



## SMART SURVEYORS FOR LAND AND WATER MANAGEMENT

# Towards a Land Titling Framework for Improving Rural Livelihoods

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# Tenure Reform, Agrarian Practices, Tenure Reform, SDGs, Quality of Life



## A story about land tenure reform

Land is a source of wealth in rural areas. Rural dwellers primarily survive on agriculture. They pass this land from generation to generation. They also pass farming skills from heir to heir. This land is their most prized possession, their identity and their way of life. The rights they have to this land are referred to as land tenure. However with modernisation, some traditional forms of land tenure are not serving the needs of the people. The farming methods are no longer adequate for the survival of people especially with the impacts of climate change. People in rural areas are starving and poverty is increasing. If only land administrators could improve the land tenure and make it more functional. Such improvement can be achieved through land titling. This study is about developing a framework for land titling aimed at eradicating hunger and poverty, thereby improving the quality of life of the rural masses.

## Introduction

- Land titling initiatives are not always working for the public
- Quality of life of rural people is not improving in some cases
- Gender and racial segregation still persists
- There are several misalignments which result in this problem
- Land titling is being carried out as an isolated activity
- Land titling is not aligned to related policies for improvement of quality of life
- The study proposes a land titling framework centre on improving rural livelihoods



## Issues surrounding administration of customary tenure

- Gender and Racial Discrimination on access to land
- Commodification of land by chiefs
- Financial institutions and other government departments not recognising land titling certificates
- Chiefs and village leaders demanding tokens from occupants
- Chiefs and village leaders hindering development of areas under their administration
- No direct alignment between legal frameworks, for example, Communal Land Act and Deeds Registry Act

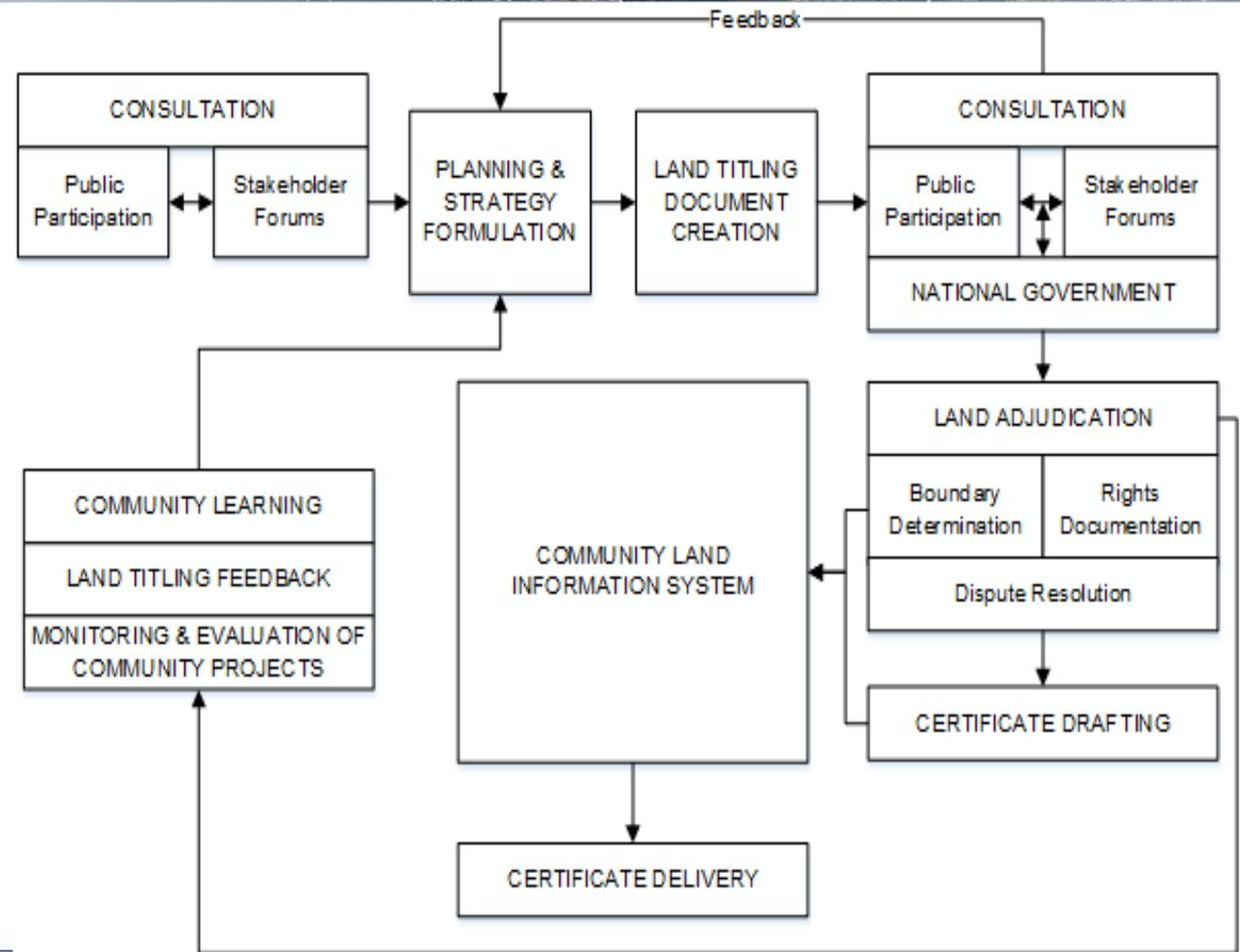


## Methods

- Systems approach utilised in this study
- Study views land tiling as an infrastructure with systems, subsystems and processes
- Systems approach enables modelling of complex systems
- The modelling is carried out in a hierarchical manner
- Abstract and detailed presentations of the land tiling phenomenon

## Results: The Land Titling Framework

- Presented as a continuous system
- The system comprises of many systems
- These systems can be further broken down into process elements
- Feedback loops
- Incorporation of learning and continuous improvement
- Emphasis on consultation and public participation





## Results

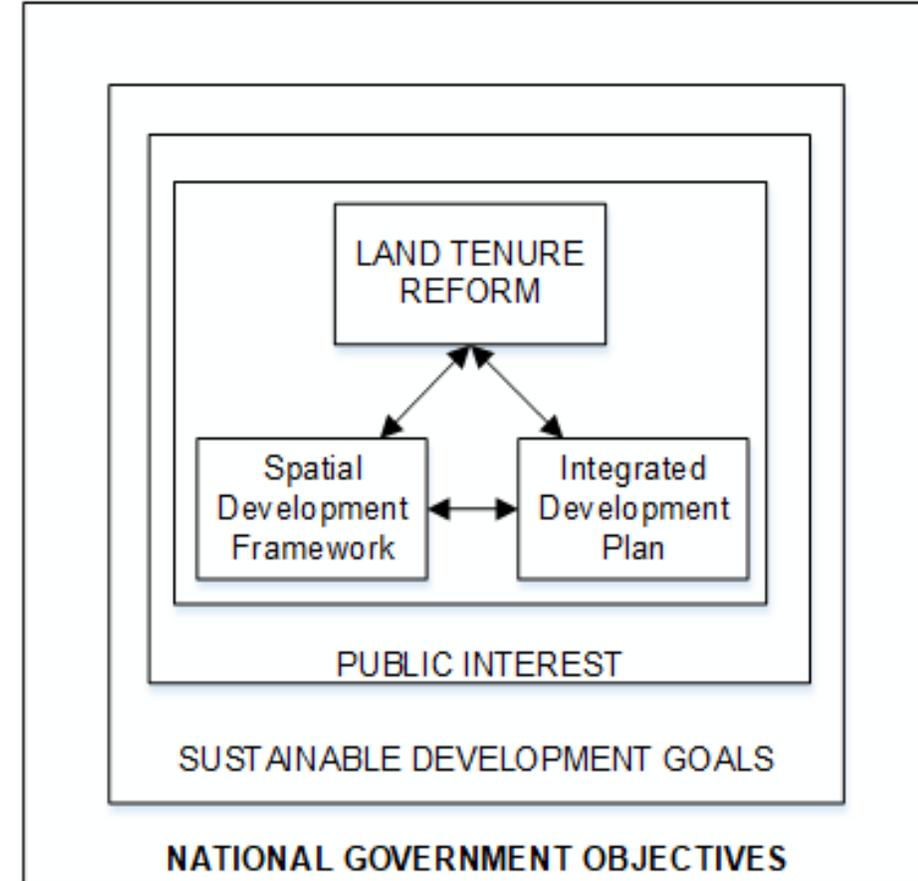
- Framework emphasises on:
  - Stakeholder involvement (land reform experts, financing organisations, government representatives, community leaders)
  - Public Participation (Ensuring occupants opinions are taken into account before rolling out of project)
  - Low cost boundary mapping (Use of satellite imagery and low cost GPS receivers)
  - Dispute Resolution mechanism (solving of disputes on site during adjudication)
  - Issuing of land title certificates
  - Community learning (Productive use of land and available entrepreneurship opportunities)
  - Land Tilting feedback by communities
  - Continuous improvement of the land titling infrastructure



## Results



Land Tenure Reform Infrastructure



Sustainable Land Tenure Reform



## Results

- The land tenure reform infrastructure consists of various systems
  - Agrarian Program
  - Environmental Reform
  - Entrepreneurship Program
  - Financing Program
- Land tenure reform framework should be aligned to existing frameworks at local council, municipal and national level
  - Spatial development frameworks
  - Integrated development plans
  - Sustainable development goals
  - Country development objectives



## Conclusions

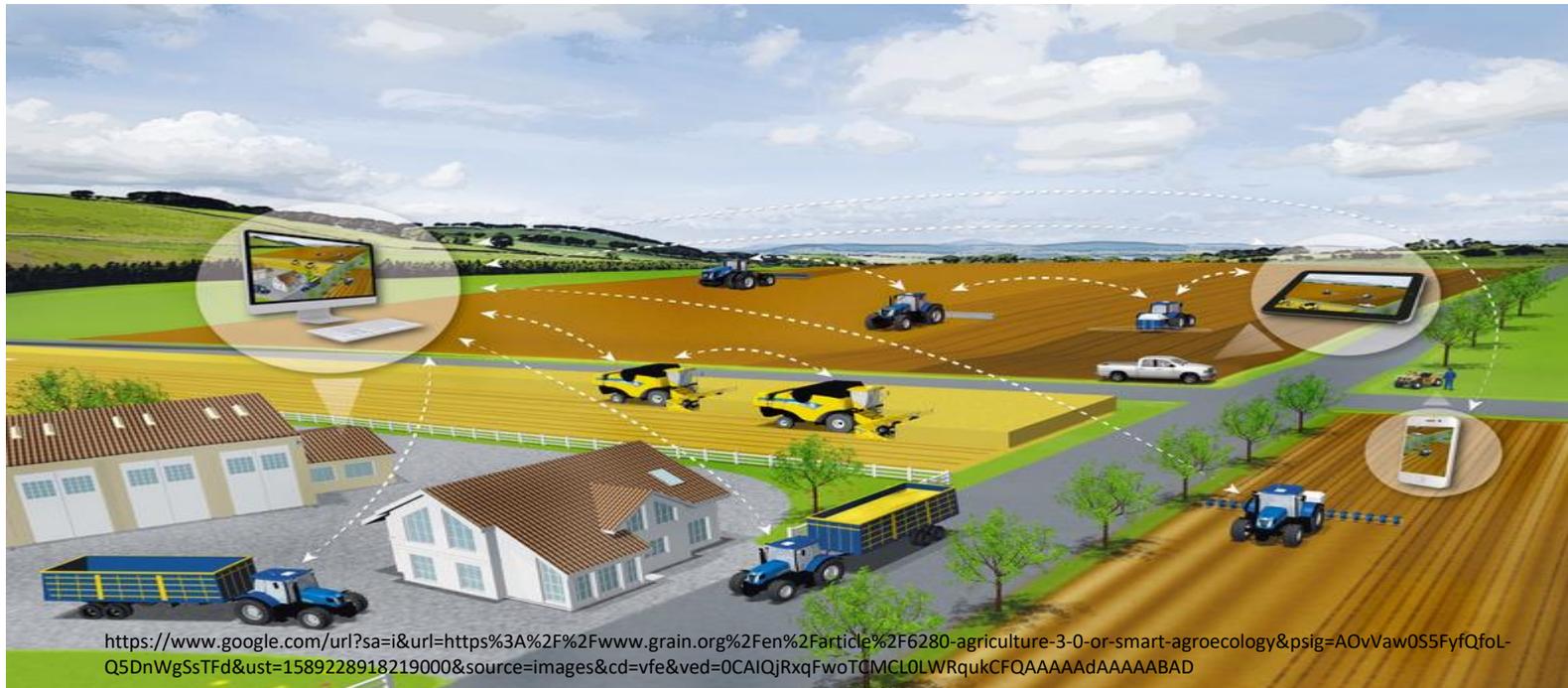
- Land tenure reform programs should aim at improving rural livelihoods.
- Land reform should be considered as a public good infrastructure
- Land titling documents are not an end in themselves
- They need to be accepted by law and the financing sector as other deeds on freehold land
- Land tenure reforms should service public interest by solving socio-economic challenges
- Good governance is required when administering land reform programs

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## The End

Informed land titling could really improve the quality of life for local communities!



Thank you for listening!