

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

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Overview

- Introduction
 - Conceptual model
 - Research questions
- Chazanga
 - Description
 - Answers
- Conclusion

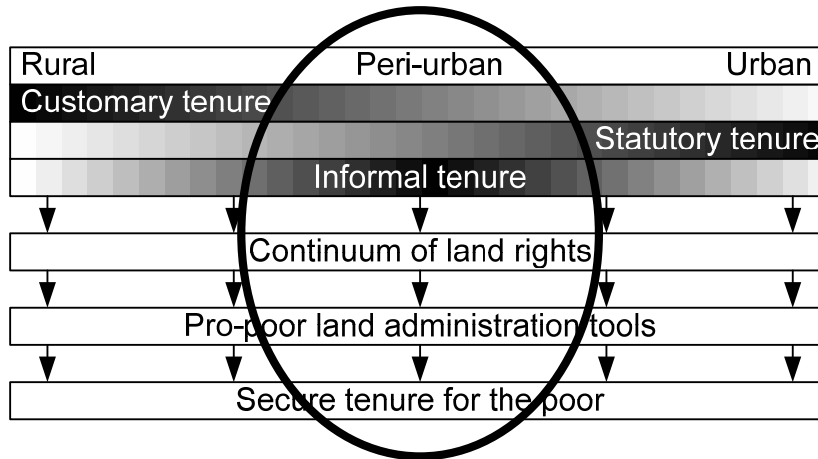
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Conceptual model



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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?

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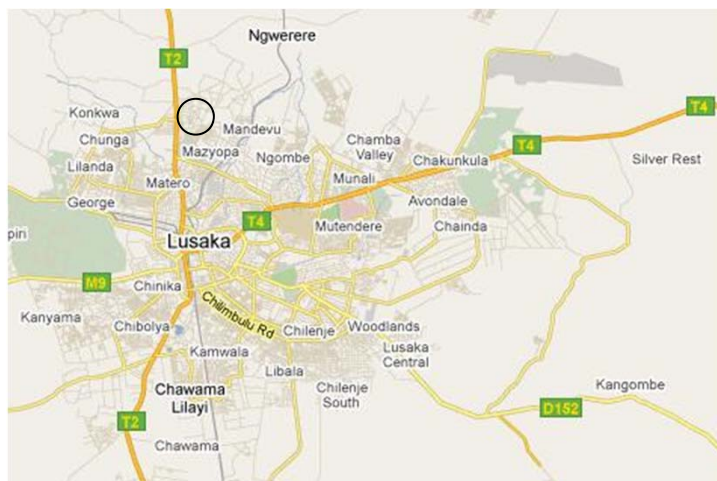
Chazanga

- 50,000 inhabitants, urbanized
- Final authority contested by Lusaka City Council and Traditional Authority
- Ward Development Committee: oversee development
- Partly declared Improvement Area

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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

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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

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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

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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

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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

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Thank you for your attention!

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