

# INTEGRATED LAND POLICY IMPLEMENTATION

CROSS MINISTERIAL COORDINATION AND  
BARRIERS TO SECURING LAND RIGHTS FOR  
DEVELOPMENT

14 May 2024



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# Panelists

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**Emmanuel Tembo**, Project Manager, National Land Titling Program, Ministry of Lands, Zambia

**Patson Phiri**, Assistant Director, Physical Planning, Ministry of Local Government & Rural Development, Zambia

**Hilary Kamela**, Deputy Director of Planning, Lilongwe City Council, Malawi

**Eunice Kaipsya**, Team Lead, Land Reform Implementation Unit, Ministry of Lands, Malawi

**Robins Lukasi**, Commissioner for Physical Planning, Ministry of Lands, Malawi

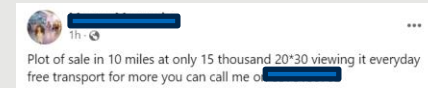
# Lusaka land market is dynamic and informal



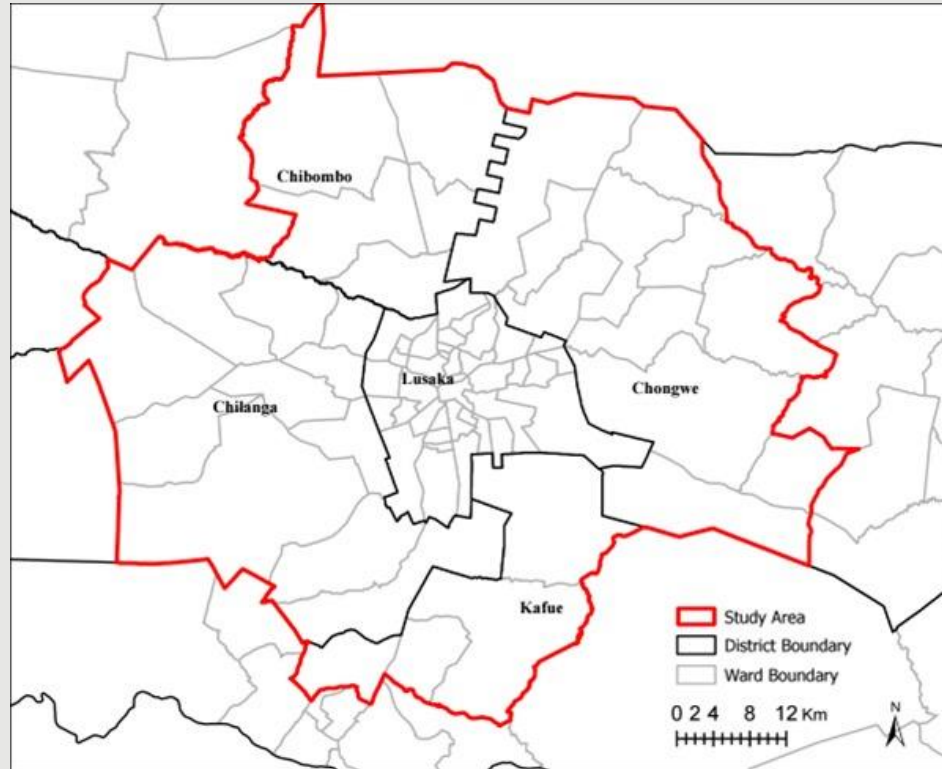
## LAND FOR SALE IN LUSAKA.

Public group · 26.3K members

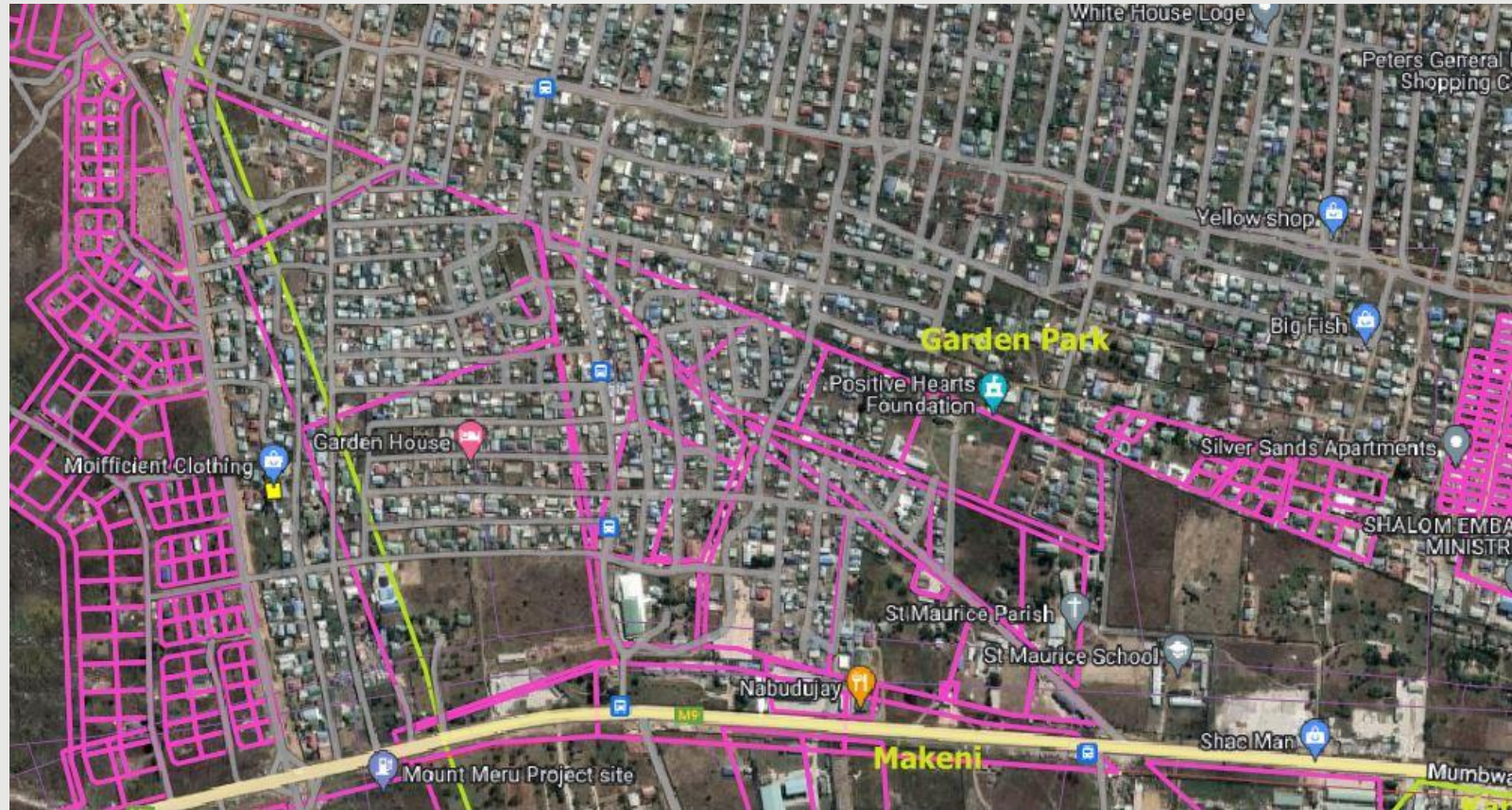
Buy and Sell Discussion People Media Events Files



# Proposed boundary for Lusaka Comprehensive Regional Development Plan



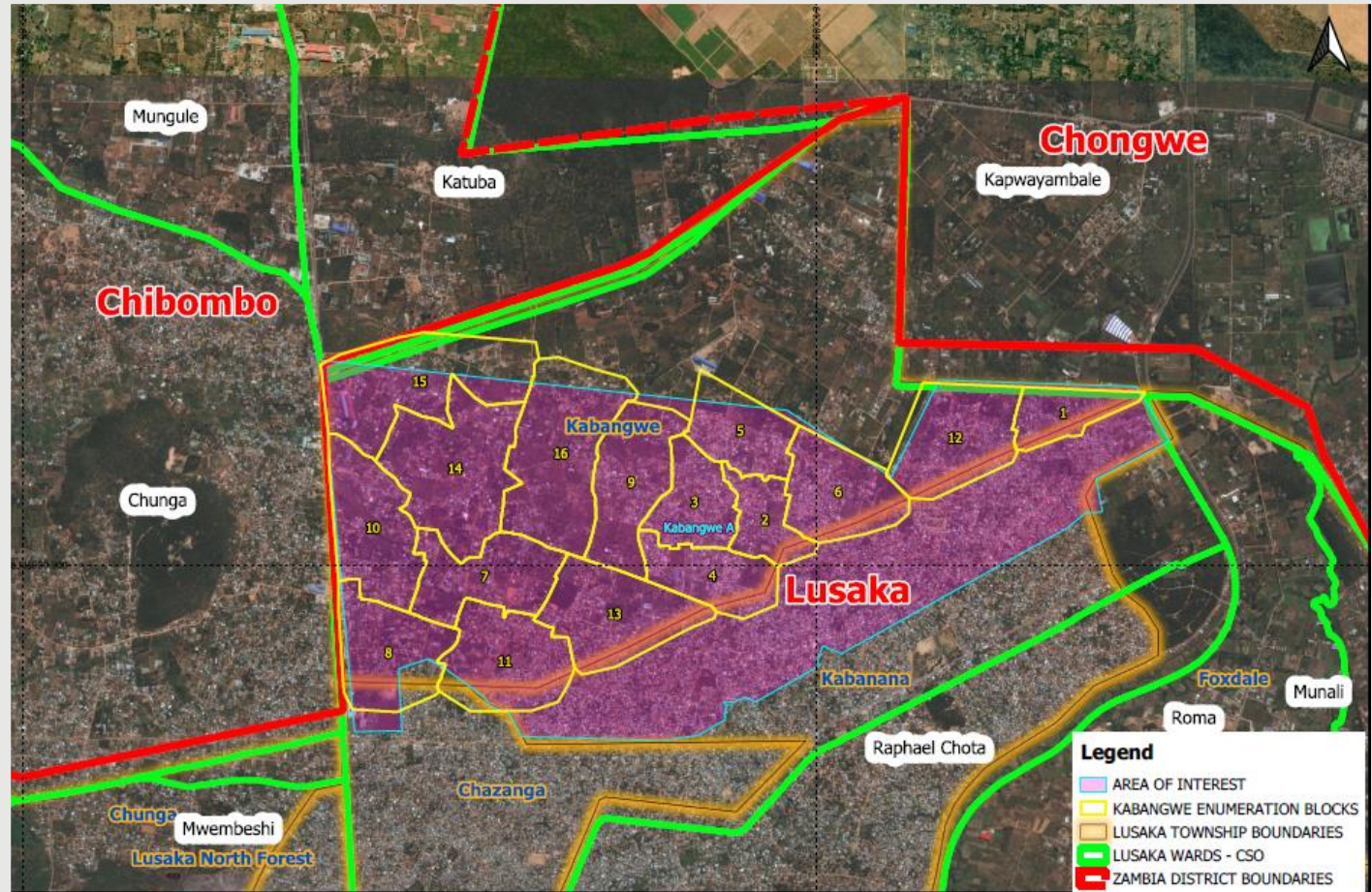
# Peri-urban small-holdings with squatting



# Urban/rural fringe



Former customary land (in purple) on the urban fringe





Planned (in blue)  
Built (in white)



# Replanning settled land

LUSAKA CITY COUNCIL

## OCCUPANCY LICENCE

No. 27294

PLOT/STAND No. 167 2401201 ..... 01/01 Serial

Republic of Zambia

OCCUPANCY LICENCE IN AN IMPROVEMENT AREA  
COUNCIL OF THE CITY OF LUSAKA

THE COUNCIL OF THE CITY OF LUSAKA DOES HEREBY GRANT TO **SEBASTO NINDA** a licence to occupy the land and immediately adjoining lands (lot Serial Number 167 in SAILAKI Improvement Area

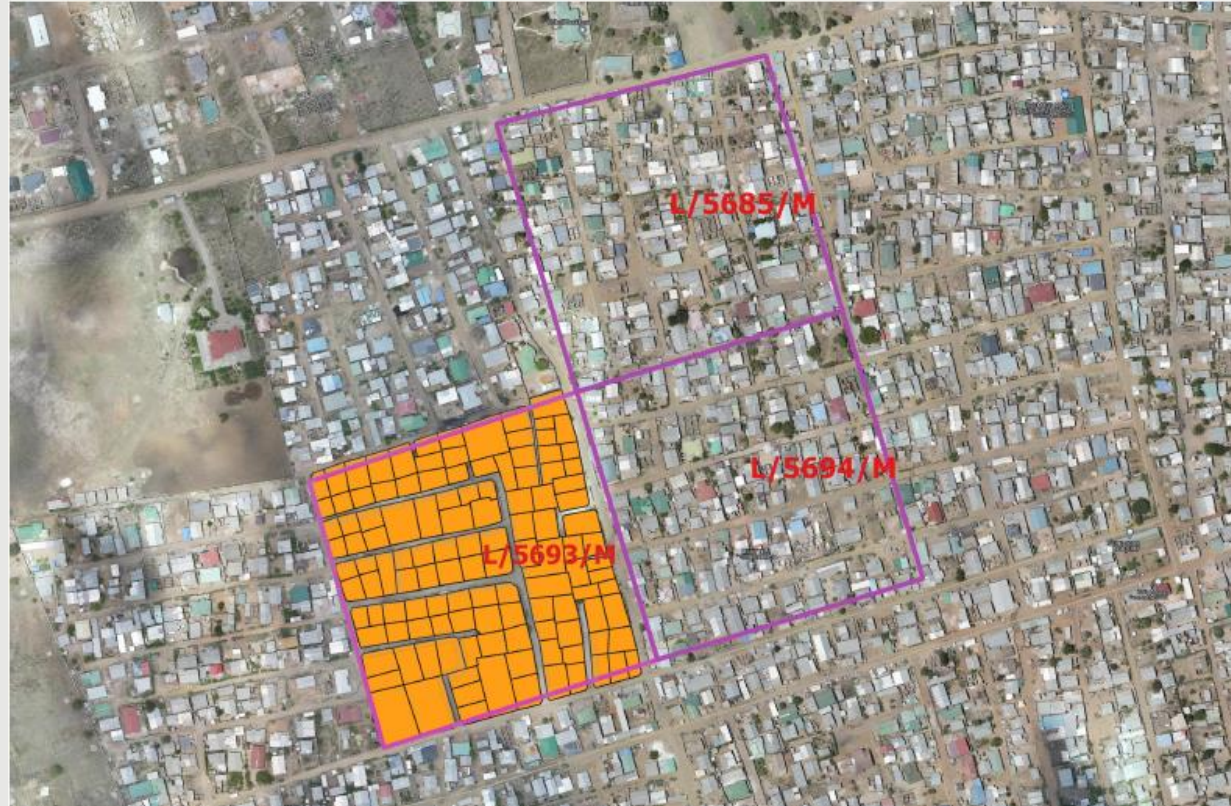
Subject to the terms and conditions contained in the Housing (Statutory and Improvement Areas) Act, 1974, and any other laws, ordinances and regulations made thereunder, and in particular subject to the terms and conditions contained in the first schedule appended to the said regulations, and to such other terms and conditions as may be enumerated on the rear of this licence.

The term of the aforesaid licence shall be for the period of **THIRTY** years from the date of expiry of this licence and shall be extended for the further period of **THIRTY** years from the date of expiry of this licence and in default of such extension all terms of this licence and of such regulations and by-laws as may be declared or made in respect to the physical improvement of dwellings within the said improvement Area.

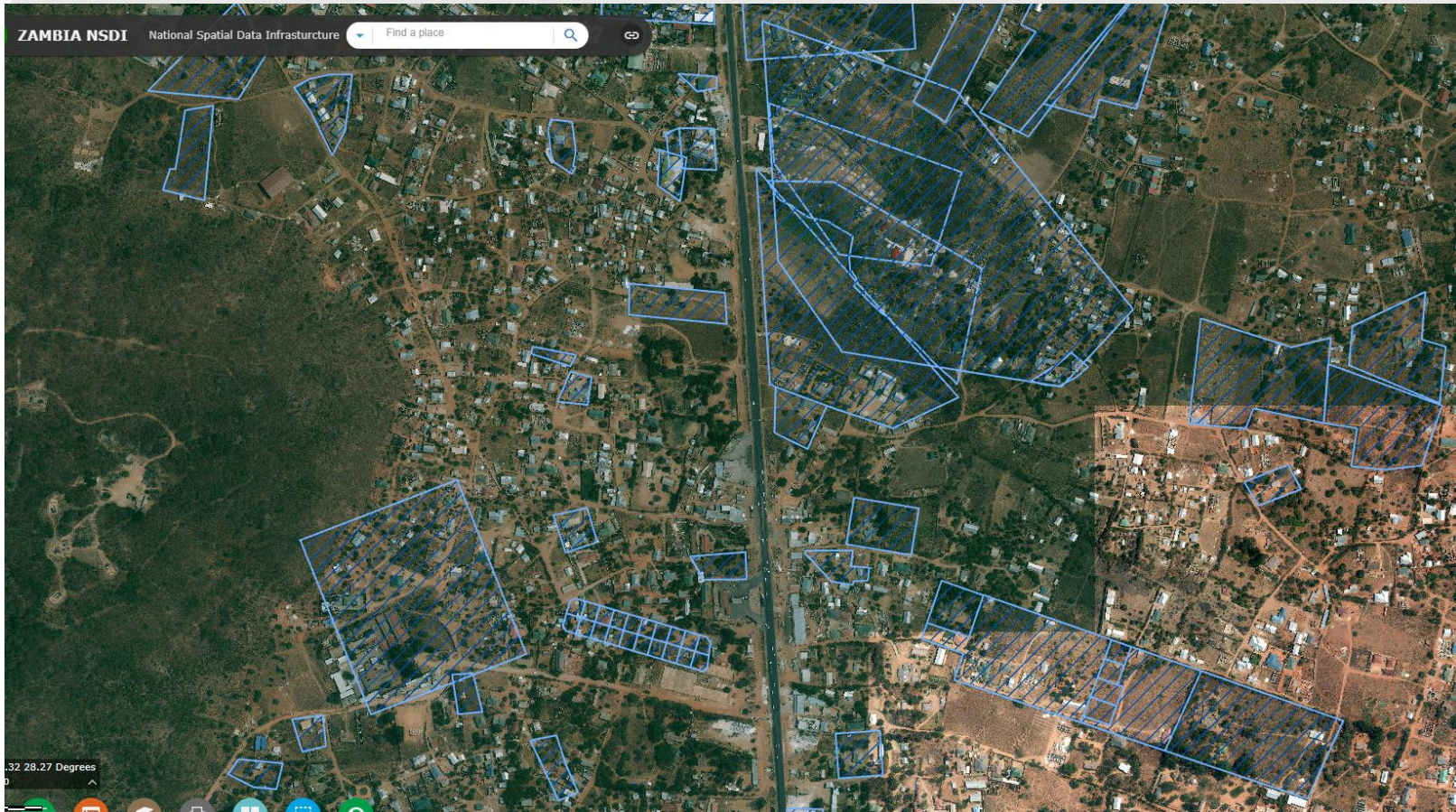
Issued at Lusaka this **Seventeenth** day of **May**, 2011

  
**MCHISI N. GUMBO (M.S)**  
Council Registrar

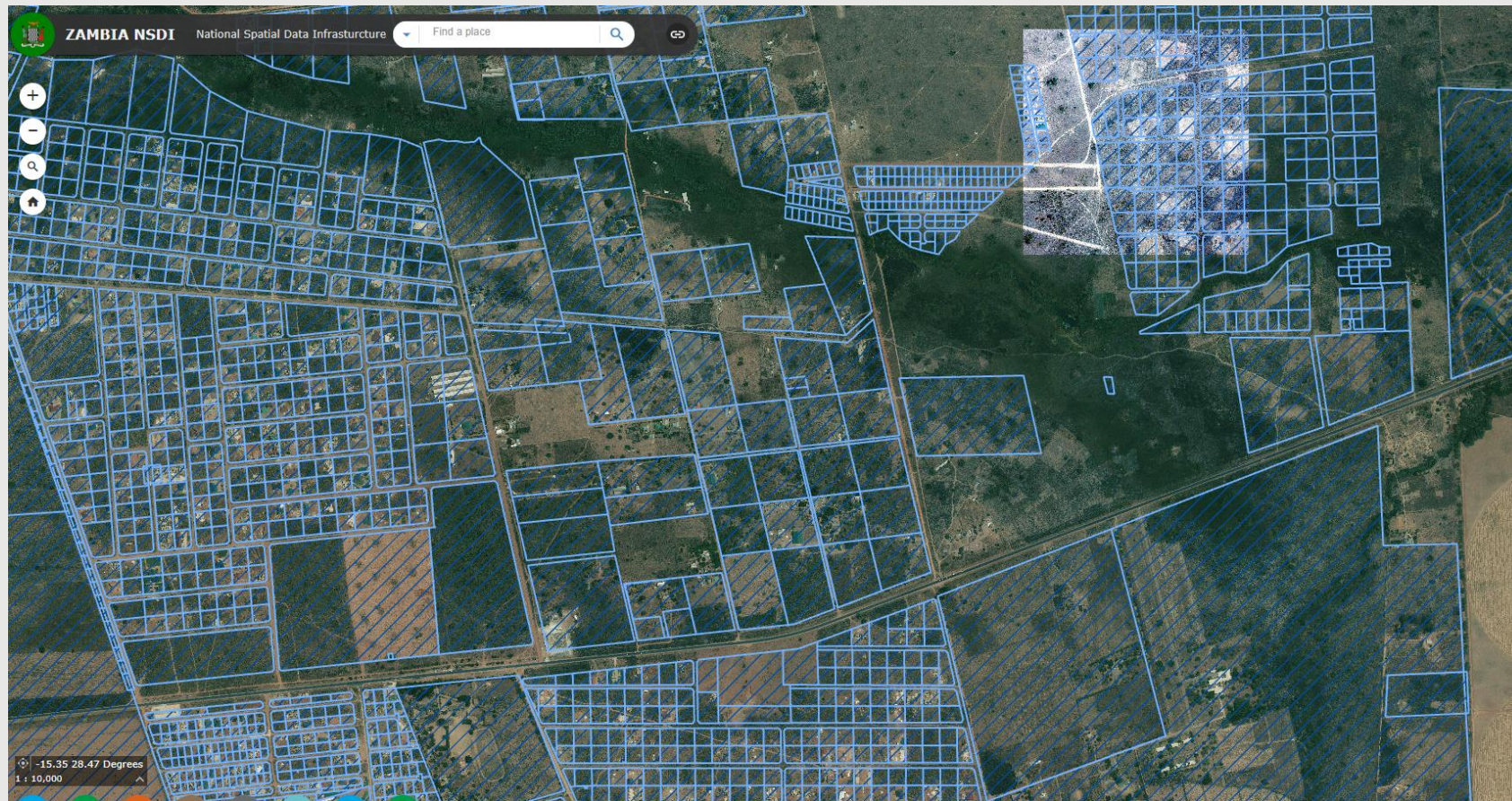
Date of registration	Registered No	Memorials
7/03/11		Subject to the exception reservations restrictions Restrictive covenants and conditions mentioned contained or referred to in the Terms of Occupancy (Regulations 32) Fifth Schedule of the Housing (Statutory and Improvement Areas) Act, 1974.



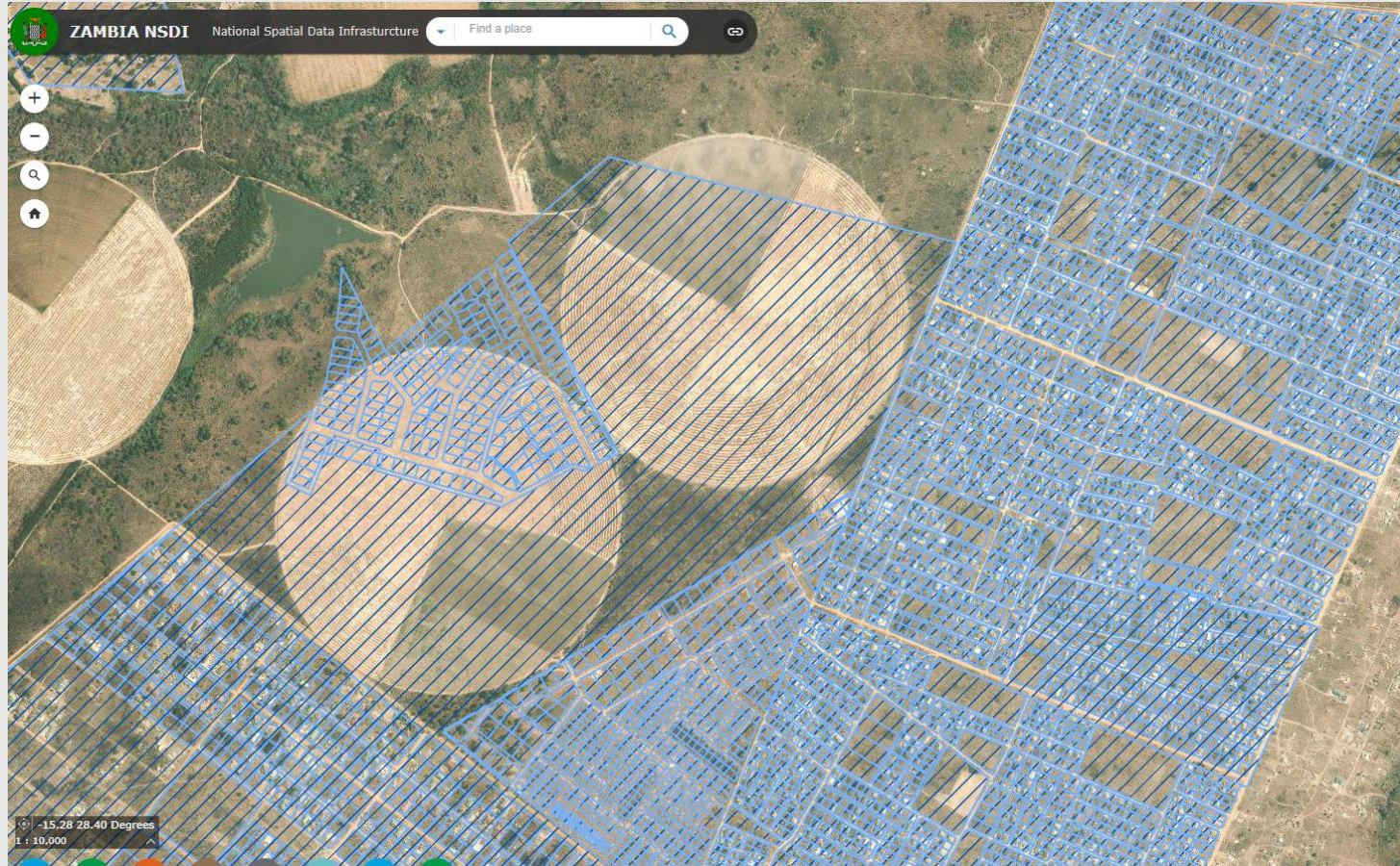
# Peri-urban cadastral layers overlapping / unplanned



# Subdivision of large farms (high income)



# Large farms are selling off land and subdividing



# Plots are ubiquitous, but without public services



# Lilongwe - Land Regularisation, Ministry of Lands





## LILONGWE AIRWING FOUR WAYS AREA

MWK2,000,000 · In stock

Listed in Lilongwe

Message



### Details

Condition

New

Plots for sale in Lilongwe Airwing(not kwa barron\*\*)Four ways Area 1.5km from the tarmac,access roads available,Water and electricity near by ,incredible view of the Bingu stadium,Contemporary developments in the vicinity.Price ranges from 2,000,000.00 to 3,500,000 depending on the size.

For free site visit contact

+265981001745

+265882470077

Your Dream Home is only a 'PLOT' away.

Estate Agents facilitating agricultural land subdivisions

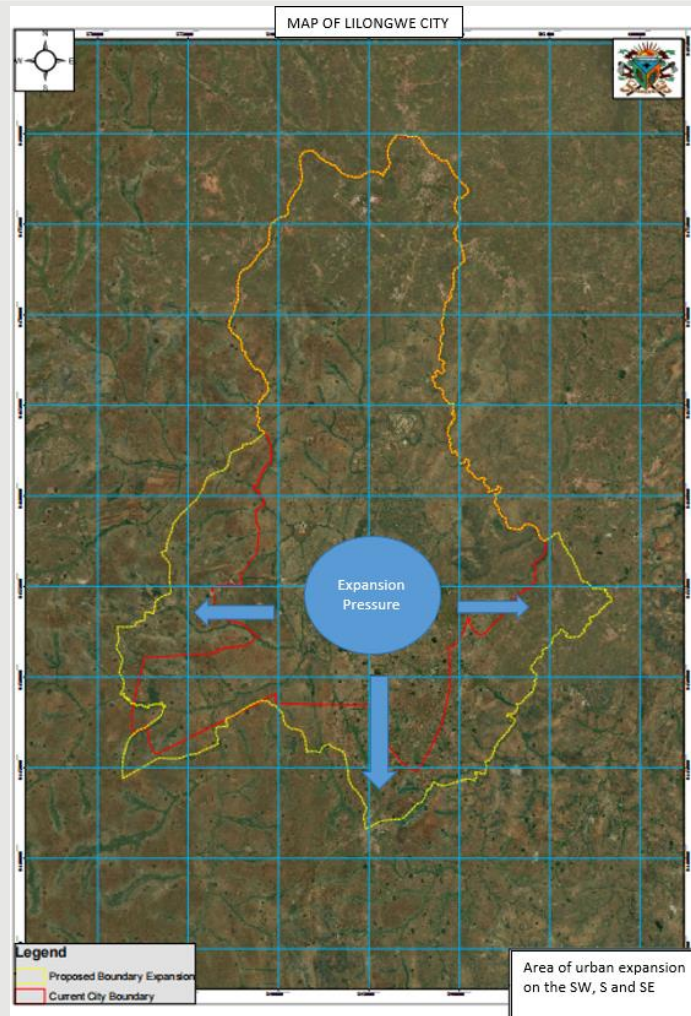


# Conflicting land uses:

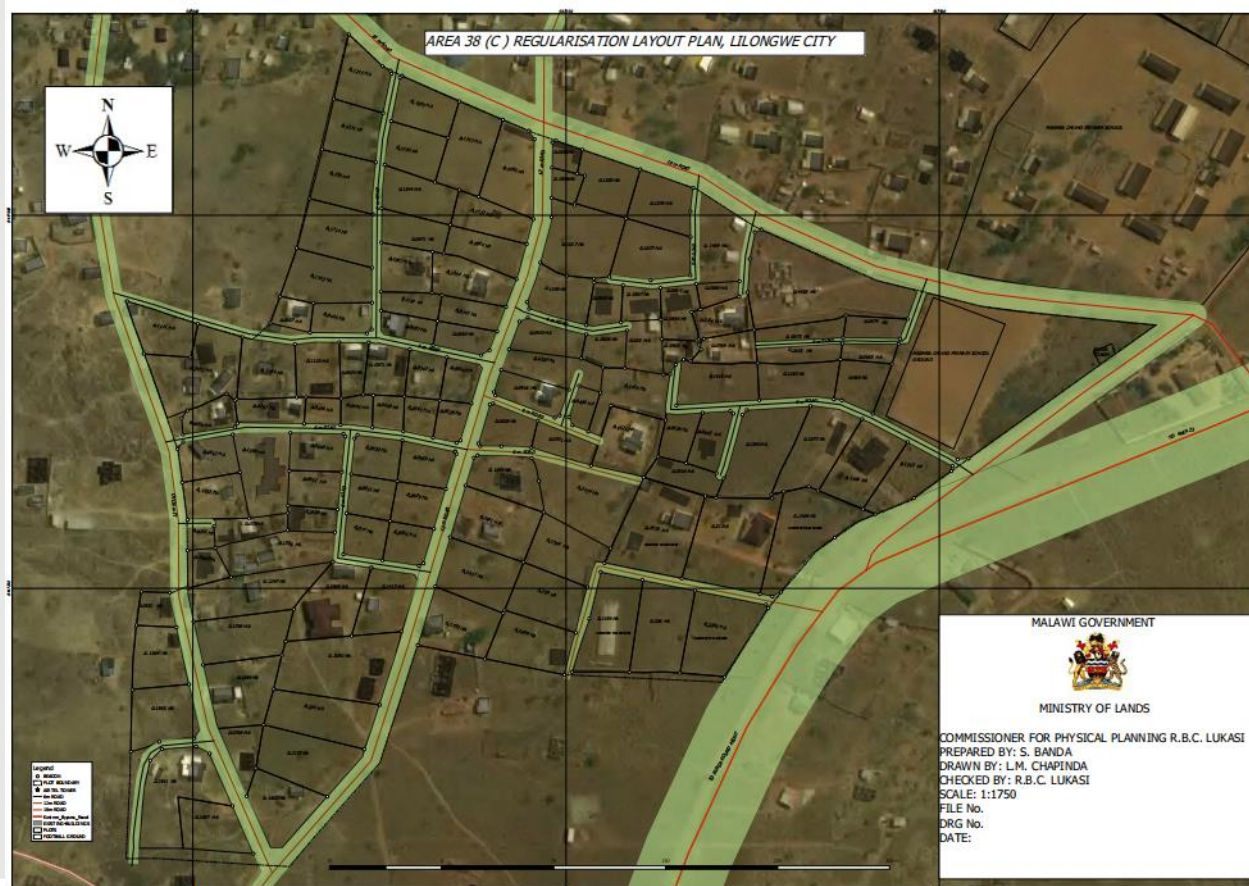
## Up-market houses developed next to a chicken farm



# Urban expansion demand for land



# Regularization is underway in peri-urban Lilongwe



THANK YOU!

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