CAPACITY BUILDING IN LAND MANAGEMENT

Implementing Land Policy Reforms

Capacity Building - Definition

The development of knowledge, skills and attitudes in individuals and groups of people relevant in the design, development and maintenance of institutional and operational infrastructures and processes that are locally meaningful. (Groot and Moolen, 2001)

Capacity Building - Approach

- Not only about technology and economics
- Understanding Land Administration Systems
  - Multidisciplinary and cross-sectoral nature
- Understanding the need for human resource development
- Focus on building sound institutions and good governance

A MULTIDONOR PROJECT

Implementing Land Policy Reforms

- 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 the south)
- Speculation
- Mismanagement
- Proactive squatting
- Encroachment
- Uncontrolled allocation
- Tenure insecurity
**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 serves as land transaction officers

**CAPACITY DEVELOPMENT**
- 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
  Traditional authorities: 300 trained clerks

**CURRICULA DEVELOPMENT**

### Diploma Program

<table>
<thead>
<tr>
<th>Semester</th>
<th>Subject</th>
<th>Duration</th>
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<tbody>
<tr>
<td>Sem 1</td>
<td>Core Subjects</td>
<td>12 weeks</td>
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<td>Physical Planning</td>
<td>6 weeks</td>
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<td>Sem 2</td>
<td>Physical Planning</td>
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<tr>
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<td>Land Surveying</td>
<td>12 weeks</td>
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<tr>
<td></td>
<td>Internship</td>
<td>6 weeks</td>
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<tr>
<td>Sem 3</td>
<td>Land Administration</td>
<td>12 weeks</td>
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<tr>
<td></td>
<td>Internship</td>
<td>6 weeks</td>
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**IMPLEMENTING LAND POLICY REFORMS**
- 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

**CURRICULA DEVELOPMENT**

<table>
<thead>
<tr>
<th>Semester</th>
<th>Subject</th>
<th>Duration</th>
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<tr>
<td>Sem 4</td>
<td>Physical Planning</td>
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<td>Land Surveying</td>
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<td>Land Admin.</td>
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<td>Specialization Final Project</td>
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**Curricula Development**

- Curricula Development Workshop
- 40 participants, academics and professionals
- Local and foreign experts from the Southern African region

**Bachelor Program**

<table>
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<th>Semester</th>
<th>Subject Area</th>
<th>Mode of Study</th>
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<td>Professional Internship Attachment: 16 weeks</td>
<td>B.Sc. Matriculation</td>
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<tr>
<td>6</td>
<td>Physical Planning: Theories and Techniques</td>
<td>Land Administ.: Theories and Techniques</td>
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<td>5</td>
<td>Land Administ.: Theories and Techniques</td>
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<td>4</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

**Implementing Land Policy Reforms**

- Focus on implementing land policy reforms
- Emphasizing sustainability and development
- Combining educational and professional levels
- Addressing capacity building issues
- Flexible curriculum combining diploma and bachelor level

**Closing Remarks**

- The new Land Policy aims to achieve social, economic, and sustainability goals
- Empowering local and traditional authorities
- Multidonor project addressing capacity building issues
- Flexible curriculum combining diploma and bachelor level
- A modern and sustainable approach