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

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Introduction

- Sustainable Development adopted (1992)
- Depend on surveying, planning and management of land processes
- Malpractices in land delivery system
- Degrade socio-situation of the poorest of the poor
- Better cadastral surveying system that would greatly contribute to secure tenure
Land Holding in Zambia

- State land – crown land
- Customary land – trust and native land
- Land (Conversion of Titles) Act of 1975

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
Findings

(b) Interviews and observations

- Rampant abuse of section 33 of Land Survey Act
- Indiscriminate issuance of CTCs diagrams
- Disappearance of survey records
- Plan room dueling as reception and data store
- Lack of monitoring and verification system for numbered and approved plans
Recommendations

- Timely database updates and monthly reconciliations of approved jobs
- Regional surveyors must be licensed land surveyors
- Restrict use of section 33 to ASG and SG and only apply to non-living surveyor’s work
- CTCs production to be sanctioned by land surveyor who carried out survey
Recommendations cont’d

- 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 on the dangers of using illegal documentation
Effects on Tenure and Development

- Loss of developments on self allocated 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
- Hence perpetuating/entering a vicious loop of environmental degradation that results unsustainable development
Conclusion

- Poverty is a chronic disease eating away society; affects both haves and have-nots
- Land is only abundant resource for economic prosperity
- There must be security for rights held in land for sustainable environmentally friendly development
- Conflict free land delivery system
- Cadastral survey system that is abreast with an ever changing society and technology
Thank you
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