

Using the SDG Module to Assess Land Access, Rights, Tenure Insecurity, and Demand for Title

The case of Zambia

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SDG Indicators 1.4.2 & 5.A.1

- SDG 1.4.2

Proportion of total adult population with **secure tenure rights** to land, with legally recognized **documentation** and who **perceive** their rights to land as secure, by sex and by type of tenure

- SDG 5.a.1

(a) Proportion of total agric. population with ownership or secure **rights** over **agricultural land**, by sex;

(b) Share of **women** among owners or rights-bearers of agricultural land, by type of tenure

- For both indicators, data availability limited

Similarities & differences

- Similarities:
 - Both on land and individual rights, differentiate gender
- Differences:

Type of land	Population	Definition on land tenure rights
<ul style="list-style-type: none">• Indicator 1.4.2• All types of land, i.e., residential, agricultural, commercial, etc.• Indicator 5.a.1• Agricultural land	<ul style="list-style-type: none">• Indicator 1.4.2• Adult pop in the country• Indicator 5.a.1• Agricultural pop	<ul style="list-style-type: none">• Indicator 1.4.2• Legally recognized doc.• Perception on tenure security• Indicator 5.a.1• 'De facto' tenure rights, incl. both legal doc. and alienation rights

SDG Land Tenure Module

- Jointly, indicators 1.4.2 & 5.a.1 provide opportunity to measure continuum of land tenure rights
- FAO, UN-HABITAT and World Bank collaboration to align concepts, definition and data collection tools
- A common '**land tenure module**' has been developed
- To facilitate data collection and generation for calculating both indicator 5.a.1 and 1.4.2

Applying the module in Zambia

- Zambia as an interesting case
 - Dual system of customary and state land
 - No formal recognition of customary tenure
 - Title can be acquired only on state land
 - Customary to be permanently changed into state land
 - Requires chief's consent: Resistance & bribery
 - Even on state land, acquiring title is costly
 - Complex bureaucratic process – high fees
 - Ad hoc process without coordination/planning
- SDG land tenure module added to 2017/18 LFS
 - Labour Force Survey (LFS), CSO-led nat. scale
 - 10,300 households, 26,000 individuals
 - Incremental cost about US\$ 50,000
 - Training and coding

Q0a. What is the respondent ID to this section?

Q0. Do you or does any member of your household own or hold use rights for any parcel of land, either alone or jointly with someone else, irrespective of whether the parcel is used by your or another household, and irrespective of the use of the parcel (including dwelling plot, agricultural, pastoral, forest and business/commercial plots)?

YES...1 >> ASK FOLLOWING QUESTIONS
 ABOUT
 EACH PARCEL/LAND
 NO...2 >> END OF QUESTIONS

Parcel Id	1. PARCEL NAME Please tell me about each parcel for which you or any household member currently owns or hold use rights for, either alone or with someone else. Please describe or give me the name of each parcel, starting with the parcel you reside on, if applicable.	1a. What is the area of this [PARCEL]? <u>CODES FOR UNIT:</u> LIMA.....1 ACRE.....2 HECTARE.....3 SQUARE METERS....4	1b. Under which tenure system is this [PARCEL]? CUSTOMARY.....1 STATE.....2	1c. What is the primary current use of this [PARCEL]? RESIDENTIAL...1 AGRICULTURAL...2 PASTORAL.....3 FOREST.....4 BUSINESS/ COMMERCIAL...5 DON'T KNOW....6 OTHER (SPECIFY) ...7	1d. Who in the household [owns/ holds use rights to] this [PARCEL]? LIST UP TO 4 JOINT OWNERS OR USE RIGHT HOLDERS FROM HOUSEHOLD ROSTER.	2. Does your household have a document for this [PARCEL] issued by the Ministry of Lands or Chiefs, such as a title deed, certificate of ownership, certificate of hereditary acquisition, lease or rental contract? YES...1 NO....2 >> 4			
		AREA	UNIT		HHID CODE #1	HHID CODE #2	HHID CODE #3	HHID CODE #4	

<p>3. What type of documents does your household have for this [PARCEL], and which household members are listed as owners or use rights holders on each?</p> <p>LIST UP TO 2, SHOW PHOTO AID</p> <p><u>CODES FOR DOCUMENT TYPE:</u></p> <p>TITLE DEED.....1 CHIEF CERTIFICATE.....2 LETTER OF OFFER.....3 SURVEY PLAN.....4 INVITATION TO TREAT.....5 RENTAL CONTRACT, REGISTERED.....6 LEASE, REGISTERED.....7 OTHER (SPECIFY).....8</p> <p style="text-align: right;">IF NO HOUSEHOLD MEMBER ON DOCUMENT, ENTER "98" IF DON'T KNOW, ENTER "99"</p>					<p>4. Does anyone in the household have the right to sell [PARCEL], either alone or with someone else?</p> <p>YES.....1 NO.....2 >>5 DONT'KNOW..98 >>5 REFUSAL....99 >>5</p>					<p>4a. Who can decide whether to sell this [PARCEL]?</p> <p>LIST UP TO 4 ID CODES FROM HOUSEHOLD ROSTER.</p>				<p>5. Does anyone in the household have the right to bequeath this [PARCEL], either alone or with someone else?</p> <p>YES.....1 NO.....2 >>6 DONT'KNOW..98 >>6 REFUSAL....99 >>6</p>				<p>5a. Who can decide whether to bequeath this [PARCEL]?</p> <p>LIST UP TO 4 ID CODES FROM HOUSEHOLD ROSTER.</p>				<p>6. On a scale from 1 to 5, where 1 is not at all likely and 5 is extremely likely, how likely is you or another member to involuntarily lose ownership or use rights to this [PARCEL] in the next 5 years?</p>			
DOCUMENT #1					DOCUMENT #2																				
DOC. TYPE	HHID CODE #1	HHID CODE #2	HHID CODE #3	HHID CODE #4	DOC. TYPE	HHID CODE #1	HHID CODE #2	HHID CODE #3	HHID CODE #4	HHID CODE #1	HHID CODE #2	HHID CODE #3	HHID CODE #4	HHID CODE #1	HHID CODE #2	HHID CODE #3	HHID CODE #4	HHID CODE #1	HHID CODE #2	HHID CODE #3	HHID CODE #4	HHID CODE #1	HHID CODE #2	HHID CODE #3	HHID CODE #4

RESIDENTIAL LAND		FORM 1				
<p>7. For RESIDENTIAL LAND (if 1c==1), does your household pay any and/property related taxes on this [PARCEL]?</p> <p>YES: ONLY PROPERTY TAX...1 YES: ONLY LAND LEASE FEE..2 YES: BOTH PROPERTY TAX AND LAND LEASE FEE...3 NO.....4 >> 9</p>	<p>8. Do you owe any arrears of any land/property related taxes on this [PARCEL]?</p> <p>YES...1 NO....2</p>	<p>9. If q2 is 2 (i.e., no) or q3 is not 1, would your household like to apply for/buy a title for this [PARCEL]?</p> <p>YES.....1 NO.....2 >> 20 REFUSAL....99 >> 20</p>	<p>CAPI</p> <p>Please select one of the amounts randomly from the three options:</p> <p>KWACHA 50.....1 >> Form 1 KWACHA 500....2 >> Form 2 KWACHA 3000...3 >> Form 3</p>	<p>10. Would you be willing to pay for a title for this [PARCEL] if the price was 50 Zambian Kwacha?</p> <p>1=YES>>11 2=NO>>20</p> <p>50</p>	<p>11. Would you be willing to pay for a title for this [PARCEL] if the price was 3000 Zambian Kwacha?</p> <p>1=YES>>20 2=NO>>12</p> <p>3000</p>	<p>20. For customary land (if 1b==1) and (if q3 is different from 1 or 2 or q2 is 2 (no)), would your household like to apply for/buy a chief certificate for this [PARCEL]?</p> <p>YES.....1 NO.....2 >> NEXT PARCEL REFUSAL....99 >> NEXT PARCEL</p>

National level statistics

	Total	Rural	Urban	Lusaka	North	East	West	South
Tenure perc. insecure	0.443	0.459	0.391	0.45	0.448	0.73	0.22	0.134
Can sell	0.356	0.25	0.69	0.669	0.259	0.25	0.167	0.175
... woman has say	0.394	0.416	0.372	0.414	0.341	0.287	0.421	0.282
Can bequeath	0.419	0.336	0.678	0.71	0.397	0.171	0.322	0.224
... woman has say	0.406	0.434	0.368	0.424	0.289	0.368	0.516	0.22
Has document	0.269	0.135	0.688	0.534	0.148	0.092	0.143	0.15
Has formal title	0.102	0.019	0.362	0.248	0.019	0.024	0.002	0.067
... woman included	0.347	0.368	0.344	0.355	0.10	0.412	1.00	0.316
Has informal certificate	0.069	0.070	0.066	0.080	0.067	0.024	0.100	0.016
... woman included	0.272	0.273	0.269	0.282	0.143	0.111	0.408	0.000
Wants title	0.548	0.512	0.707	0.806	0.558	0.628	0.305	0.256
WTP for title (ZMK)	718	638	982	870	579	475	575	530

Key insights on residential land

- **Limited transferability**
 - 35% can sell land
(72% in urban, 21% rural)
 - 42% can bequeath it
(71% urban, 31% rural)
 - Women with limited say, even for bequest
(37% in urban, 43% in rural)
- **Few documents, mostly informal**
 - 29% w. any document
(58% in Lusaka; 9% in E; 14%W)
 - 12% w. complete title
(26% Lusaka, 1%W; 2% E&N 6% S)

Residential land

	Total	Rural	Urban	Lusaka	North	East	West	South
Tenure perceived insecure	0.444	0.432	0.541	0.569	0.433	0.686	0.19	0.113
Can sell	0.351	0.207	0.723	0.692	0.277	0.076	0.174	0.212
... woman has say	0.396	0.453	0.364	0.377	0.379	0.417	0.538	0.258
Can bequeath	0.419	0.305	0.714	0.73	0.374	0.199	0.246	0.252
... woman has say	0.394	0.427	0.367	0.394	0.322	0.438	0.465	0.273
Has document	0.287	0.115	0.731	0.575	0.137	0.09	0.141	0.165
Has formal title	0.124	0.015	0.408	0.272	0.026	0.023	0.003	0.064
... woman included	0.334	0.308	0.337	0.346	0.111	0.462	1.00	0.308
Has informal certificate	0.057	0.057	0.056	0.068	0.054	0.021	0.089	0.020
... woman included	0.278	0.255	0.339	0.296	0.211	0.083	0.417	0.00
Wants title	0.480	0.427	0.704	0.812	0.566	0.460	0.201	0.226
WTP for title (ZMK)	738	647	968	863	598	475	519	586

Key figures on agricultural land

- Limited transferability
 - 22% can sell land
(45% in Lusaka, 6% in South)
 - 32% can bequeath it
(59% in Lusaka, 13% S, 24% W)
 - 40% of which incl. female
(47% in Lusaka, 14% W)
- Few documents, mostly informal
 - 13% w. any document
(31% in Lusaka; 5% in E&W)
 - 2.3% w. complete title
(10% Lusaka, 0 W; 1% E 4% S)

Agricultural land

	Total	Rural	Urban	Lusaka	North	East	West	South
Tenure perceived insecure	0.444	0.432	0.541	0.569	0.43	0.686	0.19	0.113
Can sell	0.222	0.201	0.404	0.446	0.166	0.237	0.094	0.062
... women has say	0.375	0.38	0.356	0.479	0.27	0.286	0.143	0.273
Can bequeath	0.324	0.308	0.462	0.593	0.347	0.145	0.24	0.126
... women has say	0.398	0.412	0.327	0.468	0.225	0.300	0.500	0.095
Has document	0.128	0.101	0.352	0.309	0.108	0.054	0.052	0.077
Has formal title	0.023	0.014	0.096	0.103	0.007	0.012	0.00	0.040
... woman included	0.372	0.419	0.314	0.381	0.333	0.25	0.00	0.333
Has informal certificate	0.055	0.053	0.069	0.088	0.052	0.015	0.049	0.009
... woman included	0.229	0.252	0.08	0.222	0.143	0.10	0.316	0
Wants title	0.502	0.494	0.575	0.751	0.514	0.603	0.260	0.212
WTP for title (ZMK)	769	720	1,153	794	600	556	712	722

Perceived tenure security

- Question:
 - On a scale from 1 to 5, where 1 is not at all likely and 5 is extremely likely, how likely is you or another member to involuntarily lose ownership or use rights to this [PARCEL] in the next 5 years?
 - Asked for each tenure (cust. & state) and use (resid. & agric.) of land in 1st and 2nd quarter surveys
 - Asked for each parcel in 3rd & 4th quarter surveys
- Perceived **tenure insecurity** high (41% resid. and 44% agric.)
 - Taking 2 “somewhat likely to lose land” as insecure
 - No gender difference – but marked discrepancies by region
 - This can have far-reaching productivity impacts

Demand & WTP for title/cert.

- Residential land
 - Demand for documents high
 - 48% pop w/o title want
(81% Lusaka, 57% N; 46% E 20% S/W)
 - Mean WTP 738; Median 350
 - Only 7% pay ground rent
(24% urban; 9% Lusaka)
- Agricultural land
 - Demand for documents high
 - 50% pop w/o title want one
(75% Lusaka, 60% E)
 - Mean WTP ZMK 769 (US\$ 77); Median 350
 - 5% want cert. only

Concluding remarks

- Implementing the tenure module is feasible
 - Even with limited budget and at short notice
 - Attention to training needed (documents)
- Substantive results provide input into dialogue
 - Limited transferability even in urban areas
 - Low share of titled land (12% resid; 2% agric.)
 - 5% of informal documents
 - High level of tenure insecurity
 - Demand for formal title high
- Wide module adoption could provide key insights