

Investigating the Conformity of the Zimbabwe Land Administration System to the Land Administration Domain Model Standard (iso 19152)

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SUMMARY

Zimbabwe is emerging from both a political and economic slumber and authorities have since realised the role Information Communication Technologies (ICT) can play in resuscitating the economy. The government recently introduced the e governance initiative which aims to provide citizens timely and accurate information. As a result there is renewed interest, within various government institutions in the existing or previously abandoned information management systems. In Zimbabwe, land administration functions are distributed amongst various government and private sector organisations. The Department Surveyor General (DSG) is responsible for supervising the survey and charting of land for purposes of registration in the Deeds registry. The Deeds registries office is responsible for the registration of all transactions affecting land while land use control is the responsibility of Planning Authorities. Land value information is captured through registration processes when land is transferred from one party to another. The Ministry of Lands and Rural Resettlement (MLRR) is responsible for the managing and administering all state land under the resettlement schemes. Over the years, different departments have developed separate electronic systems for storing and managing land information falling under their respective jurisdictions. In 1997, the Department of the Surveyor General in conjunction with the Swedish government developed the Land Transaction system (LTS) which contained details of all properties surveyed including permits, approval dates, scanned diagrams, working plans and map compilations. The Deeds Registry made efforts to digitise all land registration documents. The Ministry of Lands and Rural Resettlement is in the process of developing a Land Information Management System (LIMS), designed to maintain a national register of all state land that falls under its jurisdiction. The DSG is attempting to resuscitate the Land Transaction System that crashed in 2002 forcing the DSG to revert back to a manual system. However, data exchange between different organisations is mainly based on manual transfer of files. Linking up of the different systems poses big challenges due to the isolated conceptualisation, different operating systems and application softwares. This challenge has effectively limited the benefits that ICT can bring to the overall land administration system. A common data model should provide a holistic solution by harmonising different datasets and functionalities of the different players. The LADM provides such a reference model for the development of efficient land administration systems. The introduction of the LADM standard has coincided with the movement for an integrated and more efficient land administration system in Zimbabwe. This paper analyses the current land administration

system in Zimbabwe by identifying institutions involved in land administration, respective information management systems and related land administration workflows. Conformity of the current land administration system in Zimbabwe to the LADM standard (ISO 19152) is investigated. Similarities and differences are identified and used to develop a LADM country profile for Zimbabwe. This country profile should form the basis for the adoption and implementation of an ISO 19152 based land administration system in Zimbabwe.