

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)

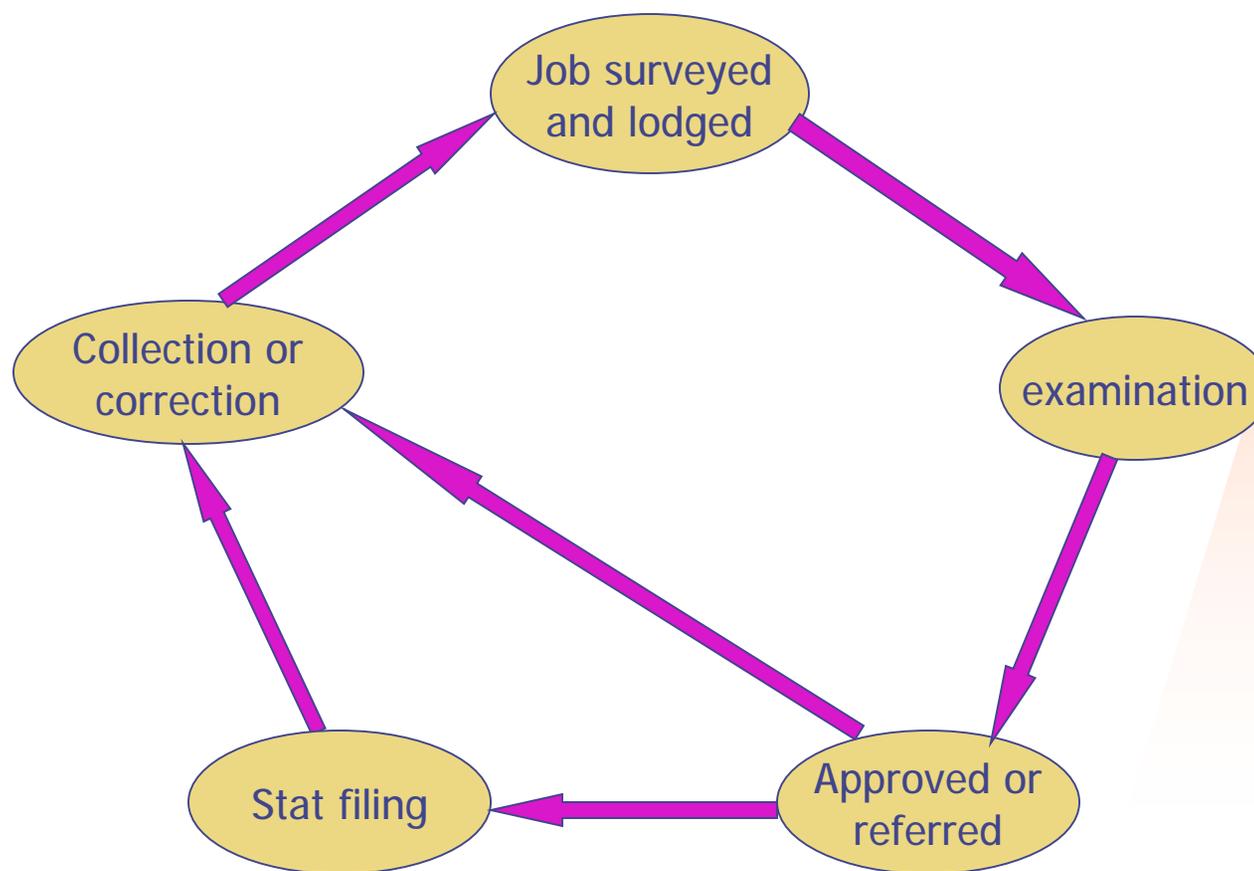


Cadastral Surveying

- ◆ 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



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

- to the Dutch and Austrian Governments
- to Pauline van Elstrand
- all for your attention

