

## CAPACITY BUILDING IN LAND MANAGEMENT



### Implementing Land Policy Reforms



## DONOR PROJECTS - KEY LESSONS LEARNT

Donor projects in land administration often have a narrow focus on access to land and security of tenure; not on the wider land administration infrastructure and land policy issues. Institutional issues have been addressed mainly as a response to this narrow perspective.

Where a donor project is established to create land administration infrastructures in developing or transition countries, it is critical that capacity building is a main stream component that is addressed up front, not as an add-on.

## THE NEW CAPACITY BUILDING PERADIGM

Capacity for Development – new solutions to old problems (UNDP 2002)

	Current paradigm	New paradigm
<b>Nature of development</b>	Improvements in economic and social conditions	Societal transformation, including building of "right capacities"
<b>Conditions for effective development cooperation</b>	Good policies that can be externally prescribed	Good policies that have to be home-grown
<b>The asymmetric donor-recipient relationship</b>	Should be countered generally through a spirit of partnership and mutual respect	Should be specifically addressed as a problem by taking countervailing measures
<b>Capacity development</b>	Human resource development combined with stronger institutions	Three cross-linked layers of capacity: societal, institutional and individual
<b>Acquisition of knowledge</b>	Knowledge can be transferred	Knowledge can be acquired
<b>Most important forms of knowledge</b>	Knowledge developed in the North for export to the South	Local knowledge combined with knowledge acquired from other countries – in the South or the North.

## A MULTIDONOR PROJECT 2000 - 2002

- World Bank, USAID, DANIDA
- Total grant support 34 mill USD
- Capacity building
- Drafting new land law
- Formalization of customary law
- Planning and development control
- Land registration and demarcation
- Land resettlement and rural development



## MALAWI – KEY FIGURES

- Land-locked country
- Agriculture economy  
40% of the GNP (total 200 per capita)
- 118,000 sq km
- 53,000 suitable for cultivation
- 10 mill people growing 2% per annum



## LAND RIGHTS AND LAND PROBLEMS



- High Population to land ratio (105/sq km, 146 in south)
- Speculation
- Mismanagement
- Proactive squatting
- Encroachment
- Uncontrolled allocation
- Tenure insecurity

## LAND POLICY FRAMEWORK



- Comprehensive land law
- Sound institutional framework
- Democratization
- Security of tenure
- Security of land investments
- Equal access to land
- Poverty alleviation
- A powerful symbol

## INSTITUTIONALIZING TRADITIONAL AUTHORITIES



- 270 Traditional Authorities
- Demarcation of the statutory areas of administration
- Existing claims to be registered as "customary estates".
- Formalizing land management responsibilities
- Traditional chiefs serves as land transaction officers

## CAPACITY ASSESSMENT



- Current status: 26 planners, 20 valuers, 12 licensed surveyors
- Short term capacity needs:  
National level: 100 professionals, and 150 technicians  
Local government: 300 professionals and 700 technicians

Including Private sector: Double  
Trad. authorities: 300 trained clerks

## CURRICULA DEVELOPMENT



- Certificate in Land Administration  
One year program for the land clerks
- Diploma in Surveying and Land Administration  
Two year program for technicians
- Bachelor in Surveying and Land Management  
Four year program for professionals
- Curriculum based on assessment of the competences needed especially in the public sector of land administration

## CURRICULA DEVELOPMENT



Curricula Development Workshop

40 participants, academics and professionals

Local and foreign experts from the Southern African region

A multi-disciplinary approach based on competence needs

## CURRICULA DEVELOPMENT

Diploma dissertation

Sem 4	Physical Planning	Land Surveying	Land Admin.	Specialization Final Project
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**Diploma Program (Lilongwe)**

Sem 3	Land Administration 12 weeks	Internship 6 weeks	
Sem 2	Physical Planning 6 weeks	Land Surveying 12 weeks	Internship 4week
Sem 1	Core Subjects 12 weeks	Physical Planning 6 weeks	

## CURRICULA DEVELOPMENT

### Bachelor Program (Mzuzu)

sem 8	Professional Internship Attachment 16 weeks		B.Sc. Matriculation
sem 7	PHYSICAL PLANNING DISSERTATION	LAND SURVEYING DISSERTATION	LAND ADMINIST. DISSERTATION
sem 6	Physical Planning Policy Studies & Professional Practice	Cad. Surveying, Legal Studies & Professional Practice	Land Valuation, Legal Studies & Professional Practice
sem 5	Physical Planning Theories and Techniques	Geomatics Theories and Techniques	Land Administ. Theories and Techniques
sem 4	Geographic Information Management and Applications		

## EDUCATIONAL METHODOLOGY

Project organized education

Focus on "learning by doing", professional practice, problem solving, and management skills

Lecture courses two thirds  
Project work one third

Interaction between education and project development



## CLOSING REMARKS



- The new Land Policy aims to achieve social, economic development and sustainability
- Empowering local and traditional authorities
- Multi-donor project addressing capacity building issues up front
- Flexible curriculum combining diploma and bachelor level and combining surveying, planning and land management
- A modern and sustainable approach