

APRIL 2021

NATIONAL LAND TITLING PROGRAM UPDATE

Medici Land Governance has so far captured 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.

Medici Land Governance together with the Ministry of Lands and Natural Resources has also distributed 12,950 Offer Letters to land-owners whose details were successfully captured and verified.

From the the aerial imagery captured, an estimation 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 TITLING



Boniface Kamfwa

As the National Land Titling Program continues to be rolled out by the Ministry of Lands and Medici Land Governance, many landowners 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 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.

CERTIFICATES OF TITLE

A Source of Security and Income

The fruitfulness of land in any of its uses – whether agricultural, urban, or commercial – is dependent on favourable investments in the form of drainage, structures, clearing of stones and trees, and other improvements. Hence, a Certificate of Title is an asset that all landowners should take pride in. It changes the lives of people in both economic and social ways. 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 husband 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 investing 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 COMMITTEE

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 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 feeds 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 land-owners participating in the National Land Titling Program for its accessibility and mediatory approach.