

Land Access Guide



April 2024

About Transparency International Zimbabwe

Transparency International Zimbabwe (TI Z) is a non-profit, non-partisan, systems-oriented local chapter of the international movement against corruption. Its broad mandate is to fight corruption and promote transparency, accountability, and integrity at all levels and across all sectors of society. TI Z believes corruption can only be sufficiently tackled by all citizens including people at the grassroots level. Every effort has been made to verify the accuracy of the information contained in this report, including allegations. All information was believed to be correct as of 30 January 2024. Nevertheless, TI Z cannot guarantee the accuracy and completeness of the contents, nor can it accept responsibility for the consequences of its use for other purposes or in other contexts.

1. Introduction

This Land Access Guide has been developed in response to a request from Transparency International Zimbabwe (TI Z) as part of the Land and Corruption in Africa Project (2022-2025), jointly undertaken by TI Chapters across the continent. The project aims to combat corrupt practices in land administration and transactions throughout Africa. The Guide will be disseminated through online platforms, with physical copies distributed to various stakeholders in target areas. This Land Access Guide for Zimbabwe seeks to provide citizens with comprehensive information on various issues related to land management and administration, including:



The Guide will be disseminated through online platforms, with physical copies distributed to various stakeholders in target areas



Legislative frameworks governing land management and administration in Zimbabwe.



Institutions and actors involved in the land management system.



Procedures for accessing state and urban land in Zimbabwe.



Requirements for citizens to access state or urban land.



Due diligence procedures before purchasing residential land in Zimbabwe.



Land dispute resolution framework in Zimbabwe.

2. Defining the Problem

Corruption in land administration in Zimbabwe is widespread, affecting urban, communal, and resettlement areas alike. In urban settings, corruption takes various forms including bribery, political favoritism, and occasional fraud. The 2013 Land Audit Report on Chitungwiza for example revealed alarming instances of corruption, with 15,604 housing stands illegally allocated, often involving politically exposed persons, housing cooperatives, and council officials. Unauthorised land allocations in peri-urban areas of Zimbabwe have been facilitated by so-called “Cooperatives” and intermediaries commonly referred to as land barons.¹ Similarly, communal and resettlement areas have seen illicit transactions of state land, known as “Sabhuku deals,” facilitated by traditional leaders and others. In the past 5 years, the Fast Track Land Reform Programme areas have experienced unauthorised land sales by land barons and traditional leaders. Owing to this growing challenge of illegal land sales, the government of Zimbabwe in January 2024, raised an alarm on the sprouting of illegal settlements in peri-urban areas as well as communal areas. As a direct response to this, the government has commenced the demolition of settlements especially in the communal areas.

The lack of transparency and accountability in land administration, coupled with political interference, exacerbates the problem. Citizens’ demand for land, both urban and rural, further complicates matters, especially given Zimbabwe’s 2 million housing unit backlog.² Despite local authorities and the central government having the authority to allocate land, political meddling has led to the emergence of illegitimate developers and land barons, leaving citizens vulnerable to exploitation. These corrupt practices result in double allocations, demolitions, and the proliferation of unplanned settlements, aggravating the housing crisis. Bridging the information gap is crucial to addressing these challenges effectively. citizens has emerged. It is within this context that the Land Access Guide has been developed.



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2 MILLION

HOUSING UNIT
BACKLOG

¹ Government of Zimbabwe (2013b, 2015, 2019, 2020)

² <https://www.nationalhousing.gov.zw/?news=zimbabwe-national-human-settlements-policy-continues-to-bear-fruit>

3. Goal of the Guide



This guide aims to empower citizens with the knowledge needed to navigate Zimbabwe's complex land management landscape and make informed decisions regarding land access and ownership.

4. Legislative Frameworks Guiding Access to Land in Zimbabwe



Access to land in Zimbabwe's urban, communal, and resettlement areas is regulated by a series of legislative frameworks. These legal instruments define the institutional stakeholders involved in land administration and establish the protocols for land acquisition. This section will provide detailed insights into Zimbabwe's primary legislative instruments governing land access.

Table 1: Legal Frameworks and Institutional Provisions for Urban Land Management and Access in Zimbabwe

Legislative Instrument	Brief Analysis
Urban Council Act Chapter 29:15	<p>The Act establishes institutions for municipal and town administration, including Municipal and Town Councils responsible for local governance and services, Local Boards overseeing designated areas, and a Local Government Board regulating these councils and boards. Sections 150 to 155 of the Act cover how Councils manage land. Section 150 allows Councils to get land for their work through methods like buying, getting as a gift, renting, or taking it. They need government approval for acquisitions outside of approved town planning.</p> <p>Section 151 explains how Councils can take land from people. They need government approval and must provide detailed information about why they need the land. Section 152 talks about how Councils can give away or use their land. They must follow certain steps like public notice and government approval, with some exceptions mentioned in Section 153. Section 154 ensures that when Councils give away land, it still must follow certain rules to keep it safe and fair for everyone. Section 155 allows Councils to address people who use their land without permission, either by resolving the issue or asking them to leave.</p>
Regional Town and Country Planning Act (Chapter 29:12)	<p>The Regional Town and Country Planning Act (Chapter 29:12) is a legislation designed to guide and regulate land use and development in regions, districts, and local areas. It aims to enhance the physical environment while promoting health, safety, order, and general welfare. The Act authorizes the creation of regional plans, master plans, and local plans for both urban and rural areas, facilitating sustainable development and infrastructure improvement. It also safeguards urban and rural amenities, preserves historical buildings, and trees, and regulates the visual aspects of townscape and landscape.</p> <p>Additionally, the Act provides mechanisms for land acquisition, controls over development activities, and regulations on subdivision and consolidation of land parcels. Overall, it serves as a comprehensive framework to manage land resources and promote balanced development while preserving environmental and cultural heritage. The Regional Town and Country Planning Act (Chapter 29:12) establishes regional planning councils (Section 3) tasked with preparing regional plans (Section 5). These plans aim to coordinate development, conserve resources, and promote public welfare. The Act mandates public consultation (Section 7) and approval by the President (Section 7), ensuring alignment with community needs. It allows for plan alterations (Section 8) to adapt to changing circumstances, promoting sustainable development and efficient land management.</p>
Deeds Registry Act Chapter 20:05	<p>This law establishes deeds registries and appoints registrars of deeds to oversee them. Among their responsibilities, registrars are mandated to record general land plans for individual lots or subdivisions, maintain associated registers, and document the conditions of establishment. Section 14 of the Deeds Registry Act stipulates that land ownership must be conveyed through a deed of transfer attested by a registrar, while other real rights require a deed of cession attested by a notary public and registered by a registrar. Section 16 of the Deeds Registry Act Chapter 20:05 governs the transfer of state land. It mandates that unalienated state land under a state title certificate must be transferred via a deed of transfer, while other state land requires a deed of grant with an attached land diagram. Section 20 outlines the necessary details for land title deeds, including dates, grant numbers, diagram references, grantee names, previous title information, and special conditions. These requirements ensure thorough documentation for land ownership transactions.</p>

Table 2: Legal Frameworks and Institutional Provisions for Communal Land Management and Access in Zimbabwe

Legislative Instrument	Provision on Land Management and Access
Communal Lands Act Chapter 20:04	<p>This act establishes rules for categorizing land in Zimbabwe as either Communal Land or otherwise, with provisions for changing such classifications. Section 3 of the Communal Land Act defines Communal Land as the territory that was previously known as Tribal Trust Land before February 1, 1983, under the Tribal Trust Land Act, 1979. This section allows for changes to the size of Communal Land, as explained in section six. Section 4, it clarifies the ownership of Communal Land. According to this section, Communal Land is owned by the President, who permits its use in accordance with the Act. Essentially, it establishes that the state owns Communal Land, meaning occupants only have the right to use the land and cannot sell it. Section 5 mandates the Minister to publish a detailed description of Communal Land through a legal instrument. This section also allows for revisions, changes in designation, and correction of errors in the description. However, it's important to note that these amendments do not result in the transfer of land ownership.</p> <p>Section 6 grants the President the authority, through a legal instrument, to include State Land as part of Communal Land or remove land from Communal Land after consulting the relevant rural district council. Any land removed from Communal Land becomes State Land until it is disposed of according to the law. Section 8 of the Communal Land Act addresses the occupation and use of Communal Land for agricultural or residential purposes. It stipulates that individuals can occupy and utilize Communal Land with the consent of the RDC established for the area. The RDC must consider customary laws and consult with appointed community chiefs when granting consent. Additionally, it outlines provisions for appeals if consent is refused. Notably, individuals already occupying land at the time of council establishment or incorporation are deemed to have obtained consent. Section 9 discusses permits to occupy and use Communal Land for various purposes, including administrative, religious, educational, and commercial activities. RDC can issue permits with Ministerial approval, subject to specified conditions. The councils also have the authority to cancel or vary permits and conditions. Similar to section 8, individuals can appeal decisions regarding permits to the Minister.</p>
Rural District Council Act Chapter 29:13	<p>This Act establishes RDCs and delineates their functions for administering designated districts. It confers authority upon these councils to manage various aspects of rural areas, such as infrastructure, services, and local governance. The Act aims to decentralize decision-making and empower local authorities to address the unique needs of their communities effectively.</p>
Traditional Leaders Act Chapter 29:17	<p>The Act provides for the appointment of village heads, headmen, and chiefs: to provide for the establishment of a Council of Chiefs and village, ward and provincial assemblies and to define their functions; to provide for the issue of village registration certificates and settlement permits. Section 5 of the Act delineates the responsibilities of chiefs, with a focus on land management. Chiefs are tasked with overseeing the allocation of Communal Land and ensuring adherence to Part III of the Communal Land Act [Chapter 20:04] and requirements of any enactment in force for the use and occupation. They play a crucial role in preventing unauthorized land use and promptly notifying authorities of any alterations.</p> <p>Additionally, chiefs are responsible for resolving land disputes and maintaining comprehensive land-related records. Section 9 assigns headmen responsibilities in land management within Communal Land areas. They oversee the disposal of settlement rights and the admission of new settlers, ensuring adherence to established procedures. Headmen also maintain up-to-date registers of villages and village heads, informing both the chief and rural district council of any changes. Section 12 of the Traditional Leaders Act empowers traditional leaders in land management. They consider settlement requests, resolve land disputes, and preside over village assemblies, adhering to customary practices and the Communal Land Act [Chapter 20:04].</p>

Table 3: Legal Frameworks and Institutional Provisions for Resettlement Land Management and Access in Zimbabwe

Legislative Instrument	Provision on Land Management and Access
Constitution of Zimbabwe	Section 74 of the Zimbabwean Constitution enshrines the fundamental right of every individual to access adequate and sustainable shelter, while also affording protection against arbitrary evictions.
Agricultural Land Settlement Act (Chapter 20:01)	The Act grants the President and other authorities the authority to compulsorily acquire land and immovable property under specific circumstances. It includes provisions for compensation for agricultural land needed for resettlement purposes, establishing the Derelict Land Board for handling derelict land issues, and managing matters related to these actions. Overall, it addresses issues surrounding land acquisition, compensation, and management in various contexts. Section 3 of the Act empowers the President or designated Ministers to compulsorily acquire land under specific circumstances. This includes situations related to defense, public safety, town planning, agricultural settlement, environmental conservation, and relocation of affected persons. Additionally, it allows for the acquisition of derelict land. However, it restricts the acquisition of minerals or rights already allocated under the Mines and Minerals Act. Importantly, it emphasizes that Communal Land can only be acquired in accordance with the Communal Land Act, ensuring respect for communal land ownership and management practices.
Agricultural Land Settlement (Permit Terms and Conditions) Regulations, 2014.	These regulations, spanning sections 3 to 9, delineate the framework for permits concerning agricultural land settlement. Permit holders are accorded usage rights without obtaining ownership titles. While they lack the authority to sell the land outright, they can transfer certain rights contingent upon approval from the Minister. Subletting or assigning land necessitates explicit consent from the Minister, underscoring the importance of oversight in land usage. Moreover, any improvements made to the land become the property of the permit holder. However, the disposal of these improvements mandates the consent of both joint permit holders and the Minister, ensuring collaborative decision-making and regulatory compliance. Additionally, the regulations address the implications of marital status on permit holders' rights and responsibilities. For instance, joint signatories bear shared responsibilities, and in the event of marriage, specific provisions clarify the obligations of permit holders within the context of spousal consent and decision-making. These provisions collectively aim to foster equitable access to land while promoting responsible land management practices.



Land Management Institutional Framework

The diagram below illustrates the Land Management Institutional Framework in Zimbabwe, as outlined by the various legal instruments referenced in Tables 1, 2, and 3 above.

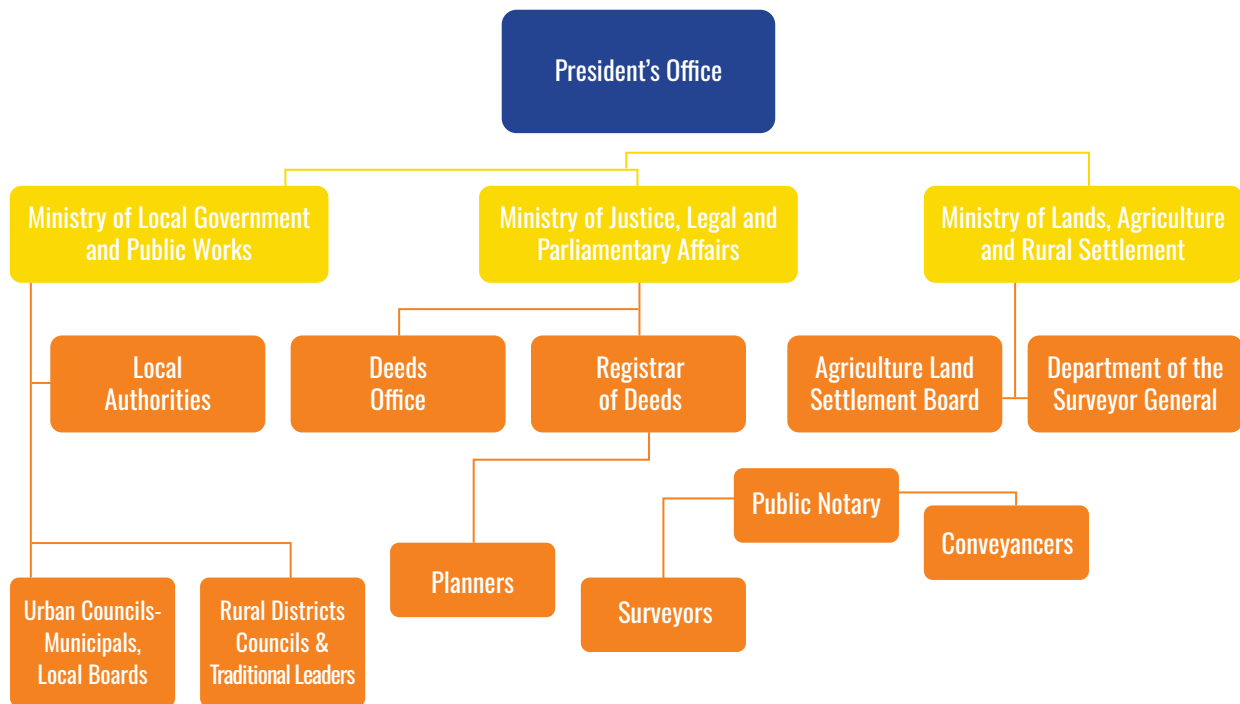


Table 4: Roles of key Ministries in Land Management

Ministry	Function
Ministry of Lands, Agriculture, and Rural Settlement	It oversees land acquisition, valuation, transfers, resettlement, and estate management, with the Department of Surveyor General (DSG) and the Agriculture Land Settlement Board operating under its jurisdiction.
Ministry of Local Government and Public Works	It oversees the activities of all Local authorities
Ministry of Justice, Legal, and Parliamentary Affairs	The oversees the Deeds office, which administers land registration in Zimbabwe.

Steps to Follow to Access Land from Councils



1 Registration on the Waiting List

- ➔ Any person seeking residential accommodation in Harare must register on the Waiting List for a minimum of six months before being considered for allocation.
- ➔ Eligibility criteria include being a resident working in Harare, aged 18 and above, and not owning property within specified areas.

Take Note: Applicants who experience a positive change in social status can apply for alternative accommodation, provided they dispose of their existing property upon completion of development.



2 Application Methodology

- ➔ Obtain an application form from the Housing Allocation Section upon payment of a fee.
- ➔ Submit a completed form along with necessary documents, including identification, proof of income, and employment status.



3 Renewal of Application

- ➔ Applications must be renewed annually to remain on the waiting list.



4 Allocation Process

- ↓ Criteria for assessing applicants' potential are established through a fact paper prepared by the Research Unit.
- ↓ An interview is conducted to provide background information on available housing schemes and verify applicant eligibility.
- ↓ Applicants must demonstrate capacity to develop by providing proof of income and savings.
- ↓ Incomplete applications may result in disqualification.
- ↓ Interview forms are processed, analysed, and forwarded to the Inter-Departmental Allocations Committee for further review.

Steps to follow when buying Urban Land Private sellers, Developers.



1

Request Documents

Request Relevant Documents: Always request the following documents and information, which should be verified with relevant authorities such as the Council, Registrar of Deeds, Surveyor General, or Urban State Land Office:

- Proof of ownership in the form of a Title Deed for private land
- Valid Offer/Allocation letter and Agreement of sale between Government or Council and the Seller for Government or Council land.
- Approved subdivision permits for private land issued by the relevant authority.
- Approved layout plans for State or Council land.
- Approved Survey Diagrams from the Surveyor General for all types of land.
- Approved Engineering Designs for water, sewer, and roads, approved by the Council Engineering Department.
- Approved infrastructure implemented on the site in the form of water, sewer, and roads, signed off by the Council.
- Certificate of Compliance issued by the council certifying that the above requirements have been met to the Council's satisfaction.



2

Verification Process

Verify the documents with the respective authorities:

- Title deed ownership can be verified from the Registrar of Deeds after payment of a fee.
- Offer letters can be verified with the Ministry of Local Government, Public Works & National Housing or relevant Local Authority.

BEWARE OF RED FLAGS

- Be cautious if the seller holds an offer letter from the Ministry of Lands, as a change of use permit may be required, especially for State Agricultural land.
- If the seller refuses to provide necessary documents or becomes hostile, consider it a red flag and walk away.

Subdivision Permits: Note that only Harare and Bulawayo City Councils are authorized to issue subdivision permits without Ministry approval at present.

**3*****Due Diligence***

Conduct thorough research online and offline:

- ➔ Visit government and local authority offices and websites for information.
- ➔ Verify details through the Deeds Office's online portal.

**4*****Take Legal Precautions***

Seek legal advice and assistance:

- ➔ Engage lawyers to assist in the agreement process.
- ➔ Ensure all legal documentation is in order before proceeding.

**5*****Visit the Site***

Before finalizing the purchase:

- ➔ Visit the site to inspect the stand and neighborhood.
- ➔ Confirm that the stand meets your preferences and expectations.

Steps for accessing Land in Communal Areas

BEWARE OF RED FLAGS

- ➔ Remember, communal land in Zimbabwe cannot be bought. No even the village head can sale communal land in Zimbabwe. This land cannot be sold, its owned by the State.



1 Visit the Relevant Rural District Council (RDC)

- ➔ Begin by visiting the RDC in the district where you plan to acquire land. Check for available land parcels for allocation and register your interest for communal land access with the RDC.



2 Approach the Village Head

- ➔ Once land availability is confirmed with the RDC, approach the village head in your desired rural area. Inquire about the registration process and associated fees when meeting with the village head. Registration fees vary and may be requested in cash or livestock. Be prepared to pay according to the village head's requirements.



3 Registration in Village Book

- ➔ After paying the registration fee, your details will be recorded in the village book by the village head. This formalizes your status as a prospective landowner within the community.



4 Submission to the Chief

- ➔ The village head will submit your details, along with those of other new members, to the chief for further registration. The chief oversees land allocation and verifies new members. Upon submission to the chief, another discretionary registration fee may be charged. This fee varies based on the chief's practices. Prepare for additional fees if necessary.



5 Registration with Rural District Council

- ➔ Your information must be forwarded to the Rural District Council by the chief for demographic planning purposes. This step officially recognizes your presence in the community for planning and administrative purposes. To show that you are recognized resident, you should pay your land tax to the relevant RDC.

Land Dispute resolution Framework

Land dispute is a reality in Zimbabwe's land governance system. Various pieces of land provide for how land dispute is handled. Table 5 below presents the land dispute resolution framework in Zimbabwe.

Type of Land	Land Dispute resolution Framework
Urban Land	In Urban areas, conflicts of stand (ownership and boundaries should involve the relevant local authorities and the Courts of Law.
Communal Land	Land disputes in communal areas are handled by traditional leaders starting with the Village heads to the Headman and Chiefs. Traditional courts have the authority to resolve land disputes within their jurisdiction, including communal lands, as outlined in Section 282(2) of the Constitution. RDCs and the Zimbabwe Republic Police are also there to assist in land dispute resolution.
Resettlement or Agricultural Land	In the resettlement areas, the Land Commission is empowered to resolve land conflicts in resettlement areas.



Annex 1: Domestic and International Legal Provisions on Access to Land

Legal Instrument	Brief Description on provision on Access to Land
Universal Declaration of Human Rights	The Universal Declaration of Human Rights, in Article 17, affirms the fundamental right to property. It states that everyone has the right to own property, either individually or collectively. Additionally, it prohibits arbitrary deprivation of property. While not explicitly mentioning access to land, this article encompasses land ownership, implying the right to access and utilize land for various purposes.
International Covenant on Economic, Social and Cultural Rights	Article 11 of the International Covenant on Economic, Social and Cultural Rights affirms the right to an adequate standard of living, encompassing food, clothing, and housing, with a commitment to continuous improvement. While not explicitly mentioning land access, it emphasizes the importance of measures to address hunger and improve food production, including agrarian reforms and equitable distribution of food supplies, indirectly highlighting the significance of land for housing and agriculture in realizing this right.
International Covenant on Civil and Political Rights	<p>The Convention focuses on civil and political rights rather than economic and social rights such as access to land. As a result, it does not contain specific provisions addressing access to land or land rights. However, Article 17 of the Covenant does touch upon the right to property, which may indirectly relate to land rights. Article 17 provides for the following provisions:</p> <ul style="list-style-type: none"> • No one shall be subjected to arbitrary or unlawful interference with his privacy, family, home or correspondence, nor to unlawful attacks on his honor and reputation. • Everyone has the right to the protection of the law against such interference or attacks.
Convention on the Rights of the Child	Article 27 of the Convention on the Rights of the Child recognizes every child's right to an adequate standard of living for their development. While not explicitly mentioning land rights, it implies the importance of access to land for housing and livelihood, especially in rural areas, and emphasizes the responsibility of states to assist families in ensuring these conditions.
International Labour Organization (ILO) Convention	ILO Convention 169, known as the Indigenous and Tribal Peoples Convention, contains provisions safeguarding the land rights of indigenous and tribal communities. It recognizes their rights to ownership and possession of traditional lands, requires protection against dispossession, and mandates consultation on any measures affecting their land rights. The convention aims to uphold the cultural and spiritual significance of indigenous peoples' relationship with their lands.
United Nations Framework Convention on Climate Change	<p>The United Nations Framework Convention on Climate Change (UNFCCC) addresses land rights and access to land indirectly through various articles: Article 4: Parties to the convention commit to taking action on adaptation to the impacts of climate change. This includes addressing land degradation, desertification, and loss of biodiversity, which can affect land rights and access to land. Article 6: While primarily focused on cooperative approaches to reducing greenhouse gas emissions, Article 6 encourages Parties to promote sustainable land use practices. This can impact land management and indirectly influence land rights.</p> <p>Article 12: Parties are required to submit national communications on their efforts to address climate change, which may include information on policies, measures, and actions related to land use and land management, including securing land rights. While the UNFCCC does not have specific provisions dedicated solely to land rights and access to land, these articles highlight the intersection between climate change mitigation and adaptation efforts and land-related challenges, emphasizing the importance of sustainable land management practices.</p>

Legal Instrument	Brief Description on provision on Access to Land
<p>Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries, and Forests</p>	<p>The Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries, and Forests in the Context of National Food Security provide guidance on land tenure governance to ensure food security. Key sections related to land rights and access include:</p> <ul style="list-style-type: none"> • Recognition and Protection of Tenure Rights: The guidelines emphasize the recognition and protection of legitimate tenure rights, including those of indigenous peoples and vulnerable groups, to ensure equitable access to land, fisheries, and forests. • Legal Frameworks and Institutions: They encourage countries to establish clear legal frameworks and effective institutions to govern land tenure, ensuring transparency, accountability, and respect for tenure rights. • Land Administration and Management: The guidelines promote efficient and transparent land administration and management systems that facilitate secure land rights, promote sustainable land use, and prevent land grabbing. • Land Acquisition and Displacement: They provide principles for responsible land acquisition and resettlement processes, emphasizing consultation, compensation, and safeguards against forced eviction or displacement. • Conflict Resolution and Grievance Mechanisms: The guidelines outline processes for resolving land-related disputes and grievances through fair, transparent, and accessible mechanisms, ensuring the protection of tenure rights. • Gender Equality and Social Inclusion: They highlight the importance of gender equality and social inclusion in land governance, ensuring women's and marginalized groups' equal access to and control over land, fisheries, and forests. <p>Overall, the guidelines aim to promote responsible governance of land tenure to enhance food security, protect tenure rights, and ensure equitable access to land, fisheries, and forests for all members of society.</p>
<p>United Nations Sustainable Development Goals</p>	<p>SDG 11, which focuses on making cities and human settlements inclusive, safe, resilient, and sustainable, includes provisions related to land governance, land rights, and management:</p> <p>Target 11.1: This target aims to ensure access for all to adequate, safe, and affordable housing and basic services and to upgrade slums. It indirectly addresses land governance by emphasizing the importance of secure land tenure for housing and urban development.</p> <p>Target 11.3: This target aims to enhance inclusive and sustainable urbanization and capacity for participatory, integrated, and sustainable human settlement planning and management. It underscores the importance of participatory decision-making processes in urban development, including land governance.</p> <p>Target 11.b: This target focuses on substantially increasing the number of cities and human settlements adopting and implementing integrated policies and plans towards inclusion, resource efficiency, mitigation, and adaptation to climate change, resilience to disasters, and develop and implement, in line with the Sendai Framework for Disaster Risk Reduction 2015–2030, holistic disaster risk management at all levels. It indirectly addresses land management by emphasizing the importance of integrated planning approaches for sustainable urban development.</p>
<p>United Nations Habitat Agenda</p>	<p>The United Nations Habitat Agenda, from the Habitat II conference in 1996, highlights key provisions regarding access to land:</p> <ul style="list-style-type: none"> • Secure Tenure: Emphasizes secure land rights as crucial for sustainable settlements, urging governments to ensure land tenure for all.

Legal Instrument	Brief Description on provision on Access to Land
	<ul style="list-style-type: none"> • Land Management: Advocates for effective land management policies to enhance access, including transparent administration systems and conflict resolution mechanisms. • Participatory Planning: Promotes involving local communities, including marginalized groups, in land-use decision-making processes. • Slum Upgrading and Regularization: Supports initiatives to improve conditions in informal settlements, aiming to provide services and secure land tenure. • Environmental Considerations: Stresses sustainable land use and environmental management, urging policies for conservation and resilience to environmental challenges.
New Urban Agenda	<p>The New Urban Agenda underscores the importance of access to land and effective land management in sustainable urban development. It prioritizes ensuring access to adequate housing and basic services for all, including the upgrading of informal settlements. Additionally, it advocates for non-discriminatory access to urban land, housing, and services to address socio-economic disparities. In terms of land management, the agenda calls for integrated and participatory approaches to urban planning, transparent land administration systems, and mechanisms to address land-related conflicts. Overall, it highlights the significance of inclusive and equitable urban land governance for promoting social cohesion and environmental sustainability in cities.</p>
	<p>The International Guidelines on Urban and Territorial Planning emphasize access to land and effective land management as essential components of sustainable urban development.</p> <p>Regarding access to land, the guidelines advocate for equitable access to land, resources, infrastructure, services, and opportunities for all individuals. This emphasis on equity underscores the importance of ensuring that urban development benefits all members of society, particularly marginalized and vulnerable groups. Facilitating access to land and securing tenure for all, especially for those who are most at risk of exclusion, is highlighted as a priority. By promoting non-discriminatory access to urban land and resources, the guidelines seek to address social inequalities and promote inclusive urban development.</p> <p>In terms of land management, the guidelines emphasize the need for integrated and participatory approaches to urban and territorial planning. They call for the development of transparent and efficient land administration systems, as well as mechanisms to address land-related conflicts and ensure equitable distribution of land resources. The guidelines recognize that effective land management is essential for promoting sustainable urban development and achieving social, economic, and environmental objectives.</p>
African Charter on Human and Peoples' Rights	<p>The African Charter on Human and Peoples' Rights affirms the right to property and recognizes the collective right of peoples to manage and benefit from their land and natural resources. Regarding access to land, the Charter asserts the right of every individual to property, which includes land ownership. This provision emphasizes the importance of land ownership as a fundamental human right and recognizes the significance of land as a source of livelihood and identity for individuals and communities. In terms of land management, the Charter acknowledges the collective rights of peoples to dispose of their wealth and natural resources. This provision underscores the importance of community-based approaches to land management and recognizes the role of indigenous and traditional land tenure systems in ensuring sustainable resource use and management.</p> <p>Overall, the African Charter on Human and Peoples' Rights highlights the importance of access to land and effective land management in promoting the rights and well-being of individuals and communities across the African continent. By recognizing land ownership as a fundamental human right and affirming the collective rights of peoples to manage their resources, the Charter contributes to the protection of land rights and the promotion of sustainable development in Africa.</p>

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ABOUT TRANSPARENCY INTERNATIONAL ZIMBABWE (TI Z)

Transparency International Zimbabwe (TI Z) is a non-profit, non-partisan, systems-oriented local chapter of the international movement against corruption. Its broad mandate is to fight corruption and related vices through networks of integrity in line with the Global Strategy. TI Z believes corruption can only be sufficiently tackled by all citizens including people at the grassroots level.

VISION

A Zimbabwean society free from all forms of corruption and practices.

MISSION

We exist to be a knowledge-driven and evidence-based anti-corruption civil society organization that practices and promotes transparency, accountability, and integrity in all sectors to achieve good governance.

