Evaluation of pro-poor land administration from an end-user perspective: a case-study from peri-urban Lusaka (Zambia)

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May 20, 2011

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Conceptual model

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Research questions

1. What kind of tenure regimes, which continuum of land rights exists?
2. Which pro-poor land administration tools are available?
3. What are the levels of legal and perceived tenure security?
4. Do pro-poor land administration tools contribute to higher levels of tenure security?
Chazanga

- 50,000 inhabitants, urbanized
- Final authority contested by Lusaka City Council and Traditional Authority
- Ward Development Committee: oversee development
- Partly declared Improvement Area
1. Tenure regimes/ continuum of rights

- Land allocation:
  - Pre-independence land allocation
  - Extra-customary: sale or gift overseen by Traditional Authority
  - Extra-statutory: sale or gift overseen by WDC
  - Extra-legal: sale or gift not overseen by anyone
- Conversion:
  - Statutory lease

2. Pro-poor land administration

- Through Housing (Statutory and Improvement Areas) Act (HSIA)
- Regularization of unplanned areas:
  - Occupancy license: 30 years, undefined piece of land, registered at the Council
  - Survey fee: U$ 46, monthly ground rent: U$ 2
3. Perceptions of tenure security

- Before regularization, most feel confident, sales agreement witnessed by WDC
- Regularization welcomed, however:
  - Some fear eviction as they don’t have any document
  - Some fear LCC for grabbing land
- Many are aware of plot ownership and plot boundaries
- Those few who converted into a statutory lease feel very secure

4. Results and effects of pro-poor land administration

- HSIA not applied yet, implementation will lead to:
  - End customary tenure
  - Increase levels of tenure security, however:
    - Loss of freedom
    - From plot boundaries to an undefined plot
    - Legal security rather low
Conclusion

• Remaining tenures:
  • Occupancy license
  • Statutory lease
• Land administration under HSIA:
  • An adequate tool for regularization
  • Not specifically pro-poor
  • It contains challenges for both LCC and beneficiaries

Thank you for your attention!