manages land relations within and around Portucel concession areas.



The Implementing Partners

The Rural Association for Mutual Aid (ORAM) is Mozambique’s premier NGO focused on land rights. Established in Maputo in 1992, ORAM focuses on access to land and the formalisation of local community and small farmers’ land rights. Terra Firma is a Mozambican consultancy company specializing in customary land tenure, land administration and land management. It supports government, NGOs and companies, providing advice, training and research on land, forestry, rural development and environmental issues.

About the LEGEND Programme

The DFID LEGEND Challenge Fund aims to strengthen land governance in ways that secure and protect land/property rights for poor women, men, communities and responsible businesses, and improve responsible private sector investment in agricultural land in Africa. Projects are expected to:

- Demonstrate how the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests can be applied to concrete investments: particularly in relation to respecting, and protecting the land tenure rights of poor women and men and improving responsible investment practices;
- Build innovative partnerships: particularly between civil society and the private sector, to promote better understanding, innovative thinking and collaboration;
- Promote understanding: amongst stakeholders of approaches to protect land rights for poor people, including for women and girls, and enable agricultural investments to deliver shared value for local communities and businesses at scale;
- Capture learning: to ensure that whether an innovative approach works or not, the reasons are understood, documented and disseminated widely, to contribute to better understanding of what works.

The Challenge Fund supports 7 projects in Ethiopia, Malawi, Mozambique, Sierra Leone, Tanzania, Zambia.

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