



Progress Reformation of Land Administration in Botswana

Presented at the FIG Working Week
Abuja, Nigeria
7 May, 2013
BC Malatsi & Åke Finnström

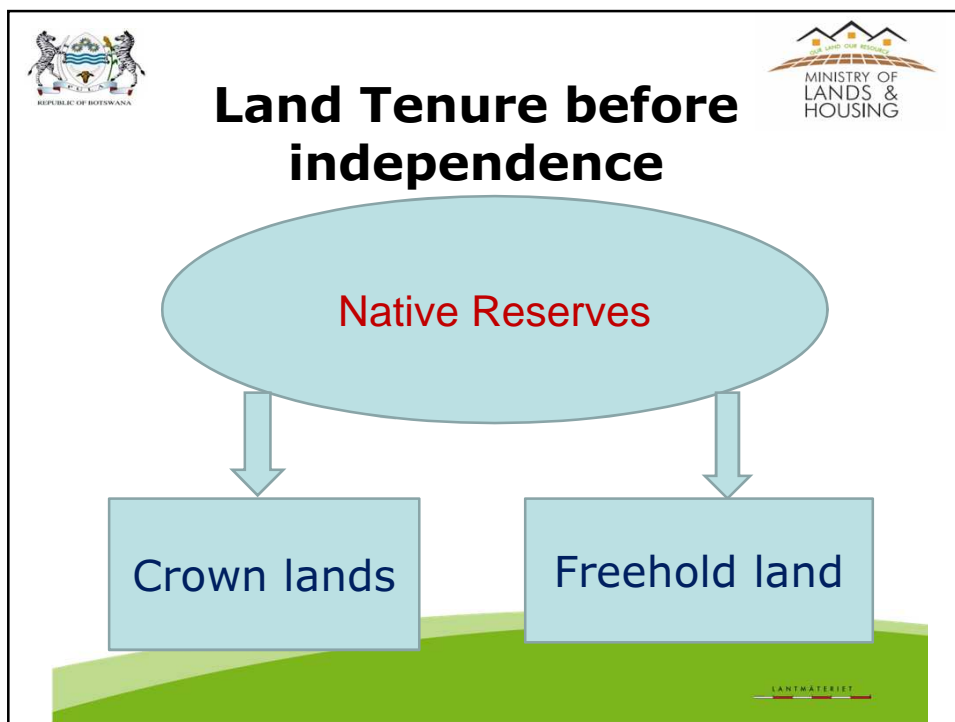
LANTMÄTERIET



Facts and Figures on Botswana

- Population 2 million
- Area 586,000 sq km
- Former British protectorate
- Rainfall ; average 450mm per annum

LANTMÄTERIET



-
- The diagram is titled "Land Tenure in Botswana". It features the coat of arms of Botswana on the top left and the Ministry of Lands & Housing logo on the top right. Below the title is a bulleted list of land tenure types and their percentages. The background at the bottom is a green gradient with the word "LANTWATERIET" in small letters at the bottom right.
- Freehold land 5%
 - State land (Crown) 25%
 - Tribal land (Native) 70%

Summary of tenures		
Tribal land	Freehold	State land
Ownership perpetual	Ownership perpetual	Defined lease period
Transferable (developments)	Transferable	transferable (remainder of lease ,developments)
inheritable	Inheritable	inherit*
can hypothecate (if common law*)	Can hypothecate	Can hypothecate
No survey prior before disposal *	Survey before disposal	Survey before disposal
No planning prior to disposal *	Planning prior to disposal	Planning prior to disposal
Free grant	Market price	Cost recovery
Compensation based on improvements introduced	Compensation based on market	Compensation based on market




Ministry of Lands and Housing departments (organisations)

- Dept of Surveys and Mapping
- Dept of Town and Regional Planning
- Dept of Lands
- Dept of Housing
- Dept of Technical Services
- LAND TRIBUNALS (2)
- Deeds Registry
- LAND BOARDS (12)

✓ Plus 41 subordinate Land Boards

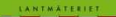
 

PROBLEM TREE- LAND ADMINISTRATION IN BOTSWANA

Land administration processes and systems are not providing the services and information that society needs

FOCAL PROBLEM

*NB: Yellow boxes-problems identified by seminar participants, May 2008, Gaborone.
Blue boxes- problems identified by MLH departments, May 2008*











What is LAPCAS?



- Improvement of Land Administration Procedures, Capacity and Systems in Botswana
- It is a partnership project between Lantmäteriet (Sweden) and MLH (Botswana)
- It is about identifying opportunities for excellence in Land Administration
- Dealing with challenges of the times
- It is about facilitating the economy

LAPCAS has 7 components

1. National systems for unique referencing of parcels and addresses
2. Improvements of land administration processes
3. Deeds register computerization
4. Systematic adjudication on tribal land
5. IT operations and maintenance organization
6. Information exchange and dissemination
7. Capacity building



National system for unique referencing of land parcels and location addresses

Introduce plot numbers in all plots in the country, including villages, arable fields & agricultural holdings

- *For use in land registration and parcel identification*

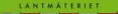
Progress

- *A system of unique plot numbering system proposed and being implemented*

Developed a national location address system for both urban and rural areas (many role players)

Progress

- *Pilot project ongoing in urban, peri-urban and rural areas*







Improvements of Land administration processes

- A holistic approach to Land Administration
- A strategy developed including;
 - Business process reengineering
 - Organizational effectiveness
 - Legal changes required to simplify processes

Progress

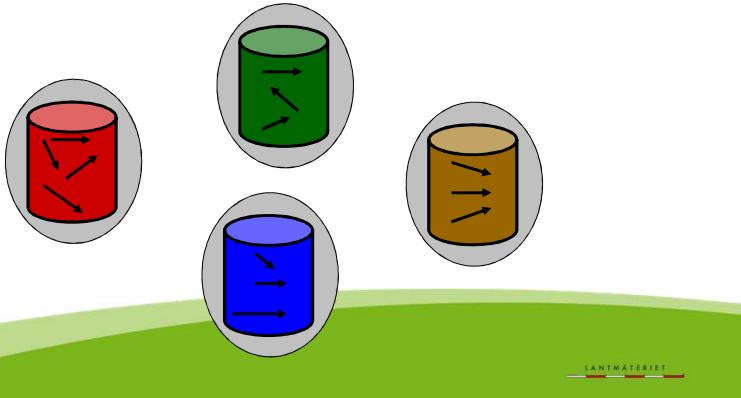
- ✓ *Strategy for the future LA in Botswana developed*
- ✓ *7 processes standardized and work on overall land delivery process ongoing*
- ✓ *Proposal on an efficient structure of the Ministry of Lands and Housing proposed and under discussion*
- ✓ *Process of harmonizing of land laws ongoing, amendments proposed*
- ✓ **Use of all land, including customary, as collateral.**
- ✓ **This will be a boost for the economy**
- ✓ **Compulsory registration of all land**




 

The Problem was...

That the various organisations and functions under MLH were not working as one entity



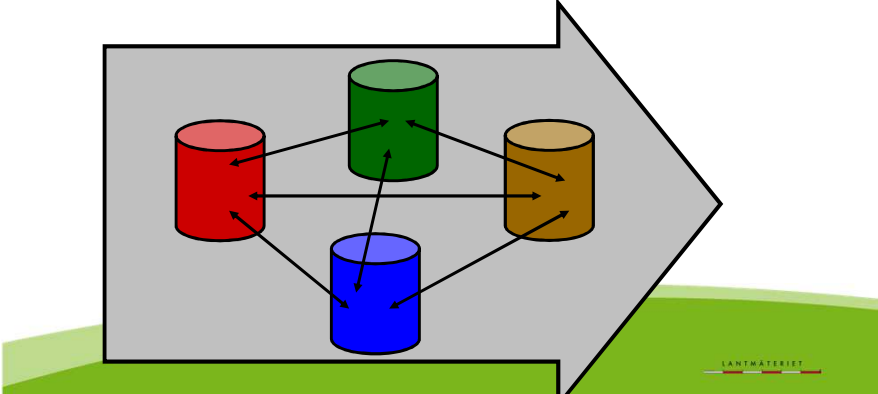
LANTWATERIET



Instead of...

working together in a coordinated effort to achieve commonly held MLH goals and objectives

A Helicopter Perspective on the LA



LANTWATERIET







Deeds register computerization

Introduce computerised deeds register

Progress

- *Information on Deeds documents being captured*
- *Hardware and software for scanning in place*
- *On-the-job training ongoing*
- *Test scanning of title deeds ongoing in preparation for full scanning*






Systematic adjudication/registration on tribal land (70% of all land)

- Capture all plots (location, ownership & use) in the country
- Issue new certificates
- Sorting of Land Board records

Progress

- ✓ *Completed pilot in Matebele village*
- ✓ *Adjudication guidelines developed*
- ✓ *First phase of roll out (survey & collection of data) completed at 12 villages across Land Boards*
- ✓ *Roll out ongoing, targeting to complete all country by 2016*
- ✓ *Sorting of Land Board records ongoing*



 **Records to be sorted** 





Different Land Boards


To facilitate verification during adjudication there is need to sort and systematically arrange files now.


- To have easy access for retrieval

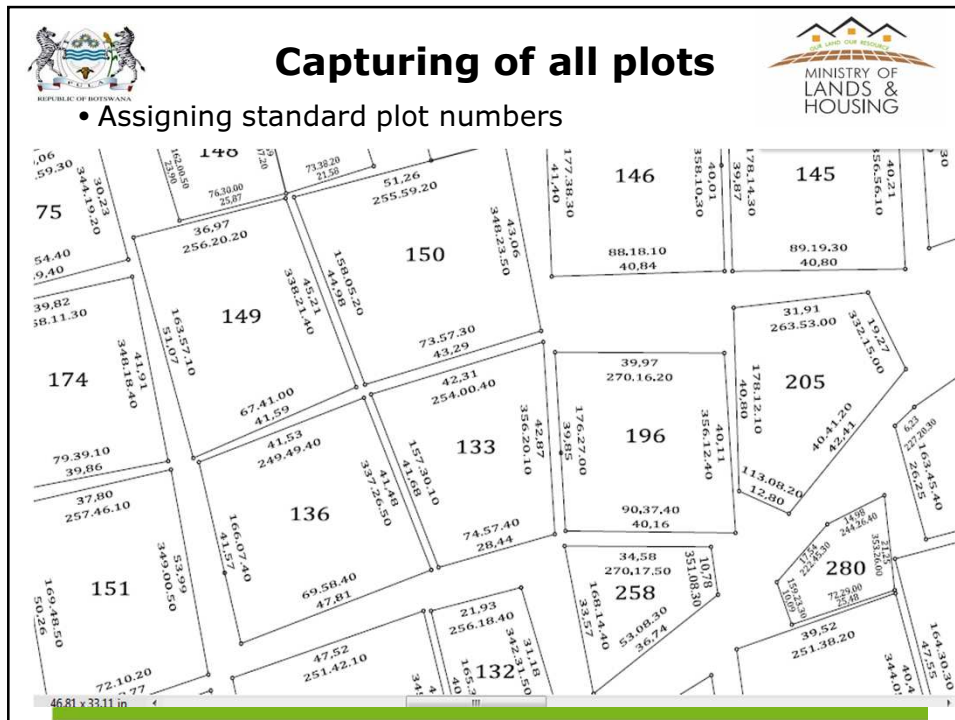


 **Aim of systematic adjudication/registration** 

Complete information on *who owns what and where*







IT operations and maintenance organization

- Developed new IT strategy for MLH
- Establish IT maintenance organization

Progress

- ✓ Proposal for IT organisation developed and under implementation
- ✓ New organisation manned but not yet operational

LANTMATERIET



Information exchange and dissemination

- Establish NSDI and Land Hub

Progress

- ✓ *NSDI working groups established*
- ✓ *Metadata catalogue established*
- ✓ *Metadata server in place*
- ✓ *Proposal for a Land Hub made and at early stages of implementation*



Capacity building

Planning and implementing training and capacity building activities

Progress

- ✓ *MoU between UB and UoG in Sweden*
- ✓ *Arranged short and long term courses with UB and others*
- ✓ *Certificate, diploma & degree courses in Land Management established at UB*
- ✓ *682 persons trained since start of the project*
- ✓ *Study visits, workshops and conferences*






Challenges

- Land reform is about sustainable economic development
- Development is about change and change has to be managed
- The need for change in mind set, to address prevailing problems
- Slow process to change legislation

Prerequisite for success

- Government commitment and support





Way forward

- To have registered all land by end 2016
- To have adequate trained staff by end 2016
- To have one functioning land registration system in place by end 2016 covering the 3 land tenure systems
- To have reduced the number of land disputes in Botswana to a minimum by end 2016
- Improved service delivery to the public
- Economic empowerment for people living in tribal areas



