

**REAL ESTATE INVESTMENT AND DEVELOPMENT**  
**IN AN EVOLVING SYSTEM OF TENURE IN**  
**ZIMBABWE, by K. Mushati Midlands State**  
**University**

- Policy a pillar of an SDI.
- Reform and policy change.
- Defining tenure system
- Tenure and Real Estate
- Professional and tenure
- Tenure security and investment

# CONTENTS

- Introduction
- Background to reform
- Nature of Real Estate
- Professional and Institutional Participation
- Effects of Reform and Emerging Patterns in Real Estate
- Conclusions

# INTRODUCTION

- Global media attention
- Reactions by politicians and society
- Policy changes and ownership changes
- SDI

# BACKGROUND TO REFORM

- The Land Reform Process
- The changes in policy

# NATURE OF REAL ESTATE

- The Scope of Real Estate
- The meaning of government policy on real estate
  - Rural Real Estate
  - Urban Real Estate

# PROFESSIONALS AND INSTITUTIONAL PARTICIPATION

- The Physical Planners
- The Land Surveyors
- Financial Institutions
- The Real Estate Practitioners

# EFFECTS OF THE REFORM AND EMERGING PATTERN IN REAL ESTATE

- Temporal insecurity of Tenure
- Rise in Number of Real Estate Firms
- Rise in Activity in Cadastral Surveys
- The good old and the magnificent new
- The bad new neighbour
- The banks and selective availability

# CONCLUSION

Urban versus Rural Real Estate

Funding of Professionals' Contribution

Security of Tenure versus Funding

Role of Policy makers for successful implementation

Skewed distribution of real estate wealth

Encourage private sector participation

Monitoring of private developers by local authorities

Review of policies and implementation.

**THE END**

Thank you