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# **Land Transaction Monitoring and Evaluation of Public and Private Land Markets in Redistributing Land to Disadvantaged People, 1980 to 1996**

## **Scope of Work**

Centre for Applied Social Science, University of Zimbabwe  
Land Tenure Center, University of Wisconsin-Madison

### **Zimbabwe Land Reform and Resettlement Cooperative Agreement**

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#### **PRINCIPAL INVESTIGATORS:**

Michael Roth, Land Tenure Center, University of Wisconsin-Madison

Lovemore Rugube, Instructor, Department of Agricultural Economics and Extension

Sam Zhou, Managing Director, Gentina Engineering (Pvt) Ltd.

#### **Background**

The major goal of this study is to evaluate the role of public and private land markets in redistributing land to indigenous Zimbabweans by (1) monitoring public and private land deed transfers, and (2) evaluating the performance of the public leasing market. In 1998, researchers Ruvimbo Mabeza-Chimedza and Lovemore Rugube initiated a study of land deeds transactions with funding from USAID Washington's Global Bureau and the BASIS CRSP. The purpose of this study was to monitor the various means by which farmland in Zimbabwe is transferred to, and is being used by indigenous people over time, both as a result of private market transactions and the government land resettlement program. In addition, public land in Zimbabwe is transferred through two options: direct sale or by lease with an option to purchase. Most direct sales can be identified through a deeds search of the Deeds Office. Public leases are more difficult to track because two different government bodies – Ministry of Local Government, Public Works and National Housing and the Ministry of Lands, Agriculture and Rural Resettlement primarily for agricultural land – issue them and the respective ministry overseeing the transaction registers them. It is only at the option to purchase that the transaction is officially recorded in the Deeds Registry.

The PMC requested in September 2001 that the team expand the data being collected and analyzed from 1996 currently to 1980 in order to give a more comprehensive picture of land transactions since independence. In addition, beyond just white to black land transfers as the

activity has done to date, the PMC advised that the study include all transactions, including (in addition to white to black) white to white, and black to white transactions.

### **Progress to Date**

Unfortunately, the process of collecting data from the Deeds Registry has proven to be a time consuming affair. Students have been recruited to gather the data. However, fees must be paid to access each deed or title, and students who must compete for terminal access with other users, generally experience long delays waiting for terminal access. To accelerate data collection, the Office of the Registrar of Deeds recommended the acquisition of Oracle software that would enable the team to directly access the Registry's databases, download the files onto disk and work with the data bases off line. Researchers tried to purchase this software in the US, but unfortunately, the version of the software recommended (and currently used by the Deeds Registry) is no longer sold by Oracle because it has become outdated.

Progress with accessing data relating to the public land markets has been more problematic. The collection and analysis of data from the Ministry of Local Government on public leases was initiated but then put on hold upon realizing that most of the data related to residential land or earlier resettlement schemes. Most of the latter have largely degenerated to a point where they resemble traditional communal areas. The team also followed press reports which published names of beneficiary allocations for the A1 and A2 models but in view of considerable inconsistencies noted in the data (most involving fast track settlement), the team decided to suspend collection and explore alternative approaches. The team at this juncture began exploratory meetings with Government about access to government databases. Despite these problems and the sensitivities surrounding fast track land reform in Zimbabwe, the researchers within the last three months have received government's approval to access and use official data on public leases and government farm purchases.

### **METHODOLOGY**

The team has completed the data collection for private transactions and public leases for the period 1996 to 2001. A preliminary analysis of these data have demonstrated sufficient promise and feasibility to justify extending the database to include the period 1980 to 1996.

In a typical year, there are upwards of 10,000 land transactions recorded in the two land registries (Bulawayo and Harare); most of these are for urban properties. Including all these properties in the database and analysis would be prohibitive. Researchers to date have gotten around this problem by selecting only those parcels greater than 1 hectare in size to focus on agricultural properties. In addition, researchers winnowed this resulting sub-database to select only white to black land transactions to focus on historically disadvantaged households.

If researchers are to include all transactions for the period 1980 to 2001, new technology and approaches will be required:

1. **Data Sources:** Data on private sales will be collected electronically from the Deeds Registry office. Data on public leases and government purchased land would be collected in either digital form or manual form from the Ministries of Lands and Agriculture and Local Government and Public Construction.

2. **Software.** To overcome past delays in accessing deeds data, the Registrar has advised the team to purchase an Oracle site license that will enable researchers to download data from the Deeds Registry database directly to laptop computer, and then to process and analyze the data outside the Deeds office offline. The Oracle software needed for this purpose can be obtained from ALPHA Systems (Pvt) Ltd, the program consultant for the Deeds Registry. The cost is \$6,250 (for software and license) plus \$110 shipping, and must be paid in US dollars. This software plus the laptop purchased under the previous activity should be sufficient to overcome the problems with long data assembly delays that have constrained the project to date.
3. **Data on Public Leases and Government Purchased Land.** Researchers have now also gained permission from the Ministries above to access the data on public leases. These are fewer in number, perhaps +/- 250 per year, mostly after the early 1990s. It is hoped that the Oracle software might also be useful in accessing these transactions as the public lease data is similar to the deeds data. However, in anticipation of data incompatibilities, student time has been budgeted to record data as has been done in the past.
4. **Data Costs.** The Deeds Registry charges a fee paid for each transaction processed. Fees are also needed for personnel to access and extract data from the Ministry of Local Government and Ministry of Lands. The charges in the budget are based on volumes of land transactions and fees for the 1996-2001 data prorated for the period 1980 to 1995. The same process was used to estimate fees for the public lease data.
5. **Analysis and Write up.** The above data sets will be analysed to assess and monitor the success of the land reform and resettlement programme through public and private land transfers, the benefit to disadvantaged groups (nonwhites and women) and modes of financing used. This analysis will be based on collection and computerization of data for the period 1980-2001 on deeds transactions and public leasing. Some student time will be required for data processing. Researchers Rugube and Zhou will be primarily responsible for managing the research, networking with officials, analyzing the data and report preparation. Researcher Michael Roth will assist with the final data analysis and write-up.

## OUTPUTS

- Extension of the already existing database of deeds transactions and public leases (1996-2001) to include the years 1980-1995
- Report on Monitoring and Evaluation of Deeds Transaction and Public Leasing Arrangements, 1980-2001

## POLICY AND FOCAL GROUPS

A focal group has been established to help facilitate the participation of stakeholders and connection with policy makers in project implementation. This Group includes The Surveyor, Rodwick Chigumete; the Registrar of Deeds, Mr. Munaiwa; The Director of Physical Planning, Mr. Mbiriri; Mr. Chipato of the Ministry of Lands and Agriculture; and Miss Rondozi and Miss Murungweni of the Ministry of Local Government and Public Construction. Mr. Andrew Mlalazi also seats on this group in a liaison capacity. It is anticipated that this group, along with the Portfolio Committee on Land within Parliament, will utilize and help disseminate the study's findings.

**SCHEDULE**

Attached as Annex A.

**BUDGET**

See attached budget

**Annex A: Schedule of Activities**

	<b>Sept 2002</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan 2003</b>	<b>Feb</b>
Purchase of Oracle software						
Data gathering at Deeds Registry						
Harare						
Bulawayo						
Gathering of data on public leases						
Data Analysis						
Report write-up						

**Land Deeds Monitoring and Evaluation of Private and Public Land Markets in  
Redistributing Land in Zimbabwe**

**Budget  
September 2002 to March 2003**

	<b>Cost</b>	<b>Count</b>	<b>Unit</b>	<b>Total Cost</b>
<b>LTC Budget</b>				
Computer Software <sup>c</sup>	\$6,360	Mixed	Mixed	\$6,360
Salary/benefits: Roth <sup>a</sup>	0\$	1	Months	0
<b>Agricultural Economics (AE) Sub-Contract</b>				
Salaries				0
Lovemore Rugube	450,000	3	Month	1,350,000
Sam Zhou	500,000	3	Month	1,500,000
Research assistants	90,000	6	Month	540,000
Fees for accessing Public Leases data <sup>b</sup>				200,000
Fees for accessing Deeds Registry data <sup>b</sup>				750,000
Transport	75	2500	Kilometer	187,500
Accommodation	10,000	5	Days	50,000
Supplies and communications				75,000
Space, utilities and furnishings				100,000
<b>Total AE Costs</b>				<b>4,752,500</b>

- a. Salary for Roth covered as line item in LTC budget. No additional resources needed.
- b. Based on volumes of land transactions and fees for the 1996-2001 data prorated for the period 1980 to 1995.
- c. License and software obtained from ALPHA Systems (Pvt) Ltd must be paid in US dollars -- \$6,250 software cost and license plus \$110 shipping cost. Purchase is conditional on the license and software being given to the Deeds Registry upon completion of the project.