



REPUBLIC OF BOTSWANA



MINISTRY OF
LANDS &
HOUSING

Reformation of Land Administration in Botswana

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Facts and Figures on Botswana

- Population 1.8 million
- Area 586,000 sq km
- Former British protectorate
- Rainfall ; average 450mm per annum



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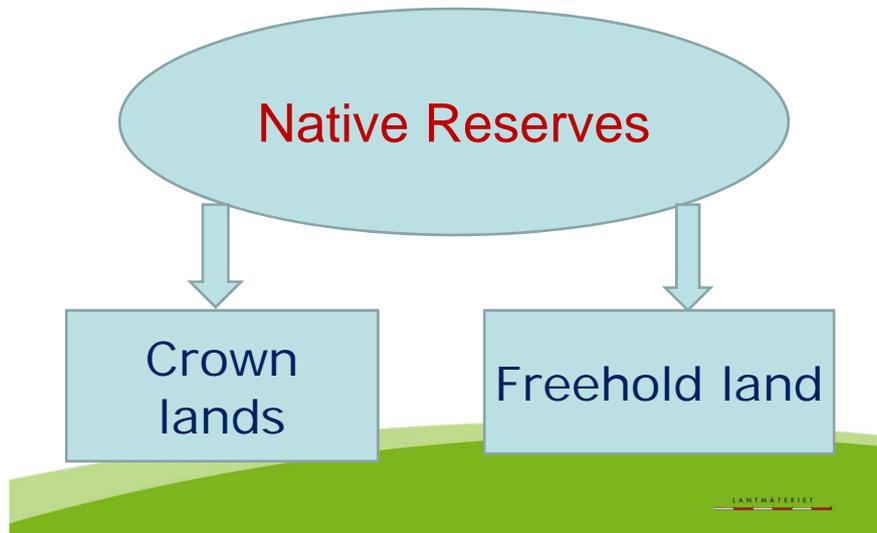


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Land Tenure before independence



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Land Tenure in Botswana

- Freehold land 5%
- State land (Crown) 25%
- Tribal land (Native) 70%



Summary of tenures



Tribal land (70%)	Freehold land (5%)	State land (25%)
Ownership perpetual	Ownership perpetual	Defined lease period
Transferable (if developed)	Transferable	Transferable (remainder of lease ,if developed)
Inheritable	Inheritable	Inherit (remainder of lease)
Can not hypothecate (if not transformed to common law lease)	Can hypothecate	Can hypothecate
No survey prior to allocation ??	Survey before allocation	Survey before allocation
No planning prior to allocation ??	Planning prior to allocation	Planning prior to allocation
Compensation based on improvements introduced	Compensation based on market	Compensation based on market



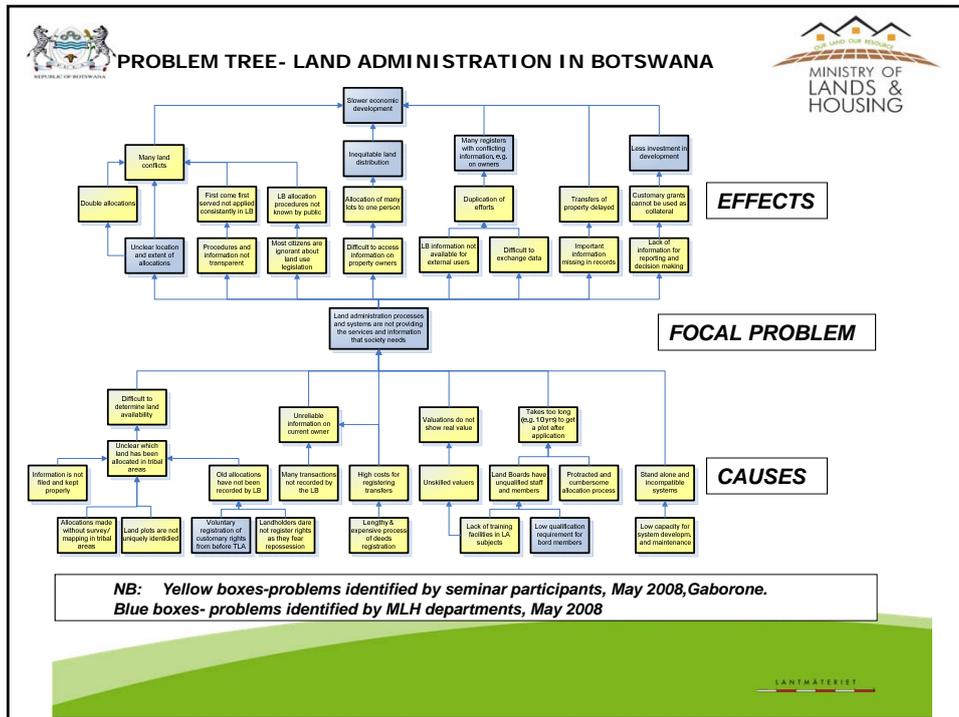
Ministry of Lands and Housing departments (organisations)



- Dept of Surveys and Mapping
- Dept of Town and Regional Planning
- Dept of Lands
- Dept of Housing
- Dept of Technical Services
- LAND TRIBUNALS (2)
- Deeds Registry
- LAND BOARDS (12)

✓ Plus 41 subordinate Land Boards

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Symptom

...opportunity to de- should be granted the lati- names, the husband was in
...on the way forward." tude to apply its wisdom and fact 8 years old.

140,000 on Mogoditshane land waiting list

People scrambling for land certificates at the Tlokwen Land Board offices

Caused by insufficient land administration

A newspaper clipping with a yellow border. The main headline reads "140,000 on Mogoditshane land waiting list". Below the headline is a photograph of a large crowd of people gathered at the Tlokwen Land Board offices, with the caption "People scrambling for land certificates at the Tlokwen Land Board offices". Above the headline, there is a word "Symptom" and some fragmented text from another article. Below the photograph, there is a caption "Caused by insufficient land administration".

Symptom

Letter from Norway

LONG STRUGGLE TO FIND MY PLOT

Land boards should improve service delivery

Nzamiland district

Caused by inadequate land administration ...

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Achievements of Land Administration in Botswana

- Landless class has been avoided
- Land freely available to those who need it in tribal areas ??
- Equitable distribution largely attained
- Communities have a direct say in land administration in their areas

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What is LAPCAS?

- Improvement of Land Administration Procedures, Capacity and Systems in Botswana (LAPCAS)
- The project is owned and managed by MLH
- It is a partnership project between Lantmäteriet (Sweden) and MLH (Botswana)
- It is about identifying opportunities for excellence in Land Administration
- It is about facilitating the economy



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LAPCAS has 7 components

1. National systems for unique referencing of parcels and addresses
2. Improvements of land administration processes
3. Deeds register computerization
4. Systematic adjudication on tribal land
5. IT operations and maintenance organization
6. Information exchange and dissemination
7. Capacity building





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Component 1; *National systems for unique referencing of land parcels and location addresses*

- Developed unique plot numbers in all plots in the country, including villages
- Developed a system of street/location addresses in both urban and rural areas



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Component 2; *Improvements of Land administration processes*

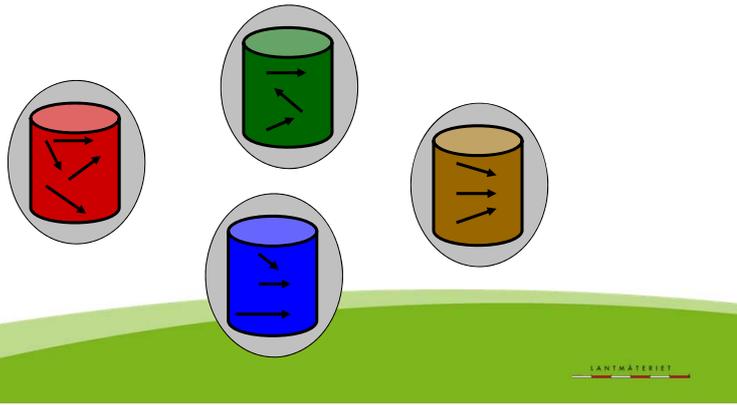
- A holistic approach to Land Administration
- A strategy developed including;
 - Business process reengineering
 - Organisational effectiveness
 - Legal changes required to simplify processes





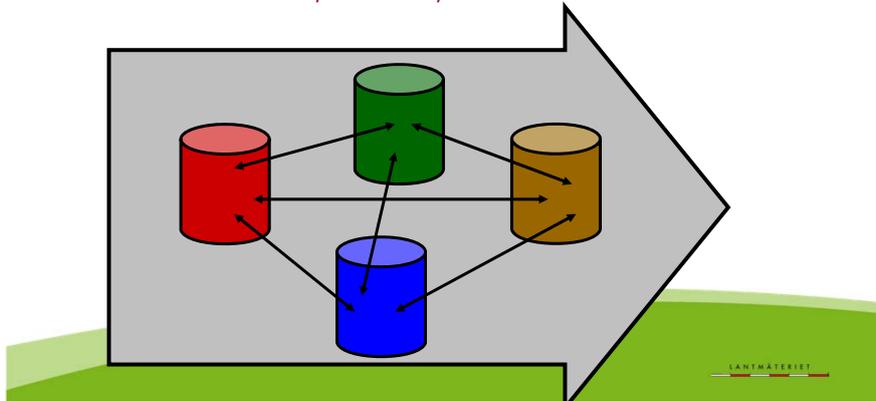
The Problem is...

That the various organisations and functions under MLH are acting like independent silos each doing its own thing in its own world



Instead of...

working together in a coordinated effort to achieve commonly held MLH and Departmental goals and objectives
The Helicopter Perspective on the LA





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Component 3: *Deeds* register computerization

- Introduce a computerised deeds register
- Linkages to other organisations
 - ✓ *Scanning of Deeds registry documents*
 - ✓ *Introducing unique parcel ID in Deeds Registry*

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Component 4: *Systematic* adjudication on tribal land

- Capture all plots (Ownership & location) in the country
- Sorting out Land Board records
- Developed and tested a procedure for systematic adjudication in tribal areas:
 - ✓ *One pilot project completed*
 - ✓ *Second pilot project ongoing*

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Records to be sorted



Different Land Boards



To facilitate verification during adjudication there is need to sort and systematically arrange files now.

- To have easy access for retrieval

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Aim of systematic adjudication

Complete information on
who owns what and where





Component 5: IT operations and maintenance organization

- Developed a IT strategy which will:
 - Ensure that IT drives the business needs of MLH
 - IT systems works all time, consistently and reliably
 - Optimise IT structure

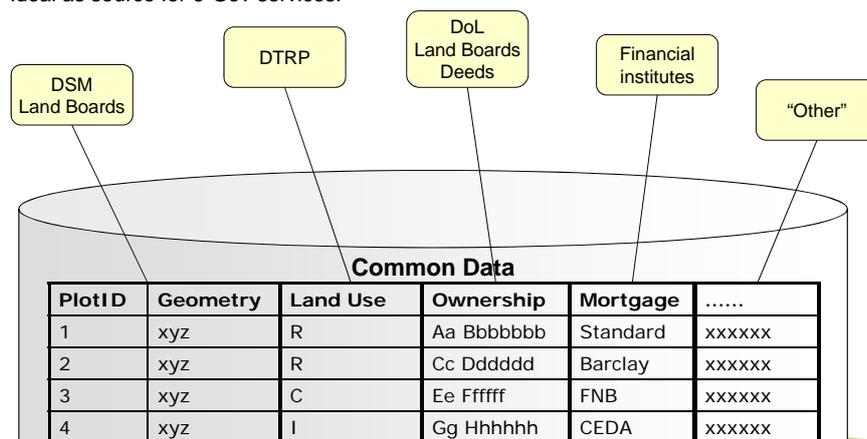
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MLH System Layout Benefits of Common Data



- One source of data defines the current legal status.
- Each organisation is responsible for updating it's own specific data, the rest is shared.
- Ideal as source for e-Gov services.



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Component 6: *Information exchange and dissemination (NSDI)*

- Establish the NSDI
- Create spatial infrastructure (SDI) and National SDI awareness
- Establish data sharing standards



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Component 7: *Training and study trips*

- Planning and implementing training activities
- Implemented short term and long term courses with the UB and UoG
- Bench marking visits
- 384 officers of MLH trained so far



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Conclusion



- Land reform is about sustainable economic development
- Development is about change
- The need for change in mind set, to address prevailing problems
- We have the political support for change
- More about the results in the next FIG Working Week

