



Concept Note

Casa Minha Lda.

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A transformative solution to the challenge of Urban Expansion in Maputo...

Casa Minha Nosso Bairro is a project that give the opportunity to the inhabitants of the neighborhood and to young Mozambicans to access quality housing at affordable prices in an improved urban environment, close to the consolidated areas of socio-economic activities.

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In the last five years, Maputo has known an urban development unprecedented in the postcolonial period. Investment in the construction sector has grown exponentially. Most of the growth has been directed to the luxury prime sector, out of reach of the most populous market segments.

One of the results is the acceleration of the gentrification process that, if not correctly addressed, could lead to feelings of exclusion with negative impacts on city management.

The project of Casa Minha Lda., named *Casa Minha Nosso Bairro*, aims to provide an opportunity to young Mozambicans, local investors and the current population of the neighborhood to access quality housing at affordable prices in an improved urban environment close to universities, schools, hospitals and centers of activities and employment, responding to international standards of sustainable cities and considering the principle of non-resettlement.

The project *Casa Minha Nosso Bairro* fits squarely within the approved Partial Urbanization Plan (PPU) of Polana Caniço approved by the Maputo City Council in April 2015.



Location of the PPU and project areas.

Casa Minha Lda seeks to create a business of a social nature that converges with the objectives of the Municipality and the residents.

“ Casa Minha Nossa Bairro fits squarely within the approved Partial Urbanization Plan (PPU) of Polana Caniço A e B.



Image of PPU, April 2015

THE CONCEPT

The concept of the project *Casa Minha Nossa Bairro* has its origin in the proposal of the Partial Urbanization Plan of the neighborhood Polana Caniço A and B (PPU) presented by the Maputo City Council in April 2015.

The project area is a residential area characterized by low-income housing occupancy (mostly spontaneous construction in relatively planned lots), with existing public services and a poor infrastructure network. It is estimated a population of 50,000 families.

The PPU proposes three types of architectural typologies for the residential spaces namely: (i) modules, (ii) blocks and (iii) dwellings in height. It is planned to build 1,955 type (i) units.

“ The project model is based on the principle of non-resettlement and voluntary participation

Casa Minha Lda. proposes to develop this proposal, in a space initially limited to three contiguous blocks (Q1, Q31 and Q33) from a model that is based on the principle of non-resettlement and voluntary participation.

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One of the modules will be for the use of the inhabitants, the second module will be available for sale to finance the operation in a sustainable way
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The model is simple: substitute a family's ramshackle, one story home with two, well designed two-story homes on the same plot of land.

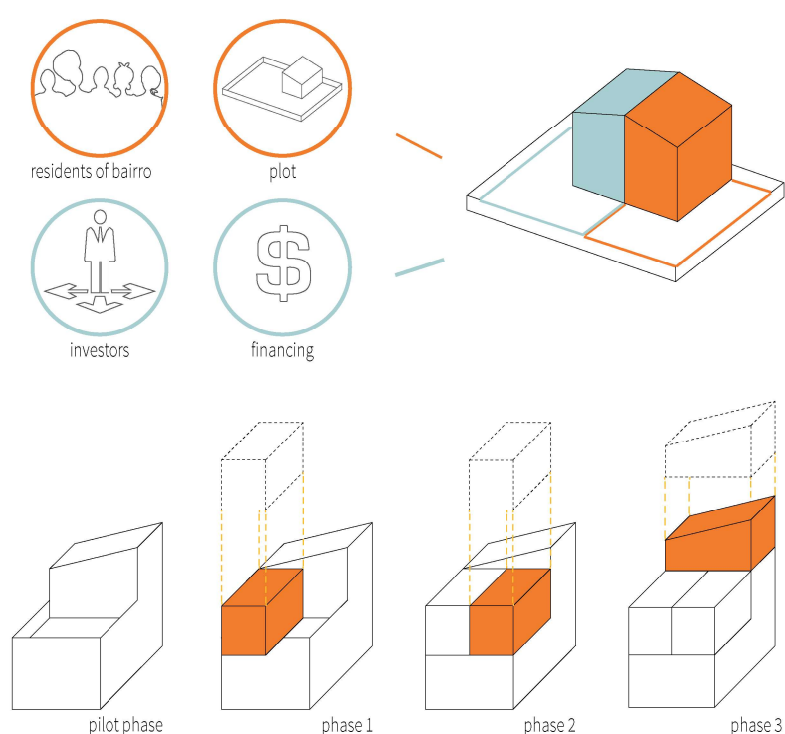
That family is given, for a nominal fee (with a financial contribution or a contribution in labor or in kind) a new home, and the second is put on the market to finance the operation.

This second module will be available for sale at an estimated price level of 3.7 million meticaís (equivalent to US \$ 50,000) in order to finance the operation in a sustainable way.

Casa Minha Lda will also take the opportunity to improve the common spaces and the infrastructure of the neighborhood.

During all the process, Casa Minha Lda. will guarantee the respect of the PPU guidelines and the respect of the following principles:

1. non displacement
2. affordable quality
3. innovative financing
4. incremental architecture
5. planned growth
6. community engagement



WHO WE ARE

Today, Casa Minha Lda is a small team with many years of experience in the management for the development of infrastructure.

The team also has significant experience in territorial and urban planning and has a wide network of advice and contacts in Mozambique. Casa Minha Lda counts on the knowledge of local reality for communication and dissemination of experience.

Casa Minha Lda has established contacts with small local contractors and has the support of national architects and engineers. It also aims to establish a heterogeneous base of partners for project financing that includes small investors, investors looking for impact and in the medium term a micro-investor base through crowd funding.

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Casa Minha Lda has an important experience in urban planning and counts on the knowledge of local reality

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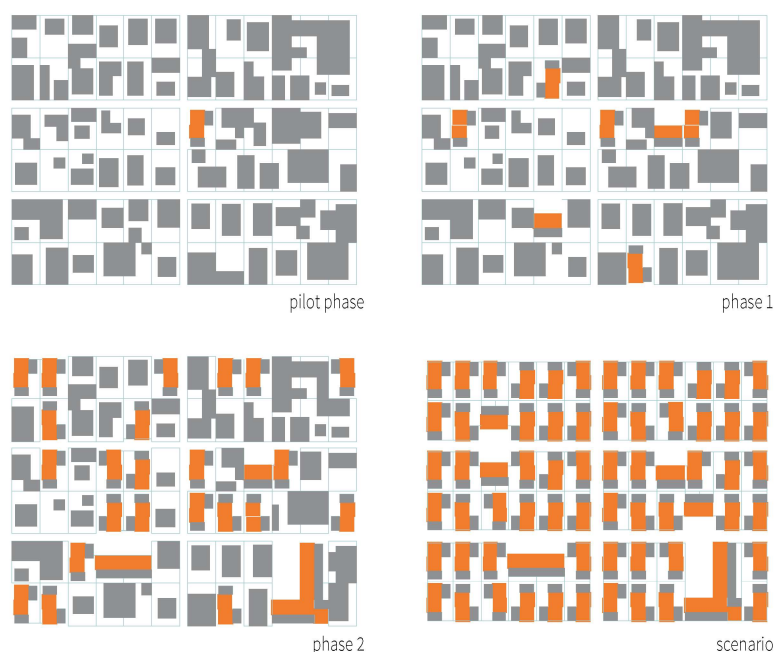
the PROPOSAL

Casa Minha Lda proposes a methodology for its implementation in two phases:

- The **first phase** aims to demonstrate the feasibility of the method and its transformative capacity. The estimated duration is 2 years and proposes the construction of 18 units concentrated in the neighborhood 31 (quarteirão 31).
- The **second phase** is intended to demonstrate the advantages of the construction method, which can be replicated elsewhere. The duration is estimated for a period of 3 years with the construction of 112 additional units in the areas of the neighborhoods 31, 33 and 1 (quarteirões 31, 33 e 1).

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The objective is the construction of 130 houses in 5 years, 64 of these units being occupied by the current inhabitants of the neighborhood
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The expected result after five years is the construction of 130 housing units in an improved neighborhood, reorganized through the project and with the participation of its citizens. 64 of the new units will be occupied by the current inhabitants of the neighborhood that will not be forced to move.



The project *Casa Minha Nossso Bairro* will work in coordination with the City Council to ensure the development of the various actions necessary for the implementation, namely the detailed urban planning (plano de pormenor) and the approach of the population of the neighborhood.

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Casa Minha Lda is building with its own funds two pilot houses with the intention of demonstrating the potential of the concept
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Casa Minha Lda is building with its own funds two pilot homes with the intention of verifying the feasibility of the economic model of the project and demonstrating the potential of the concept as well as equipping itself with the best possible instrument for communication with populations and investors.



Old construction



October 2016



November 2016