# *Self-Promotion of Multifamily Housing: Chamanculo C*

**Submitted By:** Arquitectura sin fronteras - España



## Organization Profile

**Organization Name:** Arquitectura Sin Fronteras España

**Organization Type:** Civil society

**Website:** https://asfes.org

## Practice Details

**Country(ies):** Mozambique

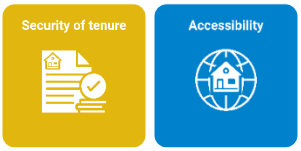
**City(ies):** Maputo

**Start Year:** 2024

**Ongoing:** Yes

**End Year:** N/A

**Main Adequate Housing Components:**




**Housing Thematic Areas:**




**Relevant SDGs:**



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## Problem & Context

Chamanculo C is an informal settlement in the centre of Maputo, with approximately 26,000 inhabitants, characterised by unplanned growth, high density, poor housing conditions, limited accessibility, inadequate infrastructure, and a high risk of flooding and diseases, where the population lives below basic habitability standards. Although Maputo's Master Plan (the PEUMM) guarantees the right to urbanised land, its implementation has shown gaps, as legal tenure (Direito a Uso e Aproveitamento da Terra - DUAT) has not been accompanied by solutions for dignified and safe housing.

## Solution Developed

In Mozambique, vertical housing faces cultural and structural challenges. Homeownership is tied to individual plots, seen as symbols of security and status, making collective living less appealing. Outdated planning tools and top-down governance reinforce urban sprawl, increasing infrastructure costs, long commutes, and fragmented communities. Promoting vertical housing requires culturally sensitive strategies that respect aspirations and highlight the benefits of safe, affordable, medium-density living. The PPARC proposes phased, participatory regeneration through Operational Planning and Management Units (UOPGs), ensuring the Right to the City. Six steps secure land tenure (DUAT), while three promote assisted self-building for dignified housing. A pilot multi-family unit for two families in a cooperative in Chamanculo C demonstrates technical and social feasibility, encouraging replication and inclusive housing policy. Innovation lies in linking participatory planning, cooperatives, and assisted construction, supported by a legal framework enabling shared DUAT.

## Implementation

The implementation followed a coordinated urban regeneration process with strong institutional and community participation. Key actions included planning, mobilising the community, organising families into a cooperative, co-designing the multi-family housing unit, and carrying out assisted construction.

At municipal level, the Council approved the method, granted DUATs, and issued licences, while the Urban Planning Department developed UOPGs and reviewed applications; technicians monitored implementation. At district level, the Nhlamankulu Administration coordinated and assessed progress. At neighbourhood level, the Secretariat mobilised residents and mediated conflicts with support from quarter chiefs. Civil society organisations contributed: IAJ (legal advice), ASFE (technical assistance), and IPCTA (topographic surveys). Three governance structures supported the process: the Advisory Council (dialogue), Implementation Committee (coordination), and Technical Team (execution).

Planning and mobilisation were carried out between 2023 and early 2024, with construction starting in 2024. The process was guided by the "9 Steps to the Right to the City," with Step 7 on

grouping families in cooperatives, Step 8 on assisted self-financing, and Step 9 on co-design and self-building.

The pilot was financed by ASFE, municipal resources, and family contributions. Its long-term sustainability depends on continued public financing and strengthened public–private partnerships.

## Enablers & Obstacles

The main drivers were the Municipality of Maputo and its partner Architecture Without Borders, committed to transforming Chamanculo C through the 9-step method integrated into the Residential Areas Plan. Strong political will, combined with active community engagement, enabled families to participate in decisions and actions. Openness, trust, and collaboration between public authorities and residents created a supportive environment, ensuring smooth implementation and serving as a model for future interventions.

A major challenge was the mismatch of timelines among actors: politicians operate in 5-year cycles, technicians on project schedules, communities on daily routines, and funders every 2 years. Initial community distrust posed a potential barrier, but it was quickly overcome through engagement and dialogue. Even plot consolidation, which could have been contentious, was well received, demonstrating the effectiveness of participatory approaches in addressing potential obstacles.

## Results & Impact

Between 2015 (Habitat 1) and 2025 (Habitat 5), the project has been transforming the Chamanculo C neighbourhood, consolidating the community's rights to security of tenure (DUAT), the right to the city, and architecture. During this period, all 76 neighbourhoods (144 ha) were surveyed, and 3,327 plots were identified. In the pilot area and UOPG-A (16.1 ha), 834 families received land markers, and 145 DUAT titles were issued. This means that these individuals can now build safely. The opening and improvement of 21 roads (3,413 m) were carried out, along with the paving of 787 m², installation of 52 posts and 79 streetlights, and the revitalisation of 10 public spaces, including squares, cultural streets, and the community centre, with the installation of infiltration drains in all intervention areas. The pilot project of multi-family housing in height marks the closure of the 9-step method, demonstrating that it is possible to densify and improve the neighbourhood without relocating the community.

## Replication & Scale Up

The practice has high replication potential, as it integrates the PPARC and the 9-Step Method, enabling families with DUAT titles to organise into cooperatives and promote multi-family housing. In addition to the 145 families already titled, the model can be expanded to other

neighbourhoods in Maputo and cities across the country, making it a scalable housing production solution.

By creating a municipal technical assistance team so that any housing groups from Chamanculo C could self/promote their cooperative housing projects.

## Policy Uptake

This housing practice has been fully adopted into formal policy frameworks and legislation, and is being implemented at scale with institutional support.

The practice is part of the Chamanculo C Detailed Plan (PPARC) and its 9-Step Method to access the Right to the City (DUAT, services, housing). Approved by Resolution No. 48/AM/2022 and ratified by Decree No. 673/2023, the PPARC regulates DUAT issuance, ensuring tenure security. Backed by ASFE and local partners, it has a solid legal and political framework, enabling large-scale implementation.

## Lessons & Takeaways

The process was carefully designed to ensure success. However, in the pilot project, funded through cooperation, the set deadlines did not always allow for the full amount of time required for a complete participatory process, which led to the shortening of some stages without compromising the essence of the methodology.