

GLTN PARTNERS' LAND TOOLS REVIEW WORKSHOP

Venue: Room CR-9, UN-Habitat HQ, Nairobi
5 and 6 September 2022
11h00 – 15h30 EAT
(Hybrid format: online and in-person)

FIT FOR PURPOSE LAND ADMINISTRATION IN CUSTOMARY SETTINGS CASE OF CHAMUKA CHIEFDOM, ZAMBIA

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OUTLINE

Land tenure context in Zambia

Application process of STDM & Household Enumerations

Stakeholders involved

Achievements/Outcomes

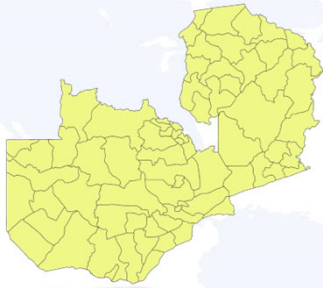
Legal, Institutionalization & scaling up potential

Land tenure linkage to socioeconomic development



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COUNTRY CONTEXT



- Zambia has two land tenure systems namely; statutory and customary with the latter accounting for over two-thirds of all land.
- Statutory system is absent in rural areas as such land rights are largely undocumented.
- In addition, customary tenure is also threatened by high rate of urbanization & the inadequate or total lack of reliable and up to date land records.
- A significant but unknown portion of customary land has been converted to statutory tenure both by individuals and the state since 1995 with the emergence of the Land Act (cap 184)
- The most affected are women largely due to gender disparities and complexities surrounding the administration of land in customary areas.
- Effects of this include forced displacements, land and property dispossession, and disinheritance among others.

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STEPS IN THE APPLICATION OF STD M & HOUSEHOLD ENUMERATIONS



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STAKEHOLDERS INVOLVED



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ACHIEVEMENTS/OUTCOMES

- To promote gender equality, the chiefdom has approved guidelines to allocate 50% of land to women.
- Chamuka has become a learning centre on the use of fit-for-purpose land administration tools for government, NGOs/CSOs and academia.
- 4,252 households in 57 villages have been issued with certificates of land occupancy.
- From the policy influence angle, the land certification initiative in Chamuka was one of the key processes to guide the inputs of stakeholders in the new National Lands Policy on the administration of customary land.

Ref. No: 1210

Certificate of Customary Land Occupancy

Chamuka Chiefdom
Chisamba District

Legend
■ KLM 020
■ Neighbour's parcel
 Parcel size: Approx 30.666 acres

200 0 200 m

The persons listed below are the bonafide occupants of parcel number: **KLM 020** highlighted in the map above.

Last Name	First Name	Gender	Tenure Type	Signature
Phiri	Nelson	Female	Chief of tenant	
Phiri	Joseph	Female	Chief of tenant	
Phiri	Joseph	Female	Member of tenant	
Phiri	Tracy	Female	Chief of tenant	
Phiri	Samuel	Male	Chief of tenant	
Mwanza	Henry	Female	Technical Officer	

Issued on this day: at Chamuka Own Palace

Village Headperson Chief

Disclaimer: This document is not a title deed. The details are only issued by the President of the Republic of Zambia through the subdivision office of the Commission of Lands. The rights cannot be transferred from the person listed in this document in case of any change. This document will be voided and of no use, and a new certificate will need to be issued in consultation with the Chief and respective Village Headperson.

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ACHIEVEMENTS/OUTCOMES

- STDM was voted as the preferred alternative land administration model in customary settings by the house of chiefs.
- Drastic reduction in land disputes. A total 536 land disputes were identified and successfully resolved.
- The process has also helped to amplify voices of marginalized groups in the land administration discourse.
- A total 70 local stewards have been capacitated to provide human resource at the data hub.
- The process in Chamuka has provided evidence that documenting land rights in the context which they exist is key in enhancing secure land tenure.



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LEGALITY, INSTITUTIONALIZATION & SCALING UP POTENTIAL

- Chiefs rely on the provisions of the Republican Constitution, Chiefs Act, Village Act and National Lands Policy to guide land administration. There's need to come up with Customary Land Act to create a harmonized LAS.
- The chieftdom has adopted the application of STDM as land administration tool.
- A data centre has since been established to host and manage all land administration matters .
- There's great potential for scaling up the use of STDM as evidenced by huge demand from other chieftdoms across the country.
- The case of Chamuka is seen as an example through which local authorities can work with rural communities to plan their areas in an inclusive manner.

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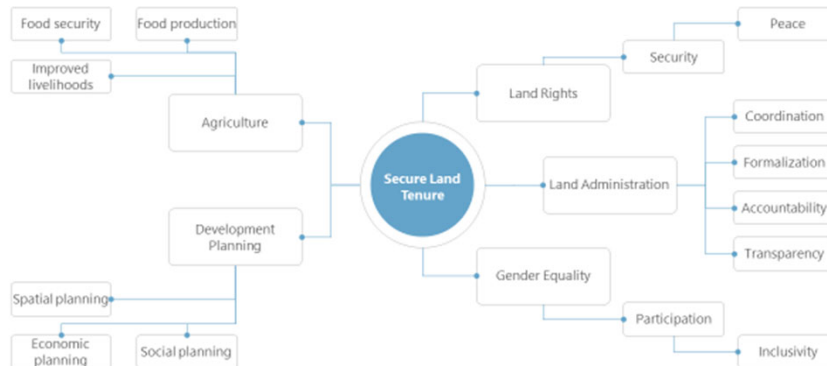
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LAND TENURE LINKAGE TO SOCIOECONOMIC DEVELOPMENT

- The process in Chamuka has helped locals and traditional leadership to take stock of available land and plan for present and future utilization.
- Improved land dispute resolution mechanism has enhanced cooperation and peace in communities
- More women and youth farmers have been earmarked to supply fresh vegetables to a local food processing company.
- Residents with proof of land ownership are able to access pro-poor financial packages from AB bank to improve their livelihoods.
- No more arbitrary displacements/evictions in the name of large scale land based investments. People are negotiating for leases which still allows them to return full ownership of the land.

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Secure Land Tenure & Socioeconomic Development Matrix



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RESOURCES

Facebook: <https://www.facebook.com/PeoplesProcessZambia>

Webpage: <https://www.pphpz.org>

Global Land Tool Network: <https://www.glttn.net>

Thank you!

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