MLG ZAMBIA NEWS LETTER



APRIL 2021

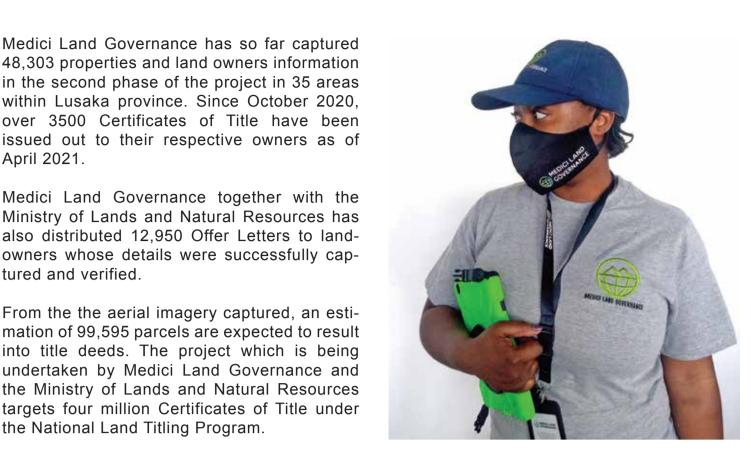
NATIONAL LAND TITLING

PROGRAM UPDATE

48,303 properties and land owners information in the second phase of the project in 35 areas within Lusaka province. Since October 2020, over 3500 Certificates of Title have been issued out to their respective owners as of April 2021.

Ministry of Lands and Natural Resources has also distributed 12,950 Offer Letters to landowners whose details were successfully captured and verified. From the the aerial imagery captured, an esti-

mation of 99,595 parcels are expected to result into title deeds. The project which is being undertaken by Medici Land Governance and the Ministry of Lands and Natural Resources targets four million Certificates of Title under the National Land Titling Program.



KAPWELYOMBA EMBRACES SYSTEMATIC LAND





who previously struggled for countless years to obtain a Title Deed to no avail-have expressed gratitude for the program. Mr. Boniface Kamfwa, one of Kapwelyomba's first settlers, has lived there for almost 30 years and during this time was not able to

Medici Land Governance, many landowners

obtain a title due to the strenuous process and cost of sporadic titling. "When Systematic Land Titling was first introduced to us, I was quite sceptical about it. It seemed too good to be true for a process that

has taken me 28 years to be completed in less

than a year.

Initially, I didn't participate. I was only convinced after a few members of the community received their Offer Letters and Certificates of Title. The people of Kapwelyomba are very happy," he said.

A Source of Security and Income The fruitfulness of land in any of its uses whether agricultural, urban, or commercial – is

CERTIFICATES

OF TITLE

form of drainage, structures, clearing of stones and trees, and other improvements. Hence, a Certificate of Title is an asset that all landown-

ers should take pride in. It changes the lives of

people in both economic and social ways.

dependent on favourable investments in the

When a landowner acquires their Title Deed, it increases their land tenure security, income scale, access to institutional credit, and also their status in their community. Before the Systematic Land Titling was introduced by the Ministry of Lands and Natural Resources, land titling and issuing of Title Deeds was sporadic and recorded on paper. After the introduction of Systematic Land Titling, Getrude Mweemba, a widow and a resident also in Kanyama compound, was very

glad to have got her Certificate of Title through

the new system. "I am personally happy and I

could not wait. I have always wanted to get

titles for my properties even before my hus-

band died," she said.

Mrs. Mweemba, who got her titles this year, has plans of selling one of her houses at a very reasonable price. The price valuation has gone up due to the title deed coming together, which has added more guaranteed security in terms of land tenure. "I am now a certified landlord,

and I have two houses in Kanyama, and they

are both on title. These titles have increased

the value of my properties such that I will sell

my house at a significant amount," she said. Local leader in Kanyama, Brington Bilumba, obtained his Certificate of Title through the Ministry of Lands and Natural Resources and says his life has changed incredibly. This achievement has given him more recognition as a councilor not only in his ward, but also in other parts of Lusaka. Bilumba says the Title Deed has provided powerful security for his property as well as land,

creating business opportunities such as invest-

ing in real estate for him. He also added that

he gets a lot of respect from people in his ward

after he got his Title Deed. "People give me more respect than before because they know I cannot be evicted from my house now that it's

on title," he said.

ADJUDICATION

RESOLVES CONFLICT IN CHAINDA In Chainda, a family of 8 siblings was in conflict over a prosperous piece of land owned by the family. In such situations, the intervention of

COMMITTEE

the adjudication committee helps provide guidance and resolve existing disputes. However some of the siblings were sceptical about involving the adjudication committee as they claimed to be uncomfortable discussing

family issues with outsiders. This did not stop the persistent committee from explaining the importance of the Systematic Land Titling Program.

After hearing the numerous benefits of the program, some of the siblings eventually agreed to resolve their dispute through the adjudication committee. However, during the resolution process tension and friction erupted among the siblings leading to mother weeping at the sight of her children disagreeing over land.

Despite the second born being more stable and independent, as she was a victim of

divorce, her brother made demeaning remarks

about her comparing her failed marriage to her

inability to manage the land.

This was a clear example of how women are looked down on in society. Additionally, the woman who built a modern structure on her piece of land narrated how she fends for her mother and child without the help of her male

siblings, also disclosing that she cares for a sibling who developed a mental illness after a road traffic accident. However, after physically inspecting the property borders, it was discovered that the siblings had already demarcated the land among themselves. The only problem was a dispute over

who would receive the piece of land which had a bar and a scrap metal business, which were the most viable assets on the land. The family later agreed to be captured under a multi-unit with each sibling getting a fare share

of the land, and the business properties were captured under the mothers' name. By resolving the dispute through the adjudication committee, this family was able to save significant time and money that would have

otherwise been lost during the traditional court process. The adjudication committee has become a popular method of dispute resolution for landowners participating in the National Land Titling Program for its accessibility and media-

tory approach.