OXFORD BROOKES UNIVERSITY

School of the Built Environment

Customary land reform to facilitate private investment in Zambia: achievements, potentials and limitations

Urban LandMark conference “Rethinking emerging land markets in rapidly growing southern African cities”, 1-2 Nov 2010, Johannesburg

Austine Ng’ombe

Urban LandMark

Background……

- Global preoccupation: economic development
- The means: Land reform
  - Privatise communal land to pave way for investment
- Very visible in peri-urban locations

(Perceived) benefits/rationale

- Economic developed
- Poverty alleviation
- Land markets
- Access to formal credit
- Security of tenure

Zambia's land question

- < colonialism: all land tribal asset
- < independence: crown land/native reserves
- > independence: state land/customary land
- 1995: New government, new law – the Lands Act (pro-investment)
  - privatisation of customary land rights to alleviate poverty

The story from Solwezi

Rapidly growing town

Mining industry booming

Kansanshi & Lumwana Mines
"The New Copperbelt"

Pressure on land

Methodology

In-depth interviews

chiefs, communities, council officials, government

Personal experience

Secondary sources

In-depth interviews – communities

In-depth interviews – traditional rulers

Nyakuleng'a at her palace

Chief Kizela in his house

Chief Kapijimpanga & retainer

Portrait of senior chief Ndungu

In-depth interviews – ‘elite’ policy stakeholders

Zambezi District Council & land admin team

Mufumbwe District Council Secretary

Town Clerk, SMC

Ministry of lands: land policy committee secretariat

Ministry of Agriculture

Positive impacts

- Better infrastructure
- Scenic beauty
- SMEs
- Employment
- CSR
- Land markets?

Negative impacts

- Enclosures
- Eviction threats
- (non)payment of compensation
- Cultural impact (undermines chief/subject relationship)
- Wage structure (local vs foreign experts)
- Land markets?

Negative impacts 2

- **The role of ancestors**

  "This is *my* land, it is *your* land, it is *our* land"

- **Sacred places/burial grounds**

- **But despite the –ve impacts, privatisation continues**

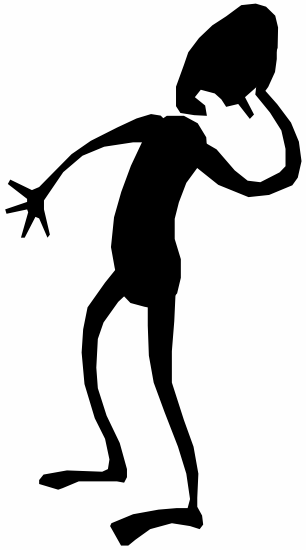
Policy implication

- **The dilemma……**
- **The global vs the local**

Pursue a collective global market agenda in order to aspire for international recognition and acceptance

OR

Serve the interests of the poor citizens?



THANK YOU