White Collar Malpractices in Cadastral Surveying and their Effects on Secure Land Tenure and Sustainable Development

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Introduction
- Sustainable Development (1992)
- Surveying, planning and management
- Malpractices in land delivery system
- Degrade socio-situation of the poor
- Better cadastral surveying system

Land Holding in Zambia
- State land – crown land
- Customary land – trust and native land
- Leases - 14 year (sketch)
  - 30 year occupancy license (housing improvement areas)
  - 30 year lease (resettlement schemes)
  - 99 year lease (surveyed land)

Cadastral Surveying
- Licensed land surveyors (~30)
- Land surveyed based on approved plan; survey plans and reports prepared
- Survey lodged for examination, subsequent approval and stat filing or referred
- Collection of approved survey diagrams
- Major problem – blatant disregard of procedure

Survey Job Approval
- Job surveyed and lodged
- Collection or correction
- Examination
- Stat filing
- Approved or referred

Methodology
- Randomly picked 112 survey records (1996-2003) and searched for them in database
- Interviews with line officers and private sector
- Observation and study of current system
Findings

(a) Record Searches
- 68% exist on ground and in database
- 32% records either not entered or updated in database
- Search by Survey Record (SR) No. not possible with current database

(b) Interviews and observations
- Rampant abuse of section 33 of Land Survey Act
- Indiscriminate issuance of CTCs
- Disappearance of survey records
- Plan room dueling as reception
- Lack of monitoring and verification system

Recommendations

- Database updates and monthly reconciliations
- Regional surveyors must be licensed surveyors
- Restrict use of section 33 to ASG and SG and only apply to non living surveyors work
- CTCs production to be sanctioned by surveyor

- Monitoring and tracking system for records
- Restrict use of records to specific people
- Create separate reception from specialized cadastral survey info archive
- Cross dept awareness in the ministry
- Enhance present database to integrated GIS
- Mount public awareness campaigns

Effects on Tenure and Development

- Loss of developments on illegal land
- Denial of sustainable human settlements
- Service delivery becomes a nightmare
- Correction is at great cost
- Loss of revenue to individuals and govt.
- Loss of confidence in land delivery system

Conclusion

- Poverty is a chronic disease eating away society
- Land is only abundant resource for economic prosperity
- There must be security for rights held in land
- Conflict free land delivery system
- Cadastral survey system that is abreast with an ever changing society and technology
Thank you for your attention