

Presented at the FIG Working Week 2019,
April 22-26, 2019 in Hanoi, Vietnam



FIG WORKING WEEK 2019

Hanoi, Vietnam 22 - 26 April 2019

Geospatial information for a smarter life and environmental resilience



International
Federation of
Surveyors



Vietnam Association
of Geodesy, Cartography
and Remote Sensing (VAGRS)

COUNT ME IN: IMPROVING TENURE SECURITY OF SLUM DWELLERS IN PERI-URBAN LUSAKA

John Gitau

Land and GLTN Unit, UN-Habitat, Nairobi

John.Gitau@un.org

ZAMBIA - COUNTRY CONTEXT

- Zambia is a developing country with relatively vast land resources, measuring 752,618 km² and with a rapidly expanding population.
- The urban population is concentrated in Lusaka (capital city) and the Copperbelt Cities of Ndola, Kitwe and Mufulira.

Rural Population

1 Dot = 1,000 persons

Population

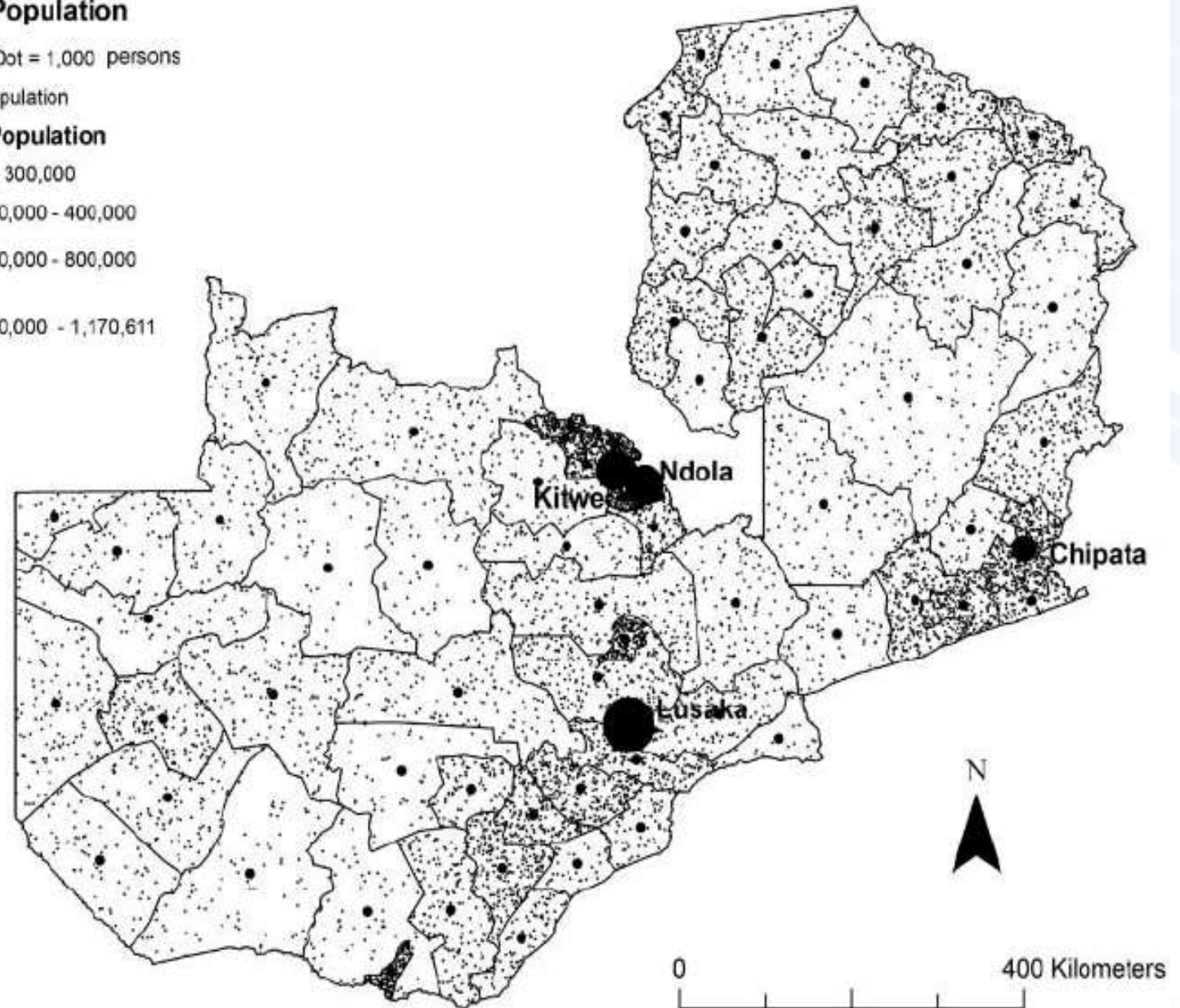
Urban Population

• 0 - 300,000

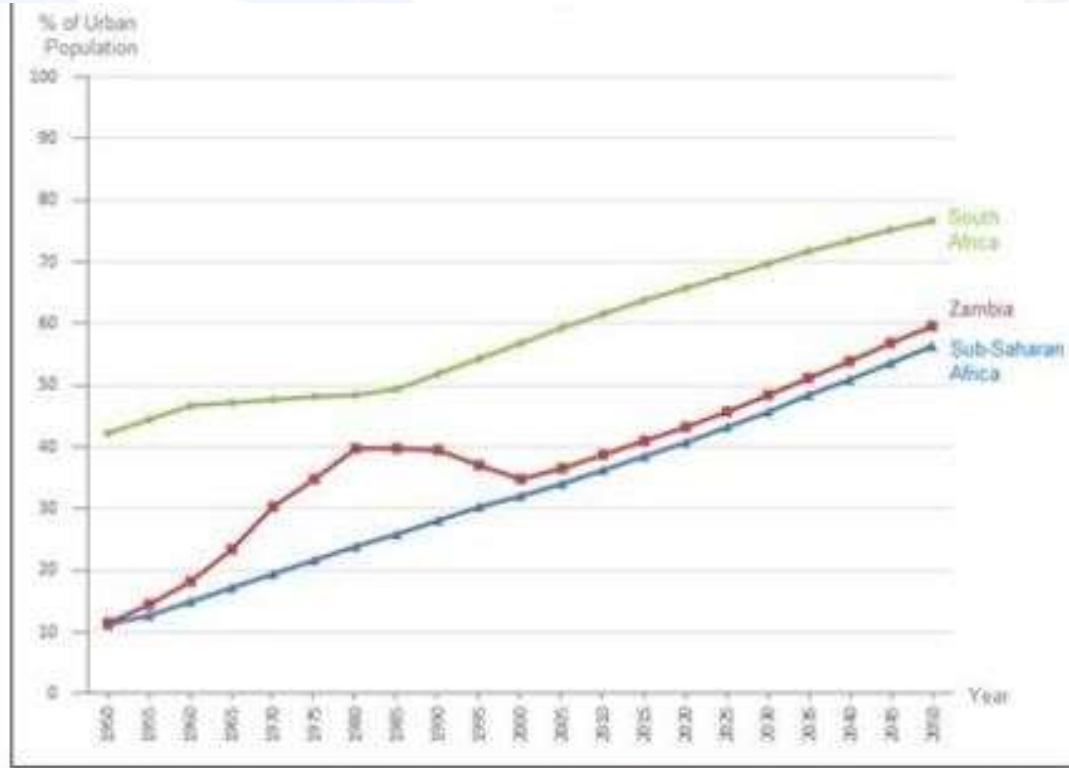
● 300,000 - 400,000

● 400,000 - 800,000

● 800,000 - 1,170,611



ZAMBIA; COUNTRY CONTEXT



- Zambia is experiencing one of the highest levels of urbanization in Africa
- Population now stands at 17,730,890 million people (UN DESA 2018), up almost 8 million from 9.9 in 2000

- 39% by 2010; 50% by 2030; 60% by 2050.
- Absolute numbers: 5 times growth 2010 to 2050

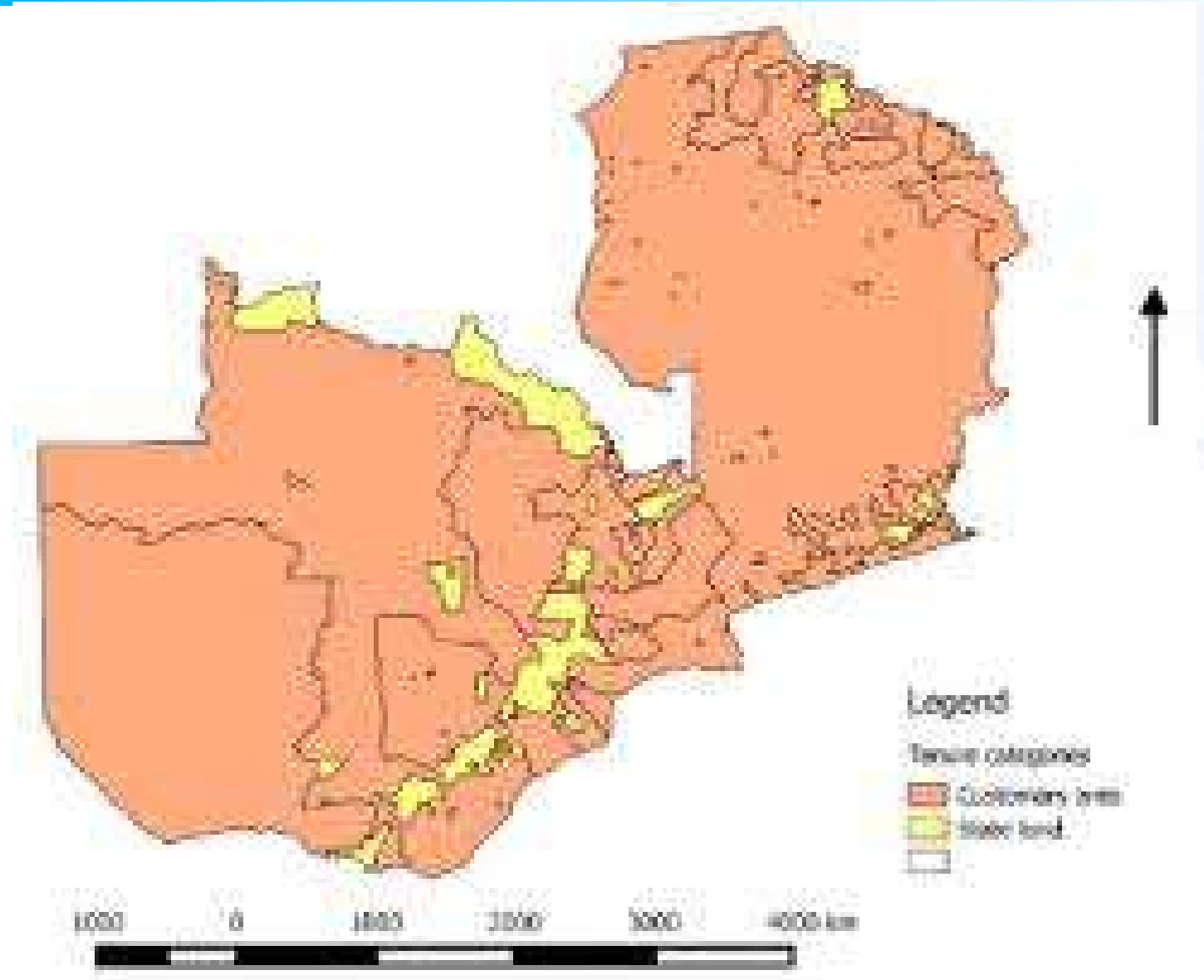
Source: Ministry of Local Government and Housing, NUP Zambia Discussion Paper, 2014

URBANIZATION FACTS

- Zambia is experiencing the 'urban paradox' ; the high population growth in the urban areas has not been accompanied by improvement in infrastructure for service provision.
- More than 70 percent of the population in urban centres of Zambia lives in unplanned settlements.
- Physical infrastructure and services in these informal urban areas are either missing or inadequate, and otherwise in poor condition.

LAND TENURE SYSTEM IN ZAMBIA

- Zambia has dual land tenure system recognized under the legal provisions in the 1995 Land Act; Customary and Statutory tenure systems.
- Customary tenure covers about 94% of land in Zambia, while 6% of the Land is State-land under leasehold tenure.
- Customary Land is administered by the Chiefs using the Customary Laws; State land is administered by the Ministry of Lands directly or by councils under delegated powers.



Map showing land tenure categories in Zambia as prescribed in the 1995 Land Act

LUSAKA CAPITAL CITY

- Lusaka, the capital city of Zambia has an estimated growing population of 3 million people
- It dominates the country's urban system and accounts for 32 percent of the total urban population.
- Approximately 70 percent of the population is living in unplanned settlements.
- Landholdings in informal urban settlements are insecure.
- Lusaka City Council (LCC) is taking comprehensive steps to address slums and informal settlements challenges citywide.
- 37 informal settlements in Lusaka have been declared as 'Improvement Areas' in readiness for their upgrading



GLTN INTERVENTIONS IN KANYAMA

- To implement the Slum Upgrading and Prevention Strategy, GLTN is providing technical support to LCC in the mapping and documentation of land tenure rights for the current inhabitants of Kanyama ward 10
- This is aimed at speeding up the process of issuance of occupancy licenses to improve tenure security for the Kanyama residents.
- The occupancy licenses are valid for thirty (30) years, as outlined in the Urban and Regional Planning Act (No.3) of 2015.

INTERVENTIONS IN KANYAMA SETTLEMENT --LUSAKA

- Kanyama settlement is the largest informal settlement in Lusaka
- It has been prioritized for upgrading under the Citywide Slum Upgrading and Prevention Strategy.
- The settlement has a population of approximately 143,274 people and was declared an improvement area in 1999
- Thus, it is a recognized settlement and can receive government support; occupiers of the plots therein can also obtain occupancy licenses.



Project Title: To Implement GLTN land tools in the enumeration and mapping of unplanned settlement starting with Kanyama ward 10 to improve Security of Tenure

Specific Objectives

- To strengthen the capacity of Lusaka City Council in mapping and enumeration;
- To develop a digital map and database for Kanyama settlement; and,
- To increase access to occupancy licences for the residents of Kanyama ward 10.

Project intervention began in March 2017 and completed the first phase in December 2018. The project started with ward 10 in Kanyama with the view of expanding to cover the whole Kanyama settlement.

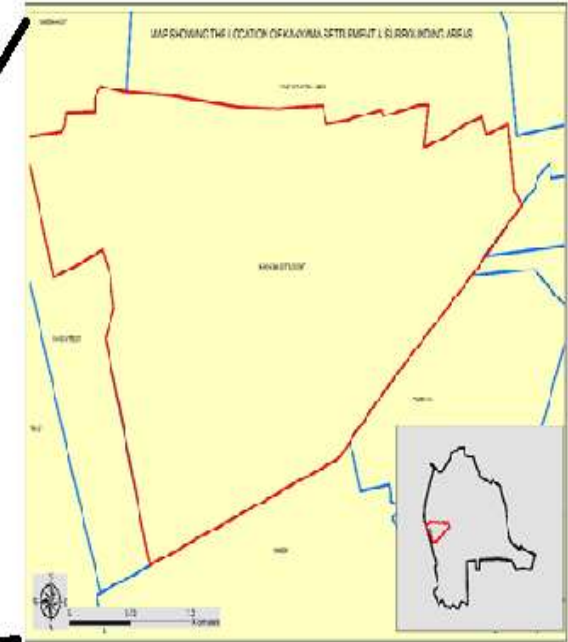
For the Lusaka City Council; the project aims to

- Improve tenure security for Kanyama residents
- Increase the capacity for LCC personnel to document tenure rights and map properties
- Decentralize land administration to materialize efficient and practical land provision mechanism for unplanned settlement residents
- Generate revenue for Lusaka city through the property tax system (orderly generated ground rent bills)

MAP OF ZAMBIA AND LUSAKA IN RELATION TO KANYAMA SETTLEMENT



Lusaka District



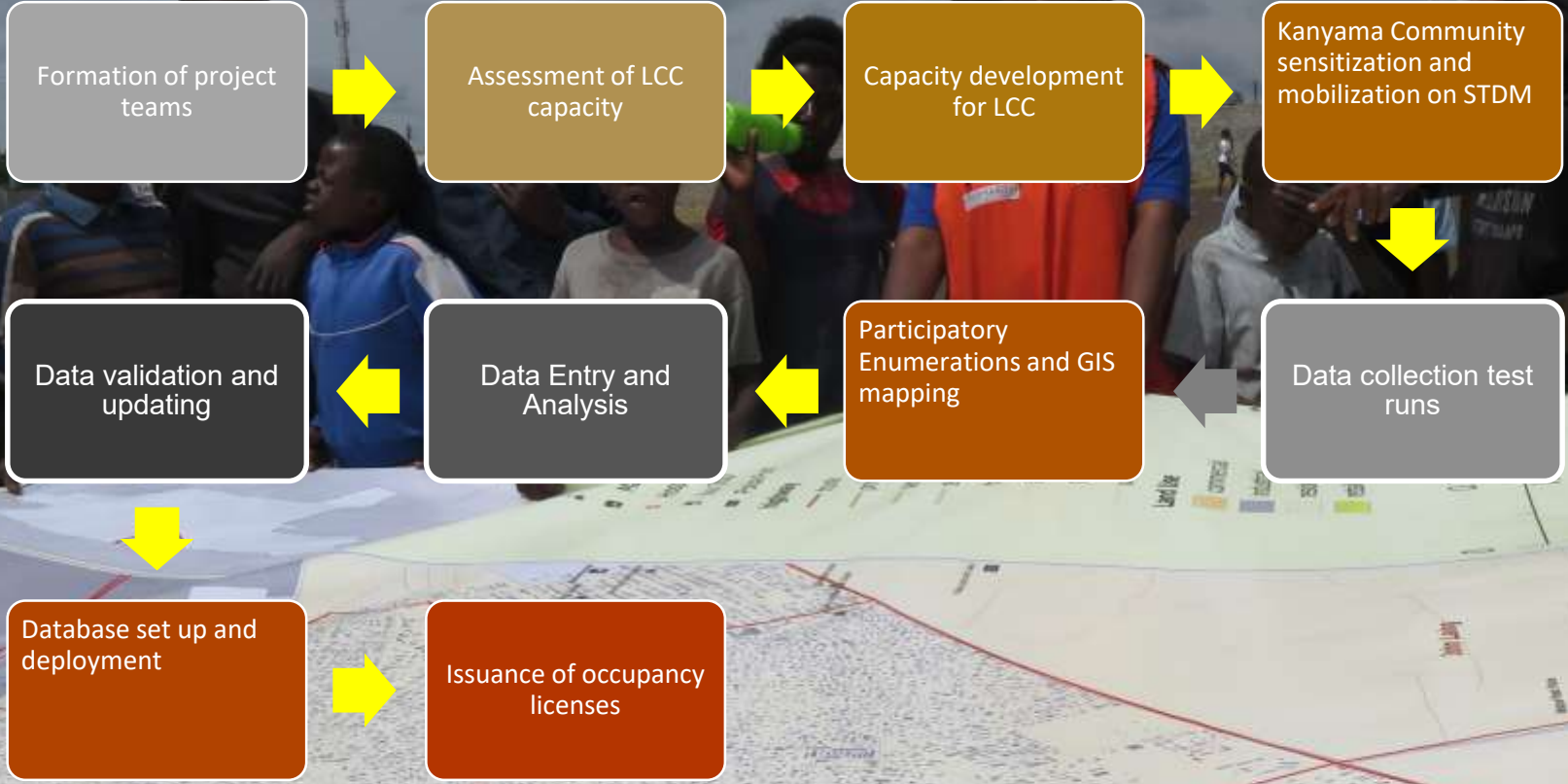
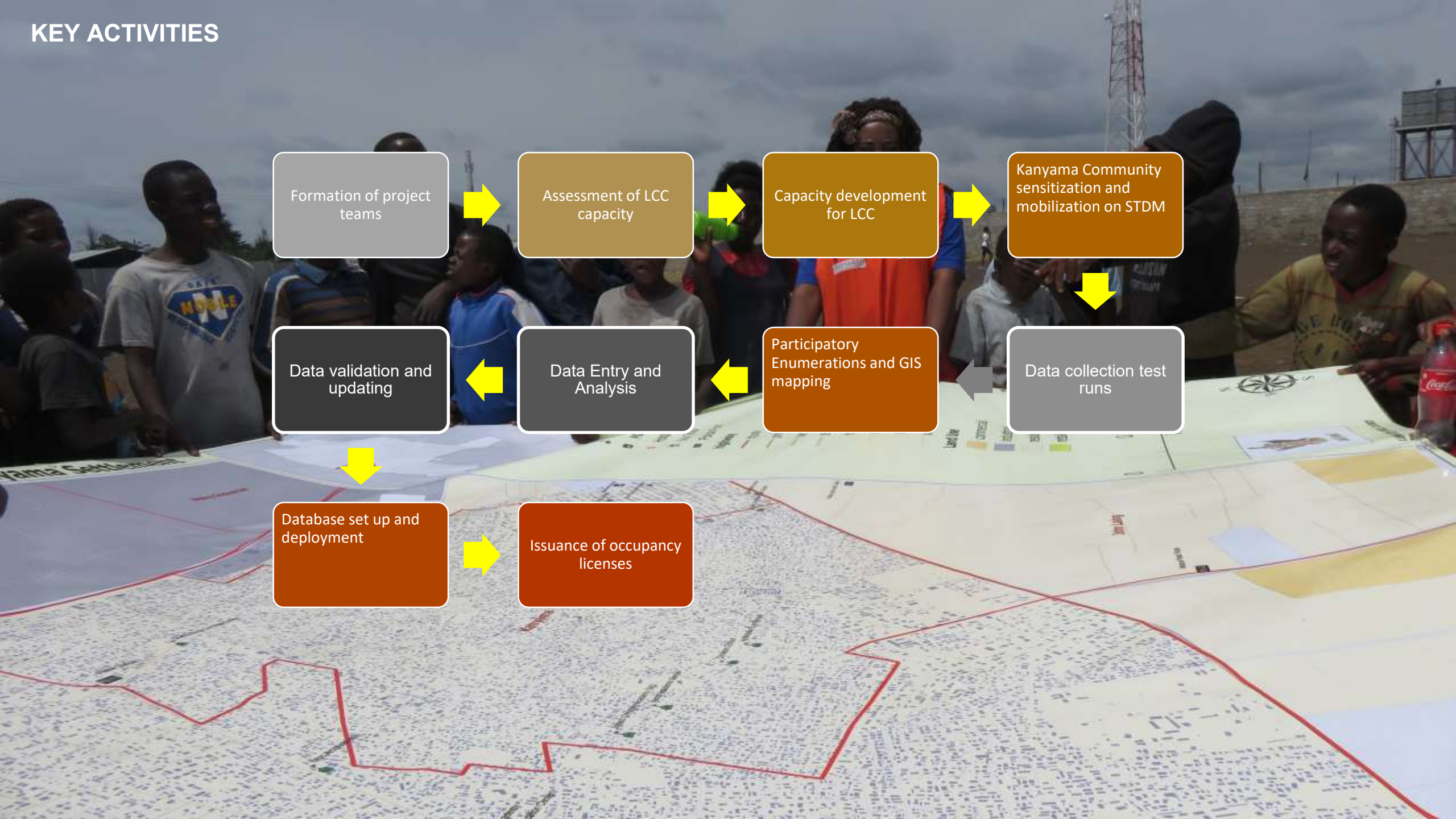
Kanyama township

Key ACTIVITIES; implementation of GLTN land tools and approaches

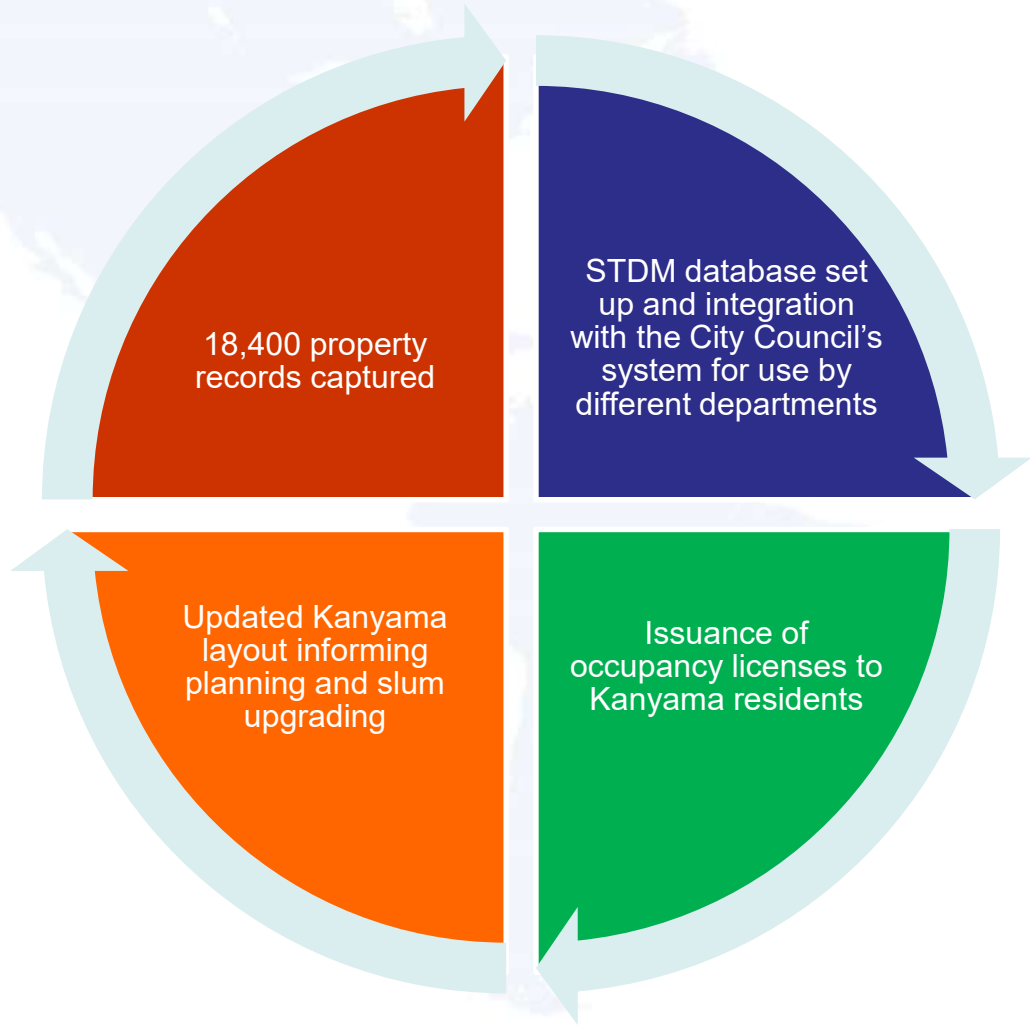
- Stakeholder meetings
- Mobilization and sensitization of Kanyama residents on the Upgrading exercise
- Training sessions on participatory enumerations and GIS mapping and to strengthen the capacity of LCC technical staff and the local community in Kanyama on GLTN land tools and approaches
- Mapping of Kanyama settlement to show land parcels, boundaries & infrastructure as well as updating the current layout of the settlement
- Comprehensive numbering and registration of properties at Kanyama settlement
- Issuance of occupancy licenses to residents of Kanyama Ward 10



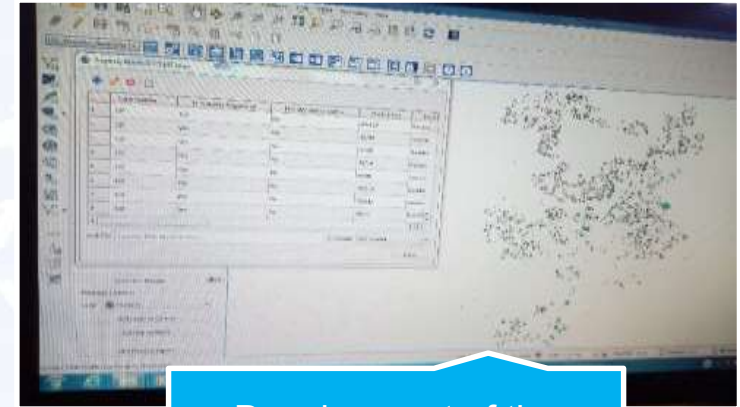
KEY ACTIVITIES



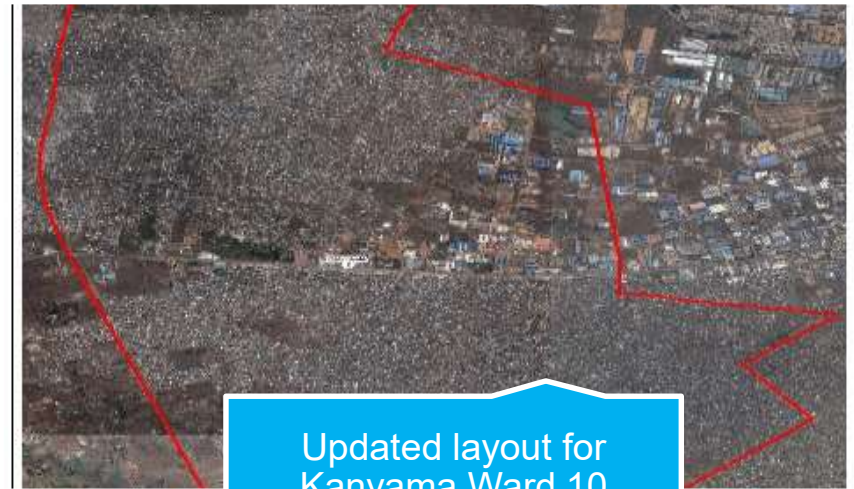
Results/Achievements



Kanyama residents equipped with mapping and enumeration skills



Development of the Kanyama database



Updated layout for Kanyama Ward 10

- Kanyama community empowered on GLTN tools; enumerations and GIS mapping (technical capacity enhanced)
- Capacity of Lusaka City Council staff in recording tenure rights of Kanyama residents strengthened.
- Digital map for Kanyama developed.
- Digital database on Kanyama ward 10 established and utilized by the various departments engaged on license issuance; Housing and Social services, City Planning, Finance and Legal Services
- Strong community, inter-departmental (at the LCC) and inter-ministry collaboration and co-ordination
- Local authorities interaction enhanced; Ministry of Local Government and Ministry of Lands are engaging on the data accrued from Kanyama and on new projects (clean and safe water provision)
- Issuance of 33 occupancy licences to Kanyama residents.
- Marked enthusiasm by other city councils (Livingstone, Ndola, and Chipata) and other stakeholders to implement similar programmes in their jurisdictions.
- Through a council resolution in December 2018, it was decided that STDM will be scaled up in all informal settlements of Lusaka to record land rights in informal settlements



- In the second phase, the project will support issuance of licenses for the remaining households already captured in Kanyama Ward 10
- LCC is working to secure resource to scale-up the programme to other informal settlements
- LCC will provide technical support to other councils (Livingstone City Council, Chipata City Council, Ndola City Council and Kabwe City Council) in the implementation of STDM and other relevant land tools and approaches to register properties for households living in informal settlements.
- Contribution to national land reforms; multi-stakeholder meetings with land actors in Zambia on the STDM process tool and process as an approach to slum upgrading and land documentation in the informal settlements.
- Awareness Building and Partnership Strengthening



THANK YOU

GLTN Secretariat
UN-Habitat, P.O Box 30030, Nairobi 00100, Kenya

John.Gitau@un.org
www.stdm.gltm.net

SECURING LAND AND PROPERTY RIGHTS FOR ALL

FACILITATED BY:

UN HABITAT
FOR A BETTER URBAN FUTURE

