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Rural land management and valuation in Zimbabwe: Challenges and Prospects

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Abstract

Rural land value is variegated, spanning from spiritual to economic value. Despite a diverse value perception of land by differing people, the aspect of land management remains constant. Effective rural land management continues to be a necessary and innovative stimulant of land value in the face of increasing population and competing land uses. Using document analysis, this article seeks to unravel Zimbabwe's rural land management system and its impact on land value as an economic concept. It is the argument of this paper that the management of rural land is sporadic, asymmetrical, ineffective and inefficient to the detriment of its economic capabilities. Its valuation framework is unstructured and almost undefined. This article also shows that Zimbabwean rural land management and valuation policies have deprived the land of its potential. It further recommends a rural land management model consolidating scattered land laws and adopting international best practice recommendations.

Key words: Rural land; Land management; Land valuation

Introduction

The Zimbabwean government embarked on a massive land seizure of former privately-owned farms and redistributed them to the landless natives in the year 2000 onwards (Mkodzongi & Lawrence, 2019). The program was aimed at redressing colonial land ownership imbalances. This increased the government's obligation on rural land management, on top of the already existing communal land which was being administered under the Communal Land Act (20:04). The scale of land redistribution overwhelmed the government's capacity for land management including land policy, land administration, land valuation, land information and land dispute resolution. The challenge is yet to be addressed. Also, though the programme facilitated access to the physical and natural capital to thousands of families (Moyo, 2011 and Kabonga & Were, 2020), it disturbed the land market, by the gazetting of properties which were held as collateral in the banks, which in turn compromised the market value of the gazetted land. Notwithstanding the diminishing market value of rural land in the real estate sector, rural land in Zimbabwe continued as a source of nourishment for many livelihoods.

Rural land is land that is not urban (U. S. Census Bureau, 2017). Amongst its many attributes, rural land in Zimbabwe is endowed with economic capabilities. It is a source of livelihood to its inhabitants through its agricultural potential and mineral deposits among many. Rural land in Zimbabwe constitutes at least 90% of the total hectareage of the country, and it falls under agriculture and other rural economic activities, which provide income to about 65% of the total population (FAO, 2023). Despite a percentage decline in agricultural contribution to the Gross

Domestic Product (Government of Zimbabwe, 2021 and World Bank, 2023), rural land remains an important factor in the general growth of developing economies (Azadi & Vanhaute, 2019). Therefore, the achievement of the Zimbabwean government's objective of attaining a middle-class economy by 2030, as premised in its National Development Strategy 1 (NDS1) economic blueprint, is possible, if the national leadership's mantra of "leaving no place and no one behind" adopts and seriously considers optimal rural land management models, which stimulate land value.

Rural land management and valuation systems aim at managing the relationship between humans and land to the best value outcome. Some economic value theorists believed that land has intrinsic value (Petty, 1690; Cantillon, 1755 and McGovern, 2007), meaning, the value of land is objective. However, North (1969), argued that value is not objective but subjective, as it is a product of man's imputation. Both arguments are important in the management of rural land in an effort to maintain its value and discover its benefits. Whether the land is intrinsically valuable or its value is the product of the acts of man, point to the importance of effective, efficient and sustainable acts of man on land to both maintain and improve value. Therefore, if optimal rural land management systems, underlined by secure tenure systems, are employed, there are possibilities of reducing poverty and mitigating the effects of climate change among many benefits, hence improving the value of land and stimulating the land market in the country. However, best rural land values, income potential and productivity are not realised as a result of the fragmentation of Land Policy Guidelines. As land plays a fundamental role in human livelihoods, it is governed by national legal and institutional frameworks. Literature exists on rural land management in Zimbabwe but it has not looked into its relation to valuation. This article analyses the legislation and institutions that inform this, recommending an optimal framework with a view to enhancing rural land management and valuation systems in Zimbabwe.

Literature Review

Concepts of land, rural Land, land management and land value

Rural land, its management and value has been dominating both policy and scientific discussions (Brouwer & Van der Heide, 2009). Land is a composite of the elements of the biosphere immediately below and above the earth's terrestrial surface (UNCCD, 2014). These include the pedological, geological, hydrological and botanical elements. Of the habitable land of the earth's surface, almost 80% of it is considered rural, constituting of agricultural activities and forests (Ritchie and Roser, 2013). Rural land is identified by its characteristics which include agriculture, natural resources and lesser human development (Dasgupta, et.al., 2014). Humans in the rural set-ups around the globe interact with either or all of the given elements for social, political and/ or economic development. To some, land is a factor of production, to others, it is nativity, whilst others consider it their spiritual domain. The relationship between humans and the terrestrial elements, despite differing perceptions about land, is what either improves, maintains or degrades the land value. This relational activity is what can be called land management.

Land management involves several processes and systems which can be identified through various concepts, such as land policy, land governance, land management and land administration

(Masum, 2017; Mattson and Mansberger, 2017). It is defined by Chigbu (2019) as an efficient, effective, participatory and responsible practice of conceptualizing, designing, implementing and continuously evaluating the socio-spatial interventions on land so as to achieve sustainable goals. Land management paradigm by Enermark (2005) was used as a launching pad for this paper. This paradigm synthesizes land policies, land information systems and land administration processes for the achievement of sustainable development goals. It also shows that land value is a subject of land management. This is supported by (Ahmed and Nassar, 2014), who observed that there is a converse relationship between land management and land value.

Land valuation is the opining of an independent land value by a professional valuation practitioner, at a given date, within set conditions and timelines, taking into consideration multiple factors (RICS, 2023; IVCS, 2019; Blackledge, 2009 and Peca, 2009). There are three approaches to land valuation which include market, income and cost approach. The market approach establishes value based on values of comparable land sites which would have been transacted in the near past. The income approach computes land value based on the anticipated benefits from the land. Using the cost approach, land value is calculated based on the replacement cost of the piece of land. Land value is a product of the land valuation process. It is variously understood. Wuensch, Kelly, and Hamilton (2000) proposed that, for an easy understanding of land valuation, certain underlying principles should be understood. These include;

- a) **Anticipation-** The land value is dependent on the highest and best use, not its current uses, meaning that land's present value depends on what future benefits are derived from it. In order to establish the value of a piece of land, it is necessary to estimate the stream of benefits which may be generated over time (Bell and Bowman, 2006). The principle entails the income approach of valuation
- b) **Change-** Land vale should be assessed on a regular basis due to changes in economy, legal and societal factors. The principle of change supports the market approach of valuation.
- c) **Substitution-** The cost of buying an equivalent replacement site in the same locality determines the best land value. The principle informs the cost approach of valuation.

Land management and valuation systems are premised in nations' legal and institutional frameworks. These frameworks inform how land policies, land administration processes and land information systems interact for the sustainable achievement of development goals. Land policy is understood as the governments' intervention on how people relate to land so as to achieve economic, social and environmental goals (Vejchodska, et.al., 2022 and Davy 2012). These include, inter alia, how to protect land from degradation, equitable distribution of land, taking of land for public use and compensation after expropriation. Land administration is defined by the United Nations Economic Commission for Europe (UNECE) (1996) as the process of determining, recording, and communicating information regarding land ownership, value, and use, as well as related resources. Land information system is the collection, storage and analysis of land related data to support land related decision making by individuals, corporates and governments (Hallet, et.al., 2017 and Nahrin and Rahman, 1970). These land management elements differ by country or community. However, with acceptable and proper combination of land policies, land information systems and land administration processes, there are positive prospects of improved

land value (World Bank, 2017 and ELD Initiative (2015), which is the price, worth or cost of land depending on perspective.

Land management around the globe

The Sustainable Development Goal (SDG) 15 urges for the promotion of sustainable land management practices as a way of safeguarding, restoring and promoting sustainably the use of natural resources (Neshovski, 2023). The World Bank has, on several instances, around the globe, offered assistance by financing, providing technical assistance and supporting research on land management (Bell, 2020). This is due to the fact that; land is finite whilst demand for different land uses is increasing. The Food and Agriculture Organization of the United Nations (FAO), (2022) recommends sustainable land management practices for an optimal outcome through its Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security. It is of no dispute that these international agencies and others around the globe recognise the importance of land management to the outcome of maintained and improved land value. Without proactive attention to the issue of land management, there will be increased land degradation and land pollution to the effect of loss of land value.

A study on the land management policy in European countries was done by Auzins, et.al., (2022). The study sought to recommend for the improvements on the land management institutional frameworks. Using comparative analysis and based on the assumption of a common land policy which integrates all land related government statements and laws, the study found out that, in most countries, the land use legal framework is not well defined due to the scattered land related issues in different sectors and laws. The study further recommended for the establishment of a cross-sectoral platform for land management which is a unifying land policy so as to promote a balance between the private and public interests, thus balancing land value from all angles; social, economic, political and cultural. Another study on sustainable land management in Asia was done by Shoyama, et.al., (2020). According to this study, Asian countries may be faced with land management problems due to an expected lack of space as a result of population growth. The study recommended that, to keep abreast with changing times, land management practices should be formulated and regularly assessed on a participatory approach, which will enable all concerned stakeholders' contributions reflect in the common land policies.

From an African perspective, despite a worldwide call for sustainable land management practices so as to aid sustainability and improve land values. Africa continues to suffer from land related resources depletion mainly due to poor land management practices (ELD Initiative, 2013 and Pender, et. al. 2006). In African conception, land is owned by the dead, the present and the unborn (Kendie, n.d), meaning, its value goes beyond its economic value, it defines people's being, existence and identity. Like any other continent, Africa is also experiencing a booming population growth, which further exposes the effectiveness or efficiency of the land management practices. People in Africa relate to land through a multi-tenure system as a result of colonial process, which brought in the freehold and leasehold registrable tenure system, backed by cadastre, on top of the already existing customary tenure (Sutz, 2021; Cotula. Et. Al., (2004). The existence of many

tenure systems and different laws within the same society is called legal pluralism and is thought to have governance implications (Swenson, 2018; Merry, 1988), which possibly could be a cause of weaker land management and valuation systems in Africa.

Land valuation and the global perspective

It should be appreciated that, for the efficiency of duty execution, rural land managers and valuers need finances, hence the necessity of rural land valuation for rural land levy formulation and revenue collection. Land valuation is defined as the formation of value of real estate property under given specific conditions (Peca, 2009, Wyatt, 2007 and Millington, 2000). Various methods of land valuations are used as determined by purpose and legal guidelines. Most international organizations have forwarded recommendations about rural land valuations when governments exercise the power of eminent domain. Both the International Finance Corporation (IFC), 2012 and FAO, (2022) recommended that the compensation payment should be done after a transparent and all-stakeholder participatory valuation of land with economic, customary, cultural and social considerations. The International Valuation Standards Council (IVSC), (2021) and the Royal Institute of Chartered Surveyors (RICS), (2019) encourage the adherence to state legal guidelines when valuation practitioners are carrying out statutory valuations such as valuation for compensation and rental determination on rural land.

Legal and institutional framework for rural land management and valuation in Zimbabwe

Like in any other African country, land in Zimbabwe is held under various tenure systems. Basically, there are four forms of land tenure which are freehold, leasehold, statutory and customary. The freehold, leasehold and statutory exists both in urban areas and rural areas but the customary tenure is purely a rural land tenure arrangement. The tenure types in Zimbabwe are presented on Table 1 below;

Table 1: Tenure Systems in Zimbabwe

Item	Tenure System	Provided Rights
1	Freehold Tenure	Land is held and used under a title deed which is registered at the Registry of Deeds.
2	Leasehold Tenure	Land is occupied and used under a lease agreement between the state and the lessor. Leases are both short term and long term. Long term leases, from 10 years and above are registrable at the Registry of Deeds. The lease is managed by the state conferring user rights to the lessee under conditions.
3	Statutory Tenure	State land is used under certain statutory regulations. All permits, conservancy permits as well as licenses in National Parks and National Forests falls under this category.
4	Customary Tenure	Land is occupied and used under the authority of the traditional leaders on condition of tribal lineage.

Sources: Adapted from Kadenge and Chavunduka (2019)

Rural land management and valuation in Zimbabwe are guided by various policies, legal precepts and institutional arrangements. These include the Constitution of Zimbabwe Amendment (No. 20) Act, 2013, Land Commission Act (20:29), Land Acquisition Act (20:10), Communal Land Act (20:04), Rural District Councils Act (29:13), Traditional Leaders Act (29:17), Deeds Registry Act (20:05), Environmental Management Act (20:27), Regional Town and Country Planning Act (29:12), Communal Land Forest Produce Act (19:04), Forest Act (19:05), Land Surveyors Act (27:06), Valuers Act (27:18) and the Statutory Instrument 53 of 2014 Agricultural Land Settlement (Permit Terms and Conditions) Regulations, 2014. Kadenge and Chavunduka (2019) presumed that the multiplicity of arms of government in land management issues at different stages of governance are the most probable causes of land management inefficiencies among other challenges such as incoherent land policy, incapacity and duplication of duties. Legal and institutional provisions for rural land management and valuation are presented on Table 2 below;

Table 2: Legal and Institutional Framework for Rural Land Management and Valuation

<i>Legal Provision</i>	<i>Administering Authority</i>	<i>Related Rural Land Management and Land Valuation Aspects</i>
<i>Constitution of Zimbabwe Amendment (No. 20) Act, 2013</i>	Central Government	Provides for expropriation of rural land for public use
<i>Land Commission Act (20:29)</i>	Minister responsible for Lands	The act provides for the acquisition and disposal of rural land. It ensures equitable distribution of land and control of state land leasing for agriculture and other purposes.
<i>Communal Land Act (20:04)</i>	Minister responsible for Local Government	The act deals with a specific type of rural land in Zimbabwe called communal land. It provides for permit issuance for communal land use or occupation. It can set aside land for certain purposes. It also provides for compensation of the deprived due to land dispossession.
<i>Rural District Councils Act (29:13)</i>	Minister responsible for Local Government	The act classifies rural land, promote and control rural land development and impose land development levies on rural land owners or users.
<i>Traditional Leaders Act (29:17)</i>	Minister responsible for Local Government	The act provides for the issue of village registration certificates and settlement permits in rural land, prevention of unauthorised rural land use or settlement, ensuring conservation of rural land and related resources and presiding over rural land related dispute resolution processes.
<i>Land Acquisition Act (20:10)</i>	Minister responsible for Lands	The act empowers the Head of State and other state institutions to expropriate rural land for public good and to make provision for the compensation payable for agricultural land required for resettlement purposes. It also informs on the rural land valuation processes and methodologies.
<i>Deeds Registry Act (20:05)</i>	Minister responsible for Justice Legal and Parliamentary Affairs	The act establishes the Registrar of Deeds who is responsible for lease, freehold and servitudes registration.

<i>Environmental Management Act (20:27)</i>	Minister responsible for Environment and Tourism	It prohibits rural land degradation, and promotes sustainable rural land management practices such as afforestation
<i>Regional Town and Country Planning Act (29:12)</i>	Minister responsible for Local Government	The act provides for the planning of regions, districts and local areas with the objective of conserving and improving the physical environment. It also provides for the acquisition of land as well regulating and controlling development in an area.
<i>Communal Land Forest Produce Act (19:04)</i>	Minister responsible for Environment and Tourism	The act regulates the exploitation of and protects forest produce within rural land. It also encourages and regulates the establishment of plantations within rural land.
<i>Forest Act (19:05)</i>	Minister responsible for Environment and Tourism	The act establishes a commission for the administration, control and management of state forests.
<i>Land Surveyors Act (27:06)</i>	Minister responsible for Lands	This is an administrative act that provides for registration and regulation of Land Surveyors who are responsible for the surveying and establishing of boundaries of all classes of rural land.
<i>Valuers Act (27:18)</i>	Minister responsible for Local Government	This is an administrative act that provides for registration and regulation of Land Valuers in Zimbabwe.
<i>Statutory Instrument 53 of 2014 Agricultural Land Settlement (Permit Terms and Conditions) Regulations, 2014</i>	Minister responsible for Lands	The statutory instrument provides for the allocation or agricultural rural land, issuance and management of agricultural rural land permits.

Sources: Authors' Construct (2023)

In Zimbabwe, rural land valuations are carried out for the purposes of land disposal, buying, rental determination, taxation and compensation after expropriation or forced displacement. Rural land valuation is provided for in the Constitution of Zimbabwe Amendment (No. 20) Act, 2013, Land Acquisition Act (20:10), with the Valuers Act (27:18) providing regulation of registered valuation practitioners. Both the basis and method of valuation are normally determined by the purpose of valuation. However, the Land Acquisition Act (20:10) seem to spell out the cost and investment approach based on fair (statutory) value basis, for valuation of rural land and related improvements. Of note is the separation of rural land into communal land and agricultural land by section 72 of the Constitution of Zimbabwe Amendment (No. 20) Act, 2013. Agricultural land is defined as a piece of agricultural land registered as a separate piece of land in a Deeds Registry whilst communal land is identified as land set aside and held in accordance with customary law by members of a community under the leadership of a Chief. Also, valuations of these different types of rural land are differentiated in the Land Acquisition Act (20:10).

Section 20 of the Land Acquisition Act (20:10) informs for the valuation of land that is not specially gazetted, which includes, communal land and other land forms and land uses that constitute rural land, however, it only spells out valuation for one purpose, thus, compensation. The act provides for the assessment of fair and reasonable compensable value using the cost approach as a method of first instance, with other methods of valuation to be used under special considerations. However, the act does not define the meaning of fair and reasonable value. On the other hand, section 29A, 29B and Schedule (29C and 50) of the Land Acquisition Act (20:10) spells out the land valuation process for the specially gazetted land, thus, agricultural land. Two methods of valuation which are the depreciated replacement cost and income approach are used. The income approach is used for the biological assets and the cost approach for land and other improvements. The act establishes a Compensation Committee which assesses and fixes fair value for compensation. Also, like in the fair and reasonable value, the act does not define what is fair value. Generally, the legal framework is sketchy on rural land valuation issues leaving much decisions to the valuation practitioners.

Methods

This study utilized secondary data through literature review approach. Existing literature in the form of journal articles, conference proceedings, dissertations, review articles, newspapers and handbooks were explored to find out the interconnectivity relationship of rural land management and rural land value. Legal and policy prescription was also sought through consulting of local rural land related laws and government statements as well as the best international recommendations. The study looked at the aspects of land management and minimally land valuation as perceived from other countries around the globe.

Findings and discussion

Document analysis was used in this study. Public and private documents, both physical and electronic were evaluated so as to decipher meaning and gain understanding. Evidence from

literature review strongly show the necessity for sustainable rural land management practices for rural land value improvement. Generally, rural land in Zimbabwe has economic value but also seem to hold high social value as natives treat it with cultural significance. This is expressed in Section 289, Clause (a) of the Constitution of Zimbabwe Amendment (No. 20) Act, 2013 which reads *“land is a finite natural resource that forms part of Zimbabweans’ common heritage.”* Its value transcends the economic value theory in relation to land value. The tone of the constitution corroborates with the notion that land is intrinsically valuable. Rural land in Zimbabwe is multifaceted as indicated by different rural land classes. This study found out that, rural land is classified into large scale commercial farms, small scale commercial farms, communal land, state land which comprise of national parks, national forests and any other land designated as such by an act of parliament. Also, Zimbabwean rural land is owned, used and managed under a hybrid of tenure system by different institutional arrangements. Rural land classes, tenure systems, legal provisions and perceived value of each is indicated on Table 3 below;

Table 3: Rural Land Classes, Tenure Systems and Perceived Value

Rural Land Class	Tenure System	Perceived Value	Number of Regulatory Acts	Number of Regulatory Institutions
Large Scale Commercial Farms	Freehold and Leasehold	Economic value, environmental value	8	4
Small Scale Commercial Farms	Freehold and Leasehold	Economic value, environmental value	8	4
State land	Leasehold and statutory permit	Economic value, environmental value	8	3
Communal Land	Customary and statutory permit	Cultural value, social value, economic value and economic value	8	2

Sources: Authors’ construct (2023)

It can be noted the table above that each rural land class falls under eight acts of parliament and at least two regulatory institutions with customarily held land being the one less regulated. Naturally, with a greater number of regulatory acts and being administered in different institutions, the risks of overlapping functions, duplication of duties and conflict are inevitable. This poses challenges and can result in weak land management practices which can be detrimental to land value. Usually, when problems institutions overlap and duplicate duties land disputes, land degradation, inequity and in access to land ensue. With unequal access to land, inequity and inequality evident, discontentment of citizens becomes a community trait which can lead to other social evils like corruption and even motivated crimes.

An example of regulatory conflict is seen in the Traditional Leaders Act (29:17) and the Communal Land Act (20:29). The Traditional Leaders Act (29:17) gives the traditional leaders authority to

issue of village registration certificates and settlement permits in rural land. Further, they are empowered to prevent unauthorized rural land use or settlement. It also gives them authority to prohibit rural land degradation as well as presiding over rural land disputes. On the other hand, the Communal Land Act (20:04) authorizes a district council to issue a permit rural land occupation and use. Whilst consultations are encouraged on both parties, but sometimes in practice it is not so. Such legal provisions create competition on rural land allocation resulting in double land allocations followed by rural land disputes and diminished rural land value.

Another evident rural land management conflict exists between the Land Commission Act (20:29), read together with Statutory Instrument 53 of 2014 Agricultural Land Settlement (Permit Terms and Conditions) Regulations, 2014 and Rural District Councils Act (29:13), read together with the Regional Town and Country Planning Act (29:12). The Land Commission Act (20:29), Land Acquisition Act (20:10) and the Statutory Instrument 53 of 2014 Agricultural Land Settlement (Permit Terms and Conditions) Regulations, 2014 are administered by the Minister responsible for Lands. These lands acts superintend agricultural land and issues permits and leases on all land within the specially gazetted areas. On the other hand, the Rural District Councils Act (29:13) and the Regional Town and Country Planning Act (29:12) are administered by the Minister responsible for Local Government. They also give rural its administrators authority to collect land rentals. These areas on the other hand falls within specified Rural District Councils, which are also authorized by the Rural District Council Act (29:13) to control land development as well as imposing land levies on land users. Need to collect revenue from the same land user creates unprofessional competition, burdens the land user, which in turn discourages land investment to the decline of rural land value.

On rural land valuations, the Zimbabwean laws seem to be wanting. The Communal Land Act (20:10) and the Land Commission Act (20:29) advise on the compensation after dispossession of rural land by the power of eminent domain and refers to the processes as laid down in the Land Acquisition Act (20:10). Of course, the Land Acquisition Act (20:10) has near spelt out valuation and compensation processes of rural land but they only relate to agricultural land, leaving other types of rural land. This creates a gap in land valuation systems. For the realization of rural land benefits, its land management and valuation systems must be all encompassing and well defined. When valuation systems and processes are informed and incorporates all stakeholders' concerns, all land values can be realized and benefited.

However, evidence from literature shows that, legal and institutional conflicts is not a Zimbabwean challenge only but most likely a global one, as indicated by study findings in Auzins, et.al., (2022) and Shoyama, (2020). In Zimbabwe, and Africa at large, the challenges are precipitated by multiple tenure systems, political interference and tenure insecurity (Kadenge and Chavunduka, 2019). Whilst land management is a global challenge, it presents demands cooperation at an international level which is an opportunity for building partnerships. Experiences of the Covid 19 pandemic show that, when people are faced with a common tragedy, they tend to work together for the imminent achievement of sustainable goals.

Conclusion and recommendations

Rural land in Zimbabwe is a major factor in the country's economic, social and cultural progress. The majority of the Zimbabwe's rural people have their lives mainly dependent on subsistence agriculture. Zimbabwe, as an agro-based economy, has rural land contributing immensely to its Gross Domestic Product (GDP). This means that, rural land, its management and valuation should be topical on national strategy. Research showed that, rural land management in Zimbabwe is complicated and weak. Poor rural land management practices and undefined valuation processes often lead to land degradation, land related disputes and discourage socio-economic development opportunities. Furthermore, population growth and less employment has caused more pressure on rural land, which is a recipe of corruption considering the many regulatory interests.

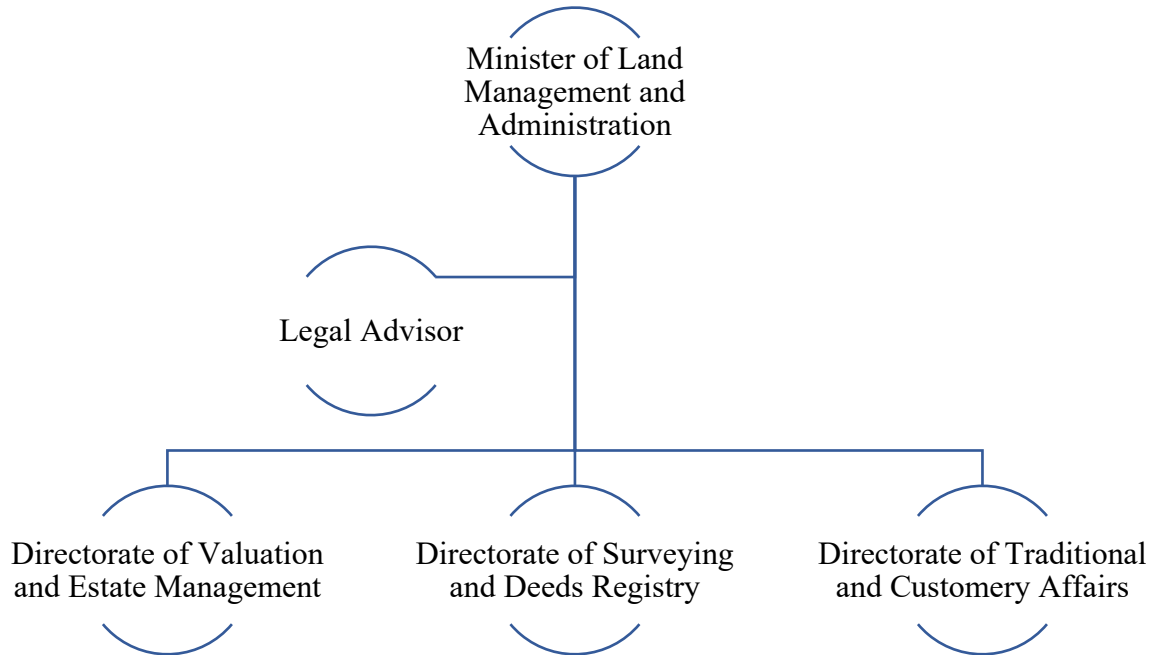
In light of the above, a pragmatic and complementary approach in policy is required. With an optimal policy framework which recognizes and financially supports rural land rights, coupled with the right technological interventions, rural land can improve the face. There will be a possibility of increased urban-rural migration, thereby reducing pressure on urban land and increasing investment in rural land. This can result in increased rural land values as well as increased government revenue through taxes. In an effort to achieve such, this article recommends the following;

a) Recommend an all stakeholder relook on rural land management and valuation model

First, there is need for a comprehensive evaluation of the current legal and institutional framework for rural land management and valuation in Zimbabwe. This will expose the weaknesses and shed light on the opportunities presented by the current rural land management model. Based on that, a foundation for an optimal rural land management model can be laid, taking into consideration the cultural, social, economic, political and technological factors as well as different current rural land stakeholders' goals. This can create a model that has the potential of satisfying general public and private goals without diminishing land value.

b) Recommend for an all-inclusive land policy

An explicit and all-inclusive land policy is long overdue in Zimbabwe. The policy should include clearly defined terms, concepts and parameters on issues of land management and valuation. The document should harmonize scattered land management and valuation acts and amalgamates the institutions that are responsible for the land management and valuation. If possible, all land administrative departments should fall under one authority for efficient execution of duties and eradication of duplication of duties and overlapping responsibilities. An example of the structure could be like below;



The Directorate for Valuation and Estate Management will be responsible for all rural land valuations and management issues like lease processing, issuance and revenue collection. The Surveying and Deeds Registry Directorate will be responsible for the surveying of all land and registration of long-term leases and titles. Liaison with the Traditional and Customary Affairs Directorate would help for the easy management of customary land. All this will be under the leadership of a minister and guidance of a legal advisor.

c) Recommend land valorization

Land valorization is an economic and legal tool of objectively assign a monetary value to rural land, which will enable an unbiased economic valuation of rural land. Based on that unbiased economic valuation, rural land may be securitized and serve as collateral for borrowing from financial institutions. This can create a robust rural land market which allows free exchange of land interests in the open market with less government control. Also, there is potential of increased revenue collection through imposing of transfer fees on rural land.

d) Recommend land value capture

Land value capture is a deliberate public action undertaken by either the government or a private entity with the objective of increasing land value and public benefits. It is the outcome of four elements. First, a public action that causes an appreciation in land value. Second, implementation of a valuation model that recognizes the land value increase. Third, levying of tax that captures the increased land value and fourth, revenue collection taking into account increase in land value. The land value capture has been advocated for in the context of urban land management. The same concept can be tried in the rural Zimbabwe on a piecemeal approach. It can be done through such policies like devolution, strategic rural land management and incentivizing rural investment by local and foreign investors.

Notes on Contributors

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