

FIG-WB Forum on Land Administration and reform in Sub-Sahara Africa

LESOTHO
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Country at a Glance

Statistic	
Total population	1.9 million
Area (km ²)	30,355
Urban %	27% (and growing at 3.4%)
Per capita GDP	\$2,000
No. of surveyors/capita	1 / 136,000
No. of Lawyers/capita	1 / 5,000 (est.)

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Country Land Initiative

- “Increase private sector activity in Lesotho by improving access to credit, reducing transaction costs and increasing the participation of women in the economy” (Millennium Challenge Compact)
- All urban land leased
- Land Administration Authority (land administration reform activity)
- Millennium Challenge Corporation

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Scope of Initiative

- Land Administration Reform Project 2008-2013:
 - Land policy and law
 - system regularisation of tenure
 - modernisation of land administration services
 - public outreach
- Maseru urban area (\approx 15% of population)

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Land Tenure Typology

Tenure	Area & Population	Legal recognition and characteristics
a) Leasehold	Area: 2% approx Population: 5% approx	Legal recognition: Land Act 2010 Registration/recording: Deeds Registry Act 1967 Transferability: yes
a) Allocation (certificates)	Area: ? Population: ?	Legal recognition: Land Act 2010 Registration/recording: yes / no Transferability: no / yes
a) Customary (traditional authorities)	Area: ? Population: ?	Legal recognition: no Registration/recording: no Transferability: no
a) Informal	Area: peri-urban Population:	Legal recognition: no Registration/recording: no Transferability: yes

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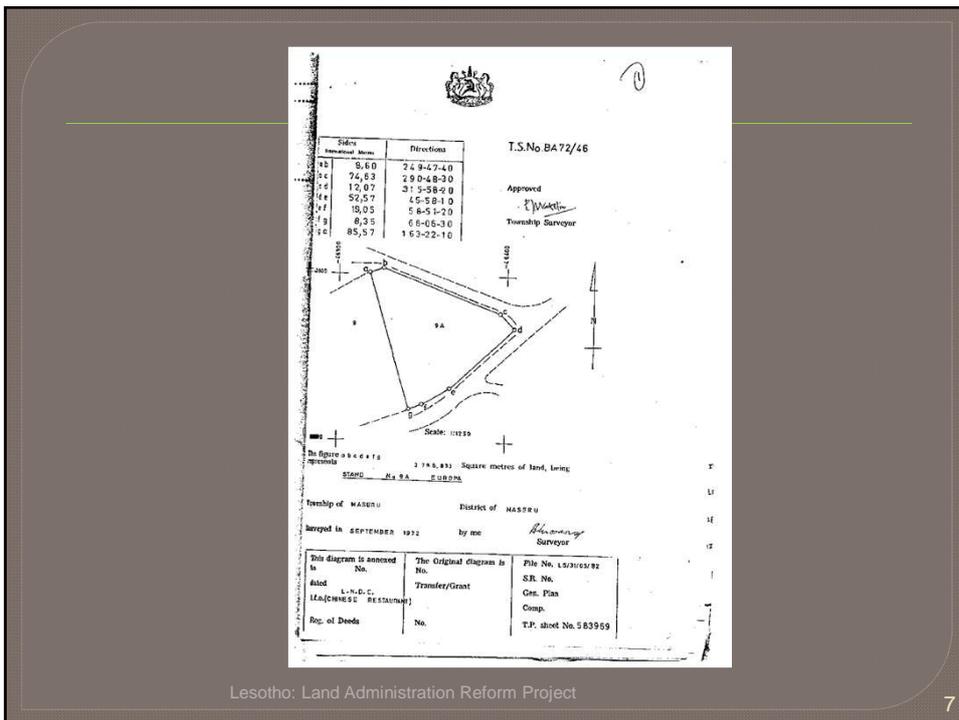
Spatial framework

Prior to intervention

- Geodetic: 1st-, 2nd-, 3rd-order trig pillars and town survey marks 1950s-1980s (ODA, Swiss Dev)
- Base maps: 1:50,000, 1:10,000 (lowland areas), 1:2,500 (urban) 1960s-1990s (ODA, Swiss Dev)
- Survey methods:
 - Pre1980 – South African law and practice
 - Post 1980 – Precise surveys and general boundary surveys

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Spatial Framework Legal Basis

- Legal framework:
 - Land Survey Act 1980
 - Land Survey Regulations 1983
 - Chief Surveyor's Directions
- “Whenever a...lodges an application for a lease, that person shall produce the following:... (b) a description of the boundaries of the land in question (by reference to a plan or otherwise)...” (Land Act 2010)
- Precise (fixed) & general boundary surveys (Land Regulations 2011)

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Choice of Spatial Framework

- Projects: Topo- and ortho-cadastral maps
 - Multipurpose
 - Appropriate (for capacity)
 - Affordability (for Govt. and citizens)
- Surveyors: survey beacons and diagrams
- Map investments costs are high (donor funding); map coverage limited, out of date
- Approx. cost per survey (private surveyors) is M 1,000 (\$80) for a 750m² urban plot

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Status of Implementation

Spatial Framework

- What has been established?
 - Geodetic control – CORS base station (Maseru)
 - Acquisition of imagery – Maseru and 2 towns (0.25m resolution orthophotmaps)
- What has been surveyed? – boundaries of approx 45,000 urban plots
- Who is undertaking the surveying? – private sector and project contractor
- How long is estimated to complete? – tbc Sept'13

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Scaling Up

- Is there need to scale up? – Yes
- Is there capacity and resources to scale up? – Currently, no (future, yes)
- How is scaling up to be financed? – donor support in short term; LAA financing in longer term, but...
- What challenges are there to scaling up? – cost of surveying; professional & public awareness

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Sustainability

- Continued systematic land regularisation planned but budget cuts will prevent this in short term
- Sporadic lease issue (demand driven titling) requires surveys that people can afford or are prepared to pay for (option: more use of general boundary surveys)
- Education and professional development (South Africa?)
- Financing? LAA cross-subsidies

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Sustainability

- Future reform drivers:
 - Customer service delivery
 - Financial performance
 - Responding to demand
- Future reform:
 - Cadastral (surveying) continuum
- Land Administration Authority
 - Autonomous, performance-based organisation, working with the private sector to deliver cost-effective services and results

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