

SEPTEMBER 2021

## KITWE RESIDENTS WELCOME

### THE SYSTEMATIC LAND TITLING PROJECT

As the National Land Titling program continues to be rolled out, many landowners in Kitwe are eager to participate in it and look forward to receiving their Certificates of Title (COTs).

63-year-old Munsha Jaison Ngosa of Ipusukilo area says he is grateful that the programme has been introduced to Kitwe District, Copperbelt Province. "Since the time of Rupiah Banda when we were promised of such an exercise in Kitwe, nothing had been done until now when the Ministry of Lands and Natural Resources (MLNR) has come for the procession of title deeds."

He explains that with the implementation of such a programme, residents are going to be protected. If someone tries to encroach on their land, the law would protect them because of the COT.

Mr. Ngosa added that he bought his property when he was still young and once he obtains the Certificate of Title, he can be assured that his house is protected and is guaranteed security of tenure as it can be passed on to future generations.

Mr. Ngosa's property has been captured under the ongoing Systematic Land Titling Program where the Ministry of Lands and Natural Resources has collaborated with Medici Land Governance in the issuing of Certificate of Titles in Zambia.



Kitwe City Council District Planning Officer, Niddy Kayelu, explained that the introduction of the Systematic Land Titling in Kitwe will help resolve land conflicts as most of the issues the council handles daily are land-related.

*"The programme will improve the database of the landowner's information, which will help with resolving issues such as land encroachment, identifying the real owner of the land, and the actual land boundaries will be easier to identify," she said.*

Ms. Kayelu added that it will be easier to collect revenue and all other levies we get from landowners, as all of their information will be in the database. "The Systematic Land Titling will also help many landowners obtain Certificates of Titles more simply compared to the sporadic land titling which is lengthy."

## JOINT OWNERSHIP AND ITS BENEFITS

The National Land Titling (NLT) Programme is the programme that the Ministry of Lands and Natural Resources in partnership with Medici Land Governance (MLG) is carrying out to ensure that landowners are issued with a Certificate of Title, to provide security of tenure to property owners, increase the revenue base and investment in the country.

In 2020 alone, Zambia recorded over 25, 000 divorce cases granted by the local courts, 5, 000 higher than those recorded in 2019. Meaning that about 25, 000 families were affected by property related squabbles, a contributing factor for the increased number of street children in the country.

National Land Titling Project Manager, Mr. Emmanuel Tembo, said that it is important for couples and families to have joint title deeds as it reduces property grabbing after death in instances where property must be sold or shared in order to split the money with other members of the family.

*"If most families or couples can jointly own land, the number of homeless people due to property grabbing after death or divorce would be reduced," he said.*

In instances where one party wants to remove the other without his or her consent after a disagreement, and if both parties cannot come in agreement, the issue then becomes a legal matter as each of the beneficiaries are equally protected.

## GARDEN PARK COMMUNITY VERIFICATION IN PICTURES

