CAPACITY BUILDING IN LAND MANAGEMENT

Implementing Land Policy Reforms

THE NEW CAPACITY BUILDING PERADIGM
Capacity for Development – new solutions to old problems (UNDP 2002)

<table>
<thead>
<tr>
<th>Current paradigm</th>
<th>New paradigm</th>
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<tbody>
<tr>
<td>Nature of development</td>
<td>Improvements in economic and social conditions</td>
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<tr>
<td>Conditions for effective development cooperation</td>
<td>Social transformation, including building of “right capabilities”</td>
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<td>The asymmetric donor-recipient relationship</td>
<td>Should be consciously managed through a spirit of partnership and mutual respect</td>
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<td>Capacity development</td>
<td>Capacity building combined with change initiatives</td>
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<td>Acquirement of knowledge</td>
<td>Knowledge can be transferred</td>
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<td>Most important forms of knowledge</td>
<td>Knowledge should be integrated for knowledge to be useful</td>
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A MULTIDONOR PROJECT 2000 - 2002

- World Bank, USAID, DANIDA
- Total grant support 34 mill USD
- Capacity building
- Drafting new land law
- Formalization of customary law
- Planning and development control
- Land registration and demarcation
- Land resettlement and rural development

MALAWI – KEY FIGURES

- Land-locked country
- Agriculture economy 40% of the GNP (total 200 per capita)
- 118,000 sq km
- 53,000 suitable for cultivation
- 10 mill people growing 2% per annum

LAND RIGHTS AND LAND PROBLEMS

- High Population to land ratio (105/sq km, 146 in south)
- Speculation
- Mismanagement
- Proactive squatting
- Encroachment
- Uncontrolled allocation
- Tenure insecurity

DONOR PROJECTS - KEY LESSONS LEARNED

Donor projects in land administration often have a narrow focus on access to land and security of tenure; not on the wider land administration infrastructure and land policy issues. Institutional issues have been addressed mainly as a response to this narrow perspective.

Where a donor project is established to create land administration infrastructures in developing or transition countries, it is critical that capacity building is a main steam component that is addressed up front, not as an add-on.
LAND POLICY FRAMEWORK

- Comprehensive land law
- Sound institutional framework
- Democratization
- Security of tenure
- Security of land investments
- Equal access to land
- Poverty alleviation
- A powerful symbol

INSTITUTIONALIZING TRADITIONAL AUTHORITIES

- 270 Traditional Authorities
- Demarcation of the statutory areas of administration
- Existing claims to be registered as “customary estates”.
- Formalizing land management responsibilities
- Traditional chiefs serve as land transaction officers

CAPACITY ASSESSMENT

- Current status: 26 planners, 20 valuers, 12 licensed surveyors
- Short term capacity needs:
  - National level: 100 professionals, and 150 technicians
  - Local government: 300 professionals and 700 technicians
  - Including Private sector: Double
  - Trad. authorities: 300 trained clerks

CURRICULA DEVELOPMENT

- Certificate in Land Administration
  - One year program for the land clerks
- Diploma in Surveying and Land Administration
  - Two year program for technicians
- Bachelor in Surveying and Land Management
  - Four year program for professionals
- Curriculum based on assessment of the competences needed especially in the public sector of land administration
### CURRICULA DEVELOPMENT

<table>
<thead>
<tr>
<th>Bachelor Program (Mzuzu)</th>
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<tbody>
<tr>
<td><strong>sem 8</strong></td>
<td>Professional Internship Attachment 16 weeks</td>
<td>B.Sc. Matriculation</td>
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<tr>
<td><strong>sem 7</strong></td>
<td>Physical Planning Dissertation</td>
<td>Land Surveying Dissertation</td>
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<tr>
<td><strong>sem 5</strong></td>
<td>Physical Planning Theories and Techniques</td>
<td>Geomatics Theories and Techniques</td>
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<tr>
<td><strong>sem 4</strong></td>
<td>Geographic Information Management and Applications</td>
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### EDUCATIONAL METHODOLOGY

- **Project organized education**
- Focus on “learning by doing”, professional practice, problem solving, and management skills
- **Lecture courses two thirds**
- **Project work one third**
- Interaction between education and project development

### CLOSING REMARKS

- The new Land Policy aims to achieve social, economic development and sustainability
- Empowering local and traditional authorities
- Multi-donor project addressing capacity building issues up front
- Flexible curriculum combining diploma and bachelor level and combining surveying, planning and land management
- A modern and sustainable approach