

ANALYSING THE IMPACT OF FIT FOR PURPOSE LAND DOCUMENTATION ON TENURE SECURITY

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ABSTRACT

Tenure security is important to the majority landholders especially those under customary tenure as it influences the extent to which landholders are prepared to invest in their land. The lack of tenure security has the ability to increase poverty, land disputes and evictions. The United Nations through its Sustainable Development Goals has recognised the importance of tenure security for all. Only over a quarter of the world's population has secure rights to land. The conventional methods of land registration have failed to close the tenure gap. The introduction of the alternative fit for purpose approaches to register land is slowly closing the tenure gap by registering all tenure types and rights such as customary land rights. However, the impact of these alternative approaches of land registration on customary landholders is unknown. Therefore, this study seeks to contribute to scientific knowledge by carrying out an impact assessment of the fit for purpose approaches, particularly the fit for purpose land registration programme that was implemented in Chamuka Chiefdom using the STD tool, and if it brought about the improved tenure security to the landholders. Accordingly, it endeavours to investigate the relationship between FFP land documentation and the trend of investment in land thereof, to determine the impact of FFP land documentation on the socio-economic status of the landholders.

The research adopted a case study approach of the qualitative method. Semi-structured interviews and focus group meetings were used to obtain primary data from landholders, land officials and the customary leadership. Observations of the local environment helped to gather information that related to investments on land. Analysis of literature was used to obtain secondary data. The study found out that the land documentation was implemented in line with existing good principles of land governance and it increased the landholders tenure security. There is a weak relationship between the FFP land documentation and the trend of investment in the study area. It was further realised that the FFP land documentation had more social impacts than economic impacts on the livelihoods of the documented landholders. Results of this study have policy implications regarding the successes of the FFP land documentation and the suggestions for the recognition of FFP land certificates by different stakeholders. Therefore, the study recommends the sensitisation of landholders on how they can use the land certificates to improve the economic aspects of their livelihoods in view of the approval of the National Land Policy in Zambia.

Key Words: *Customary Land Administration, Fit for Purpose Land Administration, Tenure Security, Socio-economic Status*

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LIST OF ACRONYMS

FFP	Fit For Purpose
FGD	Focus Group Discussion
FIG	International Federation of Surveyors
GDP	Gross Domestic Product
GLTN	Global Land Tool Network
GPS	Global Positioning System
MLNR	Ministry of Lands and Natural Resources
NLTC	National Land Titling Centre
NLTP	National Land Titling Programme
PPHPZ	People's Process on Housing and Poverty in Zambia
RRR	Rights, Responsibilities and Restrictions
STDM	Social Tenure Domain Model
UNECA	United Nations Economic Commission for Africa
UNECE	United Nations Economic Commission for Europe
VGGT	Voluntary Guidelines on Responsible Governance on Tenure of Land
ZHPPF	Zambia Homeless and Poor People's Federation

1. INTRODUCTION

1.1. Background of the research

Land is a fundamental resource for any society and has far reaching social, cultural and economic significance. Its attainment and delivery process is vital to accomplish adequate and sustainable urban development (Williamson, Enemark, Wallace, & Rajabifard, 2010). For communities that use customary land tenure systems, land is a significant component of production and a fundamental resource for livelihood (Antonio & Griffith-Charles, 2019). According to Deininger (2004), access to land is a necessary aspect to conquer poverty and for economic growth creation. However, the competition for land and pressure on land is escalating as a result of the growing population, climate change, market development and global need for food, among others (IFAD, 2015). Considering how an essential resource land is, most of it in developing countries has no formal documentation to show who owns it or who has rights to utilise it (Toulmin, 2008). This leads to land disputes, forced evictions and land grabbing; hence the more reason land recognition and protection of rights-to-land, are considered to be vital for every landholder.

Recognition and protection of land rights is often done through land registration. According to UNECE (2005), land registration is a process by which evidence of ownership of rights to land are recorded and guaranteed. Land registration is further described as the process of defining and recording the ownership and the use of rights on a particular parcel of land to protect the landholder from unlawful eviction (Zevenbergen, 2001). Land registration or documentation ensures that there is tenure security, either formal or informal, on a piece of land. FAO (2002) defines tenure security as the assurance that an individual's rights to land will be acknowledged by others and safeguarded in cases of specific challenges. Tenure security is an essential base for socio-economic development as it promotes social and economic stability by, for instance, reducing land disputes and evictions thereby, promoting investment (UN-HABITAT, 2014). It helps safeguard tenure rights of the communities from risks that may occur due to mass land acquisitions, as well as guard human rights, livelihoods, food and security (Musinguzi & Enemark, 2019). The need for tenure security is approved by the global agenda on Sustainable Development Goals (SDGs). SDG goal number 1 target 1.4 emphasises the importance of security of tenure for all, especially for the vulnerable and poor in society (United Nations, 2015). Besides, international organisations such as the United Nations Human Settlements Programme (UN-HABITAT) and Global Land Tool Network (GLTN) are advocating the need to recognise tenure for all (UN-HABITAT/GLTN, 2016). The World Bank (2017) estimates that about 30% of the world population has secured rights to land and property. Hence, the high demand to fast track the attempts of land documentation, recordation and recognition of all people-to-land relationships (Chekole, de Vries, & Shibeshi, 2020).

The registration of land in many developed and developing countries is carried out using conventional methods (van Asperen, 2014) like total station and global positioning system (GPS) (Chang & Tsai, 2006), which use high technology to obtain high accuracy (FIG, 2014b; UN-HABITAT/GLTN, 2016). The conventional methods have proved to be bureaucratic, slow, costly, complicated and not appropriate for different tenure types and land rights that exist (van Asperen, 2014). According to Palmer et al. (2009, p. 3), conventional approaches to land will not be sufficient to deal with these matters. Additionally, existing land administration tools lack the capacity to manage such challenges. This is an indication that land administration system needs to adopt different methods that will cater for various sectors of society in respective countries. Therefore, shortcomings of the conventional methods to register land have witnessed the development of simple and inexpensive Fit-For-Purpose (FFP) tools for land registration (McLaren,

Lemmen, & Enemark, 2016). FFP is a flexible approach used for building land administration systems in less developed countries that focus on societal needs, such as providing tenure security and land use control instead of focusing on advanced technical standards (FIG, 2014b). The FFP approaches, which address technical gaps associated with undocumented rights to land in both rural and urban areas and its implementation, are expected to lead to social inclusion, increased equity and respect for human rights (Hendriks, van Asperen, & Zevenbergen, 2019). This is the alternative for land mapping and registration to the conventional methods.

1.2. Justification

The conventional land administration in many developing countries has failed to close the tenure gap due to weak institutions, inappropriate laws and regulations, lack of capacity, inadequate maintenance, long implementation time frames and to a great extent, these are inappropriate for the local context and conditions (UN-HABITAT/GLTN, 2016). This has brought about the marginalisation of many rural poor concerning land access and security of tenure, which subsequently deepens their poverty (GLTN/UN-Habitat, 2017b). However, the global land administration fraternity has progressively acknowledged and worked towards the achievement of alternative pro-poor and gender-responsive approaches to land administration (Hendriks, Bennett, Mkumbwa & Zevenbergen, 2016). It is clear that the conventional land administration system has not been able to meet the demands to deliver security of tenure for all. Furthermore, the different tenure types and land rights that exist in customary areas and informal settlements are not accommodated by conventional land administration (Augustinus, 2010). The FFP approaches has the ability to provide a scale of tenure types and rights to land also known as the continuum of land rights, from formal to informal in order to improve tenure security (van Asperen, 2014). Besides, the FFP approach to land administration can achieve security of tenure for all, are cheap and can be developed and gradually upgraded over time (McLaren et al., 2016). The FFP approach is so far the most feasible solution to resolving the global security of tenure divide (McLaren et al., 2016; Musinguzi & Enemark, 2019).

Various FFP approaches for land rights registration have been implemented in several countries based on the country requirements, to address the limitations of formal land registration (Lengoiboni, Richter, & Zevenbergen, 2019). The World Bank, UN-FAO, FIG, UN-HABITAT and other organisations are supporting the development of the FFP land tools (FIG, 2014b) to reduce the unfavourable effects of conventional land tools (van Asperen, 2014). Although studies have been conducted to show how effective conventional land tools have been in promoting economic growth (Brasselle, Gaspart, & Platteau, 2002; van Asperen, 2014), there are no studies that exist in connection with the FFP approaches for land administration. Therefore, this research seeks to analyse the impacts of fit for purpose land documentation on tenure security and socio-economic status¹ of customary land right holders, and whether tenure security facilitates the socio-economic improvements of customary land right holders according to the selected socio-economic factors (see section 2.5). The research will focus on Chamuka Chiefdom in Chisamba District of Zambia.

1.3. Research problem

Several developing countries are striving to find solutions for many land problems such as land conflicts, reduced investment and economic development in land. These have hindered many countries from reaching their full potential. The solutions have not helped the poor and disadvantaged that lack security of tenure. This has, therefore, necessitated the re-evaluation of conventional approaches to invent solutions that can provide security of tenure for all (Musinguzi & Enemark, 2019). Similarly, Zambia has been using

¹ Status in this study refers to the standing of landholders in relation to the selected socio-economic factors.

conventional methods in registering land rights. These methods have exhibited various challenges that have contributed to the low numbers of land registration. Challenges include bureaucratic and time-consuming processes, high cost and technical standards that are required to be observed during the process of land rights registration (Lengoiboni et al., 2019; van Asperen, 2014; Zevenbergen, 2001). Cadastral surveys are deemed to be expensive, and only a few are carried out in rural and peri-urban areas when land is converted to state land.

According to Tembo, Minango and Sommerville (2018), Zambia, through the Ministry of Lands and Natural Resources (MLNR) has only registered about 10% (600,000) properties since attaining independence in 1964, out of the total land coverage of the country of 752,614 square kilometres. The country has a dual land tenure system, comprising state and customary lands (Government of Zambia, 1991). 20% of the land in the country is state land under the control of the MLNR, and 80% is customary land controlled by the traditional leadership (Tembo et al., 2018). A significant portion of the population of the country (60%) is settled on unregistered customary land. The Zambian law permits individuals to own land under the customary tenure with their rights secured within the restrictions of the customs and traditions of the tribe the parcel of land is located (Tembo et al., 2018). The state law recognises customary tenure; however, records relating to it are not part of the official register (Mulolwa et al., 2016) and this has resulted in many land disputes among the landowners (villagers) and traditional leaders with regards to land parcels boundaries.

Therefore, this research seeks to analyse the impacts of the FFP land documentation on tenure security and the socio-economic status of customary land right holders, and how tenure security facilitates for socio-economic improvements of customary land right holders in the study area.

1.4. Research Objective

1.4.1. Main Research Objective

The main objective of the research is to analyse the impact of the fit for purpose land documentation on tenure security and socio-economic status of customary land right holders, how tenure security facilitates for socio-economic improvements of customary land right holders in Chamuka Chiefdom, Chisamba District.

1.4.1.1. Research Sub Objectives

1. To find out how FFP customary land documentation was implemented in the study area.
2. To assess how land certificate holders interpret their security of tenure after the FFP land documentation.
3. To determine the impact of FFP land documentation on the socio-economic status of land right holders.

1.4.1.2. Research Objectives and Questions

1. To find out how FFP customary land documentation was implemented in the study area.
 - 1.1 What was the process for FFP customary land documentation in the study area?
 - 1.2 What types of land rights were recorded during the FFP land documentation and what documents were provided?
 - 1.3 What are the viewpoints of land certificate holders about fit-for-purpose customary land documentation?
2. To assess how land certificate holders interpret their tenure security after the FFP land documentation.

- 2.1 How well do land certificate holders perceive their tenure security after the implementation of FFP customary land documentation?
- 2.2 What is the prevalence of land-related disputes in the study area after the FFP land documentation?
3. To determine the impact of FFP land documentation on the socio-economic status of land right holders.
 - 3.1 Are inclusiveness, access to credit, lease and sale of land evident for land certificate holders after documentation of their land using the FFP approach?
 - 3.2 Is there evidence of investment in the land after the FFP land documentation?
 - 3.3 How does tenure security facilitate socio-economic changes experienced by customary land right holders after land documentation?

The implementation of the FFP land documentation in the study area will help shade more light on the process and how the involvement of documented land right holders inspired them to have confidence in the programme by investing more on their land to enhance their socio-economic status.

1.5. Conceptual Framework

The conceptual framework (see figure 1) explains the concepts of customary land, FFP land administration, tenure security and socio-economic factors of land right holders that are derived from land documentation. Customary land is registered by use of the FFP approach which involve solving the societal problem of low numbers of land rights registration especially in rural areas as conventional tools have failed to scale up the registration in most developing countries like Zambia. The process for documenting land through FFP approach is expected to improve tenure security of land right holders through documentation of the existing rights to land and help resolve land disputes as landholders will jointly agree on parcel boundaries. In addition, the implementation process involves participation of all stakeholders which is expected to enhance the transparency which in turn improve the tenure security of land right holders. Documenting rights on land provides land documents to landholders proving their land ownership with attached rights. Once tenure security is enhanced, there is a likelihood for land right holders to invest differently in their land. The land documents can be used as collateral by land right holders to access finance and incentives such as agricultural inputs. FFP land administration is believed to have an impact on the different types of tenure security and socio-economic status of customary land right holders by means of providing documentation which will strengthen their security. This study seeks to examine the impacts of the FFP land administration via improved tenure security through registration of customary land rights and the issuance of land documents. Figure 1 demonstrates the major concepts of this study and how they are related.

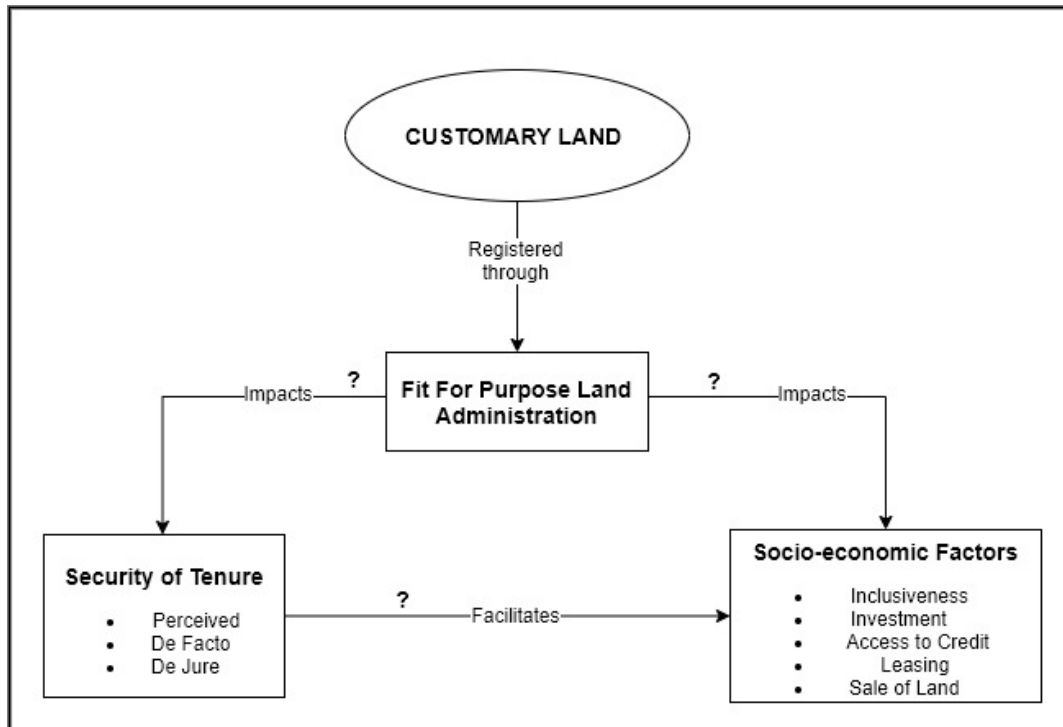


Figure 1: Conceptual Framework. Source: Author

1.6. Significance of the Research

The global land administration fraternity has increasingly recognised, embedded and worked towards the attainment of alternative pro-poor and gender-responsive approaches to land administration (Bob Hendriks, van Asperen, & Zevenbergen, 2019). In the recent past, the implementation of FFP land administration has gained much awareness, especially in Sub-Saharan Africa. This approach is implemented for different purposes. Various studies have been conducted about the implementation of the FFP approach. It comprises, among other things, the designing and implementation of a pro-poor system (UN-HABITAT, 2019), the building of sustainable land administration (Musinguzi & Enemark, 2019) and cross-cutting issues to innovations in land tenure documentation (Lengoiboni et al., 2019). Studies to show how the FFP approaches are impacting tenure security and the socio-economic status of land right holders, and how tenure security facilitates for socio-economic improvements of land right holders are lacking. This research is relevant in filling this study gap by analysing the impact of FFP land documentation on tenure security and the socio-economic status of customary land right holders. The study will examine how FFP land documentation has influenced changes in land right holders' socio-economic lives and whether the changes are sustainable.

Furthermore, the goal to carry out the FFP approach is to solve the societal problem of tenure insecurity in Sub-Saharan Africa, which Zambia is a part of. The research findings will help enhance the land documentation through the FFP approach by documenting the implementation of FFP land documentation and identifying its impacts on tenure security and the socio-economic status of customary land right holders. This research will be relevant for authorities and decision-makers to implement the FFP land documentation in undocumented parts of the country, closing the tenure security gap that exists. This will support the attainment of the Sustainable Development Goal 1.4 at the national level of increasing a proportionate population with secure tenure rights to land.

1.7. Thesis Structure

The thesis will comprise six chapters that will be undertaken in three phases of pre-fieldwork, fieldwork and post fieldwork.

Chapter One: Introduction

This chapter provides information about the general introduction, background of the research, the justification, the research problem, research objectives and questions, the conceptual framework, significance of the research and the thesis structure.

Chapter Two: Literature Review

This chapter reviews relevant literature in order to explore existing knowledge in the field of research. It presents the literature review of the theoretical framework and discussion about the main research concepts.

Chapter Three: Methodology

This chapter describes the research approach and methods, giving an overview of the research and field approaches and methods, study area background, limitations and ethical considerations.

Chapter Four: Results

This chapter will present the findings obtained from the fieldwork regarding the impact of FFP land documentation on tenure security and the socio-economic status of customary land right holders, and how tenure security facilitates the socio-economic improvements of customary land right holders.

Chapter Five: Discussions

This chapter presents the discussions of the findings obtained from the analysis and compares them to existing scientific literature.

Chapter Six: Conclusion and Recommendations

This chapter draws the research conclusion from the findings and provides recommendations for future research.

1.8. Summary

This chapter served as the introductory chapter of the research. It described the research background, justification, research problem, research objectives, conceptual framework, significance of the research and the thesis structure. The following chapter will explore relevant literature on the concepts and terms of the research.

2. LITERATURE REVIEW

2.1. Introduction

In the recent past, the FFP land tools have attained much recognition especially in the global south alongside the conventional tools for land administration. Whereas studies have been conducted on the implementation of the FFP approaches, the question has remained how the FFP land documentation has impacted on the tenure security and socio-economic status of customary land right holders; a gap this research aims to address. This chapter discusses the existing literature of the key concepts of the research. It explains different theoretical backgrounds and discussions to build an understanding of the land registration system and the FFP approaches that are fundamental in the documentation of customary land. Section 2.2 provides an overview of land administration, with the focus on customary land administration and registration systems. The concepts of the FFP land administration and tenure security are reviewed in section 2.3 and 2.5 respectively. The impacts of the land documentation on tenure security and selected socio-economic factors experienced by certificate landholders are reviewed in section 2.6 and 2.8.

2.2. The Concept of Land Administration

Land administration system is an important instrument to support and to ensure that countries have operational land sectors capable of implementing land policies and deliver services needed for security of tenure, planning and taxation (van der Molen & Mishra, 2006). The need for effective land administration systems can not be ignored based on the definition of the UNECE (2005), “*land administration is a process of determining, recording and disseminating information about the ownership, value and use of land and its associated resources when implementing land management policies.*” The importance of land administration is to ensure all people-to-land relationships are recognised through security of land tenure as it protects the fundamental right to land especially for the poor and vulnerable in society. It covers features such as land registration, boundary surveying, cadastres and land records. Conventional land administration include institutional and technical arrangements that originated in western countries where they have scored success but have limited coverage and impact on developing countries (Zevenbergen & Haile, 2010). There is growing consensus to diversify land administration approaches to accommodate and improve the extension of tenure security to integrate different forms of land tenure alongside the conventional approaches (Chigbu et al., 2015). Hence, the development of alternative land administration approaches to record the land rights of people.

2.2.1. Customary Land Administration and Registration

This sub-section looks at customary land. It considers the land administration and land registration of customary land.

Land is an integral part of the social, political and economic life in many African economies as about 60% of the population depend massively on agriculture and natural resources for a notable portion of the Gross Domestic Product (GDP), domestic food requirements and employment among others (UNECA, 2010). Nonetheless, about 90% of land in Sub-Saharan Africa is controlled under customary tenure (Lawry, 2013) and most of it lacks formal documentation to show who owns it or who has the right to use it (Toulmin, 2008). In this aspect, customary land which is managed in accordance with local customs and traditions of a particular tribe the land is located (Paaga, 2013), requires to be well managed and protected as it is a source of livelihood for more than two billion of the world’s population (USAID, 2013b).

The urgency to secure customary land rights through documentation or registration is greater now than ever as many customary land right holders are threatened by large scale land acquisition due to rising demand for land worldwide (Toulmin, 2008), putting the lives of rural poor at high risk of dispossession (Chimhowu,

2019). Land registration is important for many reasons. According to studies by (De Soto, 2000; Feder & Nishio, 1998) indicate that land registration may increase the tenure security, facilitate property market, boost access to credit for landholders and aid income generation and planning. With rapid evolving tenure practices, rural populations are more and more realising the importance of documenting things as a tool of managing their relationships and it is easy to assert their rights to land through documentation (Toulmin, 2008). Cheaper, simple and locally developed systems for land rights documentation are able to meet the needs for secure tenure for the majority of the people (Toulmin, 2008).

2.3. Fit For Purpose Land Administration

The following sub-section elaborates on the FFP land administration, touching on the concepts and principles of the FFP land administration. The frameworks serve as a fundamental principle in accomplishing the land policy objective in every country.

The shortcomings of conventional methods for land administration, as earlier explained, have failed to meet the demands of people and their relationship to land, to support tenure security for all and to manage the use of the land and natural resources in a sustainable way (FIG, 2014b). This has witnessed the development of the Fit for Purpose (FFP) land administration. The FFP land administration approach is a substitute for conventional land administration that seeks to prioritise the needs of people and their relationship to land (Lengoiboni et al., 2019), taking into consideration the country context and focuses on the societal needs with the ability to be incrementally upgraded overtime (Enemark, 2017). With this approach, all rights to land can be secured within a given time and cheaply (Enemark, 2017; Lengoiboni et al., 2019). The initial starting point for FFP approach is to determine the motive(s) that the system aspires to accomplish and ascertaining the appropriate techniques to be used to achieving the purpose (Musinguzi & Enemark, 2019). This FFP land administration according to (UN-HABITAT/GLTN, 2016) has three main characteristics:

- i. Focus on the Purpose – Providing security of tenure for all is the main focus for this approach and the design on how to achieve the purpose.
- ii. Flexibility – The FFP approach provides the flexibility as regards to demand for accuracy instead of concentrating on technical standards and high accuracy. It includes the flexibility to recognise different kinds of tenure rights also known as continuum of rights.
- iii. Incremental improvement – The system uses simple and low cost methods designed to fulfil the needs of society but with the ability to be upgraded and improved upon overtime as needs and opportunities arise.

2.3.1. Basic Concepts For Fit For Purpose

In order to have a successful FFP land administration, there is a need to uphold the concept of the FFP land administration which include three main elements; the spatial, legal and institutional frameworks as shown in figure 2. Each element embraces flexibility so as to satisfy the current society needs.

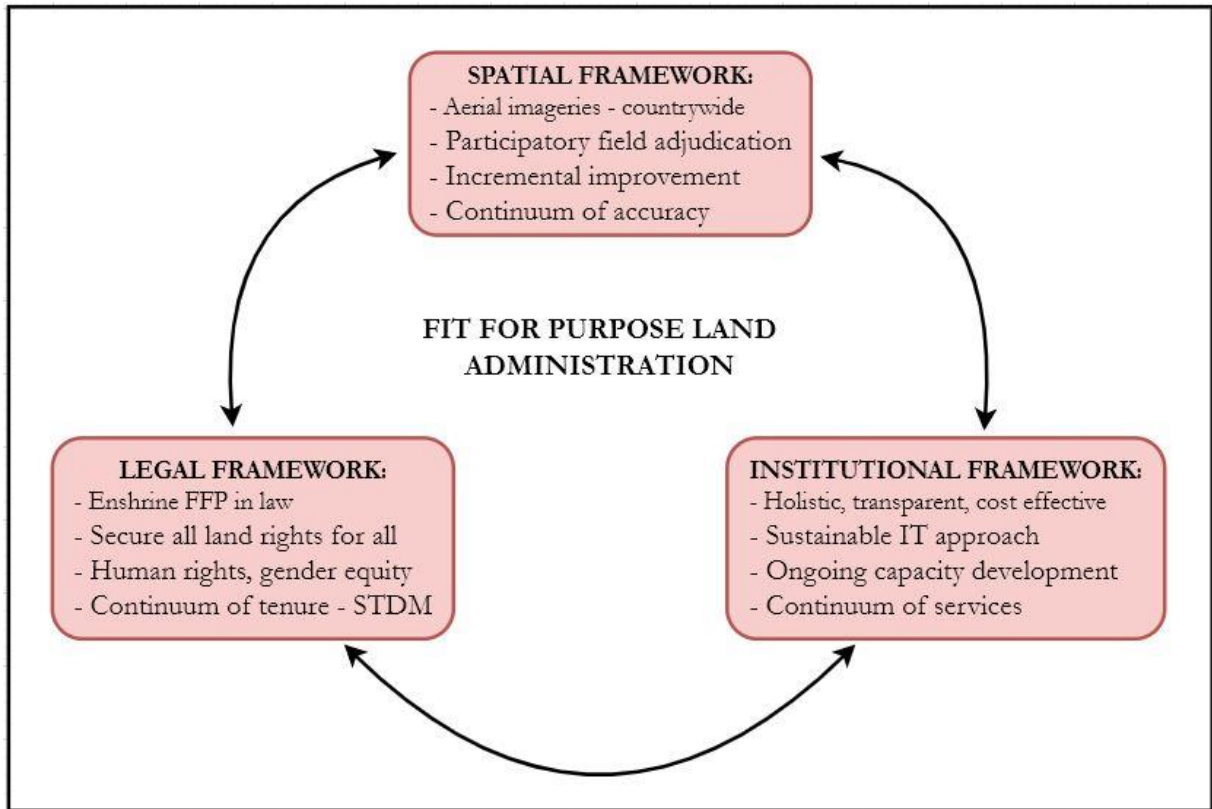


Figure 2: The Concept of FFP Land Administration. Source: (UN-HABITAT/GLTN, 2016, p.17)

The concept of FFP land administration must be versatile to cater for different requirements of the country enough to achieve the desired goals of the land policy and society as a whole (McLaren et al., 2016). The spatial, legal and institutional frameworks must be flexible to meet the current needs which can be incrementally improved over a period of time. The concept in itself represents a continuum which is supported by the legal framework and helps to close the tenure security gap that exist in many developing countries by formalising the different land rights at each stage of the continuum (Enemark, 2014) especially customary land tenure that is sometimes not recognised by conventional land administration. Moreover, human rights and gender equity in respect of land rights are equally championed (McLaren et al., 2016).

2.3.2. Principles For Fit For Purpose

The following sub-section looks at the FFP approach which includes three frameworks with four key principles for each of the frameworks as illustrated in table 1.

Table 1: Key Principles of Fit For Purpose approach

KEY PRINCIPLES		
Spatial Framework	Legal Framework	Institutional Framework
<ul style="list-style-type: none"> ▪ The use of Aerial or Satellite Imagery rather than field surveys ▪ Visible boundaries rather than fixed boundaries ▪ Accuracy depend on purpose rather than technical standards ▪ Demands for updating with chances for updating and ongoing improvement 	<ul style="list-style-type: none"> ▪ A flexible framework designed along administrative rather than legal lines ▪ Provides continuum of tenure ▪ Secure land rights for all rather than only one register ▪ Guarantees gender equity for land rights 	<ul style="list-style-type: none"> ▪ Coherent institutional structures rather than sectorial silos ▪ Good land governance rather than rigid processes ▪ Transparent and accessible land information for all ▪ Flexible ICT approach rather than complicated technological solutions

Source: (UN-HABITAT/GLTN, 2016, p.19)

The legal framework must be flexible to allow for decentralised administration instead of judicial decisions and various tenure types must be acknowledged as opposed to individual titling (UN-HABITAT/GLTN, 2016). The spatial framework guides on the use of aerial imageries while adopting a participatory approach during parcel boundary demarcation (Rahmatizadeh, Rajabifard, Kalantari, & Ho, 2018). This can significantly reduce the registration time and the cost of mapping. The accuracy of the aerial imagery is dependent on the purpose and can be upgraded and updated as need arises (McLaren et al., 2016). Furthermore, the institutional framework designed to deal with the governing of land rights within the land administration sector by incorporating principles of good land governance (FAO, 2007b) than the usual bureaucratic barriers. Land must be managed holistically as a whole than separately. According to the table 1, the institutions dealing with land need to be integrated with the flexibility of sharing information instead of working in isolation. In addition, Information and Communication Technology (ICT) must be flexible, making land information transparent, easy and affordable to access by all (UN-HABITAT/GLTN, 2016).

2.3.3. The Continuum of Land Rights

The FFP land administration supports the continuum of land rights (figure 3). The continuum of land rights refers to a range of land rights with different degrees of security and control (UN-HABITAT, 2008). The word 'continuum' relates not only to land rights but other aspects of the FFP approach such as geometric accuracy, data acquisition methods, among others (FIG, 2014a). Different tenure systems may operate within a continuum. Its objective is to highlight the numerous diverse types of legitimate land rights that can co-exist (Hull, Kingwill, & Fokane, 2020). According to the global land fraternity, security of tenure can be attained through a continuum of land rights, as it permits a practical pro-poor recordation of land rights that allows people to get onto this tenure rights of ladder. With the continuum, less conventional types of land tenure are accepted and offered high levels of security and protection (UN-HABITAT, 2008). It has the ability to incrementally upgrade land rights over a period of time in response to available technology and resources (UN-HABITAT/GLTN, 2016). However, the adoption of a continuum of land rights approach, if implemented at scale, will entail the introduction of some form of land recordation (Zevenbergen, Augustinus, Antonio, & Bennett, 2013) as illustrated in figure 3.

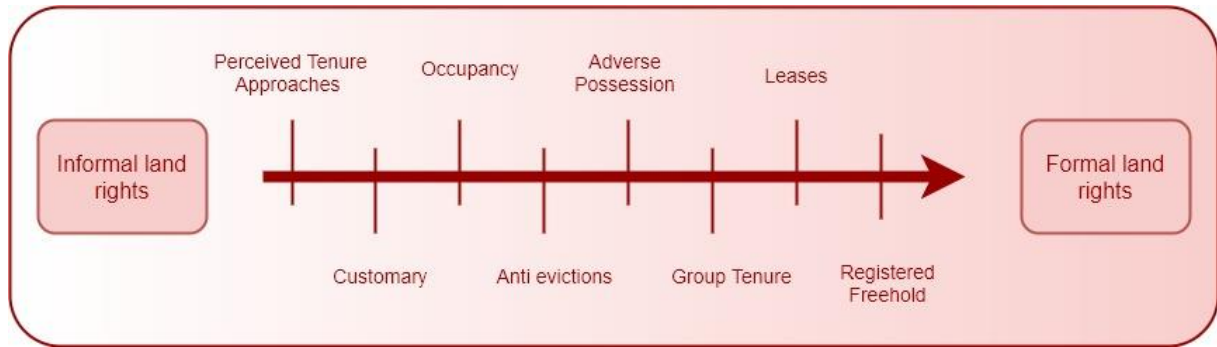


Figure 3: The Continuum of land rights Source (UN-HABITAT, 2008).

2.3.4. The Social Tenure Domain Model

The Social Tenure Domain Model (STDM) is a pro-poor, gender sensitive, participatory and flexible land recordation tool for representing people-to-land relationships across the continuum of rights (UN-HABITAT/GLTN, 2016). The tool caters for all tenure types, social tenure relations and overlapping interests (UN-HABITAT, 2019). Land rights such as customary, informal, communal, non-formal and secondary rights that are enjoyed in most countries by the poor, the marginalised and vulnerable exist outside the formal land administration system (UN-HABITAT, 2019; Yadav, 2018). These landholders account for about 70% of the world's population (Chekole et al., 2020). The idea behind the STDM is to help close the gap between formally registered land ownership and the unregistered land (GLTN, 2015). It is a standard for flexible 'people - land' relationships as it provides a clear picture of who owns what and where (Lemmen, 2010). It is an FFP tool for mapping land rights in a participatory, inclusive and transparent manner, and can be upgraded (Lemmen et al., 2016). Its flexibility is able to recognise that parties, spatial units and social tenure relationships may appear in several forms (Lemmen, 2010).

2.3.4.1. Examples of STDM Implementation

Several developing countries world over have implemented the STDM at different levels. The tool was developed in recognition of the need for legal pluralism and wide recognition of people-to-land relationship (GLTN, 2015). Below is a list of some of the countries that have implemented the STDM.

Implementation of STDM in Chamuka Chiefdom Zambia

STDM was successfully used in Chamuka Chiefdom in Zambia in 2016 as a pilot project for mapping customary land parcels. Community members were involved in the data collection which involved profiling enumeration and mapping of the project area by the villagers themselves. The process to gather data at household level was participatory and transparent (Katungula et al., 2019).

Implementation of STDM in Mbale Uganda

The implementation of STDM in Mbale of Uganda in 2010 was for the purpose of upgrading slums and informal settlements, adjudication of land and for data incorporation in the land administration and information system. The enumeration was driven by the members of the community and data on households was collected by slum dwellers. The exercise empowered the slum communities and formed a base for dialogue with local authorities for the improvement of tenure security, inclusive planning and enhancing access to basic services and infrastructure (Antonio, Makau, & Mabala, 2013).

Implementation of STDM in Soacha Bogota Colombia

STDM was implemented in the municipality of Soacha in Bogota Colombia, as part of an urban intervention model for neighbourhood improvement. The community actively participated and brought about

stakeholders, partners and donors to help and address the problems of tenure uncertainty, poor housing and living conditions, precarious and non-existent public facilities and infrastructure (Zimmermann, 2017).

2.4. Land Tenure

The United Nation's FAO (2002, p. 7), describes land tenure as the *"relationship, either legally or customarily defined, among people, as individuals or groups, with respect to land."* Land tenure is concerned with the rights, restrictions and responsibilities (RRR) people have regarding land (van Asperen, 2014). These are rules regulating how rights to land will be assigned within society. It relates to agreements with respect to the use and management of land (Deininger, 2004). In simple terms, land tenure determines who can use what resources for how long and under what conditions.

Land tenure augments and guarantees people's rights to land and avoids unjustified evictions. According to the UN-HABITAT (2012, p. 7), secure land tenure and property rights are fundamental to a broad scope of issues related to development such as housing, livelihood, economic prosperity and poverty reduction among others. Securing tenure rights is of great importance as there is high demand for land around the globe (Toulmin, 2008). Tenure security is crucial foundation for socio-economic development and it protects communities from threats that may result from massive land acquisition (Musinguzi & Enemark, 2019).

2.5. Tenure Security

The principal goal for land tools, whether conventional or non-conventional is to guarantee tenure security. According to FAO (2002), tenure security is the assurance that an individual's rights to land will be acknowledged by others and safeguarded in cases of specific challenges. The UN-HABITAT (2008), defines tenure security as the level of confidence land users possess that they will not be arbitrarily disadvantaged of the rights they possess and benefit from the land including economic gains that flow from it; the assurance that an individual's rights over land will be acknowledged by others and safeguarded in cases of certain challenges; or more specifically government will effectively protect the rights of all individuals and groups from forced evictions. In short, tenure security is the ability for an individual to defend their ownership, occupation, use of and access to land from encroachment, in a legal and practical manner (Hull et al., 2020). Tenure security can not be measured directly and, generally it is what people interpret it to be and its characteristics may change from context to context (FAO, 2002). Tenure security comes with it different benefits.

Van Gelder (2010), views tenure security as comprising of a tri-partite model involving the legal, de facto and perceived and each one has some influence on the other. There are two main components of tenure security. These are reasonable term of rights suitable to the land use established and the social needs of the user, and sufficient legal defence against eviction and indiscriminate cut of land rights with enforceable guarantees and legal/social remedies against losing these rights (UN-HABITAT, 2008). Tenure security includes objective and subjective aspects. The 'objective' aspect is made up of the content, nature, period and executability of the rights while the 'subjective' aspect deals with perception of land right holders and the guarantee they have that they will not be interrupted to use their land (Kanji, Cotula, Hilhorst, Toulmin, & Witten, 2005). The UN-HABITAT, GLTN and IIRR (2012) categorises tenure security into active and passive tenure security. Active tenure security allows transactions to be conducted on the piece of land such as buying, selling or leasing. The passive tenure security assures the landholder that they are free from the risk of being evicted from the parcel of land (UN-HABITAT, GLTN, et al., 2012).

2.5.1. Types of Tenure Security

According to Van Gelder (2010), tenure security exists in three dimensions; *de jure* (legal), *de facto*, and perceived.

2.5.1.1. De Jure Tenure

De jure also known as legal tenure security relies on the fact that the right and access to and use of land is approved by established statutory guidelines (Durand-lasserve, 2006) and improved through the provision of legal titles or certificates of ownership (Van Gelder, 2010). Alizadeh, Mirgholami, Dadashpoor, Farabiasl, and Allan (2019b) assess that there is a correlation between the three identified types of tenure security and is mostly related to freehold tenure. State support and legitimate force are vital aspects of legal tenure (Hollingsworth, 2014).

2.5.1.2. De Facto Tenure

De facto refers to the existing situation on the ground; based on the control of land despite the legal position in which it is being controlled and is socially and politically recognised (Van Gelder, 2010). It can have both intrinsic or extrinsic subcomponents. The intrinsic components relates to the existence and size of the settlement as well as the degree and unity of organisation within the community. The extrinsic components refers to the support third parties offer, the provision of services such as electricity and water, census of populations and addresses (Van Gelder, 2010).

2.5.1.3. Perceived Tenure

Perceived tenure security is dependent on the perception of an individual's experience of their tenure situation (Van Gelder, 2010). It lies on the perspective that the perceived tenure situation forms the basis that the land right holder is expected to make land-related decisions (Ma, 2013). Perceived tenure security is dynamic and may differ from one household to the next within the same location, its dependent on who perceives it, how such tenure has been acquired, which players have been involved in securing the tenure for specific households and what is perceived as secure (De Souza, 2001). The categorisation of tenure security is shown in figure 4.

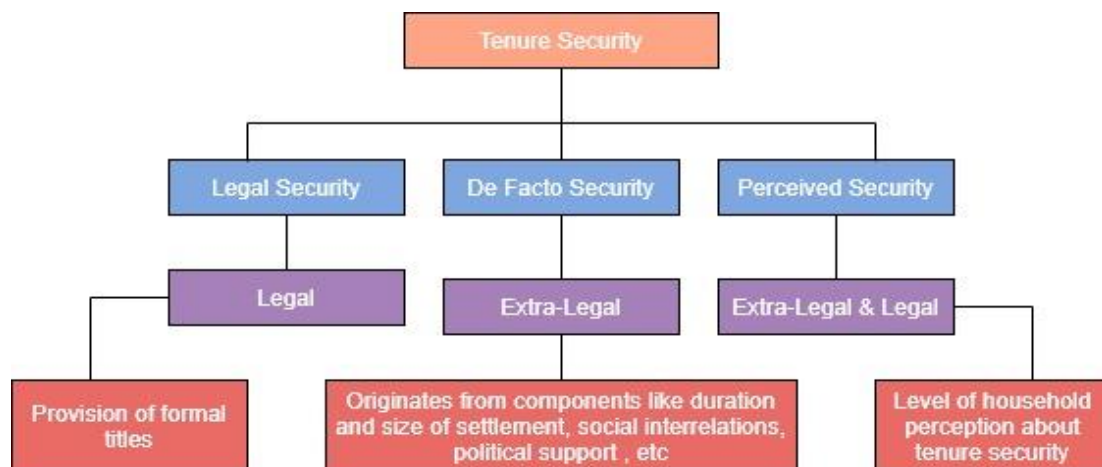


Figure 4: Types of tenure security and their factors, Source (Alizadeh et al., 2019)

2.5.2. Indicators for Measuring Tenure Security

Different approaches have been developed by international land agencies and researchers to measure tenure security for assessing the implementation of land policies in countries (Prindex, 2018; Simbizi, 2016; UN-Habitat, 2018; Uwayezu & de Vries, 2018). This research identified indicators to use for measuring tenure security under customary land based on several available indicators. The indicators have been adopted

because they explain well the situation and are easy for landholders to understand (Wilusz, 2006). Table 2 shows the indicators that have been adopted to measure tenure security.

Table 2: Indicators for measuring tenure security under this research as identified from literature

Indicator	Comment	Source
Duration of land ownership	Period the landholder has occupied the land.	(UN-Habitat, 2018)
Expected stay	Reasonable duration of rights (long or short term)	(Uwayezu & de Vries, 2018)
Types of land rights on land	Bundle of rights enjoyed by the landholder/freedom to use, bequeath to heirs or lease out, etc.	(Simbizi, 2016; UN-Habitat, 2018)
Recognition & protection of the rights	Legal recognition of rights to land.	”
Proof of rights to land	Documents proving ownership & the rights to land.	(Prindex, 2018; Simbizi, 2016)
Eviction threats	Previous or current threats of eviction and its cause.	(UN-Habitat, 2018)
Likelihood to lose land unwillingly in future	Fear of occurrence that can lead to loss of land.	(Prindex, 2018)
Existence of land disputes	Land disputes and its resolution	”
Investment	Level of investment on the land e.g. Agriculture and property	(Wilusz, 2006)
Access credits	Increased access to formal credits	”
Access to formal markets	Increase to formal market activities	”

2.6. Impact of Land Documentation on Tenure Security

Literature has linked tenure security emerging from conventional land administration to investments in land. Feder & Nishio (1998) and Deininger & Feder (2009), claim that land documentation through tenure security based on economic theory is presumed to enhance access to credit, increased incentives to invest, promote vibrant land values and markets, reduces risk of land disputes among others. Land documentation on a larger scale remove uncertainties and help facilitate transactions, eventually influencing a better allocation of land and greater level of economic well-being. A properly implemented land documentation or registration system will be able to address the social aspects of land right holders such as equity, alleviation of poverty and provide protection of the marginalised groups in society (Feder & Nishio, 1998). In addition, social impacts of land documentation include tenure security, inclusion, gendered outcomes to mention but a few (Payne, Durand-lasserve, & Rakodi, 2007). A significant body of research exhibits the value of secure land rights through documentation as being a necessity for land-related investments in numerous contexts (Deininger, 2014).

Secure land tenure enable people in rural and urban areas to invest in improved homes and livelihoods, and is a vehicle to boost good environmental practices, enhance food security and attainment of human rights among others (UN-HABITAT, 2008). Several studies indicate that there is a positive correlation between tenure security and investment (Deininger, 2014). Some studies that focused on the impact of the unconventional land administration approaches such as the fit for purpose on tenure security were conducted in Ethiopia (Deininger, Ali, & Alemu, 2011) and Rwanda (Simbizi, Zevenbergen, & Bennett,

2015). The findings show that the processes differed from the conventional land registration system as these approaches promoted gender equity, participatory techniques and replaced complicated mapping with community involvement among others (Deininger et al., 2011). In short, the studies needed to ascertain the impact of the land documentation programmes on tenure security. A number of positive aspects with respect to tenure security being enjoyed by rural landholders were identified. Similar benefits as those of conventional approaches were equally derived from the unconventional approaches such as the fit for purpose approaches. These include enhanced tenure security through issuance of proof of land ownership (land documents) to landholders and documenting of existing land rights, decrease in land disputes as a result of effective land rights protection and growth in land investments (Deininger et al., 2011; Simbizi et al., 2015).

Overall, the success of every land documentation exercise is dependent on individual country's governance framework, the effectiveness of state institutions and on how socio-economic power is distributed (Deininger & Feder, 2009). The idea of trustworthiness (Zevenbergen, 2002b) and legitimacy of land rights and auxiliary institutions (FAO, 2002) are regarded as ingredients of land tenure security.

2.7. Linkage of Tenure Security and Socio-Economic Status of Land Right Holders

The USAID (2013a) recognises secure land tenure as a foundation for economic growth in both rural and urban areas. Tenure security has a linkage with socio-economic status of landholders through investment, credit availability, land values and agricultural productivity among landholders (Roth & McCarthy, 2013). The Voluntary Guidelines on the Responsible Governance on Tenure of Land, Fisheries and Forests in the Context of National Food Security (Voluntary Guidelines - VGGT) emphasise the significance of recognising and respecting all legitimate tenure claimants and their rights (FAO, 2012, p. 3). Tenure security affect economic growth by increasing the incentives of households and individual landholders to invest and access credit, which facilitates for investments and the transfer of land via rentals and sales (Deininger, 2004). Furthermore, tenure security boosts the provision of credit through the establishment of tradeable collaterals (Singirankabo & Ertsen, 2020).

Barnes (2003) and Feder & Nishio (1998) argue that land documentation escalate tenure security and associate this security to economic principles and they conclude that tenure security realise the following:

- Promotes greater incentives for land right holders to invest on land thereby increase the availability of credit.
- Increases land transactions and facilitate transfers from less efficient to more efficient uses by increasing the certainty of contracts and lowering enforcement costs.
- Reduce economic costs of dealing with land disputes as the documented evidence can easily be produced.
- Raises productivity through increased agricultural investments.

2.8. Impact of Land Documentation on Socio-Economic Status of Land Right Holders

Land documentation brings about social and economic benefits in the lives of customary land right holders. The land document can be used as collateral in the credit access process and the borrowed money used as capital (Bambio & Bouayad Agha, 2018). The land right holders have the freedom to innovate by diversifying their livelihoods by renting out, selling part of their land, growing crops for subsistence or commercial purposes or adopt new technologies (IFAD, 2015). Documentation of land triggers more efficient use of land, reduces transaction costs and permits the establishment of land markets, safeguards investment made towards the land and provides government with information on landholders and their land (Toulmin, 2008). Land documentation affords the incentive to invest in housing and the possibility to do so by making formal

credit accessible (Van Gelder, 2009). Below are some selected socio-economic factors that are related to FFP land documentation:

2.8.1. Inclusiveness

Inclusiveness or inclusion enables rights of women and other marginalised groups, among others, to have access to land which are usually neglected under the customary system to be protected (Payne, Durand-Lasserve, & Rakodi, 2009) and covers all types of tenure and all land (Enemark, 2015). Because the FFP land documentation aligns its self to the continuum of land rights, various rights along the continuum scale are recognised. FFP adopts principles of being flexible, inclusive, participatory, affordable, reliable, attainable and upgradable (FIG, 2014b). Hence, it supports under-represented groups such as women, youths and customary groups by protecting their land rights and improving their access to land (UN-HABITAT/GLTN, 2016).

2.8.2. Investment

Investment in land refers to improvements made to land in form of buildings, machinery, agriculture productivity and land-conservation technologies (Singirankabo & Ertsen, 2020). Land as a capital asset offers opportunities for social and economic empowerment and secure rights to land can provide a source of financial security by enhancing collateral for credit as a transferable resource which can be sold, rented out or donated (Quan, 2006).

2.8.3. Access to Credit

Access to credit is made easier through the use of land documents as collateral (Payne et al., 2007) and is important in directing resources to more productive use and a major tool for strengthening household incomes and livelihoods (Domeher & Abdulai, 2012). Landholders without documentation are assumed to be unqualified to acquire credit and therefore, restricted in their capacity to improve their livelihood by upgrading their housing or start or grow a business (De Soto, 2000). Access to credit has the ability to contribute to housing improvement and have positive income results (Van Gelder, 2009).

2.8.4. Land Leasing and Sale of Land

Tenure security facilitates land transactions by supporting the ability to sell, buy and lease land in a more secure way (Deininger, Ali, Holden, & Zevenbergen, 2008). According to (Alizadeh et al., 2019; Deininger & Jin, 2006; Payne et al., 2007; Ravnborg, Bashaasha, Pedersen, & Spichiger, 2013; Van Gelder, 2010), land rights registration is considered to stimulate and sustain the economic activity of landholders by encouraging individual landholders to make long term investments in land improvements. It is presumed that security of tenure can boost economic growth, reduce poverty, provide investment opportunities and inspire business investment (Van Gelder, 2010).

2.9. Summary

This chapter broadly reviewed literature on the main research concepts identified in the conceptual framework. To fully understand the main concepts of this research, various literature was reviewed in depth in respect to administration and registration of customary land and how fit for purpose land administration has helped close the security tenure gap that customary landholders face, picking on the example of the Social Tenure Domain Model that was implemented in the study area. On the other hand, land documentation was analysed on how it impacts tenure security and socio-economic status of landholders, how tenure security facilitates for socio-economic improvements of landholders delving into types of tenure security and some existing socio-economic factors.

3. RESEARCH METHODOLOGY

3.1. Introduction

This chapter gives an overview of the case study area in section 3.2 and explains the adopted research design and methods in section 3.3. It illustrates the research methodology applied during the fieldwork and data analysis. The ethical issues and limitations of the research are explained in sections 3.4 and 3.5, respectively.

3.2. Description of Study Area

The study area for the thesis is Zambia, which currently has low scale of land registration with only approximately 10% of registered land and has in the recent past witnessed the development of the FFP land documentation in various places. The research focused on the customary land documentation because according to Tembo et al. 2018, 80% of the total land area is customary land and serves 60% of the rural population, which is unregistered. Chamuka chiefdom is located in Chisamba District of the central province of Zambia and covers an area of 300,000 hectares (Katungula et al., 2019) and has a population of 120,000. It lies between two fast expanding urban areas; Lusaka, the capital city in the south and Kabwe town in the north. Chisamba was declared a district in the year 2013 and lies in the zone that has one of the most favourable weather patterns across the central region. It is situated on the country's fertile belt and is well-known to be championing the agriculture sector in the country (Government of Zambia, 2018). The stability of climatic and geographical character of the district makes it one of the low-risk potential investment areas in agriculture because of the predictable environmental aspects (Government of Zambia, 2018). The Chamuka Chiefdom being part of Chisamba District bears the characteristics mentioned above of the district.

The chiefdom was appropriate for the research due to the implementation of FFP land administration in the area. In 2016, the Global Land Tools Network piloted the Social Tenure Domain Model (STDM) in the Chiefdom (GLTN/UN-Habitat, 2017a). This was implemented through the People's Process on Housing and Poverty in Zambia (PPHPZ) and its alliance partner the Zambia Homeless and Poor People's Federation (ZHPPF) (GLTN/UN-Habitat, 2017a). A total of 538 parcels in 11 villages were mapped (Katungula et al., 2019). In 2018, a further 490 certificates of customary land ownership were issued using the FFP land administration approaches (GLTN/UN-Habitat, 2017a). The primary initiative for FFP project was to advance the capacity of rural women by documenting their customary land rights, to understand and map the tenure relations based on gender and to strengthen the rights-to-land of the communities under the customary jurisdiction by collecting both spatial and socio-economic data (Katungula et al., 2019). The implementation of the FFP approach in the Chamuka Chiefdom to document the people-to-land relationship could have triggered different reactions from landholders hence the need to carry out this research. The people of the chiefdom predominantly depend on agriculture activities for their livelihood.

A total of four villages were chosen for this research. This was based on the accessibility of the areas as most areas were inaccessible due to flooded streams and roads which were in a deplorable state because of heavy rains. The villages were Kasheta, Chipembe, Mukobola and Chipande. Three of these villages Kasheta, Chipembe and Mukobola had the FFP land documentation implemented. Chipande is the village without the implementation of the FFP land documentation. The FFP land documentation programme is yet to be implemented in the village.

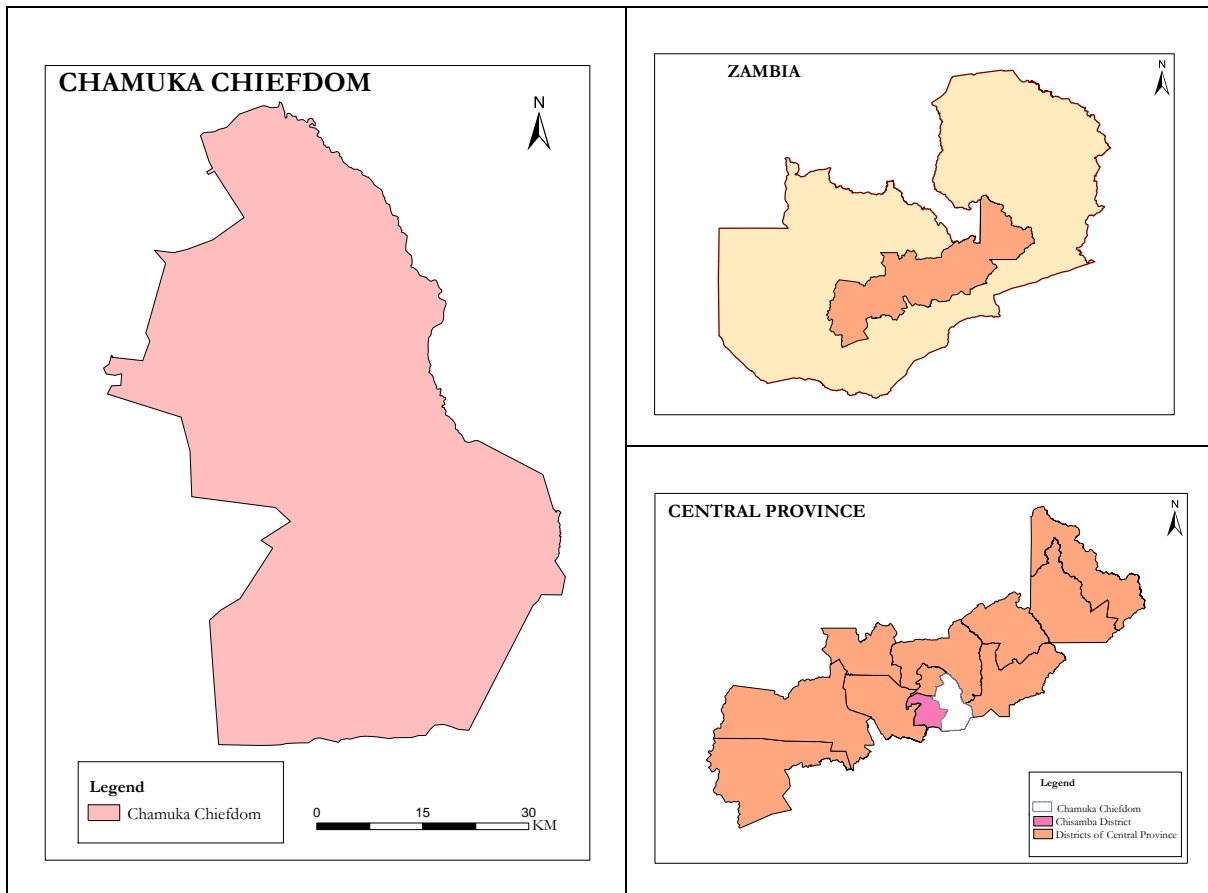


Figure 5: Map of the Study Area

3.3. Research Design and Methods

3.3.1. Research Design

The research used a case study approach of the qualitative method which is an approach that generates a comprehensive, multi-faceted interpretation of a complicated problem in real life, centred at analysing an experience in detail and in its natural context (Crowe et al., 2011). It is dependent on the assumption that the case being researched is representative of cases of a similar type so that with in-depth analysis, conclusions may be made that will be applicable to other cases of a similar nature (Kumar, 1999). A case of the FFP land documentation implementation in Chamuka Chiefdom of Chisamba District in Zambia was researched. Therefore, it helped to understand how the FFP land documentation was implemented and its impacts on tenure security and socio-economic status of land right holders.

3.3.2. Research Methods

The nature of this research is an impact assessment, which measured lasting or remarkable changes, positive or negative, intentional or unintentional in people's lives generated by an activity (Roche, 1999, p.21 as cited in Bird, 2002) in this case, the impact of the FFP land documentation on tenure security in the Chamuka Chiefdom. The research endeavoured to analyse the impact of FFP land documentation on tenure security and the socio-economic status of customary landholders and to measure its success by judging the changes (Intrac, 2017) brought about by its implementation. In this context, the research used the qualitative method. The qualitative method helped to explore and understand the social condition, event, interaction or role as illustrated by Creswell (2003). The qualitative research method can provide detailed information about human behaviour, emotion and personality features that the quantitative research would not be able to provide (Madrigal & McClain, 2012). The data for the qualitative approach is descriptive in the form of

words than figures (Creswell, 2003). The research was conducted in three phases which included the pre-fieldwork phase, the fieldwork phase and the post-fieldwork phase as presented in the flowchart in figure 6.

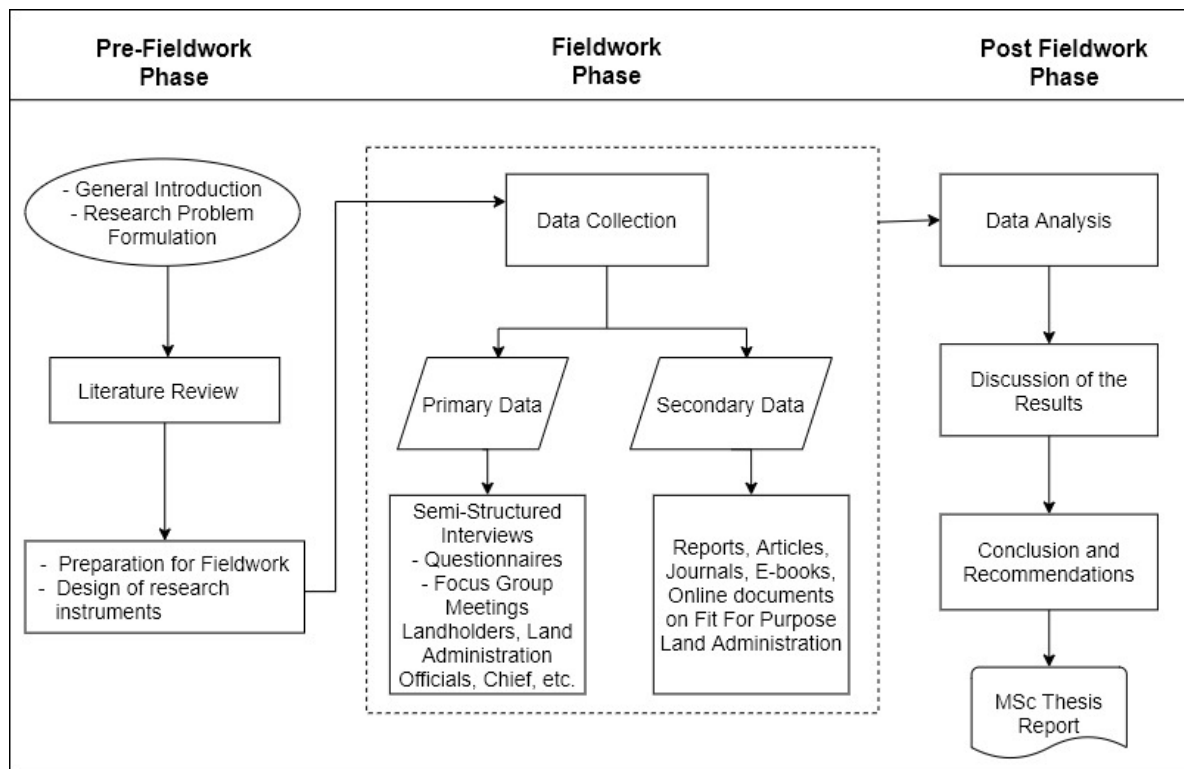


Figure 6: Research Phases

3.3.3. Pre-fieldwork Phase

The pre-fieldwork phase laid the foundation for the research. It comprised of the research problem identification revolving on the conceptual framework and formulation of research objectives and research questions. The study area was selected, designing of questionnaires, formulating of interview guides (see appendix 5) and production of map of study area were done during this phase. The questionnaires were centred on the respective research sub objectives. In addition, literature was reviewed based on the concepts of the research in order to search the existing knowledge in the field of research.

The fieldwork phase was carried out in Zambia using a field work assistant in order to address research sub-objective 1, 2 and 3. It consisted of the collection of both primary and secondary data in order to achieve the overall objective of the thesis.

3.3.4. Primary Data Collection

As stated by Glen (2018), primary data is data that is gathered by a researcher from authentic and reliable sources. The sampling technique of purposive and random sampling was adopted. Purposive sampling was used to identify key informants who provided vital information about the implementation of the FFP land documentation in the study area. Random sampling was adopted to select the landholders who participated in the study. This technique provided every landholder who met the criteria an equal opportunity to be selected from the study population (Emerson, 2015). One field work assistant was engaged to assist in the data collection exercise.

3.3.4.1. Interviews

Semi-structured interviews were conducted with key informants from the chiefdom, the implementing organisations and land sector. The key informants from the Chiefdom included the chief, 4 village headpersons in total - 3 from the selected villages with the implementation of the FFP land documentation and 1 village headperson from the village without the implementation of the FFP land documentation. The key informants from the implementing organisations included PPHPZ coordinator, Medeem and ZHPPF coordinator. Semi-structured interviews provide the value of using pre-decided topics and questions, and is flexible enough to allow the interviewer to ask additional questions based on the interviewee's response in order to gain a deep understanding of issues (Wahyuni, 2012). Structured interviews using questionnaires were used to obtain information from key informants who included officials from the MLNR and the municipality, and landholders on their perception of tenure security and the socio-economic benefits of documented customary land right holders. A total of 30 land right holders participated in the survey. 14 of the 30 land right holders were from the villages with FFP land documentation (Kasheta, Mukobola and Chipembe) and the 16 were from Chipande village without the FFP land documentation. All the villages are within the Chamuka Chiefdom.

The interview questions comprised a mixture of open and closed-ended Likert-Scale questions. These interviews addressed research sub-objectives 1, 2 and 3 which focused on how the FFP land documentation was implemented, the interpretation of the tenure security by documented land right holders and impact of the FFP land documentation on the socio-economic status of customary landholders.

3.3.4.2. Focus Group Discussions

Focus group meetings were used to address research sub-objectives 1, 2 and 3 which looked at the experience of landholders during the implementation of the FFP land documentation, interpretation of tenure security and the impact of FFP land documentation on the socio-economic status of customary landholders. A total of 4 focus group meetings were conducted, 3 for the landholders in villages that had the implementation of the FFP land documentation. A separate focus group meeting was held in the village that did not benefit from the FFP land documentation to obtain the landholders' perception on their tenure security and the land documentation programme. Focus group discussion is a technique where a group of between six to eight pre-selected participants, debate a determined topic, seek to draw from personal experiences, beliefs, perceptions and attitudes of participants using a moderated interaction (Nyumba, Wilson, Derrick, & Mukherjee, 2018). Focus group meetings were used to gather information from the landholders concerning their experiences in respect with the implementation of the FFP land documentation, their perception of tenure security and the socio-economic changes they have experienced since the implementation of FFP land documentation. The GLTN piloted the STDN were land documents were issued to landholders some who were part of the focus group meetings as captured in table 3. Random sampling was used to select the landholders who participated in the focus group meetings.

3.3.4.3. Observations

Field Observation, which allowed the researcher to study customary landholders in their local environment in order to understand "things" from their viewpoints without getting involved in the activities of the community was utilised. In this survey, the researcher observed investments that related to land, crop and others during the interviews and focus group meetings.

3.3.5. Secondary Data

The secondary data used in the study included data collected through desktop research from books, peer-reviewed scientific articles, regulations and statutes, among others. This was used to address research sub-objectives 1, 2 and 3.

Table 3: List of Respondents

Organisation	Position of Respondent
Ministry of Chiefs and Traditional Affairs/ Chamuka Chiefdom	Chief
Chamuka Chiefdom	4 Village Headpersons
Survey Department - MLNR	Assistant Surveyor General
Lands Deed - MLNR	Chief Lands Officer
Chisamba District Council	District Planner
Peoples Process on Housing & Poverty in Zambia (PPHPZ)	Project Coordinator GLTN/STDM Project
Zambia Homeless & Poor People's Federation (ZHPPF)	Project Coordinator GLTN/STDM Project
Medeem	Project Manager
National Land Titling Centre (NLTC)	Project Manager - NLTP
Chamuka Chiefdom	30 Landholders

3.3.6. Post Field Phase

3.3.6.1. Data Processing

Primary data collected from the field through interviews was transcribed and coded and entered in a table (excel). Additionally, data from focus group meetings was transcribed and key informant interviews were summarised and entered into an excel sheet. Data collected from the interviews and focus group meetings was categorised or coded using words, themes and concepts within the texts and analysed using content analysis method. Secondary data collected through literature review was arranged in the form of a table consisting of the author's name, the title, the year of publication, topic covered and study area.

3.3.6.2. Data Analysis

Primary data collected from the field was analysed using content data analysis which determines the existence of certain words, themes or concepts within the qualitative data or text. With the use of content analysis, data can be quantified and analysed by presence, meanings and relationships of certain words, themes or concepts (Bengtsson, 2016). Consequently, the information about tenure security and socio-economic status of land right holders was obtained. The content analysis helped retrieve information on the implementation of FFP land documentation in the study area, and its impacts on tenure security and socio-economic status of customary landholders. Primary data analysis helped to compile the general patterns exhibited from the interviews, focus group meetings and questionnaire results. Furthermore, the undocumented land right holders were used as a control group to help determine how they were investing in their land in comparison to the documented land right holders. A control group is used to assess the effects of a phenomenon between two target variables (Mosley, 1998), in this case between the documented and undocumented land right holders. This helped to determine the impact of the FFP land documentation on the livelihoods of the documented landholders. Therefore, the interrelationships between FFP, tenure security and socio-economic status and improvements of landholders was determined.

3.4. Ethical Considerations

The research entailed the collection of both primary and secondary data. Data was collected from both public and private individuals involved in the FFP land administration as shown in table 3. Permission was obtained from the identified respondents. The purpose of the research was explained to the respondents before carrying out the interviews. Consent to record the interviews and take notes was sought, and information collected has been treated with confidentiality and used for education purpose only. Personal information about the respondents has been kept anonymous to protect their privacy. Any other information obtained through interaction or official documents will be kept confidential. The respondents had the freedom to withdraw their consent, and in such a case, consideration for other respondents was made. This research is conducted to fulfil the requirements of the ITC Faculty Examination Board Rules and Regulations consequently, the results presented are without fraud.

3.5. Limitations of Research

This research had several limitations. The research was conducted during the pandemic of the covid19 which made having close interactions with stakeholders very difficult as the health guidelines had to be followed as strictly as possible. The data collection had to be scaled down to reduce on the cost as a fieldwork assistant had to be employed to assist in the exercise. The fieldwork was conducted during the rainy season hence some roads were impassable and streams had flooded making some villages inaccessible by vehicle. This made carrying out some direct field observations difficult as the information was dependent on what the respondents provided. The assistant lacked the expertise in the domain of land administration making it difficult to elaborate further on some concepts in local languages and some activities in the field were hidden from the view of the assistant as he is new to the context.

3.6. Summary

The chapter provided an explanation of the methodology adopted for this research and the description of the study area. It detailed how data was collected, processed and analysed in order to achieve the objective of the research. The following chapter will provide the results obtained from the data analysis.

4. RESULTS

4.1. Introduction

This chapter presents the findings from the fieldwork data collection through interviews and focus group discussions (FGD) with respondents described in details in section 3.3.4.1 and 3.3.4.2 according to the research questions. A total of 30 land right holders were interviewed and included 14 from Kasheta, Mukobola and Chipembe villages with documented land and 16 from Chipande village with undocumented land. Section 4.2 presents the FFP land documentation implementation process within the study area. 4.3 shows the results relating to how the land right holders perceive their tenure security after the land documentation programme and section 4.4 provides results in respect to the impacts of the FFP land documentation on the economic status of the land right holders.

4.2. How the FFP Land Documentation was implemented

This section looks at the process that was undertaken during the implementation of FFP land documentation, the types of land rights that the landholders possess, the document that was issued to the land right holders and views of the land right holders on the FFP land documentation.

4.2.1. Implementation Process

The chief disclosed that two organisations were involved in the land documentation. These were People's Process on Housing and Poverty in Zambia (PPHPZ) and Medeem. PPHPZ worked with a grassroots organisation called Zambia Homeless and Poor People's Federation (ZHPPF). The consultation process begun in the year 2016 followed by a pilot project. The project is now at phase 3 as disclosed by the representative of PPHPZ.

The representative from PPHPZ disclosed that, *“UNHABITAT provided the support and its branch the Global Land Tool Network (GLTN) developed the fit for purpose land tool called Social Tenure Domain Model (STDM). The PPHPZ used the STDM to collect information in the villages. The model has three entities – the owner, the land and the relationship with the land.”* Further, the representative from Medeem divulged that, *“the organisation is a social enterprise and profit making organisation which uses the ParcelCert, which is their own technology to develop and establish the land documents.”* The organisations provided technical support, quality control and translated the collected data into meaningful information. However, some implementers feel government has not played a prominent role in the land documentation programme such as providing of financial and technical support to the implementers. The government's role has been ceremonial at certificate issuance events.

The implementers engaged the traditional leadership of Chief Chamuka the 6th and the Royal Establishment to explain to them on what the fit for purpose land tool sought to achieve and how it would help the people of the chiefdom. After engaging the traditional leadership at a higher level, the village headpersons and their subjects were engaged with the guidance of the chief. *“After the meeting with the chief and the headmen, we selected the villages through voluntary process because the people were asked if they accepted the method of the land tool to be used and who goes first and they volunteered. Some of the youths were trained on how to collect data, carry out the measurements and to process the data. The headmen, the trained people and the owners of the land with their neighbours worked together,”* indicated the Chief. All land officials and the customary leadership disclosed that the community members participated in the process of data collection, mobilising fellow community members and a series of training to familiarise them with the tool on how to collect the data, carry out the measurements and how to process the data was conducted. The GPS was used to collect data and computers for data processing. *“The tool is user friendly and people with average education can interact with the tool and make valuable input”* (representative from PPHPZ, 1st February, 2021). The land right holders through FGDs and interviews said that they were

consulted and they participated by attending the actual documentation in the field to ensure that their boundaries were not tempered with and to ensure that they guided the officers and those people who were collecting coordinates on the ground and helping with the confirmation of boundaries by working together with the headmen so that there are no disputes. The village headpersons, the landholders and implementers also participated in resolving some of the disputes on site. All the neighbours participated by ensuring that they confirmed the correct boundary marks as alluded to by the representatives from the implementing organisations. The land owner, the village headperson, the village committee and the mappers were present. If there was any land dispute this would be ironed out right there in the field. Once agreed, the final boundary was established before the issuance of the land certificate. No land was documented or measured in the absence of the owner. At the end of the process, the landholders were expected to pay a minimal fee (\$4.5) and there was certification. *“The documents granted security of tenure and identity to landholders as there was no more use of verbal grant when allocating land which caused a lot of problems,”* declared the chief.

4.2.2. Types of Land Rights Recorded

The semi-structured interviews were conducted with the customary leadership and land officials to obtain information on the types of land rights the landholders have on their land. According to His Royal Highness Chief Chamuka, *“the land right holders have the right to own the land - the right to full ownership, right to transfer, for example if one individual has decided to relocate to another chiefdom, the rights of that individual on the piece of land will be transferred back to the headman so that the headman can allocate that piece of land to a person who does not have land. The major land rights are the rights to own the land fully, and to use that land and to protect the land for the future generation by not selling.”* The implementers from PPHPZ stated that *“under the fit for purpose land administration program, we basically register occupancy rights. Traditionally, land is said to be owned by the Chiefs on behalf of their subjects. We didn’t try to come up with a complicated approach that would cause uproar on the part of the traditional authorities by making them feel like powers are being grabbed from them. An avenue was created where the chief administers the land and the people are given rights of occupancy. These rights of occupancy are in perpetuity and can be passed on within the family. Whether the person can cease to be the rightful owner of the particular piece of land depends from custom to custom and different tribal groupings in Zambia.”* However, the response from the representative of the NLTC, revealed that customary land rights basically give occupancy rights over the land. He stated that, *“these are customary land rights which basically give occupancy rights over the land. They are not absolute because the power still resides with the chief to be able to get back that land. They are basically use rights, they are not rights that will give absolute ownership to the people”* (representative of NLTC, 5th February, 2021). The land officials from the MLNR and PPHPZ indicated that the land rights registered under FFP land documentation are occupancy rights² also referred to as customary land rights which basically give the right to occupy the land. The land officials from the local authority, ZHPPF and the MLNR revealed that the rights that were documented are customary or traditional land rights.

Questionnaires were administered to both the documented and undocumented land right holders to find out about the types of rights they have on their land. All documented land right holders responded that they have use rights on their land while 8 of the 14 indicated that they also had the right to rent out part of their property. The undocumented land right holders all have use rights on the land with 1 undocumented land right holder disclosing that he has right to give. This is basically the right to give or pass on the land to a member of the family. All of undocumented land right holders responded that they have the use rights on their land but have no right to sell the land.

² Different terms were used by the respondents to refer to the land rights the landholders have. These include occupancy rights, customary or traditional land rights. Basically, these meant the right to occupy the land, to use and own the land.

4.2.3. The Land Document

The documented land right holders were issued with certificate of customary land occupancy which is endorsed by the chief and the village head person. It bears the names of the head of the household, spouse, a list of bonafide occupants of the land, coordinates list, map showing spatial extent of the parcel of land, its size and the terms and conditions pertaining to the occupation of the land. In case of any dispute, the certificate acts as evidence of someone owning or occupying the particular piece of land. The back of the certificate has the terms and conditions that documented land right holders must uphold in order for them not to forfeit the right they have on the piece of land (see appendix 1 and 2).

4.2.4. Views of landholders about the FFP land documentation

Both categories of land right holders under the documented and undocumented land believed that the FFP land documentation was of value and brought more security for them than before the implementation of the FFP land documentation. The documented land right holders believed their land is very protected as they cannot be chased so easily due to the certificates they hold. The land wrangles on boundaries with neighbours had reduced completely and encroachments by neighbours which brought about the indiscriminate cutting of trees on other people's land had been stopped because the boundaries were clearly marked. The FFP land documentation programme brought about peace among community members and landholders with certificates had gained confidence as they cannot be evicted from the land anyhow. The documented land right holders felt respected as no one will arbitrary evict them from their land as they have the protection of the chieftdom and the government. The participants of the FGD proclaimed that, *"certificates provide rules that guide the people on how to live and use the land. The benefits are not just for the head of households but their children as well. It dignifies the people and it is impossible for anyone, even family members to evict the settlers from the land."* Furthermore, the participants were of the view that, *"their land has gained value and has more security because of the land certificates. They have more power to make a claim on the land and to continue living on it even after the demise of the parents or household heads. The landholders claim that they are investing in the land and taking care of the land because they have the surety that it belongs to them. Overall, there is peace in the villages due to reduced land disputes among the landholders."* Some of the valuable views of the documented land right holders are presented in table 4.

Table 4: Views of documented Land Right Holders

FORM NO.	COMMENTS ON FFP LAND DOCUMENTATION
001	Our land is protected
002	It has brought security to our land because we cannot be chased easily.
003	We are protected because the land cannot be taken or sold to anyone because we have certificates.
004	It has allowed us to reduce on land wrangles on boundaries with neighbours.
005	It provides security for the family.
006	It has brought about total protection from neighbours who used to encroach by cutting trees from other people's farms.
007	We are very protected and it has reduced on land wrangles.
008	Land wrangles reduced completely and cutting of trees has reduced.
009	No comment
010	It helps a lot because the land is protected from being encroached
011	It helps us to have boundaries which reduces land disputes.
012	It avoids wrangles and brought about peace and guidance.
013	It gives us confidence and joy to have a certificate which protects us from eviction.
014	Avoids tree cutting and encroachment.

The undocumented land right holders disclosed that they were eagerly waiting for the implementation of the programme in their villages. The participants of the FGD revealed that, *“we feel it is a good programme as it provides proof of land ownership and the boundaries of land parcels are clearly marked. This reduces on conflicts with the neighbours. It helps the headman focus on other matters of the village than always resolving land conflicts.”* It is the views of the landholders that holders of land certificates are more secure and experience less or no land disputes. One of the undocumented land right holder said that, *“the certificate provides protection from encroachments in situations where animals of other landholders graze on the neighbour’s land or other people cut trees on a neighbours land due to lack of proper boundary demarcations.”* The undocumented landholders’ view a land certificate as proof of ownership of land and protects the family from losing the land. It provides opportunities to rent or lease out the land. The undocumented land right holders are worried that the project has taken long to be implemented in their villages and they rely on the customary leadership to protect them. They feel that with proper land documentation, people’s security is guaranteed regardless of the leadership in place. The valuable views of the undocumented land right holders are presented in table 5.

Table 5: Views of undocumented Landholders

FORM NO.	COMMENTS UNDOCUMENTED LANDHOLDERS
001	They are protected because of the certificate.
002	Certificate gives them the opportunity for one to lease their land.
003	Certificate is able to protect us from people who encroach our land.
004	Certificate provides them with proof of ownership.
005	They are protected with a certificate.
006	Certificate of occupancy gives the protection from encroachment.
007	Certificates gives them protection.
008	Those with certificates have the right to lease their land.
009	Certificate protects from encroachment and land wrangles.
010	Certificate gives them total protection from encroachment.
011	Certificate gives them the right to lease the land to others.
012	It gives an opportunity for the family not to easily lose the land.
013	They are protected because they have certificates of occupancy.
014	Before the certificate programme, we used to experience a lot of land disputes. Neighbours animals would graze in the field of another landholder. Now it is safer because of the certificates.
015	Those that have certificates feel secure, they have less land disputes.
016	The certificate does protect too much. I have been waiting for the programme to come to us and I feel it will help us secure our land if we receive the certificates.

From the survey, all documented land right holders believed that the programme was of value as it brought about more security to the landholders. This means 100% of the respondents with certificates had a positive perspective towards the implementation of the FFP land documentation. Accordingly, the undocumented land right holders believed that the FFP land documentation was of good value as it provided protection from encroachments and land wrangles as witnessed from those with documented land. The views of all the respondents from the survey were in the affirmative that the FFP land documentation was of value.

4.2.5. Summary

From the findings above, the views on the implementation process from both the documented and undocumented land right holders and the key respondents like the chief, village headpersons and the land officials indicated that the process was consultative as the meetings were held before the start of the mapping exercise. Members of the community were equally consulted, with a few selected to be trained as enumerators. The survey gathered that documented land right holders have rights to their land which include the right to use, rent and give the land. The position of both groups of land right holders is that the FFP land documentation is of value to the land right holders as they have seen the reduction in land disputes or wrangles from those whose land has already been documented. It is worth noting that the majority of the respondents feel the land certificate issued to them acts as proof of ownership of the land and it provides security.

4.3. How land right holders interpret their tenure security after the FFP land documentation

The previous section looked at the process that was adopted during the implementation of the FFP land documentation process in the Chamuka Chiefdom, the types of rights that the land right holders have and the land right holders' perspectives on the FFP land documentation. This section presents the perceptions of land right holders on their tenure security, different perspectives about tenure security and land disputes in the study area.

4.3.1. Perception of tenure security

A semi-structured interview was carried out with land right holders in order to ascertain the level of the land right holders' perception about their tenure security after the FFP land documentation and also for those who did not benefit from the FFP land documentation. The confidence of not losing their land in the next 5 years and to whom are they likely to lose their land to was tested. Additionally, the land right holders were asked if they had experienced any threats of eviction from their land.

Respondents were asked how they perceive their tenure security after the implementation of the FFP land documentation. All the documented land right holders who were interviewed perceived their tenure security as high. The documented land right holders feel the land certificates they were issued with protect them from encroachments.

Further, they were asked if they were worried that they could lose the right to use the land or part of it against their will in the next 5 years and how likely that they could lose the right to use the land or part of it against their will in future. All the respondents representing 100% were not worried at all of losing the right to use the land or part of it in the next 5 years. In the same vein, they all responded that it is very unlikely that they could lose the right to use the land or part of it against their will in future. All respondents believed that they are fully protected by the land certificate issued to them during the FFP land documentation.

The documented land right holders were asked if they have experienced any threats of eviction from their land. 64% of the documented landholders alluded to the fact that they had not experienced threats of eviction before the FFP land documentation while 36% had received threats of eviction. Furthermore, 100% of the respondents had never faced any threats of eviction from their land after the FFP land documentation.

In addition, the documented land right holders felt their right to their land could be taken away from them if a disagreement arose with the customary authorities such as the chief or village headperson. 13 out of the 14 respondents were very worried or somewhat worried about their land being taken away in case of such a disagreement.

The summary of the perception of tenure security, threat of eviction, likelihood of losing the land and worry of loss of property in the next 5 years for documented land right holders is illustrated in figure 7.

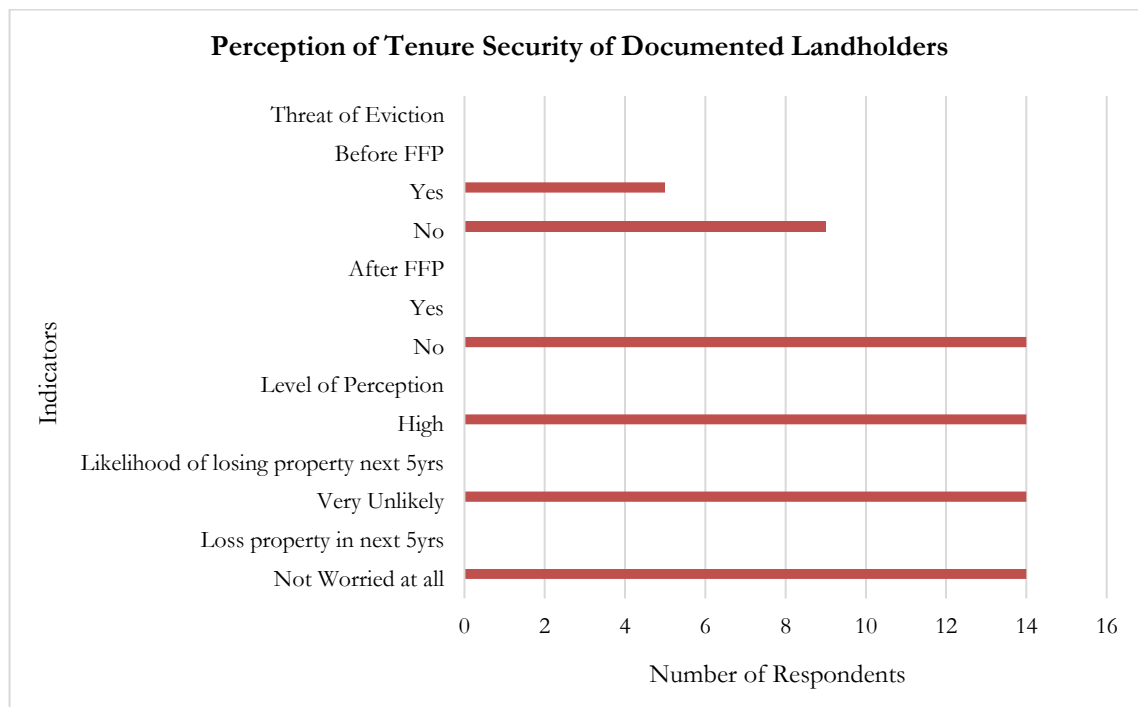


Figure 7: Summary of Perception of Tenure Security of Documented Land Right Holders

The undocumented land right holders perceived their tenure security differently. Respondents were asked how they perceived their tenure security since their land was not documented and how worried and likely that they were to lose the right to use their land or part of it against their will in the next 5 years. 14 out of the 16 undocumented land right holders representing 88% perceived their tenure security as being low, with 6% each representing medium and low tenure security, respectively.

13 out of the 16 respondents representing 81% were very worried that they could lose the right to use their land or part of it against their will in the next 5 years. Out of the 16 respondents, 2 were not worried at all that they could lose the right to use their land representing 13%. Only 1 respondent was not worried to lose the right to use their land representing 6%. Similar figures represent those who felt likely to lose the right to use their land or part of it against their will in the next 5 years. 14 out of the 16 respondents had threats of eviction from the land before, representing 88% while 2 respondents representing only 12% had no threats of eviction.

The summary of the perception of tenure security, threat of eviction, likelihood of losing the land and worry of loss of property for the undocumented land right holders in the next 5 years is illustrated in figure 8.

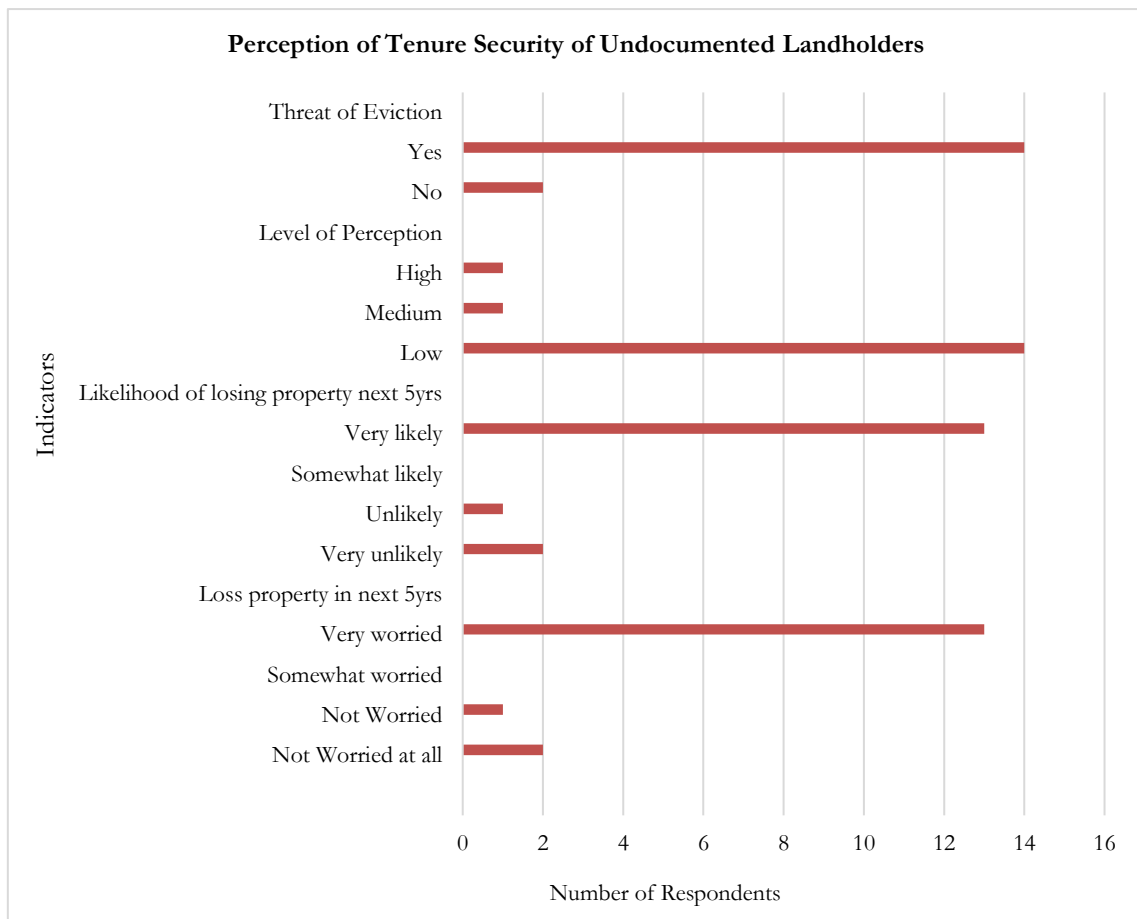


Figure 8: Summary of Perception of Tenure Security - Undocumented Land Right Holders

4.3.2. Differences in Perception of Tenure Security

4.3.2.1. Documented Land Right Holders

The documented land right holders enumerated several interpretations or understanding of their tenure security. Some land right holders felt the fear of losing their land had ended ever since they obtained the land certificates. According to the respondents, the land certificate protects them from eviction as it is evident that they are the recognised owners of the land. The issuance of the certificate of occupancy was preceded by the mapping of the boundaries of the land parcels. This required all neighbouring land owners to be present to ensure that the agreed parcel boundaries were delineated and documented respectively. In addition, defined boundaries have made disputes resolution much easier. One land right holder indicated that, *“it helps us to have boundaries which reduces land wrangles.”* The land certificate holders indicated that they were protected by the law as the certificate is recognised by the authorities. The certificate assures them of all protection and empowers them to access funds and agriculture inputs as they can use it as proof of ownership of land.

During the focus group discussions, it was the views of the documented land right holders that as much as land right holders have been issued with certificates, it is their duty to be law abiding citizens and to follow the rules of the chiefdom. The FGD participants were aware that even if they possessed land certificates, it

was possible to revoke the certificate and lose the right to the land if they did not live according to the rules of the land.

4.3.2.2. Undocumented Land Right Holders

The undocumented land right holders had varied views on their perception of tenure security. A few undocumented land right holders (19%) perceived their tenure security as high as they were not worried at all that they would lose their land. As far as they were concerned, it is their land. The majority of the undocumented land right holders (81%) revealed that they were worried that they could lose their land because they were not in possession of land certificates to show that they own the land. They felt in case of an argument, it was difficult to prove their case without proof of supporting documentation. They were also of the view that the certificate provided protection from land grabbing and they could use it to show ownership of the land. Other undocumented land right holders indicated that the land certificate gave ownership rights to the landholder and it was possible to sell or lease the land out. One undocumented land right holder mentioned that, *“we are worried because the land can be taken away from us because we have no papers for the land.”*

During the FGD, the participants expressed worry that their land was not secured and were dependent on the leadership of the chiefdom to offer them the protection. *“Sometimes when there is a new village headperson, plans for the village change from the earlier agreed plans which may affect the landholders, but with proper documentation, we feel our security is guaranteed,”* alluded one participant.

4.3.3. Land Related Disputes in context of the FFP Land Documentation

Land related disputes is one approach that can help in testing how land rights holders perceive their tenure security by assessing the existence and types of land disputes in the study area. Part of the interview questionnaires were designed to test the respondent’s perception of tenure security in relation to them encountering any land disputes, the type of the land disputes they encountered, the approach they used to resolve the disputes and what impact did or would the FFP land documentation play in protecting them in the final decision of the land dispute.

During the various interviews carried out with the officials and land right holders, it was notable that land disputes had been rampant in the study area before the implementation of the FFP land documentation. The land documentation programme helped reduce the numbers of land disputes drastically as existing disputes were resolved during the boundary mapping process with all parties agreeing on the mapped land boundaries.

4.3.3.1. Existence of Land Disputes

From the survey, both groups of documented and undocumented land right holders had experienced land disputes. Respondents were asked if they have had any land disputes and whether there has been an increase or reduction in the land disputes. It is evident that the majority land right holders had encountered land disputes before the FFP land documentation with a drastic reduction after the FFP land documentation from the figures in table 6.

Table 6: Number of Land Disputes

Land Disputes		Frequency	Percentage
With FFP	Yes	4	29
	No	10	71
Without FFP	Yes	15	94
	No	1	6

4.3.3.2. Types of Land Disputes

Another issue that was identified was the categories of land disputes that respondents faced. Land right holders were asked what type of land disputes did they face. All land disputes encountered by the 4 documented respondents were between neighbours. Out of the 16 respondents with undocumented land, 14 had boundary disputes with neighbours and 1 had encountered ownership disputes within the family. Overall, the trend of land dispute cases had drastically reduced since the FFP land documentation. This was attributed to the FFP land documentation programme by the majority respondents who included the chief, the village headpersons, the implementers and land right holders respectively. Tables 7 and 8 gives a reflection of land disputes among the documented and undocumented land right holders.

Table 7: Types of land disputes among documented land right holders.

Description	Frequency	Percentage %
Boundary dispute between Individuals	4	29
Ownership disputes with families	0	0
Owners disputes with other entity e.g. Govt	0	0
Customary leadership etc.		
Inheritance dispute	0	0
Expropriation	0	0
Total	4	29
No disputes	10	71
Total Respondents	14	100

Table 8: Types of land disputes among the undocumented land right holders

Description	Frequency	Percentage %
Boundary dispute between Individuals	14	88
Ownership disputes with families	1	6
Owners disputes with other entity e.g. Govt	0	0
Customary leadership etc.		
Inheritance dispute	0	0
Expropriation	0	0
Total	15	94
No disputes	1	6
Total Respondents	16	100

4.3.3.3. Land Dispute Resolution Mechanism

The land right holders who encountered land disputes were asked where they took their land disputes cases to be resolved. All the land right holders from both the documented and undocumented land resorted to some medium for resolving their land dispute. The respondents took their land dispute case to be resolved by the customary leadership. These are village headpersons or the chief. Land disputes were escalated to the level of the chief if it could not be resolved at the level of the village headperson. The respondents mentioned that they had confidence in the capabilities of the customary leadership to resolve their land dispute cases.

Furthermore, the documented land right holders were asked how much influence the FFP land documentation had on the final decision on the land disputes. Out of the 4 respondents with land disputes, 3 indicated that it was one of the influential factors in making a decision and 1 said that it was a decisive factor in making a decision. This is evidence that the customary leadership relies on the FFP land documentation information to resolve the land disputes. Hence, the FFP land documentation was influential in the final decision in these land claims. The undocumented land right holders felt that the FFP land documentation would play a big role in decisions made on their land disputes. The respondents were asked how much influence they think the FFP land documentation would have on the final decision on the land disputes. 12 of the 15 undocumented land right holders with land disputes responded in the affirmative that the FFP land documentation would be an influential factor in making a decision and 3 answered that it would be a decisive factor in making a decision as displayed in table 9.

Table 9: Influence of the FFP land documentation in decision making.

Description	With FFP	Without FFP
Decisive Factor	1	3
Influential Factor	3	12
Somewhat influenced	0	0
Not influential at all	0	0
Total Land Disputes	4	15
No disputes	10	1
Total Respondents	14	16

During the survey, respondents were asked to what extent the FFP land documentation protects them from encroachments on their land. All the documented respondents indicated that the FFP land documentation fully protects them from encroachments. In the same vein, all the undocumented respondents feel the FFP land documentation would offer them full protection from encroachments on their property.

4.3.4. Summary

From the findings above, the respondents who had their land documented under the FFP land documentation perceived their tenure security higher than those from the undocumented category. The documented land right holders had no worry of losing the right to the land in future with no likelihood of losing the right to their land. However, the majority undocumented land right holders perceived their tenure security as low with high eviction threat and likelihood of losing their property in future. They were worried of losing the right to the land in the next 5 years. The survey results show that the two categories of land right holders have experienced land disputes though they were prevalent among the undocumented land right holders. Boundary disputes with neighbours was the common type of land dispute being encountered by the land right holders and all disputes were dealt with by the customary leadership. It is worth noting that the majority of the respondent suggested that the FFP land documentation played an influential part in the land disputes resolution.

4.4. To determine the impact of the Fit for Purpose land documentation on the socio-economic status of land right holders

The previous section looked at how land right holders perceived their tenure security after the FFP land documentation and the existing and types of land disputes in the study area. This section looks at the impacts

of the FFP land documentation on the socio-economic status of land right holders, its impacts on tenure security, the inclusivity of the FFP land documentation programme and the trends in investment in the study area.

4.4.1. Inclusiveness of the FFP land documentation

The FFP land documentation using STDMD was implemented in 27 villages covering 12,674 households. From the interviews with the representative from PPHPZ, any land right holder with a parcel of land was captured under the project. The Chief said that, *“Despite the chieftdom having the majority of the people from the Lenje tribe, people from other tribes and ethnic groups have settled in the chieftdom and have been beneficiaries of the FFP land documentation. Tribes such as Chevas from the east of the country and Ndebeles from neighbouring Zimbabwe who reside in the chieftdom have been enumerated under the FFP project. In the same vein, investors of Chinese and Indian origin with mining and farming investments have been captured under the projects. Besides the tribal groupings, women, men, youths and differently abled individuals have been beneficiaries of the programme.”*

Some respondents who were part of the FGD testified that they did not experience any segregation as they were of different tribes or come from a different region of the country but had their land documented. The village headperson from Mukobola village indicated that, *“the programme is for every member of the community with land.”* However, the village headpersons mentioned that they were sceptical about documenting members of the community with bad characters.

The implementers of the FFP land documentation hinted on having to be aware of the culture and traditions of the chieftdoms as in some cultures, men are the ones who are allowed to hold the land. In such circumstances, men were encouraged to include their spouses and children on certificates for easy take over in case of death of the head of the household. Another approach was to deliberately involve more women than men in the activities of the project so that they could be sensitised and they also sensitise others on the benefits of the programme. Individual documented land right holders were asked if women, youths, vulnerable people and people from other tribes who owned land were documented during the FFP land documentation. All respondents answered that all groups of people were captured under the FFP programme, except for one respondent who did not know how inclusive the programme was.

4.4.2. Existing Land Transactions

Information obtained from the survey through the FGDs indicated that the majority documented land right holders claimed they had not been educated on how to use the land certificates to borrow money from lenders such as the banks. The majority of the people were ignorant about the power they have and how they could use the land as collateral to access credit. The general feeling among the members of the FGDs was that selling part of their land would disadvantage them as their interest was to secure the future of their children by keeping the land. The village headpersons disclosed that documented land right holders had the right to use the land certificates but lacked awareness, hence the reason why most documented land right holders had not yet used land certificates to borrow money from financial lending institutions.

Individual documented land right holders who participated in the interviews were asked if they do lease or rent out their property to earn money to support their households. Few land right holders (36%) said they do lease their land and more than half (64%) said they do not lease their land. 57% of documented land right holders indicated they had the right to rent out part of their property though only 21% had rented out their property. No undocumented land right holder had rented out their property. In the same vein, both documented and undocumented land right holders were asked if they had the right to sell part of their land and if they had tried to use their land as collateral to access credit from financial lending institutions. All the respondents from documented and undocumented land category answered that they did not have the right to sell the land and they had never tried to use the land as collateral to access credit from financial lending

institutions. The majority cited not having any knowledge about procedures to follow when accessing credit and some citing having no certificate to show as proof of land ownership.

The above results of how the FFP land documentation was inclusive and the land transactions for both documented and undocumented land right holders in the study area have been summarised in the figure 9.

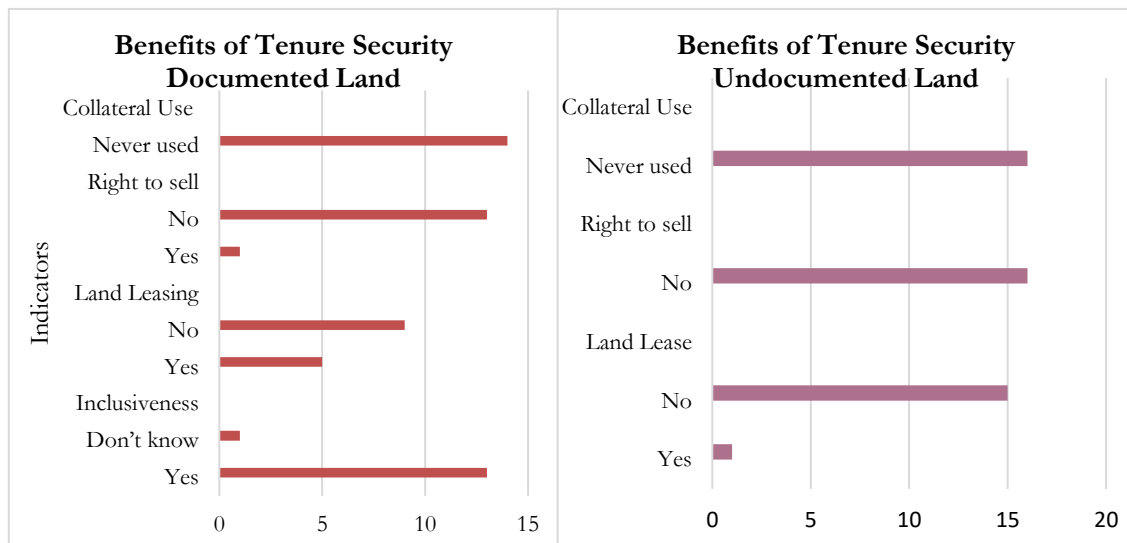


Figure 9: Benefits of Tenure Security

4.4.3. Evidence of land investment after FFP land documentation

In order to ascertain the effect of the FFP land documentation on land right holders, there was need to find out their motivation to undertake investments in land currently and in the future. There was a general acknowledgement from the key respondents that investment in infrastructure had improved in the study area since the implementation of the FFP land documentation programme. One village headperson pointed out that, “people are investing in their land with confidence that they will be protected and may not be evicted any time soon.” Investments included sinking of boreholes, livestock, improved housing and putting up of orchards.

The participants of the FGDs who benefitted from the FFP land documentation believed that the documentation of their land had given them freedom and empowerment to plan well for their land. Some had planted fruit trees like mangoes, guavas and oranges because the fear of being evicted no longer existed. The people who originated from other regions have the confidence to build better structures because they are sure of their security. The individual land right holders who were captured under the FFP land documentation were asked if they have been motivated to invest in their land after the FFP land documentation (see table 10).

The participants of the FGDs who did not benefit from the FFP land documentation were not motivated to invest in their land because they lacked the security to their land in form of land certificates. Some respondents alluded to the fact that they do not know how long they would stay on the piece of land. They are of the view that the certificate would give them some form of security to improve their houses. The individual land right holders who were interviewed with undocumented land were asked if they have been motivated to invest in their land despite not being documented under the FFP land documentation programme. Table 10 illustrates the above findings.

Table 10: Motivation to Invest

Motivation to Invest		Frequency	Percentage
With FFP	Yes	12	86
	No	2	14
Without FFP	Yes	10	63
	No	6	37

Furthermore, the documented land right holders were asked on how likely that they will invest in their land in the next 5 years? All the respondents confirmed that they are very likely to invest in their land in the next 5 years. Similarly, the undocumented respondents were asked on their likelihood to invest in the land in the next 5 years. The table 11 illustrates the findings.

Table 11: Future Plans to Invest in Land

Description	With FFP	%	Without FFP	%
Very Likely	14	100	6	38
Unlikely	0	0	5	31
Do not Know	0	0	5	31
Total Respondents	14	100	16	100

4.4.3.1. Trends of land investment after FFP land documentation

Different types of investments exist in the study area. From the interviews with the land right holders, the majority were involved in housing, crop and livestock investments. The figure 10 summarises how the documented and undocumented land right holders have invested in their land.

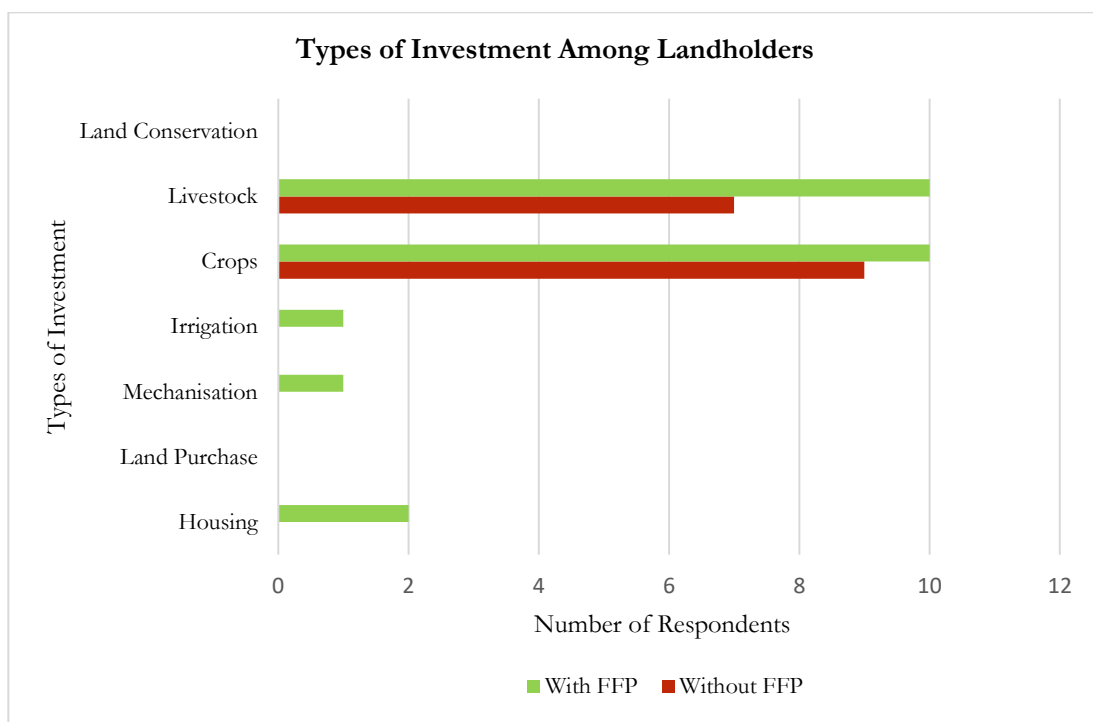


Figure 10: Common investments among land right holders

The trend of investment among the documented and undocumented land right holders based on observations is reflected in figure 11.

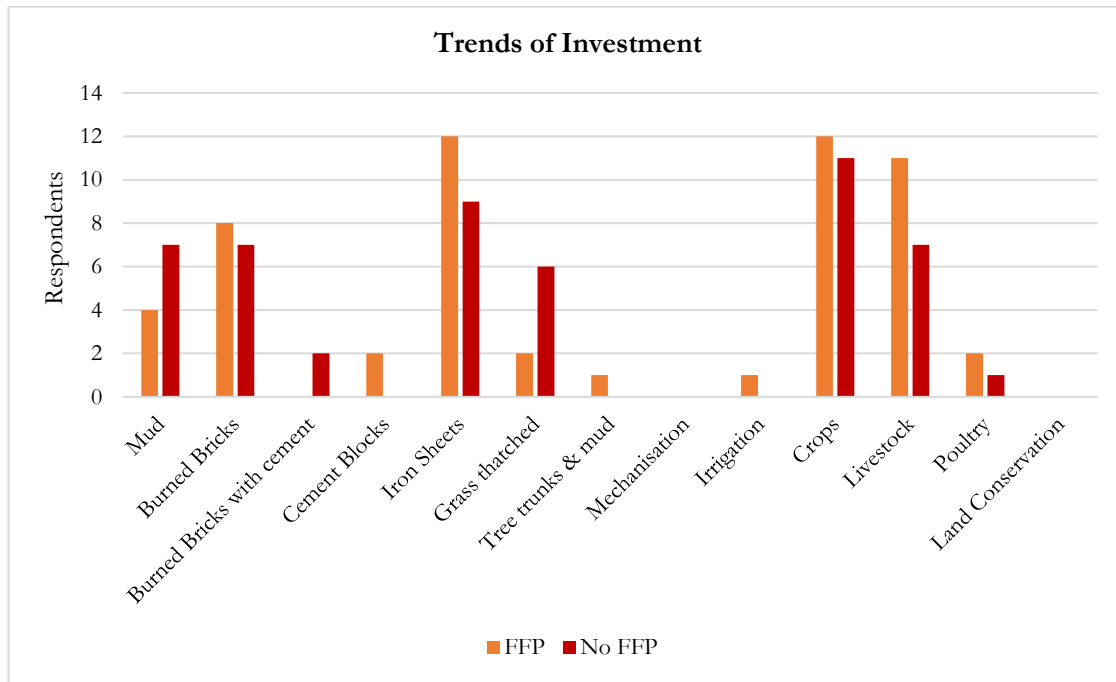


Figure 11: Trends of land investment

It is evident from the survey that the documented respondents displayed various types of investments. The majority land right holders have made investments in livestock and crops with no investment in land purchase and land conservation. In addition to the various types of investment on the land, the following observations were made on the land for both documented and undocumented land right holders as reflected in table 12 and appendix 3.

Table 12: Building and Farming Investments

Buildings	With FFP	Without FFP
Mud Only	4	7
Burned Bricks	8	7
Burned Bricks with Cement	0	2
Cement Blocks	2	0
Iron Sheets	12	9
Grass Thatched	2	6
Tree Trunks and Mud	1	0
Farming	With FFP	Without FFP
Mechanisation	0	0
Irrigation	1	0
Crops	12	11
Livestock	11	7
Poultry	2	1
Land Conservation	0	0

4.4.4. Linkages between FFP, Tenure Security and Socio-Economic Status of Land Right Holders

The link of the FFP land documentation, tenure security and socio-economic improvements of documented land right holders is through the issuance of land certificates also known as certificate of customary land occupancy according to the results from the field survey. The certificate provided documented land right holders proof of ownership of land. Additionally, information from the survey show that the documented land right holders had no right to convert their tenure security to statutory tenure. The Chief revealed that the documented land right holders are only permitted to convert their land from customary to statutory tenure under very special and convincing reasons such as massive investment when borrowing from the bank. *“We do not want our land to be converted into titled land but we want it to remain under customary land but have a document which is legally recognised by the government and all the institutions as this has already been included in the National Land Policy.”*

In the light of finding out how tenure security had facilitated for the socio-economic improvements of land right holders, the documented respondents were asked if they thought tenure security facilitated for any changes in their life and how it facilitated for those changes. The results show that some documented land right holders were able to rent (21%) and lease (36%) out part of the land (see section 4.4.2) and used the money to buy crop seeds, pay for the education of the children and to buy food to feed the family. The certificate acts as a guide in the case of any land dispute as the recorded coordinates are used to verify the boundaries.

According to the ZHPPF representative, *“the FFP land documentation opened opportunities for land right holders to understand their land better by knowing its spatial extent and the surrounding. Additionally, the land documentation exercise acted as a planning tool for the authorities of the chiefdom to be aware of the demography of the area and to be able to provide services according to the needs of the people.”* Over half the land right holders indicated that the FFP land documentation had helped them to know their boundaries hence reducing on land disputes, solving existing land disputes and protecting their land from encroachment by others. The representative from PPHPZ disclosed that the documentation of the land had equally helped to provide protection to women as they were enlisted on the land certificate together with their spouses as owners of the piece of land. Also, the vulnerable and powerless groups in the chiefdom had equally received protection as the village headperson could not exercise authority to evict them because they were in possession of the land certificate. The land right holders indicated that they had no knowledge of how the land certificate could be used to access credit.

4.4.5. Summary

The FFP land documentation has proved to have been inclusive as people from different tribes, ethnicity and gender were captured under the programme. Few land transactions are on-going after the FFP land documentation. No land sales had taken place in the study area. Results reveal significant numbers of respondents have intentions to invest more in future and the types of investment that are common among the land right holders are crop, livestock and housing. Despite land right holders rating their tenure security as being high, few of them have taken the decision to lease or rent out their land for an income. There is a lack of awareness among the land right holders on how they can earn an income from their land. The majority of the land right holders feel they are more secured because of the land certificate and land disputes which were resolved during the mapping of land parcels.

5. DISCUSSION

5.1. Introduction

This chapter discusses the results presented in chapter 4 concerning the analysis of the impact of fit for purpose land documentation on tenure security in relation to the existing scientific literature and based on the sub objectives. Section 5.2 discusses the adopted process of the implementation of the FFP land documentation in Chamuka Chiefdom to address Sub Objective 1. Section 5.3 discusses the perception of tenure security after the implementation of the FFP land documentation to address Sub Objective 2. Section 5.4 presents discussion in respect to the impact of the FFP land documentation on the tenure security and socio-economic status of documented land right holders to address Sub Objective 3.

5.2. How the FFP land documetation was implemented in the Chamuka Chiefdom

5.2.1. Implementation process

The results indicated in section 4.2.1 show that the implementation process of the FFP land documentation was consultative and participatory as the leadership and community members of the chiefdom worked with the implementers. However, the role of government in the implementation was dismal. This contradicts the findings of FAO (2007a) and Zevenbergen (2002a) that the key role of land registration is played by governmental organisation and land information is kept under the custody of the government agency (Williamson, 2001). For the case of the FFP land documentation in Chamuka Chiefdom, the information that was collected is in the custody of the Customary leadership and the implementing organisations.

As observed by Deininger et al. (2011); FIG (2014b); Lemmen et al. (2016); Rahmatizadeh et al. (2018) and UN-HABITAT/GLTN (2016), the FFP land documentation adopted a participatory approach, which was gender sensitive, inclusive and transparent as the mapping process was done in the presence of land right holders, the customary leadership and other members of the community. The cost was low and the tool was user friendly. This affirms the statement by the UN-HABITAT/GLTN (2016) that the FFP tool is pro-poor and flexible as it caters for all people-to-land relationships. The villages were selected via a voluntary process making the process transparent as per findings by Lemmen (2010).

The FFP land documentation in the Chamuka Chiefdom was funded by the UNHABITAT through its branch GLTN, the developers of the fit for purpose tool, the *STDM*. This is in line with Lengoiboni, Richter and Zevenbergen (2018) that the funding of the FFP initiatives are dependent on donor agencies. Besides, the FFP approaches mostly record customary and informal land rights which identify different tenure types and different interests as recognised by Lengoiboni et al. (2018); Sommerville, Bouvier, Minango and Chuba (2017) and UN-HABITAT (2019). The issuance of land certificates or documents was the final stage of the process which legalised the recognition of existing land rights and acted as proof of land ownership to the landholders as also highlighted by Simbizi et al. (2015).

The implementation of the FFP land documentation in the Chamuka Chiefdom was in line with the principles of good land governance as adopted by the United Nations and the World Bank (FAO/World Bank, 2006). These are:

- Transparency - the mapping was done in the presence of the local stakeholders.
- Civic engagement and public participation – was consultative and allowed for public participation.
- Effective and efficient – the procedures and rules for mapping were simple but the scaling up of the programme to other villages has delayed due to lack of funds.
- Rule of law – Customary authorities are part of the land dispute resolution mechanism.

- Equity – the process was equitable as it was pro-poor, included all gender and tribes.
- Security – the FFP land documentation provided security for all and recognised different tenure rights.
- Sustainability – the FFP approach is affordable as only a minimal fee is charged, accessible to all because it is administered within the chiefdom and has the ability to be upgraded over time.
- Subsidiarity – the decisions concerning the FFP implementation have been decentralised and are made within the chiefdom.

5.2.2. Types of Land Rights Recorded

From the results of the study (section 4.2.2), different terms were used to refer to the rights the land right holders have on their land. This indicates that despite not having a uniform term to describe the rights landholders possess on their land, there is still an indication that they possess some form of rights which are recognised. This aligns with the description by UNECE (2005) and Zevenbergen (2001), that land registration provides proof of ownership and the use rights to land and these are recorded and guaranteed. From the interviews with the respondents, there was a general acknowledgement that the documented land right holders have the right to bequeath the land to a family member especially to children, rent out part of their land and selling being restricted. This is done according to the established rules of the Chamuka chiefdom. According to Toulmin (2008), land rights in Africa come from various sources and can be acquired at different levels such as by an individual or family, or as a whole by a village or clan and in certain cases, these rights are transferable to heirs or can be sold according to the customs and traditions of the particular tribe or location (Paaga, 2013). However, according to studies by Mulolwa et al. (2016), customary tenure is recognised by the law but does not lead to the registration of ownership rights as it is intended for the protection of the use and occupancy rights. Additionally, UN-HABITAT (2008) records that ultimate ownership rights to land are placed in government or the customary land holding. In short, the rights recorded in the study area can be referred to as ‘use’ or ‘occupancy’ rights.

5.2.3. The Land Document Issued in Chamuka Chiefdom

It is evident from the results of the survey under section 4.2.3 that the end of the land documentation process in Chamuka chiefdom resulted in documented land right holders being issued with land certificates. This result is consistent with the findings of Holden, Deininger and Ghebru (2011) that the Ethiopian FFP land documentation provided land certificates to rural farm households. The certificates were one paged with names of the heads of households, details about the dimensions and location of the land, as well as details about the neighbouring plots as reflected in section 4.2.3. Additionally, it is believed that the land certification increases tenure security (Holden et al., 2011). It can therefore, be deduced that the issuance of land certificates under the FFP land documentation in the Chamuka Chiefdom increased the confidence of the land right holders, providing security in view of high demand for land in general as pointed out by Lemmen et al. (2016). Thus, documented evidence was considered as cardinal by most people in possession of certificates and it was perceived as proof of ownership, which is in line with van Asperen (2014).

5.2.4. Views of landholders about the FFP land documentation

The results from the survey under section 4.2.3 obtained different views about the FFP land documentation from both documented and undocumented land right holders. The FFP land documentation reduced land wrangles and encroachments, made it impossible to be evicted from the land, provided protection and security as the boundaries were clearly marked. In addition, the land certificate provided proof of ownership raising the confidence of land right holders and made it easier to pass on the land to their children in case of death. The views are consistent with the findings of Holden et al. (2011) as captured in section 5.2.3. above and Kanji et al. (2005) that documented land rights provide strengthened land claims and the disadvantages of being without land certificates results in escalated land conflicts. It is easier to transfer the

land to another member of the family due to the listed names on the land certificate as captured in section 4.2.3 and appendix 1.

5.3. Land right holders interpretation of tenure security after the FFP land documentation in Chamuka Chiefdom

5.3.1. Perception of tenure security

The subjective aspect of tenure security under section 2.5 that deals with landholders perception about their tenure security as noted in Kanji et al. (2005) was assessed. The theory that documented land right holders would feel more secured about their tenure security after the implementation of the FFP land documentation was tried. The fear of eviction which is one of the influencing factors of perceived tenure security was measured (Van Gelder, 2009). Results under section 4.3.1 indicate that the documented land right holders had experienced threats of eviction before the implementation of the FFP land documentation. However, after the implementation of the FFP land documentation, the threat of eviction disappeared. This is not the same with the undocumented land right holders who were still experiencing threats of eviction. As suggested by Payne and Durand-Lasserve (2012), that security of tenure is obtained from the certainty that the access and use right to land is covered by known set of rules which are justifiable, and these can be determined by constitutional and legal frameworks, social norms, cultural values and fairly to an individual's preference. The land documentation in Chamuka Chiefdom resulted in the landholders with certificates having a higher perception of tenure security compared to the land right holders without certificates due to the proof of land ownership they possess in form of land certificates. The issuance of land certificates was backed by the existing legal and administrative set-ups (both customary and statutory) and consequently, reduced on the levels of eviction. It is therefore, correct to conclude that as land right holders perceive their tenure security higher, this may reduce their chances of being evicted as their land rights can be protected whenever challenged.

On the likelihood or worry of losing their land in the next 5 years as captured under section 4.3.1, all the documented land right holders under the FFP land documentation were very confident of their tenure security and related it to the FFP programme. This is in line with the studies of Simbizi et al. (2015) who noted that the Land Tenure Regularisation (LTR) programme in Rwanda brought about positive aspects to the confidence of the rural poor as their land rights can be protected if challenged. Though the documented land right holders have confidence of their tenure security, they still have fear of tenure loss through the customary authorities. This is because the customary authorities are recognised by law (Government of Zambia, 1995) and still have control over the land. As indicated in section 1.3, chiefs are custodians of the customary land (FAO, 2002; Mulolwa et al., 2016).

It was the opposite with the majority undocumented land right holders (section 4.3.1) who lacked proof of land ownership. In the same vein, few of the undocumented land right holders who indicated not being worried or having a likelihood of losing their land in the next 5 years attributed their confidence from the many years they have lived in the chiefdom without problems and are confident that they will be protected by the customary leadership. This can be linked to the findings of De Souza (2001), who observed from the study in Brazil that length of residence, possession of land documents such as titles and lack of threats of eviction provides higher perception of tenure security. The issuance of the land certificates was a contributing factor of the unlikelihood of the documented land right holders not to worry about the future loss of their land as they feel highly protected. Hence, the reason the land right holders ascribed their level of perception of tenure security differently.

5.3.2. Differences in perception of tenure security among the documented and undocumented land right holders

From the survey, various perceptions of tenure security were captured from the land right holders as captured in section 4.3.2 under results. The documented land right holders were made aware of their land parcel boundaries as demarcated during the FFP land documentation and the rules pertaining to their piece of land as indicated at the back of the land certificate, they could rent or lease out part of their land to earn an income. This is in line with the findings of Simbizi et al. (2015) that after the LTR programme in Rwanda, existing social or customary land rights were recognised and concretised by the recording of the existing land rights with the issuance of land certificates as proof of land ownership to all landholders. The author further indicated that land parcel boundaries were demarcated with preconditions such as decrees entrenched and land governance institutions put in place at the local and central levels. The positive perceptions of customary landholders towards these institutions gives a good indication on the levels of trust and legitimisation of these institutions.

The undocumented land right holders lacked the above mentioned privileges on their land but still had the trust that the customary leadership will protect them in case of challenges as emphasised under the VGGT (refer to section 2.7). Thus, differences in the perception of tenure security can be associated to the different activities that took place during the FFP land documentation such as the land boundary demarcation and issuance of land certificates among others which gave the different groups of land right holders varied perception.

5.3.3. Land Related Disputes

Land disputes were used to assess the perception of land right holders on their tenure security. It is predicted that one of the contributions of the STDM enumeration or land documentation programmes is to improve tenure security and reduce on land disputes (Augustinus, 2010).

Results presented in section 4.3.3 confirm that the land disputes being experienced in the study area have since reduced among the documented land right holders after the implementation of the FFP land documentation compared to the numbers of land disputes among the undocumented land right holders. The result is consistent with the findings of Holden et al. (2011) that with the participation of land right holders in the land documentation process in Ethiopia, it helped to sort out land disputes and to resolve land parcel boundaries and ownership. Similarly, studies by Simbizi et al. (2015) in Rwanda show that land disputes declined over a period of 5 years after the issuance of land certificates. One of the great benefits of the mapping programme is the reduction in land disputes as every land right holder knows the extent of their land. The reduction in land disputes can be owed to the implementation of the STDM tool under the FFP land documentation which in the end enhanced the tenure security of the land right holders.

As captured in section 4.3.3.2, the common identified land disputes from the survey are the boundary disputes. This is similar to the findings by Deininger et al. (2008) that the main problems encountered by the Kebeles in Ethiopia during land documentation process were linked to boundary disputes. In the same vein, the research by Belay (2010) confirms that boundary disputes was the source of conflicts in the Woreda and topped the list of the land cases that ended up in the courts of law. This can be attributed to the undefined parcel boundaries before the FFP enumeration as others followed traditional markings such as trees, which were cut with the passage of time.

Furthermore, the mode of land dispute resolution that was notable from the survey is through the customary leadership. It is evident that a significant number of land right holders with land boundary disputes were resolved by the village headpersons or the chief as suggested by Deininger et al. (2011) that arbitration of land disputes may depend on the village elders. Additionally, studies conducted by Dessalegn (2009, p. 85) in the village of Dessie Zuria in Ethiopia found that 80% of the respondents preferred to take their land

disputes to the local elders and community leaders as the first option. This is due to the trust the members of the community have in the customary leadership of the Chamuka Chiefdom and who also acted as witnesses during the mapping of the land parcels as all interested parties were present at site.

From the survey, it was deemed that the FFP land documentation was influential in final decisions on land disputes and in protection against encroachments. This is in line with findings of Antonio et al. (2013) that the STDM implementation in Uganda increased and extended its potential in areas such as land dispute resolution and customary tenure, among others. Besides, one key characteristic of any pro-poor land documentation system is that it should have influence on both existing disputes and in the prevention of new disputes as noted by Zevenbergen et al. (2013). The spatial framework of the FFP land administration focuses to show how land is occupied and utilised by use of visible boundaries (UN-HABITAT/GLTN, 2016), hence the information captured during the land documentation exercise such as the physically demarcated boundaries and recorded coordinates play an influential role in the dispute and encroachment resolution as they are used as references.

5.4. Impact of the FFP land documentation on Tenure Security in Chamuka Chiefdom

5.4.1. Inclusiveness of the FFP land documentation

The results from the survey indicated that the implementation of the FFP land documentation was inclusive as recorded in section 4.4.1 under results. According to the UN-HABITAT (2019), the aim of the pro-poor land documentation system like the STDM is to be inclusive and available to the poor. The FIG (2014b) reports that one of the element of the FFP approach is to be inclusive in scope to cover all tenure and all land. In the Chamuka Chiefdom, people of different tribes, status in society and gender were captured under the FFP land documentation implemented by PPHPZ as implied by the various respondents in section 4.4.1. Inclusive approaches to land administration are able to protect the rights and meet the needs of all, such as women, youths and the marginalised in society.

5.4.2. Land transactions in the chiefdom

It is anticipated that formalised land rights through documentation is regarded as essential for obtaining commercial gains (FAO, 2010). Tenure security plays an important role not only for agricultural production but it also permits people to transform their livelihoods by using their land as collateral, by renting it out or selling it (Deininger et al., 2008; IFAD, 2015). This contradicts the results from the survey stipulated in 4.4.2 which indicate that land right holders were not aware or sensitised on how they can use their land to earn income by renting or leasing out part of their land or using it as collateral in order to access credit. Deininger and Chamorro's study (as cited in Roth & McCarthy, 2013), found that land registration improves values of land and has minimal influence on access to credit, investment or productivity. Selling of land has been restricted in the chiefdom as specified in the UN-HABITAT (2008) that restrictions on land users' freedom may be placed to transfer land or exclude others from the land which however, does not compromise on the landholders' tenure security. The main goal of the land documentation programme in Chamuka Chiefdom was to provide security to the customary land in the chiefdom though it is highly possible that land sales are happening but these are not being registered with the land committee within the chiefdom. There was a deliberate move to curtail sales by registering all members of the household on the land certificate and requiring the approval of the chief and village headperson in case of any transfer as recorded on the terms and conditions at the back of the land certificate (see appendix 2), making this type of tenure security passive as captured in section 2.5.

5.4.3. Land Investment in the chiefdom

The supposition to be tested is that enhanced tenure security from STDM triggers land right holders to invest more hence, facilitating for their socio-economic changes.

From the results in section 4.4.3, there is high motivation (86%) among the documented land right holders to invest in their land with a significant number (63%) of undocumented land right holders having the motivation to invest in their land despite not having benefitted from the FFP land documentation programme. Results from the study done in Ethiopia by Deininger et al. (2008), indicate that land certification at community rather than individual level gives less worry to landholders as the order of the implementation program is initially decided by the Woreda, in this case the chiefdom. Generally, there could be little significant variations between program and non-program Kebeles in noticeable attributes, in this respect, between the villages in Chamuka chiefdom with the implementation of the FFP land documentation and those without, as the landholders have the assurance that the STDM will eventually be implemented in their villages in the near future, consequently, securing their investment. It can therefore, be assumed that the motivation to invest by both the documented and non-documented land right holders is likely to be attributable to the STDM implementation under the FFP land documentation.

On the likelihood to invest in land in the next 5 years, all the documented land right holders intend to undertake investment. Deininger (2003), alludes to the fact that the key basis for secure rights to property is to bestow incentives for investment in land. In consequence, the documented land right holders feel more likely to invest more in their land after the land documentation programme as their investment will be secured. However, the results from the undocumented land right holders were quite mixed. This could be linked to the findings of Deininger and Chamorro that land registration could have little impact on investment as indicated in section 4.4.2. Despite the assurances that the STDM will be implemented in the undocumented villages in the upcoming phases, landholders did not show any likeliness of investing in the next 5 years contradicting their earlier stance of having the motivation to invest in the land even without the STDM implementation. This can be attributed to the slow implementation of the STDM in the study area.

5.4.4. Trends of land investment after FFP land documentation in the chiefdom

Prior researches have indicated that tenure security emerging from land certification or titling influences investments to a great extent (Banerjee & Ghatak, 2004; Broegaard, 2013; Deininger et al., 2008; Ravnborg et al., 2013; Van Gelder, 2009). Additionally, studies by Feder and Nishio (1998) in Paraguay showed an increase in land related investment after land registration. The proposition that the trend of investments were influenced by the FFP land documentation or other factors is to be tested. Results obtained were mixed as captured in 4.4.3.1 and in line with Deininger and Jin (2006) that the effect of investment varies across types of investments. There is little difference in how the documented and undocumented land right holders invested in livestock and crops (refer to 4.4.3.1, figure 12) based on the results from the field. This could be attributed to farming (growing crops and livestock rearing) being the mainstay of the people of Chamuka chiefdom. Cattle is used in ox-farming as part of the farm mechanisation. In the same vein, the observations made in the field indicate no particular pattern of investment (refer to 4.4.3.2, figure 13) as both groups of land right holders have houses with low and high quality construction materials such as mud bricks, iron sheets and burnt bricks with cement. From the above indications, the implementation of the STDM was not a motivating factor for the documented land right holders to invest more in their land. There is a weak relationship between the FFP land documentation and the trend of investment in the Chamuka Chiefdom. This could mean other factors like cost of building materials, individual preferences of construction materials, number of respondents and not enough time may have passed since the enumeration, may have played a big role. Regarding the investment in irrigation and crops, it was evident from the results that respondents cultivated annual crops like maize which was dependent on the rains. No respondent was involved in land conservation techniques. This could be that the chiefdom is located in an area with favourable weather patterns and fertile soils as captured in section 3.2. This contradicts other studies of Belay (2010) and Simbizi et al. (2015) where the majority respondents in Ethiopia and Rwanda were engaged in land improvement activities such as terracing, anti-soil erosion and use of compost.

5.4.5. Linkages between FFP land documentation, Tenure Security and Socio-Economic Status of Land Right Holders

5.4.6. Impact of the FFP Land Documentation on Tenure Security

Results in section 4.3.1 indicates that the FFP land documentation increased tenure security for the documented land right holders. This is in conformity with the World Bank (2006) and FAO (2002), that land documentation provides protection and increased tenure security (also refer to section 2.2.1). Feder and Nishio (1998), recommend that with ownership officially documented and verified, the likelihood of threats is also reduced. Additionally, information from the survey show that land right holders are not permitted to convert their land tenure from customary to statutory or leasehold unless under special convincing reasons such as when there is massive investment with borrowed money from the banks. The conversion of customary land abates the authority of the chief on the land (Tagliarino, 2014) and brings about the erosion of customary rights for the rural communities whose livelihoods is dependent on it for firewood, grazing pasture and other resources (Brown, 2005). Therefore, the restrictions on tenure conversions provides tenure security to the rural people and provides a hold to the land for the chief which is a symbol of power. This simply means that there will be stability on the perception of tenure security for the land right holders as chances of eviction due to the conversion will be abated as holders of customary occupancy rights must vacate converted land as revealed by Tagliarino (2014).

5.4.6.1. Impact of the FFP Land Documentation on the Socio-Economic Status of Land Right Holders

Various studies point to the fact that land documentation involves the identifying of land parcel boundaries by local witnesses, providing reliable proof for boundary demarcation and dispute resolution (Holden et al., 2011; Hull et al., 2020; UN-HABITAT, 2019). Over and above, this is true as the land documentation helped the documented land right holders in Chamuka Chiefdom to know their boundaries hence, reducing on land disputes, resolving land disputes by using the recorded coordinates for boundary verification and protecting their land from encroachment by others as it was physically marked. The mapping of the villages increased the understanding of the area and its demography as the leadership in the chiefdom was able to interpret the maps and know what services were lacking in the villages such as schools and clinics. This is in line with Hull et al. (2020) findings that tenure security aids in improved land use planning and management of natural resources among others. The inclusion of spouses on the land certificate that was issued in the Chamuka chiefdom provided protection to women who were more vulnerable to losing their land in case of the demise of the spouse. This brought about gender equity and equality as both men and women were recognised in the FFP land documentation process. This is consistent with the findings of Belay (2010) and Melesse & Bulte (2015) who found that rural land certification in Amhara region of Ethiopia were issued in both the names of the spouses thus, protecting the land rights of women and their children. Equally, there was no segregation during the mapping of land parcel. Every landholder regardless of tribe was captured building on the *'One Zambia, One Nation'* motto which promotes unity among citizens.

5.4.6.2. Impact of Tenure Security on the Socio-Economic Status of land right holders

From the results in section 4.3.1, the land certificate issued to documented land right holders strengthened their perception of tenure security and acted as a source of evidence of land ownership. This has reduced insecurities among the documented land right holders making the land certificate effective in enhancing the tenure security of documented land right holders. This is in agreement with Payne et al. (2009) that land titling or documentation increases tenure security. The role of land certificates under the FFP land documentation in the Chamuka Chiefdom achieved more social benefits than economic benefits. On the social benefits, the land certificates was key in enhancing the tenure security of documented land right holders, bringing about inclusiveness in the mapped villages and plays a key in land disputes resolution.

However, from the results in 4.4.2 and 4.4.4, there was no evidence that the documented land right holders had used their land certificates as proof of land ownership for collateral to access credit with less than half the respondents involved in renting or leasing out their land. Equally, the levels of investment on the land was mixed especially when compared with non-documented land right holders. This contradicts findings by other researchers that tenure security stimulates investment in land. Studies done by Feder and Nishio (1998) in Thailand and Manicaland province of Zimbabwe show convincing empirical evidence on many economic benefits of land registration such as access to formal credit and higher investment in land.

The mixed results on investment could be linked to several factors such as the non-recognition of the land certificates by many financial lending institutions and high bank interest rates making the documented land right holders not being eager to pursue this route in order to access funds. Additionally, the clause at the back of the land certificate under the terms and conditions reads '*Customary certificate is not a title deed hence cannot be used for financial benefits e.g. obtaining a loan.*' This automatically restricts the certificate holders not to use the certificates to access credit though other arrangements have been made within the chieftdom to allow the landholders with certificates to access credit from some financial lending institutions. With the anticipated approval of the National Land Policy, this may change the existing situation as it is expected to recognise the application and promotion of the FFP approaches (MLNR, 2017). The fear of documented land right holders losing their land in the event of failure to pay back the credit could be another contributing factor for most of them not accessing credit from the lenders as the bank interest rates are quite high (30-40%) for an ordinary landholder. This relates to findings by Ravnborg et al. (2013) that many landholders do not want to put their land at risk as it is regarded to belong not only to an individual, but the entire family, clan or community.

The reduction in tree cutting by encroachers as captured in section 4.2.4 brings about **additional identified** environmental and social impacts as tenure security is suggested to have a variety of benefits (Higgins, Balint, Liversage, & Winters, 2018). Trees play a vital role in fighting climate change (FAO, 2018) and adds to the well-being of landholders by providing different resources such as fruits and firewood. The documented landholders can conserve their trees since the land parcel boundaries are more secured.

The access to credit or loans for the land right holders may have the ability to make substantial positive difference in improving the landholders lives and play a significant role in the fight against poverty. With access to credit, land right holders may have the ability to improve their productivity especially in agriculture. Increased agriculture output in the chieftdom has the potential to attract improved infrastructure such as roads, electricity, communication network and more investment in their social well-being like education and health of the members of the household. This will enhance productivity in other sectors of the economy like manufacturing, which will eventually create jobs and improve the quality of life for the landholders.

5.5. Summary

Discussions show that as much as the implementation process for the land documentation was consultative and participatory, government did not take up the leading role in the process. The implementation process was conducted within the confines of the principles of good land governance. At the end of the enumeration, documented land right holders were issued with land certificates which acted as proof of land ownership, with the right to use or occupy the land being recognised on the land. The two categories of land right holders portrayed different perceptions and levels of tenure security with documented land right holders showing confidence in their land holding due to the land certificate that they received. The FFP land documentation supported the social aspects more than the economic aspects of the documented landholders' livelihoods. It heightened the tenure security of landholders and land disputes drastically reduced in the study area. The customary leadership was identified as being key in resolving any land disputes that emerge. The enumeration was as inclusive as possible. Few economic activities in form of renting and

land leasing were recorded in the study area, with the majority land right holders having invested in livestock and crops. So far, there is less difference in the trend of investment between documented and undocumented land right holders. There is no activity were the documented land right holders are using land certificates to access credit in order to improve the land due to lack of awareness.

6. CONCLUSION AND RECOMMENDATIONS

6.1. Introduction

The previous chapter discussed the implementation process of the FFP land documentation in the Chamuka Chiefdom, the perception of the land right holders on their tenure security and the impact of the FFP land documentation on tenure security and the socio-economic status of land right holders. This chapter presents the conclusion that summarises the findings of the study. It also presents recommendations for possible further research and implementation.

6.2. Conclusions

The general objective of this research is to analyse the impact of the fit for purpose land documentation on tenure security in Chamuka Chiefdom in Chisamba District. To achieve the objective of the research, 3 sub objectives were identified by answering the related research questions as captured below.

6.2.1. To find how the FFP land documentation was implemented in the Chamuka Chiefdom

i. What was the process for FFP customary land documentation in the study area?

The study revealed that the process of the FFP land documentation was consultative and participatory. The implementers engaged the customary leadership before the actual documentation exercise begun. The members of the community were involved in the mobilisation and actual mapping. The funding was done by UNHABITAT through its branch GLTN the developers of the fit for purpose tool, the STDMM.

ii. What types of land rights were recorded during the FFP land documentation and what documents are provided?

The land rights that were recorded during the FFP land documentation include ‘use’ and ‘occupancy’ rights even though the terms were used interchangeably by the landholders, the customary leadership and land officials. In general, the documented land right holders have the full ownership right (use, occupy, rent out and transfer to heirs) as indicated by HRH Chief Chamuka. The documented land right holders were issued with a land certificate called certificate of customary land occupancy. It basically has the details of the household, the parcel of land, the rules to uphold concerning the land and the chief’s approval.

iii. What are the viewpoints of land certificate holders about the FFP land documentation?

The documented land right holders value the FFP land documentation as they were issued with land certificates which acts as proof of ownership and protects them from eviction and encroachments. The land certificates help in settling land disputes as the coordinates on the certificate are used in land boundary verification, hence restoring peace within communities. The confidence of the landholders has increased because the land certificates are recognised by the authorities.

6.2.2. To assess how land right holders interpret their tenure security after the FFP land documentation in Chamuka Chiefdom

i. How do land right holders perceive their tenure security after the implementation of the FFP land documentation?

The documented land right holders interpret their tenure security as high. Threats of eviction have drastically reduced after the implementation of the FFP land documentation. The documented land right holders are more confident of their tenure security and related it to the FFP programme. The fear of losing their land

in the next 5 years disappeared due to the land certificates they received during the FFP programme which provides protection, empowers them to conduct market activities and reduces on land related conflicts.

ii. What is the prevalence of land-related disputes in the study area after the FFP land documentation?

The prevalence of land related disputes has since reduced after the FFP land documentation further enhancing the tenure security of the documented land right holders. The majority respondents owe the reduction to the implementation of the STDM tool under the FFP land documentation. The common identified land disputes in the Chamuka Chiefdom is the boundary disputes. These are resolved through the customary leadership, starting with the village headperson then escalated to the chief if the village headperson is unable to reach a conclusion. It is worth noting that the FFP land documentation is key in final decisions on the land disputes and in protecting against encroachments.

6.2.3. To determine the impact of the FFP land documentation on the socio-economic status of land right holders in Chamuka Chiefdom.

i. Are inclusiveness, access to credit, lease and sale of land evident for land certificate holders after documentation of their land using the FFP approach?

The FFP land documentation was inclusive as people from other tribes, all gender and status including the marginalised in society were captured during the enumeration. All tenure types and land were documented in the villages that had the FFP land documentation. Few documented landholders were involved in land market activities. The commercial gains recorded so far from the study include renting and leasing out the land though at minimal levels. There is no evidence of the documented land right holders accessing credit from financial lending institutions alluding it to lack of awareness and the fear to lose the land in case of a payment default. The selling of land by land right holders is restricted in the chiefdom.

ii. Is there evidence of investment in the land after the FFP land documentation?

The high motivation of the documented land right holders to invest in their land is attributed to the STDM implementation under the FFP land documentation. However, the majority respondents are investing in livestock and crops which forms part of their livelihood. This could not be directly linked to the FFP land documentation as undocumented land right holders had almost equivalent investment in livestock and crops. With respect to respondents planning to invest in future, the significant number of documented land right holders have intentions to undertake investments since their investment is secured by the FFP land documentation. The pattern or trend of investment among the documented land right holders was mixed. There is no remarkable investment in housing, irrigation and land conservation. It is evident that the nature of housing investment in terms of quality of construction materials was less motivated by the FFP land documentation as the undocumented land right holders have similar investment. There is no significant relationship between the FFP implementation and investment. The study could not investigate the influence of other factors such as cost of building materials on housing investment.

iii. How does tenure security facilitate socio-economic changes experienced by customary land right holders after land documentation?

The FFP land documentation had more social impacts than economic impacts on the livelihoods of the documented land right holders in the Chamuka Chiefdom.

The land certificate increased the tenure security of the documented land right holders and acts as proof of ownership of land, enhancing their perception of their tenure security. The conversion of land from customary to statutory is not permitted in the chiefdom. The land documentation brought about the physical identification and demarcation of land parcels which play a critical role in reducing on land boundary

disputes and encroachments. The reduction in encroachments brought about the reduction in encroachers cutting trees which added social and environmental benefits to documented land right holders. There is less deforestation and landholders can harvest fruits and firewood in a sustainable manner. The inclusion of family members on the land certificate has protected women and their children in the event of death of the head of the house, and there is smooth transfer of the property to the spouse. Similarly, the programme catered for all landholders regardless of tribe, gender or status in society.

There is no evidence of the documented land right holders utilising their land certificates for economic gain. The fear by documented land right holders to lose their land in case of a payment default is contributing to them not being eager to access any form of credit. The levels of investment among documented land right holders did not reflect the confidence and security that they possess on the land. The ability to participate in the financial markets could be enhanced with the approval of the National Land Policy that is anticipated to see the inclusion of the FFP approaches to land administration and provide recognition to the customary land certificates. The initiatives by the customary leadership to work with private financial lending institutions will boost borrowing by land right holders within the chiefdom.

6.3. Recommendations

The study has contributed its portion to existing literature on the impact of alternative approaches for land administration based on how the programme was implemented, the perception of beneficiary land right holders on their tenure security and the impact it has on the socio-economic status of landholders. From this study, the reality on the ground is divulged, which may enlighten and guide the respective authorities such as policy makers and donor agencies on the consequences of these alternative approaches for land registration.

The results of this study serves as a basis for the evaluation of the FFP land documentation in the Chamuka Chiefdom. It provides information about the implementation process of FFP, the perception of the documented land right holders on their tenure security and the impacts of FFP land documentation on tenure security and socioeconomic status of documented land right holders. Based on this information, the research highlights the following recommendations:

To Government

- i. The research has indicated that FFP land documentation has contributed to the reduction of land disputes. However, it has not contributed to the increased investment. Therefore, there is need for mobilising customary leadership and the customary land right holders on how they can use their land certificate to access finance. In addition, there is need for incentives such as agriculture inputs and reduced interest rates for the customary land right holders.
- ii. The research has identified that FFP land documentation was participatory. However, government did not take a leading role in the implementation process. Therefore, in order to make the FFP land documentation more sustainable, there is need for government to take a key role as a major stakeholder in the land documentation programmes.

To landholders

- iii. It is important for documented landholders to recognise that the FFP land documentation has benefits such as access to credit and the ability to stimulate land markets which in turn would improve their socio-economic status. Therefore, as key beneficiaries, the land right holders should gain from the FFP land documentation.

- iv. Results of this study have policy implications for the recognition of FFP land certificates by various stakeholders especially in the financial sector. Therefore, the study recommends the sensitisation of land right holders on how they can use the land certificates to improve their economic aspect of their livelihood in view of the approval of the *Zambian National Land Policy*.

6.4. Suggestions for further research

This research focused on assessing the impact of FFP land documentation on tenure security and socio-economic status of documented land right holders, and how tenure security facilitates socio-economic improvements on documented land right holders. Further research suggests the following:

- i. To investigate how improved social conditions of documented land right holders can influence their economic status/improvements.
- ii. To investigate if other factors such as cost of construction materials, weather conditions and geographic location of the villages are influencing the land right holders' current investment.

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APPENDICES

Appendix 1: Certificate of Customary Land Occupancy

Ref. No: **427**

Certificate of Customary Land Occupancy

Chamuka Chiefdom

Chisamba District

Legend

- CHS 001 A
- Neighbour's parcel

Parcel size: Appx 10,057 acres

150 0 150 m

The persons listed below are the bonafide occupants of parcel number: **CHS 001 A** highlighted in the map above.

Last Name	First Name	Gender	Tenure Type	Signature
Phakando	Egweka	Female	Individual Owner	
Phakando	Phak	Female	Chief of owner	
Ngoma	Tanda	Female	Chief of owner	
Ngoma	Tsonga	Female	Chief of owner	
Ngoma	Clago	Female	Chief of owner	
Sinta	Ala	Male	Chief of owner	

Issued on this day:/...../..... at Chamuka Own Palace

.....

Village Headperson

.....

Chief

Disclaimer! This document is not a title deed. Title deeds are only issued by the President of the Republic of Zambia through the substantive office of the Commissioner of Lands. The rights cannot be transferred from the persons listed in this document. In case of any changes, this document will be rendered null and void, and a new certificate will need to be issued in consultation with the Chief and respective village head person.

*Appendix 2: The terms and conditions at the back of Certificate of Customary Land Occupancy***TERMS AND CONDITIONS**

1. Customary certificate is not a title deed hence cannot be used for financial benefits e.g. obtaining a loan.
2. The power of the village headperson and the chief remain the same as before and the bearer of the certificate is expected to accord maximum respect to the traditional authority.
3. The headperson and chief reserve the right to grant/deny a subject the customary certificate.
4. The transfer of land either wholesome or subdivision is subject to approval by the chief and village headperson.
5. The bearer of the certificate must a person of good standing in society, i.e.
 - i. Must not have a criminal record
 - ii. Must not engage in civil disobedience e.g. GBV, abusive language, etc.
6. The certificate shall only be issued to the land holder upon full payment of a non-refundable fee of K100 within a period of 6 months.
7. The headperson and chief retains the power to revoke the certificate on the following grounds;
 - i. If the bearer willfully, deliberately, disregards and obstructs the powers of the village and the chief.
 - ii. If the bearer relocates to another village or area.
 - iii. Does not participate in community development activities, e.g. village meetings, Kulamba Kubwalo contributions, etc.
8. In the event of the death of the owner of the land, a new certificate shall be issued to reflect the new owner(s) details.
9. To be issued to individuals who have stayed in the village for at minimum of 4 years.

Appendix 3: Field photos of types of Investment*Livestock**Burned Bricks House with Iron Sheets**Maize Crop**Mud House*

Appendix 4: Photo gallery from fieldwork



At the Chamuka Chiefdom



Field Assistant at The Palace



HRH Chief Chamuka explaining the FFP process



Interview with Key Informant

Appendix 5: Semi-Structured Questionnaire for Documented Land Right Holders

Date: / /

Form Number

Household number

Respondent Gender: Male <input type="checkbox"/> Female <input type="checkbox"/> Marital status.....
Position household: Head of Family <input type="checkbox"/> Other, specify
Contribution to household income:
<input type="checkbox"/> Greater than 50%
<input type="checkbox"/> About 50%
<input type="checkbox"/> Less than 50%

ASSESSMENT OF THE FIT FOR PURPOSE

1. Was your property captured under the Fit For Purpose (FFP) Land Documentation?

- Yes
- No

If yes, continue to the next question.

If no, why?

.....

2. Which year was it documented?

-

3. How was the process for the FFP land documentation done?

-

4. Were you involved in the documentation process?

- Yes
- No

5. If yes, kindly explain how you were involved?

-

6. What rights were recorded during the FFP land documentation and what document were you given?

Please show proof of document

Rights Recorded (Select all that apply)

- Use

- Sale
- Rent
- Give
- Others specify.....
- Document type.....

7. Were you given any documentation for your land after the FFP land documentation?
- Yes
 - No

If yes, what kind of documents do you have for the ownership of this land if any, that demonstrate your right to live on this property?

.....

If no, why?

.....

8. Whose name is on the document and can you show the document?

.....

9. Do you think the FFP land documentation was of value and brought more security for landholders than before its implementation?

- Yes
- No

10. What is your opinion on the FFP land documentation, for example, in protecting your rights in terms of leasing, selling and from eviction?

.....

.....

TENURE SECURITY PERCEPTIONS

11. How worried are you that you could lose the right to use this property, or part of the this property, against your will in the next 5 years?

- Not worried at all
- Not worried
- Somewhat worried
- Very worried
- Don't know
- Refused

Others, specify.....

12. And in the next 5 years, how likely or unlikely is it that you could lose the right to use this property , or part of this property, against your will?

- Very unlikely
- Unlikely
- Somewhat likely
- Very likely
- Don't know
- Refused
- Others, specify.....

13. If very likely/somewhat likely, what is the source of the potential loss of the land?

- National government
- Local authorities
- Commercial Interests
- Family members
- Other individuals
- Others, specify.....

14. Have you been threatened with eviction from your land before or after the FFP land documentation?

Before

- Yes
- No

After

- Yes
- No

15. How strongly do you feel the authorities would protect you if somebody tried to make you leave your land?

- Very strongly
- Fairly strongly
- Not strongly
- Not at all
- Others, specify.....

16. Can you please explain why you don't feel worried, although you think it is very likely that you could lose the right to use this property against your will in the next 5 years?

- Response.....
-
- Don't know
- Refused

17. Suppose you and your spouse were to get divorced. How worried are you that your spouse would have the right to stay but you would be forced to leave this *property* under these circumstances?

- Not worried at all
- Not worried
- Somewhat worried
- Very worried
- Don't know
- Refused

18. And suppose - and we apologise as we know this may be hard to think about - your spouse was to pass away. How worried would you be that your right to stay on this property would be taken away from you if this occurred?
- Not worried at all
 - Not worried
 - Somewhat worried
 - Very worried
 - Don't know
 - Refused
19. How worried would you be that your right to stay in this property would be taken away from you if any of the following events occurred? (Mark each statement with: very worried, Somewhat worried, Not worried, Not worried at all)
- If you had a disagreement/dispute with your family.
 - If someone in your household besides your spouse, passed away (if number of adults in the house is >1).
 - If you didn't make the payments on this property for two months in a row.
 - If the government tried to seize your property from you (e.g., if they build a road or other infrastructure).
 - If another person or group claimed ownership.
 - If a neighbour initiates a boundary dispute.
 - If a disagreement arose with local /customary authorities (e.g., the Chief, headmen, officials).
20. How do you perceive your tenure security after the implementation of the FFP land documentation?
- High
 - Medium
 - Low
21. To what extent do you feel the FFP land documentation protects you from encroachments on your property?
- Fully protected
 - Partially protected
 - Does not offer protection at all
 - Don't know
22. Have you had any land dispute with a neighbour / family member or another person about your property?
- Yes
 - No
23. If yes, what type of land dispute did you face?
- Boundary disputes between individuals
 - Ownership disputes – within family
 - Ownership disputes – with other entity e.g. government, the customary leadership, NGO.....Please specify.....
 - Who is entitled to land inheritance or how much
 - Default of rental contract
 - Expropriation of land / land grabbing cases
 - Others, specify.....

24. Where did you take your land dispute case to be resolved?

- The family
- The neighbours
- The customary leadership
- The police
- The court
- Others, specify.....

25. How much influence did the FFP land documentation have on the final decision on the land dispute?

- It was a decisive factor in making a decision
- It was one of the influential factors in making a decision
- It somewhat influenced the outcome, but only a little
- It was not influential at all

26. Do you think land disputes have reduced since the implementation of the FFP land documentation?

- Yes
- No
- Refused

BENEFITS OF TENURE SECURITY

27. Do you lease this property to earn money to support your household?

- Yes
- No
- Refused

28. Do you have the right to sell this or part of the property, either alone or jointly with someone else?

- Yes
- No
- Don't know
- Refused

29. Which of the following could you decide to do with your land?

- Rent out the property
- Sell the property
- Use the property as collateral to get credit/financing
- Transfer the property to a family member
- Decide who will inherit the property after my death
- Others, specify.....

30. Have you ever used or tried to use this property as collateral to get access to credit/financing from financial institution?

- Used
- Tried but I was denied
- No, never used

If no or denied what reasons were given?.....

31. Were women, youths, vulnerable people and people from other tribes' land documented during the FFP land documentation?

- Yes
- No
- Don't know
- Refused

32. Have you been motivated to invest in your land after the FFP land documentation?

- Yes
- No

If yes, how and when did you invest in your land?

	Type Investment	Tick	Year
1.	Housing		
2.	Land Purchase		
3.	Mechanisation e.g. use of tractors, ox farming		
4.	Irrigation		
5.	Cash Crops e.g. tobacco, soya beans		
6.	Livestock e.g. Cattle		
7.	Land Conservation Methods e.g. planting of trees, soil erosion control		
8.	Others (<i>please specify</i>)		

33. How likely are you that you will invest in your land in the next 5 years?

- Very likely
- Unlikely
- Don't know
- Refused

34. In your opinion, do you think tenure security facilitated for any changes in your life?

- Yes
- No

If yes, how did it facilitate for those changes?

-

35. If you could be absolutely certain that you wouldn't lose the right to live in your property in the next 5 years, would you be likely to do any of the following?

- Spend more on education/school fees
- Invest money to make your property more productive
- Start a business
- Make a major improvements to your property
- Spend more on health and nutrition of your family
- Others, specify.....

36. For quality assurance purposes, you may receive a follow-up call to confirm your participation and gather some additional feedback on how the survey was conducted. The follow-up call may just require an additional 2-3minutes. Could you share your phone number or that of a household member, please?
- Phone Number.....
- Refused

OBSERVATION ON INVESTMENT ON LAND

Kindly use √ for YES and × for NO

Building

	Construction Materials	Tick	Year
1.	Mud only		
2.	Burned Bricks		
3.	Burned bricks with cement		
4.	Cement blocks		
5.	Iron sheets		
6.	Grass thatched		
7.	Tree trunks and mud		
8.	Others (<i>please specify</i>)		

Farming

	Investment Type	Tick	Year
1.	Mechanisation e.g. use of tractor, ox farming		
2.	Irrigation		
3.	Cash crops		
4.	Livestock e.g. cattle, goats, sheep etc		
5.	Poultry		
6.	Land conservation e.g. agroforestry, compost manure, soil erosion control etc		
8.	Others (<i>please specify</i>)		

Appendix 6: Semi-Structured Questionnaire for Documented Land Right Holders

Date: / /

Form Number

Household number

Respondent Gender: Male Female Marital status.....

Position household: Head of Family Other, specify

1. What rights do you have on your land?

Rights Recorded (Select all that apply)

- Use
- Sale
- Rent
- Give
- Others specify.....

2. Do you think the FFP land documentation was of value and brought more security for landholders whose land was documented?

- Yes
- No

3. What is your opinion on the FFP land documentation, for example, in protecting landholders' rights in terms of leasing, selling and from eviction?

.....

.....

TENURE SECURITY PERCEPTIONS

4. How worried are you that you could lose the right to use this property, or part of the this property, against your will in the next 5 years?

- Not worried at all
- Not worried
- Somewhat worried
- Very worried
- Don't know
- Refused
- Others, specify.....

5. In the next 5 years, how likely or unlikely is it that you could lose the right to use this property, or part of this property, against your will?

- Very unlikely
- Unlikely
- Somewhat likely
- Very likely
- Don't know
- Refused
- Others, specify.....

6. If very likely/somewhat likely, to whom would you potentially lose the land to?

- National government
- Local authorities
- Commercial Interests
- Family members
- Other individuals
- Others, specify.....

7. Have you been threatened with eviction from your land before?

- Yes
- No

8. How strongly do you feel the authorities would protect you if somebody tried to make you leave your land?

- Very strongly
- Fairly strongly
- Not strongly
- Not at all
- Others, specify.....

9. Can you please explain why you feel *or* don't feel worried, although you think it is very likely that you could lose or not lose the right to use this property against your will in the next 5 years?

Response.....
.....

- Don't know
- Refused

10. Suppose you and your spouse were to get divorced. How worried are you that your spouse would have the right to stay but you would be forced to leave this *property* under these circumstances?

- Not worried at all
- Not worried
- Somewhat worried
- Very worried
- Don't know
- Refused

11. And suppose - and we apologise as we know this may be hard to think about - your spouse was to pass away. How worried would you be that your right to stay on this property would be taken away from you if this occurred?
- Not worried at all
 - Not worried
 - Somewhat worried
 - Very worried
 - Don't know
 - Refused
12. How worried would you be that your right to stay in this property would be taken away from you if any of the following events occurred? (Mark each statement with: very worried, Somewhat worried, Not worried, Not worried at all)
- If you had a disagreement/dispute with your family.
 - If someone in your household besides your spouse, passed away (if number of adults in the house is >1).
 - If you didn't make the payments on this property for two months in a row.
 - If the government tried to seize your property from you (e.g., if they build a road or other infrastructure).
 - If another person or group claimed ownership.
 - If a neighbour initiates a boundary dispute.
 - If a disagreement arose with local /customary authorities (e.g., the Chief, headmen, officials).
13. How do you perceive your tenure security since your land was not documented under the FFP land documentation?
- High
 - Medium
 - Low
14. To what extent do you feel the FFP land documentation would protect you from encroachments on your property?
- Fully protected
 - Partially protected
 - Does not offer protection at all
 - Don't know
15. Have you had any land dispute with a neighbour / family member or another person about your property?
- Yes
 - No
16. If yes, what type of land dispute did you face?
- Boundary disputes between individuals
 - Ownership disputes – within family
 - Ownership disputes – with other entity e.g. government, the customary leadership, NGO.....Please specify.....
 - Who is entitled to land inheritance or how much
 - Default of rental contract
 - Expropriation of land / land grabbing cases
 - Others, specify.....

17. Where did you take your land dispute case to be resolved?

- The family
- The neighbours
- The customary leadership
- The police
- The court
- Others, specify.....

18. How much influence do you think the FFP land documentation would have on the final decision on the land dispute?

- It was a decisive factor in making a decision
- It was one of the influential factors in making a decision
- It somewhat influenced the outcome, but only a little
- It was not influential at all

BENEFITS OF TENURE SECURITY

19. Do you lease this property to earn money to support your household?

- Yes
- No
- Refused

20. Do you have the right to sell this or part of the property, either alone or jointly with someone else?

- Yes
- No
- Don't know
- Refused

21. Which of the following could you decide alone (if married) or together with your spouse or together with somebody else?

- Rent out the property
- Sell the property
- Use the property as collateral to get credit/financing
- Transfer the property to a family member
- Decide who will inherit the property after my death
- Others, specify.....

22. Have you ever used or tried to use this property as collateral to get access to credit/financing from financial institution?

- Used
- No, never used
- Tried but I was denied

If used, how did you prove your land ownership?.....

If no or denied what reasons were given?.....

23. Have you been motivated to invest in your land even if it was not documented under the FFP land documentation program?

- Yes
- No

If yes, how and when did you invest in your land?

	Type Investment	Tick	Year
1.	Housing		
2.	Land Purchase		
3.	Mechanisation e.g. use of tractors, ox farming		
4.	Irrigation		
5.	Cash Crops e.g. tobacco, soya beans		
6.	Livestock e.g. Cattle		
7.	Land Conservation Methods e.g. planting of trees, soil erosion control		
8.	Others (<i>please specify</i>)		

24. How likely are you that you will invest in your land in the next 5 years?

- Very likely
- Unlikely
- Don't know
- Refused

25. In your opinion, do you think secured tenure would facilitate for any socio-economic changes in your life?

- Yes
- No

If yes, how do you think it will facilitate for any socio-economic changes?

.....

If no,

why?.....

26. If you could be absolutely certain that you wouldn't lose the right to live in your property in the next 5 years, would you be likely to do any of the following?

- Spend more on education/school fees
- Invest money to make your property more productive
- Start a business
- Make a major improvements to your property
- Spend more on health and nutrition of your family
- Others, specify.....

27. For quality assurance purposes, you may receive a follow-up call to confirm your participation and gather some additional feedback on how the survey was conducted. The follow-up call may just require an additional 2-3minutes. Could you share your phone number or that of a household member, please?

- Phone Number.....
 Refused

OBSERVATION ON INVESTMENT ON LAND

Kindly use √ for YES and X for NO

Building

	Construction Materials	Tick	Year
1.	Mud only		
2.	Burned Bricks		
3.	Burned bricks with cement		
4.	Cement blocks		
5.	Iron sheets		
6.	Grass thatched		
7.	Tree trunks and mud		
8.	Others (<i>please specify</i>)		

Farming

	Investment Type	Tick	Year
1.	Mechanisation e.g. use of tractor, ox farming		
2.	Irrigation		
3.	Cash crops		
4.	Livestock e.g. cattle, goats, sheep etc		
5.	Poultry		
6.	Land conservation e.g. agroforestry, compost manure, soil erosion control etc		
8.	Others (<i>please specify</i>)		

Appendix 7: Questionnaire for the Land Officials

Particulars of the Respondent

Name :

(Optional):.....

Designation:.....

Organisation:.....

Station/Location:.....

Date:.....

Level of experience of respondent (Please tick appropriate)

- 1 - 5 years
- 6 - 10 years
- 11 - 15 years
- 16 - 20 years
- Above 20 years

Implementation of the Fit For Purpose (FFP) Land Documentation

1. Briefly explain the functions of your organisation?

.....
.....

2. What was your role during the implementation of the Fit For Purpose Land Documentation that was implemented in the Chamuka Chiefdom in Chisamba District?

.....
.....

3. What was the objective/s of the Fit For Purpose Land Documentation in the Chamuka Chiefdom in Chisamba District?

.....
.....

4. How was Fit For Purpose Land Documentation implemented in the Chamuka Chiefdom in Chisamba District?

.....
.....

5. What types of land rights were registered under the FFP land documentation?

.....
.....

6. What documents were issued to the landholders? Are these documents legally recognised?

.....
.....

7. Are landholders allowed to carry out the conversion of their land from customary to leasehold (state land)?

.....
.....

8. Do you have authority over such land after the conversion?

.....
.....

9. Do you think the FFP land documentation brought any benefits to the landholders in the area?
Justify your answer

.....
.....

10. In your opinion, do you think landholders are more confident about their tenure security after the implementation of the FFP land documentation?

.....
.....

11. Are you aware of any scaling up of a similar project in other areas of Zambia?

.....
.....

12. What kind of data was collected from the landholders in Chamuka Chiefdom?

.....
.....

13. Do you see any advantages or disadvantages of the FFP land documentation over the conventional approaches of land registration comparing to the low numbers of registered land in the country?

.....
.....

14. In whose custody is the information that was collected during the FFP land documentation program?

.....
.....

15. What plans were put in place to ensure the FFP land documentation program is sustainable (updating land data due to sales, subdivisions, inheritance, etc), data quality control checks, etc?

.....
.....

Any additional comments can be added below.

THANK YOU!

Appendix 8: Interview Guide for the Customary Leadership

1. What was the motivation behind implementing the Fit For Purpose (FFP) Land Documentation in your chiefdom and its objective/s?
2. How was the FFP Land Documentation implemented?
3. Which organisation/s spearheaded the implementation of the FFP program?
4. Was the implementation carried out in the entire chiefdom or just selected villages?
5. When was it implemented, How many villages and villagers (landholders) benefited from the program (total number of land documents issued)?
6. How did the landholders embrace the FFP land documentation program?
7. How did the landholders participate in the FFP land documentation program?
8. How has been the support from key stakeholders such as the government (MLNR), NGOs, donor agencies, etc?
9. Who qualified to be captured under the FFP land documentation project?
10. What type of land rights were registered during the FFP program, such as the right to use the land, sell, or full ownership?
11. What documents were issued to the landholders? Are these documents legally recognised?
12. Are landholders allowed to carry out the conversion of their land from customary to leasehold (state land)?
13. Do you still have authority over such land after the conversion?
14. How has the program impacted the livelihoods of the people in the chiefdom?
15. How is the community in the chiefdom benefiting from the initiative?
16. Do you think landholders are more confident about their tenure security after the implementation of the FFP land documentation?
17. Are there any land disputes currently being experienced within the chiefdom?
18. If any, how many? How has been the trend of the land disputes?
19. Do you think there has been an increase or decrease in land disputes since the implementation of the FFP program?
20. How inclusive was the FFP program, in terms of registering women, youths and people from other tribes settled in the chiefdom, other than of the tribe of the chiefdom?
21. Do you think the FFP land documentation has opened opportunities for landholders to have access to credit from financial lending institutions, to lease their land or sell part of their land?
22. Has there been an increase in land transactions?
23. Has there been any improvements in terms of the investments in housing, crops, land-conservation measures by the landholders after the FFP program?
24. Kindly give examples of the improvements that can be noted within the chiefdom?
25. Generally, how is the socio-economic situation of the people who benefited from the FFP land documentation program? Give examples if any.
26. What plans were put in place to ensure the FFP land documentation program is sustainable (updating land data due to sales, subdivisions, inheritance, etc), data quality control checks, etc.