

White Collar Malpractices in Cadastral Surveying and their Effects on Secure Land Tenure and Sustainable development

Mwanza, A. R.

Department of Geomatic Engineering, School of Engineering
University of Zambia, P. O. Box 32379, 10101 Lusaka
Email: armwanza@eng.unza.zm, armwanza@netscape.net



1 FIG Working Week 2004, Athens, Greece Tuesday, 25th May 2004

Introduction

- ◆ Sustainable Development (1992)
- ◆ Surveying, planning and management
- ◆ Malpractices in land delivery system
- ◆ Degrade socio-situation of the poor
- ◆ Better cadastral surveying system



2 FIG Working Week 2004, Athens, Greece Tuesday, 25th May 2004

Land Holding in Zambia

- ◆ State land – crown land
- ◆ Customary land – trust and native land
- ◆ Leases - 14 year (sketch)
 - ▶ 30 year occupancy license (housing improvement areas)
 - ▶ 30 year lease (resettlement schemes)
 - ▶ 99 year lease (surveyed land)



3 FIG Working Week 2004, Athens, Greece Tuesday, 25th May 2004

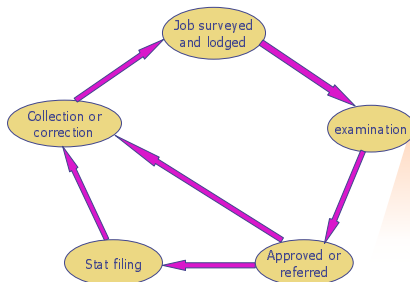
Cadastral Surveying

- ◆ Licensed land surveyors (~30)
- ◆ Land surveyed based on approved plan; survey plans and reports prepared
- ◆ Survey lodged for examination, subsequent approval and stat filing or referred
- ◆ Collection of approved survey diagrams
- ◆ Major problem – blatant disregard of procedure



4 FIG Working Week 2004, Athens, Greece Tuesday, 25th May 2004

Survey Job Approval



5 FIG Working Week 2004, Athens, Greece Tuesday, 25th May 2004

Methodology

- ◆ Randomly picked 112 survey records (1996-2003) and searched for them in database
- ◆ Interviews with line officers and private sector
- ◆ Observation and study of current system



6 FIG Working Week 2004, Athens, Greece Tuesday, 25th May 2004

Findings

(a) Record Searches

- ◆ 68% exist on ground and in database
- ◆ 32% records either not entered or updated in database
- ◆ Search by Survey Record (SR) No. not possible with current database

7

FIG Working Week 2004, Athens, Greece

Tuesday, 25th May 2004



Findings

(b) Interviews and observations

- ◆ Rampant abuse of section 33 of Land Survey Act
- ◆ Indiscriminate issuance of CTCs
- ◆ Disappearance of survey records
- ◆ Plan room dueling as reception
- ◆ Lack of monitoring and verification system

8

FIG Working Week 2004, Athens, Greece

Tuesday, 25th May 2004



Recommendations

- ◆ Database updates and monthly reconciliations
- ◆ Regional surveyors must be licensed surveyors
- ◆ Restrict use of section 33 to ASG and SG and only apply to non living surveyors work
- ◆ CTCs production to be sanctioned by surveyor

9

FIG Working Week 2004, Athens, Greece

Tuesday, 25th May 2004



Recommendations

- ◆ Monitoring and tracking system for records
- ◆ Restrict use of records to specific people
- ◆ Create separate reception from specialized cadastral survey info archive
- ◆ Cross dept awareness in the ministry
- ◆ Enhance present database to integrated GIS
- ◆ Mount public awareness campaigns

10

FIG Working Week 2004, Athens, Greece

Tuesday, 25th May 2004



Effects on Tenure and Development

- ◆ Loss of developments on illegal land
- ◆ Denial of sustainable human settlements
- ◆ Service delivery becomes a nightmare
- ◆ Correction is at great cost
- ◆ Loss of revenue to individuals and govt.
- ◆ Loss of confidence in land delivery system

11

FIG Working Week 2004, Athens, Greece

Tuesday, 25th May 2004



Conclusion

- ◆ Poverty is a chronic disease eating away society
- ◆ Land is only abundant resource for economic prosperity
- ◆ There must be security for rights held in land
- ◆ Conflict free land delivery system
- ◆ Cadastral survey system that is abreast with an ever changing society and technology

12

FIG Working Week 2004, Athens, Greece

Tuesday, 25th May 2004



Thank you for your attention



13 FIG Working Week 2004, Athens, Greece

Tuesday, 25th May 2004