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LAND AUDIT IN MWINILUNGA DISTRICT NORTHWESTERN PROVINCE

LAND AUDIT REPORT

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1 EXECUTIVE SUMMARY

The Mwinilunga District Land Audit, conducted under the EU-funded Support to the National Land Audit in Zambia (2023–2026), represents the third full scale pilot audit of the National Land Audit (NLA) methodology. The audit aimed to generate spatially referenced and policy-relevant evidence on land tenure, use, administration, and inclusion to guide national reforms and district-level decision-making.

The Mwinilunga District Land Audit presents a consolidated overview of land tenure, land use, governance, service delivery, revenue performance, and social inclusion across state land areas sampled for the audit. The findings reveal a land governance system characterized by customary tenure dominance, high residential land use stability, limited formal documentation, weak tax compliance, informal rental arrangements, capacity gaps in land administration services, and persistent coordination challenges among institutions.

Residential land use dominates the district (70%), followed by agricultural (17%) and commercial (8%) uses. Land activity levels are extremely high across all categories (93–100% active use), indicating minimal idle landholdings or speculation. Subdivision activity remains low, peaking at only 8% in residential areas, and land use change is limited, with 96% of parcels retaining their original use. Where land-use transitions have occurred (4% of parcels), changes are mainly driven by commercial investment (17%) and infrastructure development (13%), while household-level drivers such as inheritance and population growth exclusively affect residential areas.

Overall compliance with land-use conditions is strong at 90%, with the highest compliance observed in residential (92%) and agricultural parcels (94%). Compliance is lower among commercial parcels (82%) and mixed-use properties (64%), suggesting weaker regulatory oversight in intensifying development zones. Despite the strong general compliance profile, awareness of land-use change procedures remains extremely low (70% of owners unaware), and only 18% of land-use changes had received formal authorization, reflecting systemic weaknesses in permitting, enforcement, and public information dissemination.

Tenure documentation remains limited, with most landholders lacking formal ownership records or relying on incomplete or informal documentation. Customary land constitutes 64% of total land area while 36% is state land. Allocation records are inconsistent, with the most common documentation category being “Owner Unavailable/Not Provided.” Land acquisition is dominated by allocations from local councils (approximately 35%) and private purchases (approximately 29%), together accounting for nearly two-thirds of all identified acquisition methods, while allocations from the Ministry of Lands contribute about 8%. Other sources—such as resettlement schemes, inheritance, NGO or donor allocations, and traditional authority—represent relatively small shares. Despite these documentation gaps, perceived tenure security remains generally positive; 63% of landholders report feeling secure,

including 68% of women and 61% of men, although confidence is comparatively lower under customary tenure systems.

Rental activity is modest (15%) and predominantly informal, with 65% of rental arrangements based on verbal agreements. A total of 118 land disputes were recorded, almost entirely related to boundary conflicts (95–100%). Resolution mechanisms are largely informal, handled through family networks (39%) and the Council (33%), with minimal court involvement (6%). Notably, 53% of disputes remain unresolved, highlighting gaps in access to structured mediation and adjudication mechanisms.

Service delivery across land administration institutions remains uneven. Council and MLNR services demonstrate low awareness (16–60%) and extremely low usage (2–15%), despite service quality generally being rated as Good to Fair. Resettlement services show strong performance in recommendation letters (77% rated Good/Excellent) but weaker delivery for infrastructure services, particularly water access, where 40% of users reported Poor/Fair quality. Traditional Authorities maintain the highest public trust, with 100% of users rating services as Good, yet service uptake remains limited (12–18% usage rates). Digital platforms are largely underutilized, with 78–84% of residents unaware of available online services.

Revenue collection performance is critically weak. Eighty-nine percent (89%) of landholders pay no land-related charges, severely limiting the resource base for district development and service provision. Existing revenues are generated mainly from Ground Rent (5%) and Customary Land Tenure payments (4%), while leasehold fees and property rates contribute only 1–2%. Revenue management remains fragmented, informal, and poorly integrated between institutions.

Gender and social inclusion outcomes are mixed. Women comprise only 28% of landowners, although 96% perceive equal access to land, particularly under customary tenure arrangements. Persons with disabilities represent 6% of landholders, with 80% reporting equal access to land but experiencing infrastructure accessibility barriers. Youth land ownership is extremely limited (6%), constrained by difficulties accessing formal titles and basic service infrastructure.

Main Conclusions

- Mwinilunga’s land environment is dominated by stable residential settlement patterns with minimal land-use change, but constrained by low documentation coverage and poor procedural awareness.
- High levels of land-use compliance contrast sharply with extremely low levels of formal authorization and public knowledge of regulatory processes.
- Service delivery performance is uneven, with very low awareness and usage of Council, MLNR, Resettlement, and Traditional Authority services, despite generally acceptable service quality ratings.
- Revenue mobilisation is critically low, with 89% non-payment undermining the district’s ability to support infrastructure development and land management functions.

- Gender equity perceptions remain strong, but women, youth, and persons with disabilities remain underrepresented as landowners and face disproportionate barriers to service access.
- Institutional fragmentation continues to limit data consistency, enforcement effectiveness, dispute resolution, and coordinated land-use planning.

Strategic Recommendations

- Strengthen public awareness and simplify procedures for land documentation, land-use change approvals, and dispute resolution.
- Modernise and digitise land and revenue management systems, linking parcel identifiers to taxation records and enforcing statutory compliance.
- Improve institutional coordination between MLNR, MLGRD, Council, and Traditional Authorities through structured data-sharing mechanisms and joint planning platforms.
- Expand land-use monitoring capacity, including GIS-driven compliance surveillance and periodic district planning audits.
- Implement targeted inclusion measures for women, youth, and persons with disabilities, reducing procedural, informational, and financial barriers to land access and formalisation.

2 INTRODUCTION

The Mwinilunga District Full-Scale Land Audit was conducted under the EU-funded *Support to the National Land Audit in Zambia* (Contract EDF/ZM/2023/448-937), implemented by DAI Global Belgium SRL in collaboration with the Ministry of Lands and Natural Resources (MLNR) and the Ministry of Local Government and Rural Development (MLGRD).

Mwinilunga District, located in Northwestern Province, was selected as a pilot site to test the National Land Audit (NLA) methodology in a predominantly rural and customary context. The district represents a critical governance environment where customary tenure, conservation zones, and emerging peri-urban dynamics intersect, offering valuable insights for scaling up the national audit program.

The land audit contributes to the broader objective of building an authoritative national land information system, integrating spatial, statistical, and administrative data for improved land governance, tenure security, and policy formulation.

The specific aims of the Mwinilunga District audit were to:

- Test and refine the field methodology developed during previous pilots (Serenje, Chibombo).
- Produce spatially validated datasets on land tenure, use, and administration.
- Assess institutional performance and citizen satisfaction with land-related services.
- Identify policy and operational gaps affecting land documentation, inclusion, and service delivery.

The findings presented in this report provide a comprehensive baseline for Mwinilunga district, offering both diagnostic insights and practical recommendations to guide the national rollout of the Land Audit across Zambia.

3 BACKGROUND AND OBJECTIVES

3.1 National context

The National Land Audit (NLA) is a flagship initiative of the Government of Zambia, implemented by the Ministry of Lands and Natural Resources (MLNR) in collaboration with the Ministry of Local Government and Rural Development (MLGRD), with technical and financial support from the European Union (EU).

Its overarching goal is to strengthen land governance, transparency, and accountability through the generation of reliable, spatially referenced data on land tenure, use, and administration across the country.

The NLA supports the implementation of key national frameworks, including the National Land Policy (2021), the Decentralization Policy, and the Eighth National Development Plan (8NDP), by providing empirical evidence to inform planning, service delivery, and policy reforms.

To achieve this, the NLA is piloting a standardized audit methodology across representative contexts:

- Serenje District (rural farm block context),
- Chibombo District (peri-urban transitional zone), and
- Rufunsa District (rural customary and conservation landscape).

The Mwinilunga audit provides critical lessons for the national scale-up phase, focusing on predominantly customary areas where state oversight and documentation remain limited.

3.2 District context

Mwinilunga District, located in the North-Western Province of Zambia and bordering Angola and the Democratic Republic of Congo (DRC), covers a vast area with rich natural resources and significant agricultural potential. The district's population is estimated at 136,600 in 2025, with a growth rate above 2% per year. While slower than Solwezi, this growth is driven by cross-border migration, mining prospects, and the anticipated Lobito Corridor railway project, which together are expected to intensify land demand and create new pressures on land governance.

The coexistence of customary, state, and protected land systems creates overlapping claims, documentation gaps, and competing land uses that make Mwinilunga an ideal case for a full-scale land audit.

Land administration in Mwinilunga is influenced by a mix of state land and extensive customary land under the jurisdiction of traditional authorities. Documentation gaps, unclear parcel histories, informal subdivisions, and limited enforcement capacity have contributed to fragmentation in land records and weakened the consistency of administrative processes. Public services—including title

issuance, surveying, building control, and revenue collection—are increasingly stretched by population growth and complex settlement structures.

The district faces additional governance challenges such as weak tax compliance, limited awareness of statutory land-use procedures, and variable coordination between the District Council, MLNR, Resettlement, and traditional leaders. These constraints directly affect the ability to plan, regulate, and service expanding urban areas, making accurate and up-to-date land information essential for decision-making.

3.3 Purpose of the district land audit

The Mwinilunga District Land Audit seeks to assess the status of land tenure, use, administration, and governance in line with the nine National Land Audit questions.

The purpose is to:

- Establish a comprehensive spatial and statistical baseline on land tenure and use.
- Identify documentation gaps, overlaps, and informal practices affecting land governance.
- Evaluate the quality of service delivery by MLNR, councils, and traditional institutions.
- Assess inclusiveness and gender equity in access to land.
- Generate evidence-based recommendations to inform both district and national land reforms.
-

3.4 Expected use of results

Findings from the Rufunsa audit will inform:

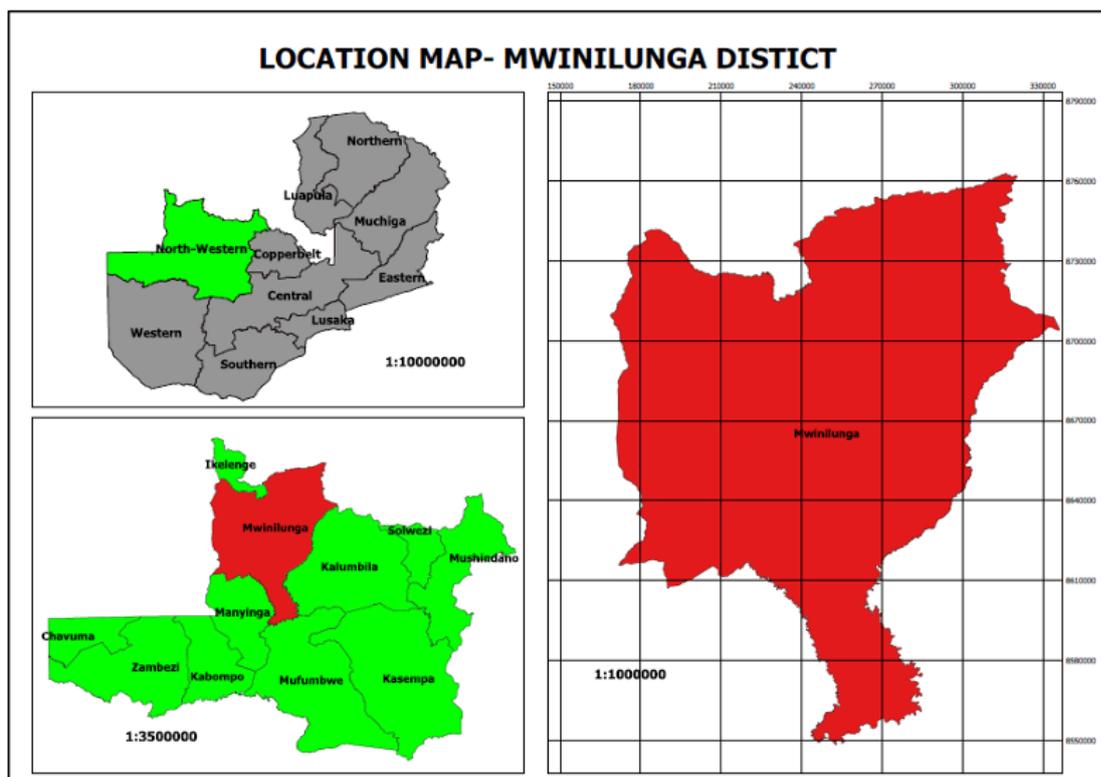
- The national rollout of the NLA methodology.
- District-level Integrated Development Plans (IDPs) and Land Use Plans (LUPs).
- Policy dialogue on tenure security, conversion practices, and service delivery.
- Data integration into the Zambia Land Information System (ZILAS) and the National Spatial Data Infrastructure (NSDI).

4 AUDIT SCOPE AND APPROACH

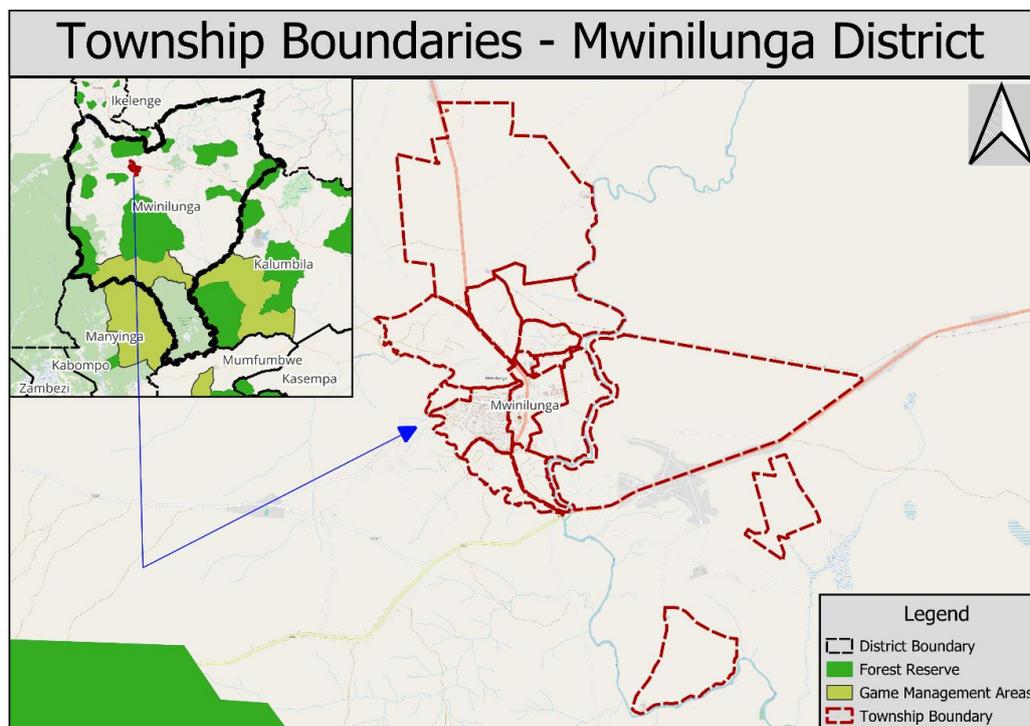
4.1 Scope of the audit

The Full-Scale Land Audit covered the entire Mwinilunga District, with a particular focus on selected state-land areas within the rapidly expanding peri-urban zone. These areas are characterised by mixed tenure arrangements, emerging informal development, growing residential expansion, and increasing commercial activity driven by mining-related migration and urbanisation. The audit concentrated on parcels within legally demarcated state land, excluding customary areas except where respondents reported disputes, interactions, or intentions to convert customary holdings. The thematic focus of the audit was aligned to the nine National Land Audit Evaluation Questions (AQ1–AQ9), which assess:

1. Land tenure and ownership patterns
2. Status of tenure on state land
3. Current land use and land use change
4. Compliance with lease and planning conditions
5. Customary-to-state land conversion practices
6. Land use change and zoning compliance
7. Quality of land administration services
8. Revenue collection and billing
9. Gender and social inclusion in land access.



A key focus was state-land within township boundaries, where most development occurs. These areas show the highest levels of tenure change, informal transactions, subdivisions, and shifting land uses, making them central to addressing the audit's evaluation questions.



4.2 Audit approach summary

The Mwinilunga audit applied the standardized methodology developed under the National Land Audit framework. The approach integrated **spatial mapping, household surveys, and administrative data verification** to assess land governance at parcel and institutional level.

Data collection combined:

- **ODK-based field surveys** (georeferenced parcel and household data).
- **GIS mapping** and analysis of cadastral, land use, and land cover layers.
- **Power BI dashboards** for visualization and data analysis.
- **Stakeholder validation workshops** at district and national levels.

This mixed-method approach ensured both quantitative accuracy and qualitative validation from key land governance actors, including MLNR, MLGRD, the Department of Resettlement, traditional authorities, and local councils.

4.3 Limitations

The Mwinilunga audit faced several operational and data limitations:

- Restricted access to complete revenue records, limiting cross-validation of ground rent and property-rate registers.
- Incomplete historical land-use-change documentation, preventing full assessment of conversion pathways under AQ6.
- Documentation not provided , reducing the depth of analysis on tenure forms and acquisition histories.
- High proportion of respondents unaware of procedures, especially for land-use change , which limits interpretation of administrative compliance behaviors.
- Spatial inconsistencies in older cadastral layers, contributing to the very high prevalence of boundary disputes.

These limitations will be addressed during the final integrated NLA reporting through additional administrative checks and alignment with MLNR records.

5 MWINILUNGA LAND AUDIT FINDINGS

The findings from the Mwinilunga Pilot Audit are presented across multiple thematic areas. The audit successfully assessed approximately **1,055** land parcels. The analysis is structured around two key components. The spatial component examines the status and quality of core spatial datasets—including the cadastral layer, township boundaries, and layout plans—and evaluates how accurately these datasets reflect on-the-ground conditions. The administrative component addresses thematic issues guided by the nine National Land Audit Evaluation Questions (AQ1–AQ9), which assess land tenure management, governance practices, service delivery, compliance, and inclusiveness within the audited areas.

5.1 Township boundaries and state land dynamics

The audit established that the highest number of enumerated parcels were located within state land situated inside township boundaries. However, contrary to earlier assumptions that all land within township limits is state-administered, field verification revealed that two (2) townships were under customary control or had unresolved tenure arrangements.

In addition to this, as illustrated in the figure below, a total of five townships could not be fully audited due to various administrative and customary constraints.

5.1.1 Areas Not Audited and Their Limitations

1. Red Zone – Kabanda 1 and Kabanda 2 (Customary Areas)

These settlements are densely occupied but remain under customary authority. Access was denied by traditional leadership—particularly Headman Kachawa Kenna—citing community concerns and potential security risks for the audit team.

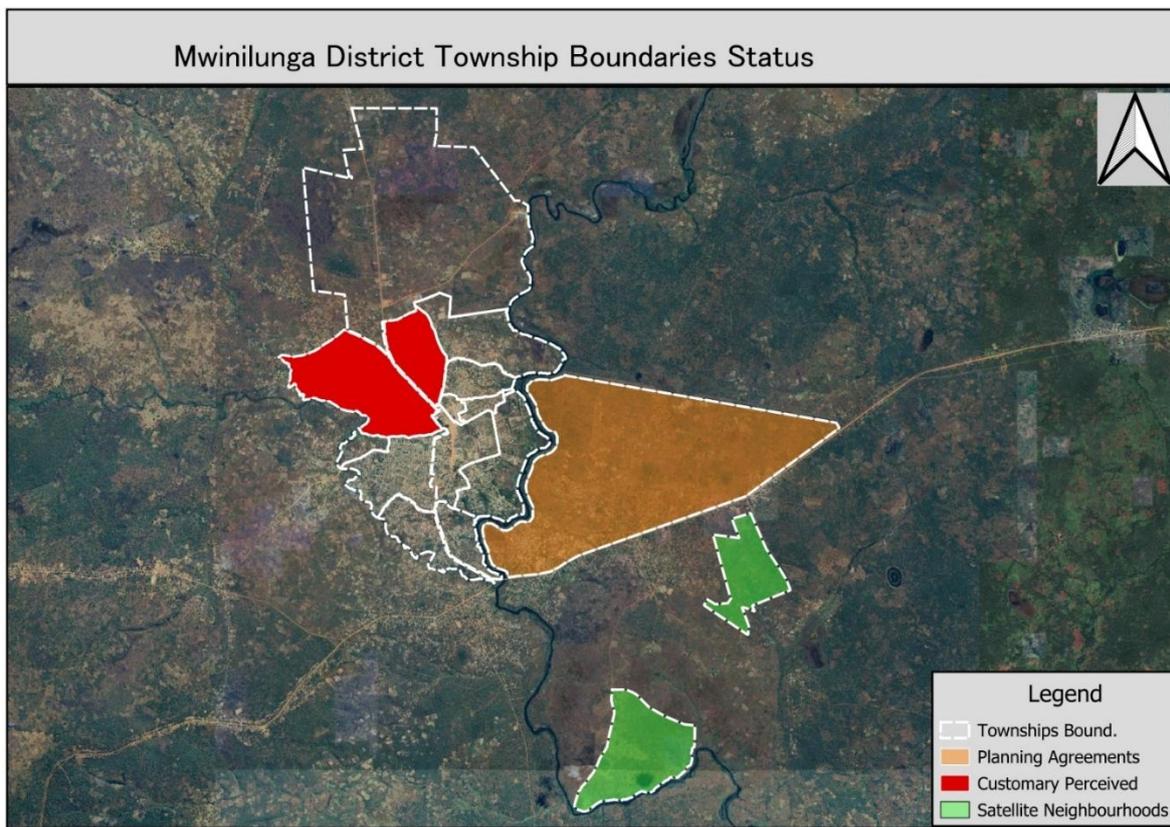
Despite their exclusion, these areas represent high-value enumeration zones due to their density and rapid expansion.

2. Orange Zone – Lunga & Shika (Areas Under Planning Agreements)

These locations fall under informal or partially documented Planning Agreements between the Council and traditional authorities. Documentation was inconsistent, incomplete, or contested, making it impossible to validate parcels reliably for audit purposes.

3. Green Zone – Kanyikomboshi and Mbema (Satellite Townships)

The two areas are recognised in the Integrated Development Plan (IDP) as growth nodes. These satellite areas are formally planned, surveyed, and numbered, yet they remain sparsely occupied. Most parcels are still undeveloped, and the Council continues to allocate them to eligible applicants. Due to the low level of activity, they yielded limited usable audit data.

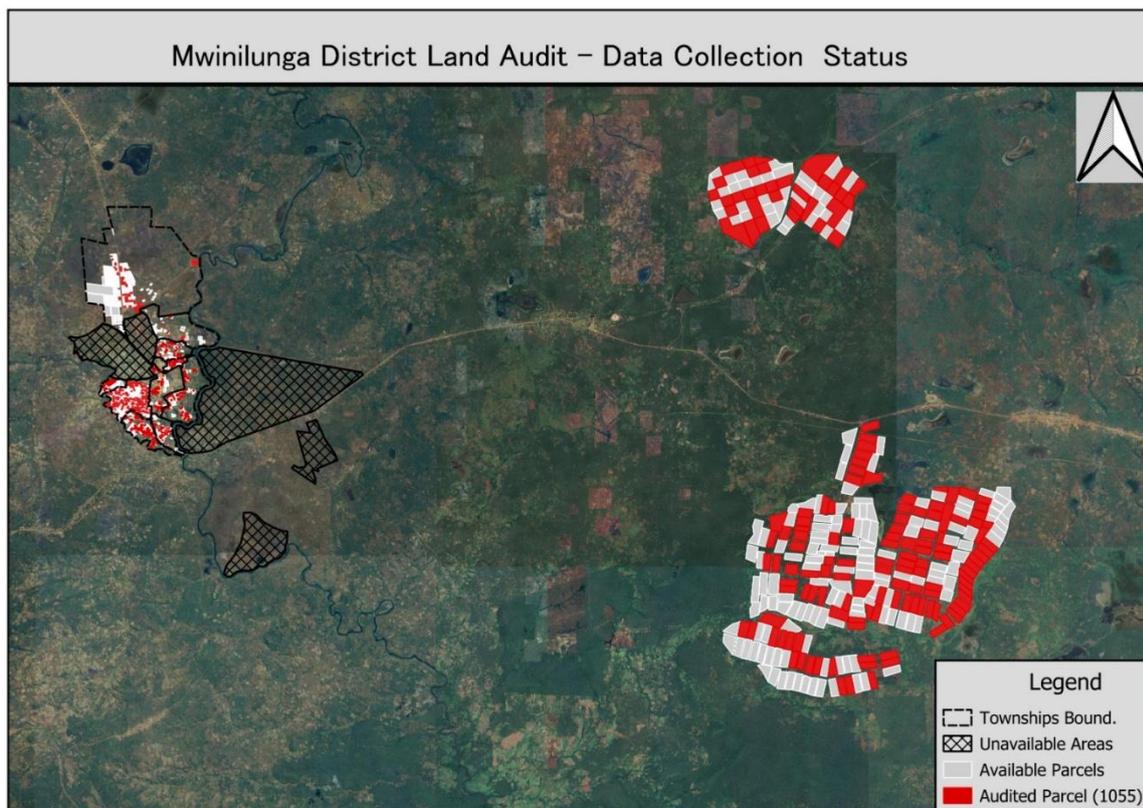


5.2 Other key areas of interest

Two major state-administered settlement schemes were included in the audit:

1. **Mundwinji Resettlement Scheme** – Under the Office of the Vice President. The scheme comprises of 78 parcels and covers a substantial land area. A selected portion of the parcels was audited. The scheme features structured allocations, surveyed parcels, mixed land uses, and active farming activities. Its formalised setup made it valuable for assessing tenure conditions, compliance levels, and actual land-use patterns.
2. **Nyangombe Settlement Scheme** – Under the Ministry of Agriculture. The scheme contains a large number of over 300 parcels, with a portion included in the audit sample. It features structured allocations, proposed but not yet surveyed parcels, mixed land uses, and active farming operations. Its level of formalisation also made it important for assessing tenure, compliance, and land-use dynamics.

The consolidated maps below present the complete spatial distribution of all audited parcels across Mwinilunga District.



Sampling: The object was to collect 1280 sample properties. The audit was able to successfully interview 631. This is because the property dimensions presented on official layouts are not representative of demarcations on the ground.

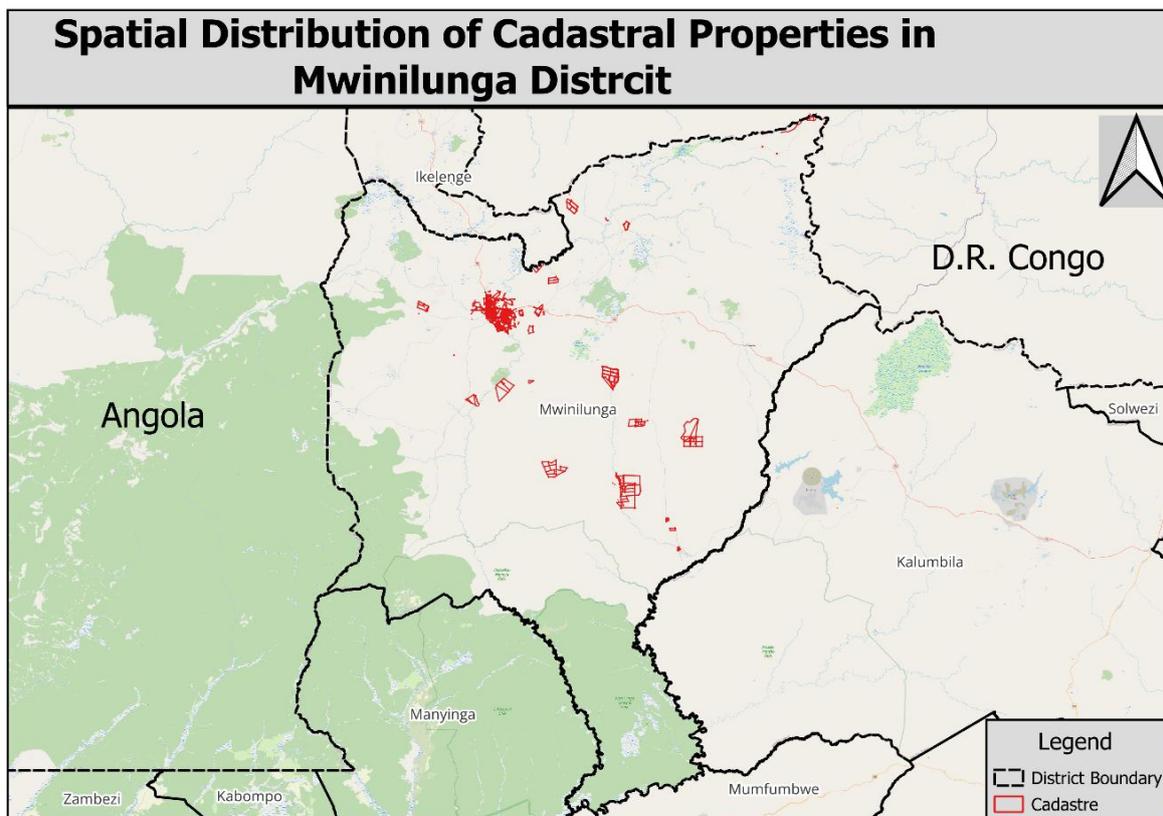
5.3 State of cadastral layers and layout plans

5.3.1 Data Sources and Characteristics

Cadastral datasets were obtained from both the National Cadastre and the Provincial Ministry of Lands and Natural Resources for use in sample selection and ground verification. Using both sources was essential, as noticeable discrepancies were observed between them.

A review of the datasets revealed that some parcels appearing in the national cadastre were missing from provincial data, while gaps in the national layer were in some cases filled by provincial datasets. These variances indicate that certain provincial updates have not yet been fully integrated into the national cadastre, resulting in misalignment, gaps, and inconsistencies across the two sources.

Despite these issues, the map presents a combined dataset created by merging both layers to illustrate the overall spatial distribution of available cadastral information.



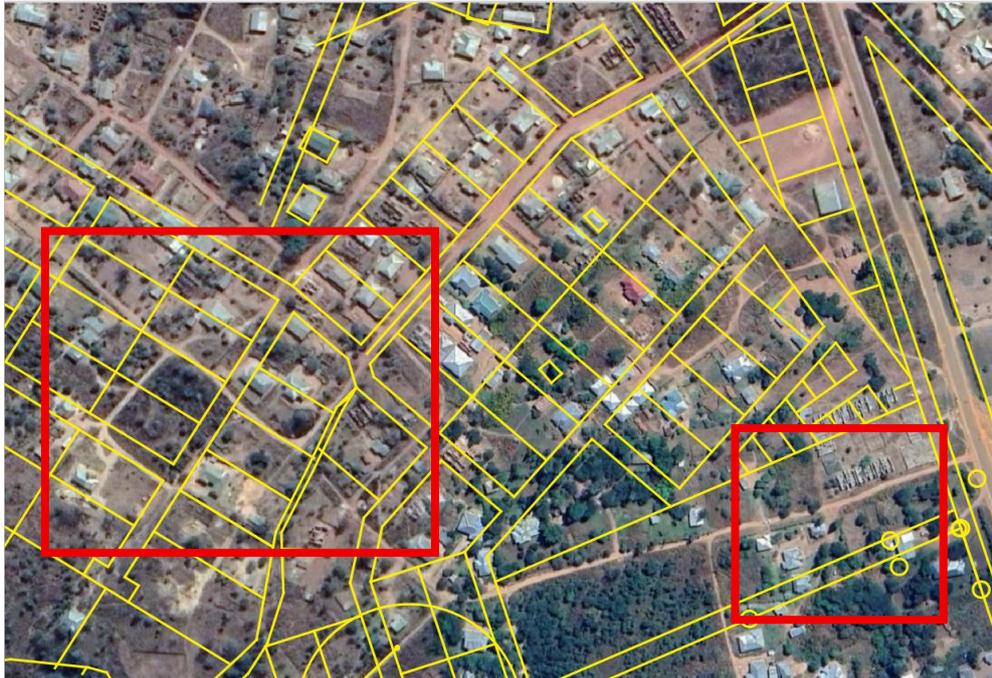
5.3.2 Identified Data Issues

The provincial cadastral dataset was supplied in DWG format, consisting of line geometries without attribute information, which is typical of CAD-based datasets. The data uses the ARC1950 spatial reference system, the national standard; however, variations in its application can introduce slight positional shifts, requiring verification to ensure proper alignment with other cadastral and satellite datasets.

Overall, the dataset shows mixed quality, with some sections well-aligned while others exhibit significant inaccuracies relative to ground conditions. Field comparison and GIS desk analysis identified several geometric and positional errors, including boundary gaps, polygon overlaps, misalignments relative to satellite imagery, and deviations between surveyed boundaries and existing structures.

Example Error 1: Misalignment of Boundaries Relative to Buildings

- Misalignment of boundaries relative to ground situation. Boundaries cutting across buildings or structures.
- Partial alignment inconsistencies Some blocks align correctly while adjacent ones are significantly shifted.



Example Error 2: Misalignment Between Cadastral Data and Layout Plans

Further comparison revealed that both the cadastral datasets from ZILAs and the proposed layout plans exhibit varying degrees of misalignment. While the layout plans generally correspond more closely with ground conditions, several sections still show significant positional errors relative to satellite imagery. As a result, the two datasets do not fully align with each other and both deviate from the actual on-ground parcel boundaries.

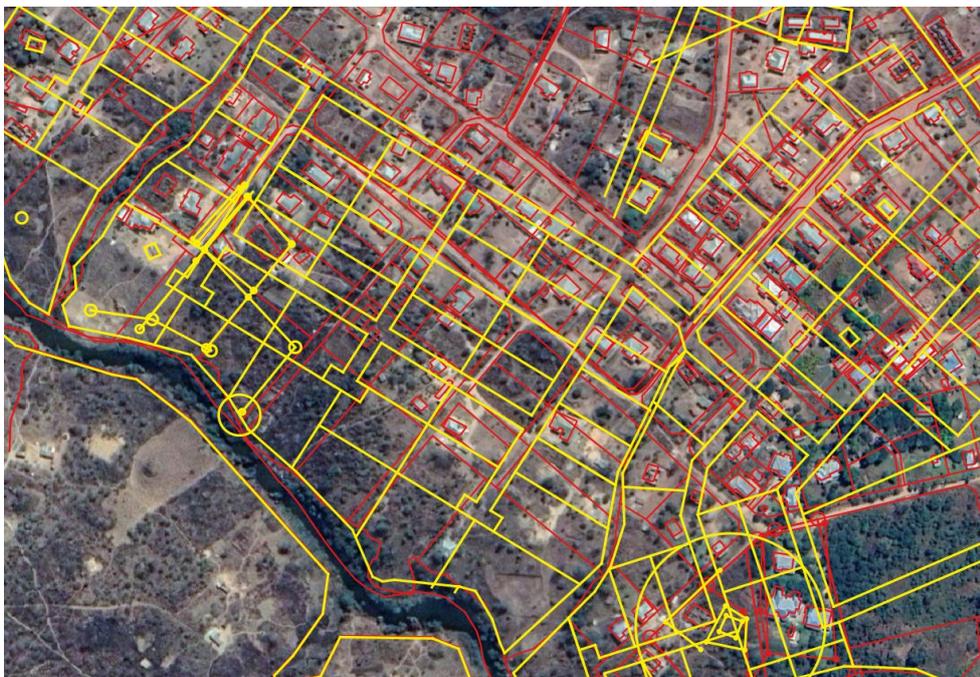
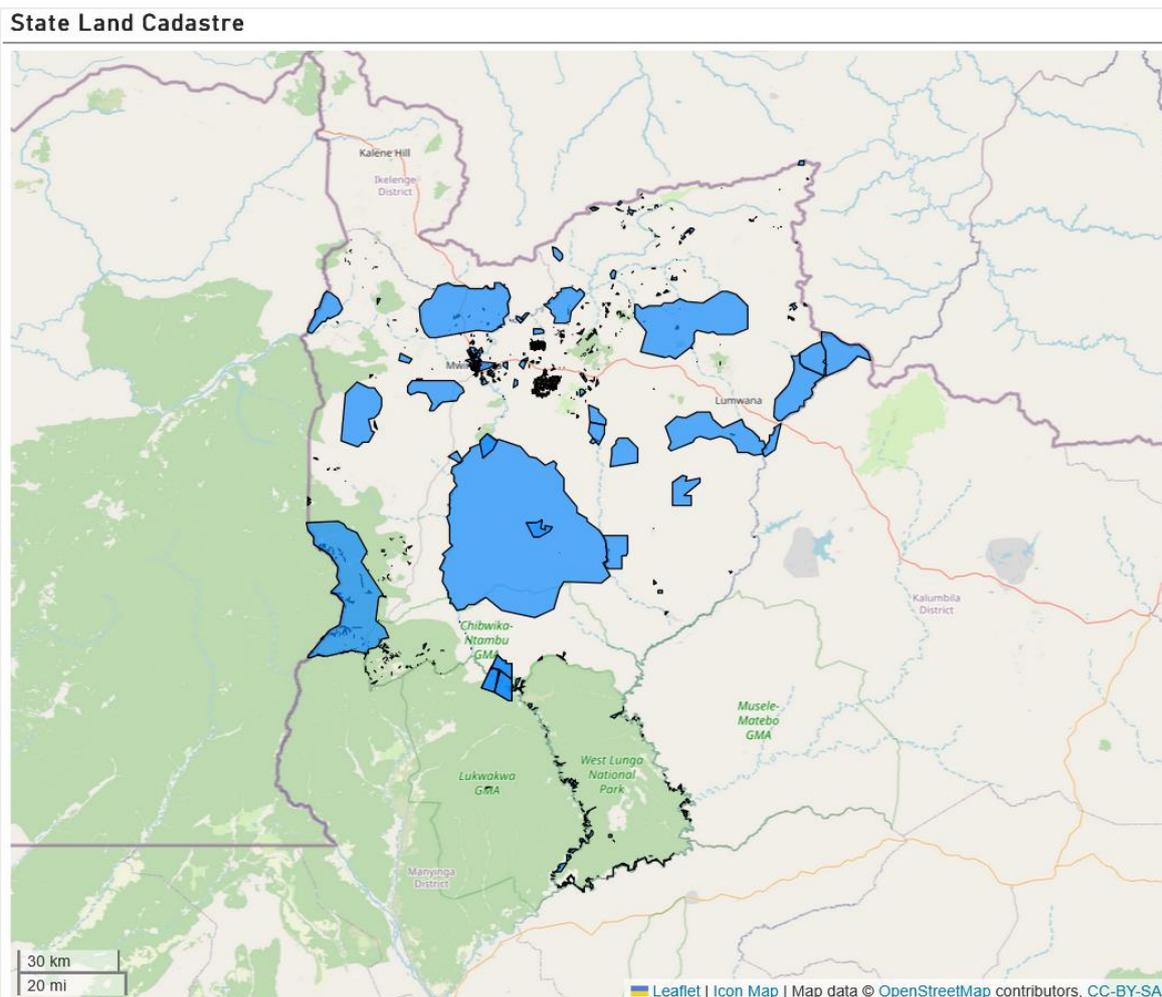


Figure Legend: The overlay in the figure uses red to represent the proposed layout plan and yellow to represent the cadastral dataset, illustrating areas of misalignment.

5.4 Overview of key findings



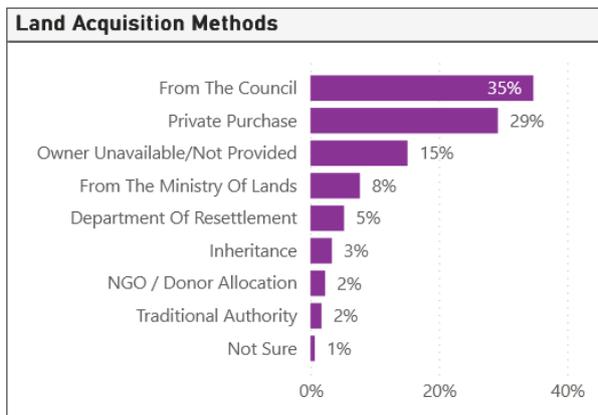
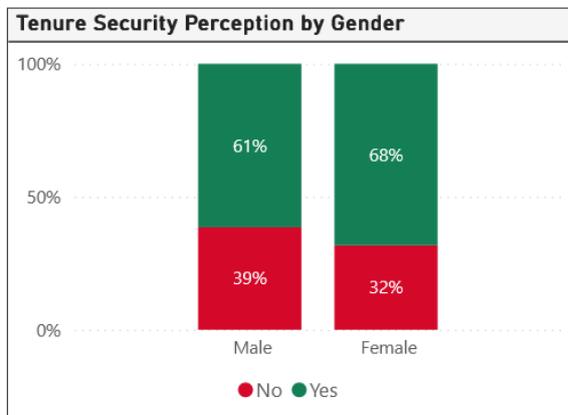
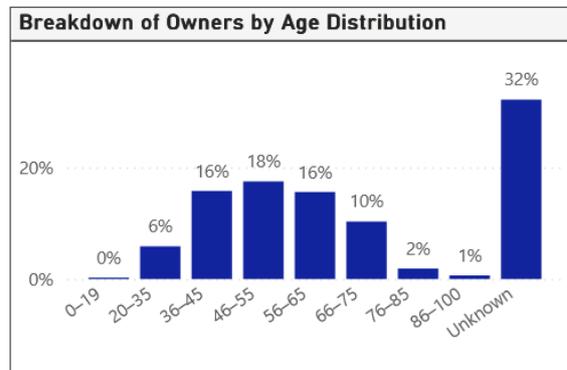
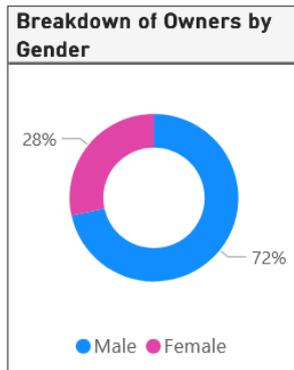
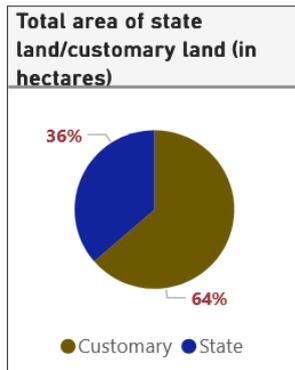
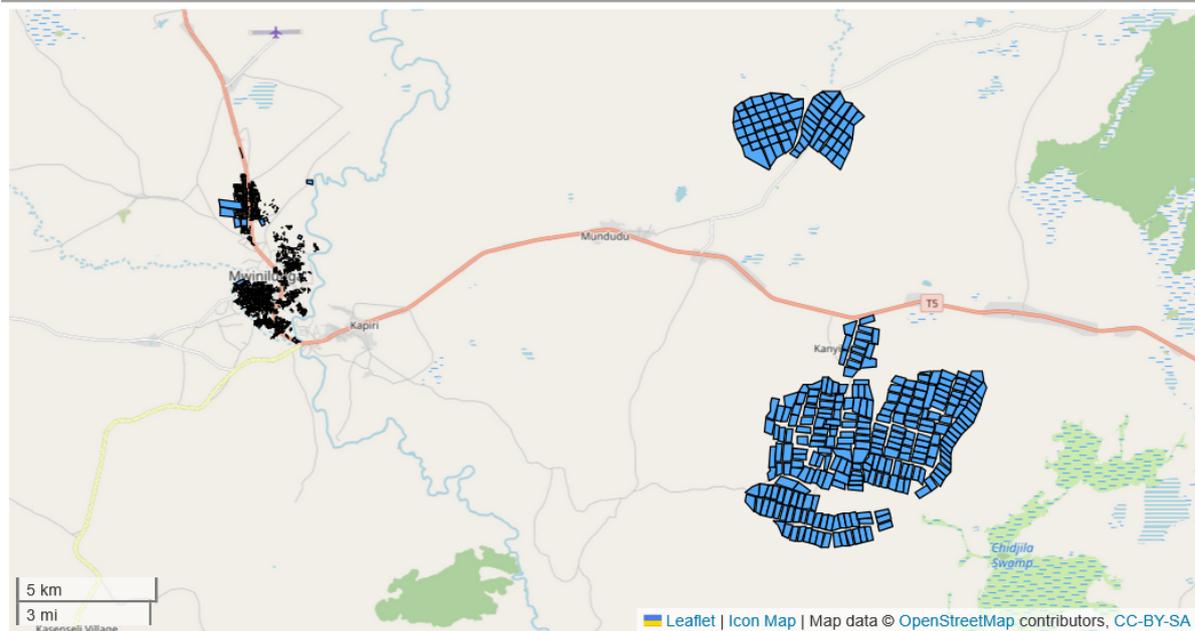
Mwinilunga District Key Observations

- Residential land use dominates at **70%** of all parcels.
- Land use remains unchanged for **96%** of properties.
- Overall land-use compliance is strong at **90%**, with Agricultural tenure highest at **94%**.
- Only **18%** of land-use changes received formal approval.
- Document alignment with declared land use stands at **90%**, but owner-supplied documentation remains limited in many cases.
- Tax and fee participation is extremely low, with **86%** making no payments.
- Women constitute **28%** of landowners, with **96%** reporting equal access to land.
- Disabled and youth ownership each stand at **6%**, showing limited participation in landholding.
- Key challenges relate to water access, road access, and title acquisition, with other infrastructure concerns being secondary.
- Awareness and utilisation of council and MLNR services remain low, while traditional authority services show high trust and satisfaction.

5.5 AQ1: Land tenure

Question: What is the area and location of state land and customary land?

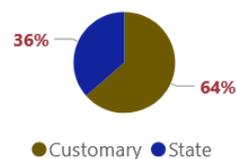
Mwinilunga Sample Parcels



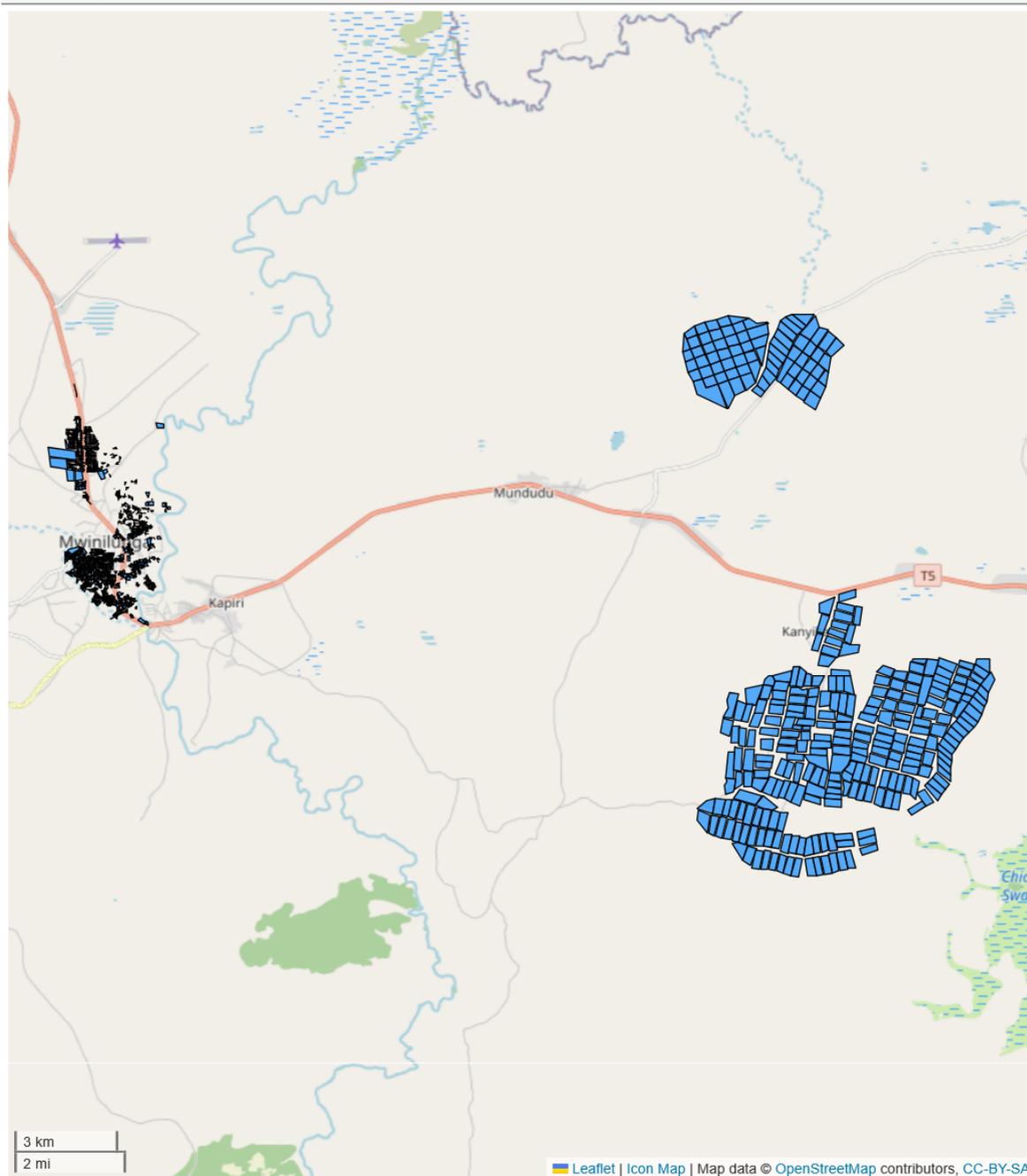
5.5.1 AQ1.1: Tenure type

This sub-indicator examines the distribution of land tenure types across the audit area, distinguishing between customary and state land holdings. The analysis provides baseline data on tenure categories and their spatial distribution, which is fundamental for understanding land governance patterns and informing policy interventions.

Total area of state land/customary land (in hectares)



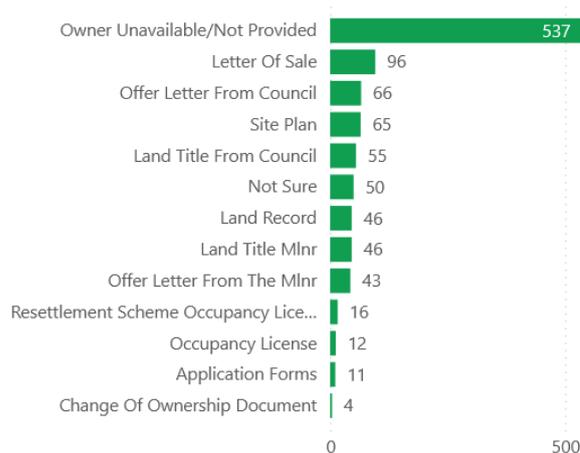
Mwinilunga Sample Parcels



5.5.2 AQ1.2: Ownership document type

This sub-indicator analyzes the types of ownership documents held by landowners, including formal titles, offer letters, village registries, and other forms of documentation. It also examines land acquisition sources (council, MLNR, traditional authorities, private purchase) to understand pathways to land ownership and documentation status.

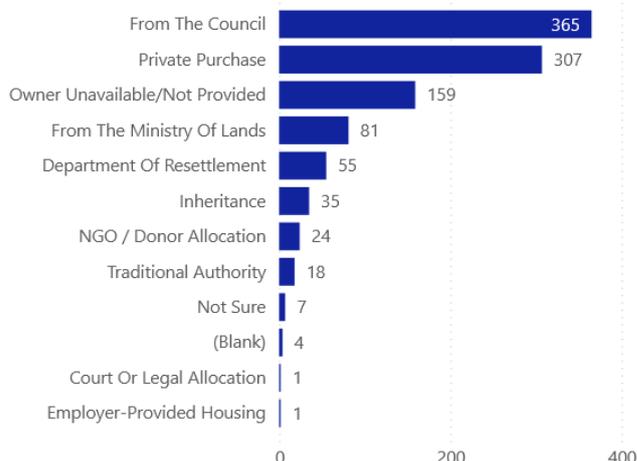
Document Availability



Key Observations

- Owner Unavailable/Not Provided is the highest at **537**, indicating major gaps in ownership documentation.
- Letters of Sale (**96**) and Offer Letters from Council (**66**).
- Formal titles appear less frequently, with **55** Council titles and **46** MLNR titles recorded.
- Semi-formal documentation is moderate, including **65** Site Plans and **46** Land Records.
- Rare entries such as Court Orders and Deeds of Gift are almost negligible, appearing only once each.

Land Acquisition Methods



Key Observations

- From the Council is highest at **365**, showing reliance on authority allocation.
- Private Purchase at **307** reflects active market acquisition.
- Owner Unavailable/Not Provided (**159**) indicates unclear ownership history.
- Formal ministry routes are modest, such as **81** from the Ministry of Lands.
- Very rare sources like Court Allocation and Employer-Provided Housing appear only once.

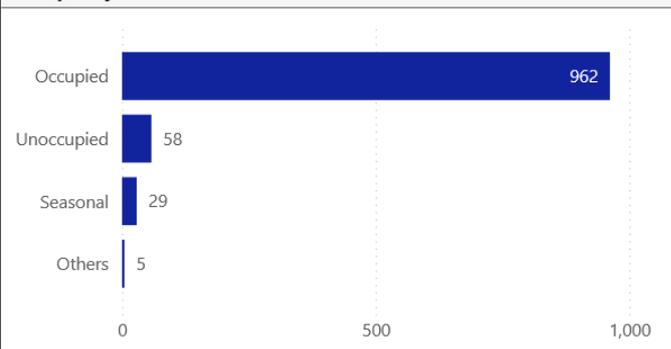
Ownership Document Type

Document availability shows a major gap in owner-supplied records, with most properties lacking formal documentation. Official titles and council-issued documents exist but only in moderate numbers, while semi-formal materials such as site plans provide partial proof. Land acquisition is led by council allocation followed by private purchase, with many cases still having unclear acquisition history. Formal ministerial channels appear but at a smaller scale, and specialised sources such as court or employer allocations are rare.

5.5.3 AQ1.3: Occupancy and duration of ownership

This sub-indicator examines occupancy patterns including whether parcels are permanently occupied, seasonally used, or unoccupied. It also analyzes the duration of land ownership to assess residential stability and long-term settlement patterns.

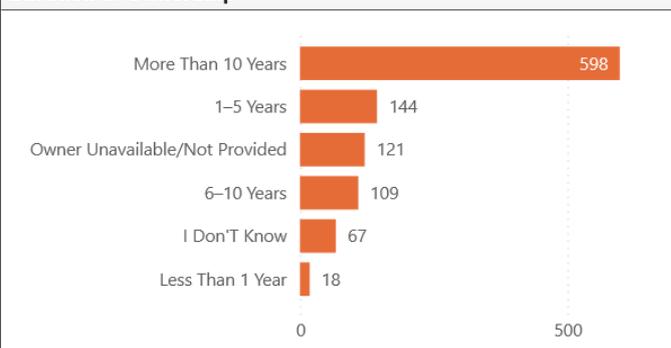
Occupancy Status



Key Observations

- Occupied properties dominate at **962**, showing very high utilisation.
- Unoccupied properties are minimal at **58**, with Seasonal use recorded for **29** properties.
- Only **5** are classified as Other, indicating that unusual occupancy patterns are rare.

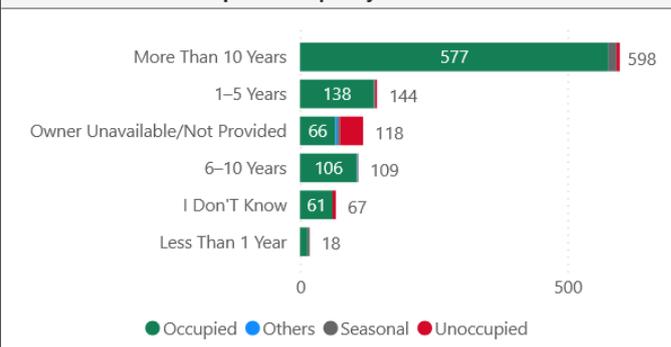
Duration of Ownership



Key Observations

- Ownership beyond 10 years is highest at **598**, indicating stability.
- Ownership of 1-5 years appears in **144** cases, and **109** fall within 6-10 years.
- A total of **121** records have no duration data recorded.

Duration of Ownership vs Occupancy Status



Key Observations

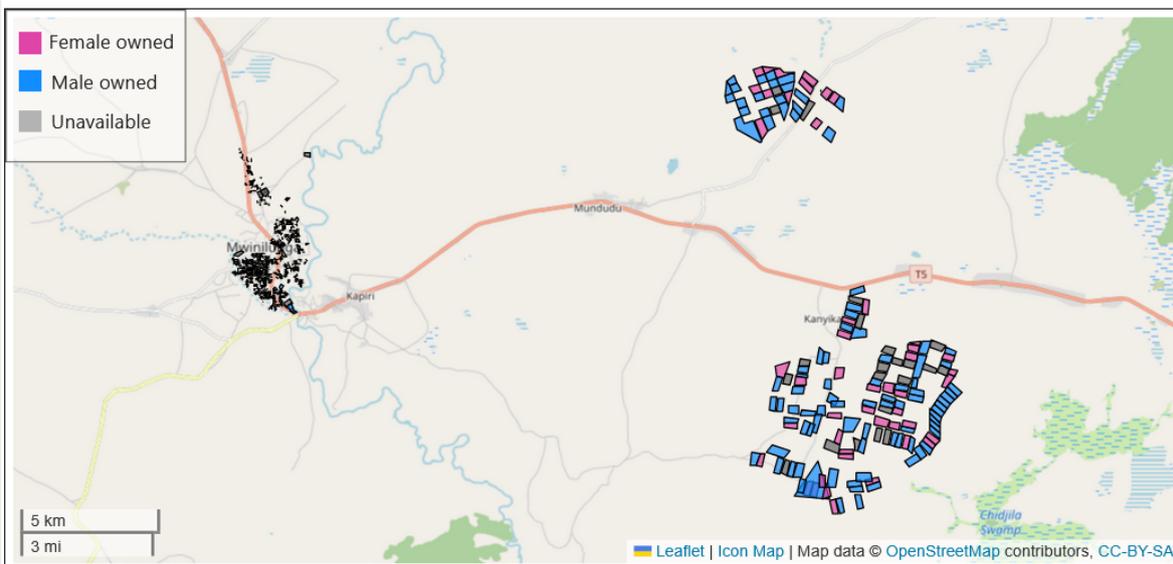
- Long-term ownership over 10 years shows strong occupancy at **577**.
- Shorter ownership (1-5 years) has moderate occupancy at **138** with few unoccupied cases. Short-term or undefined ownership aligns with greater uncertainty in occupancy status.

Occupancy and Duration of Ownership

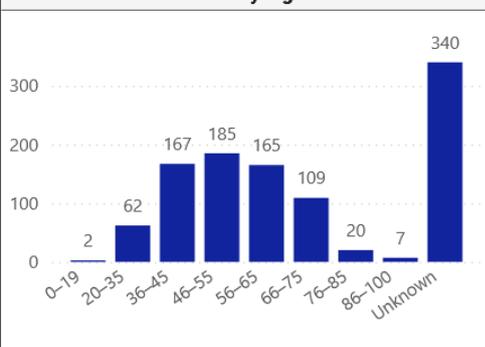
Occupancy is very high, with most properties actively lived in, while unoccupied and seasonal units form a small minority. Ownership patterns show a stable property base, with over half held for more than ten years and shorter periods far less common. The cross-tab further shows that long-term owners are largely resident, reinforcing a pattern of stable, lived-in holdings rather than speculative ownership.

5.5.4 AQ1.4: Land owners demographics

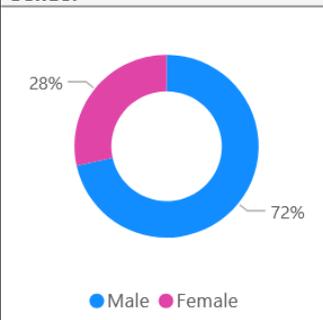
This sub-indicator provides demographic analysis of landowners including gender distribution, age profiles, marital status, education levels, and disability representation. These demographics are crucial for understanding equity in land access.



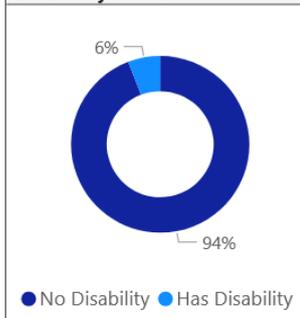
Breakdown of Owners by Age Distribution



Breakdown of Owners by Gender



Breakdown of Owners by Disability Status



Key Observations

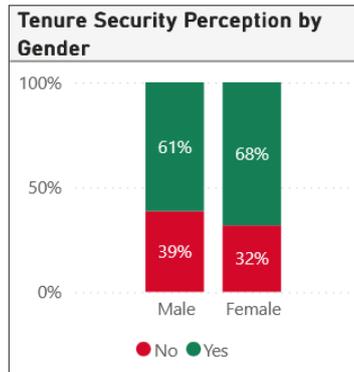
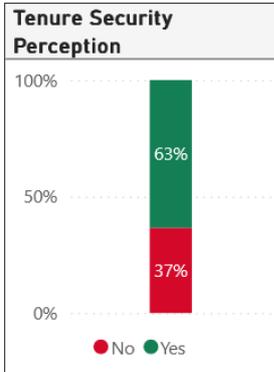
- Male ownership is highest at **72%**, with females at **28%**.
- Owners reporting a disability remain very few at **6%**.
- Ownership is mainly concentrated in the **36–65** age range.
- Very few owners fall below age **20** or above **85**.
- Unknown age records form the single largest grouping at **340**, showing major data gaps.

Owner Demographics

Ownership is predominantly male at about **three quarters** of all records, while female ownership accounts for just **over a quarter**. Disability reporting remains very low, with nearly all owners indicating no disability. Most owners fall within the **36–65** age range, reflecting a mature ownership profile. A substantial number of entries contain no age information, which limits the completeness and precision of demographic insight.

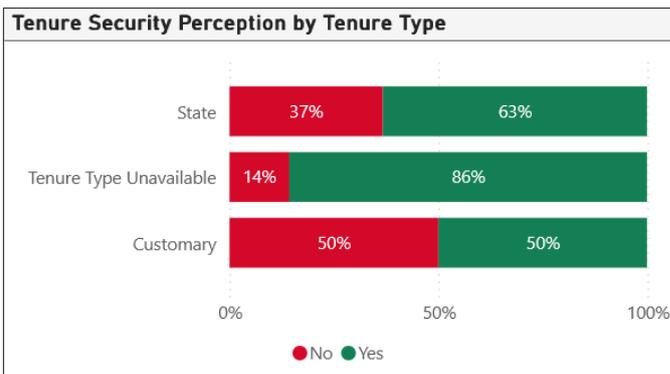
5.5.5 AQ1.5: Tenure security perception

This sub-indicator measures landowners' perceptions of tenure security through self-reported confidence in their land rights. Perceived security influences investment decisions and community stability.



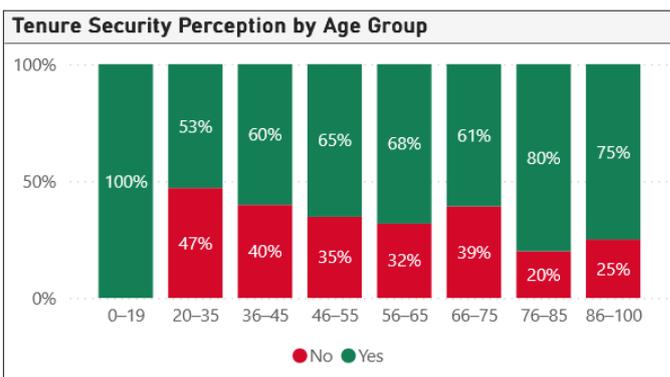
Key Observations

- Tenure security is strong, with **63%** of owners feeling secure.
- **37%** still feel insecure, showing ongoing vulnerability.
- Women report higher security at **68%**, compared to **61%** among men.



Key Observations

- Security is highest where tenure type is unspecified, with **86%** reporting secure tenure.
- State tenure shows **63%** security, while Customary tenure remains evenly split at **50-50**.



Key Observations

- Young owners: lower security (**53-60%**).
- Middle age: moderate security (**65-68%**).
- Older owners: highest security (**75-100%**).
- Confidence rises with age.
- Younger owners feel less assured.

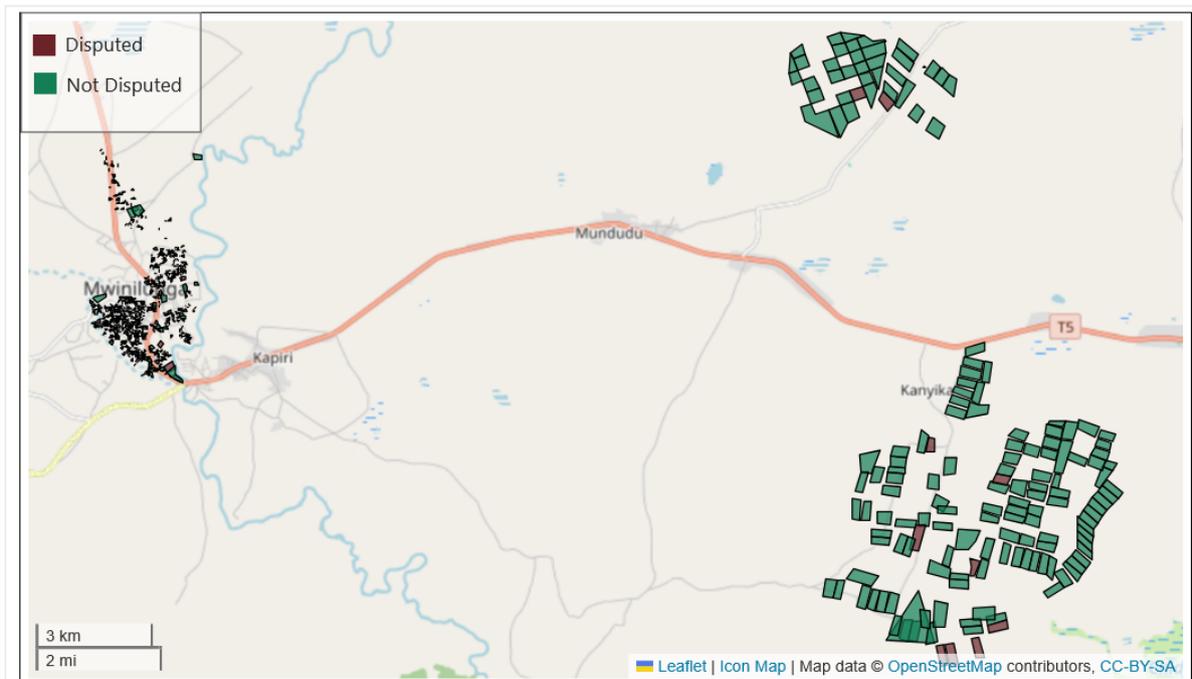
Tenure Security Perception

Tenure security perception is generally strong, with about **62%** of owners feeling secure in their land rights. Women report slightly higher confidence at **68%** compared to **61%** among men, showing a modest gender difference in perceived stability. Security increases with age, from **53-60%** among younger owners to **75-100%** among older owners, indicating that tenure assurance strengthens over time and with longer-term ownership.

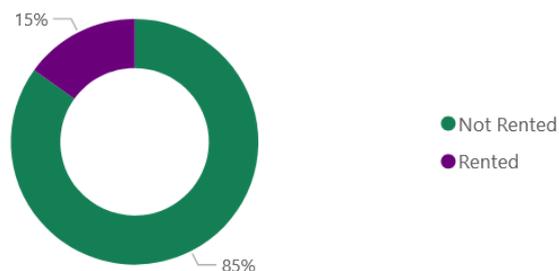
5.6 AQ 2 : Land tenure status

Question: What is the location and tenure status of all properties on state land?

5.6.1 AQ2.1: Tenure ownership



Rental Status



Number Of Disputes

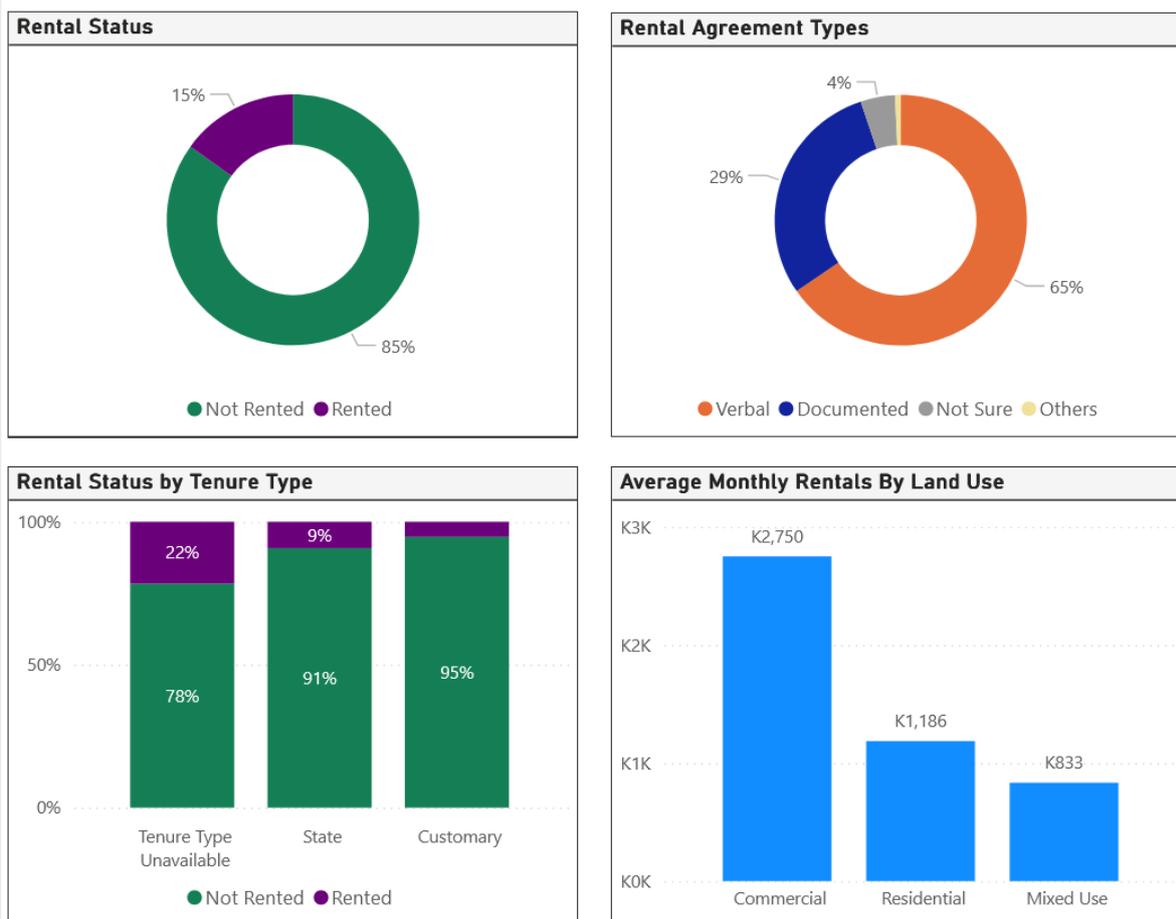
118

Land Tenure Status

Rental activity remains relatively low with only **15%** of properties rented, and most arrangements are informal, with **65%** based on verbal agreements. Commercial rentals command the highest average rate at **K2,750**, while residential rentals are significantly lower. Land disputes are dominated by boundary issues, accounting for **95–100%** of cases. A total of **118** disputes have been recorded, with **53%** still unresolved, and most resolutions occurring through community mediation rather than formal channels such as courts, used in only **6%** of cases.

5.6.2 AQ2.2: Lease or rent

This sub-indicator examines rental and lease arrangements in the audit area. It documents the proportion of parcels under rental agreements, distinguishes between formal written contracts and oral arrangements, and analyzes rental durations and fees.



Key Observations

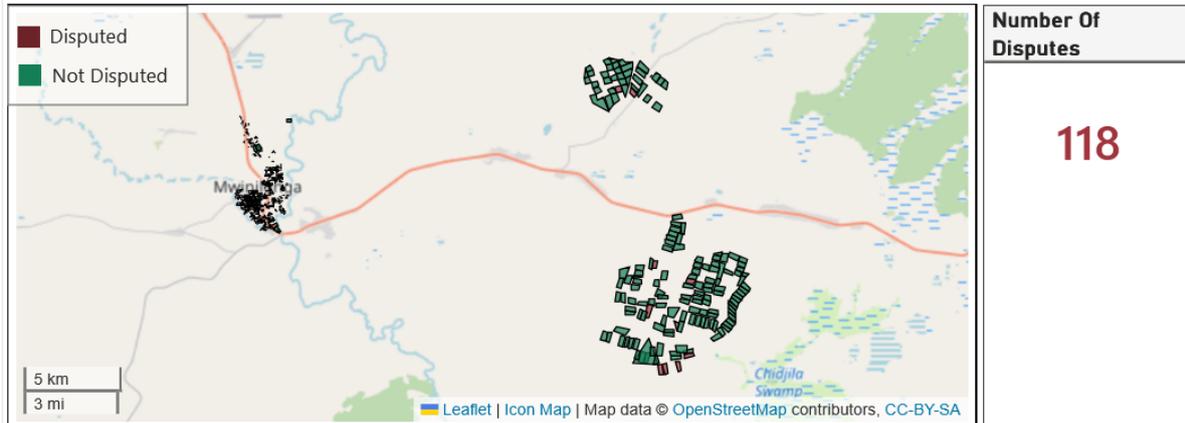
- Only **15%** of properties are rented.
- Verbal agreements dominate at **65%**.
- Commercial rentals are highest at **K2,750**.
- Rented units are most common where tenure is unspecified (**22%**).
- State and customary tenure are mostly not rented (**91–95%**).

Lease or Rent

Rental activity is relatively low, with only **15%** of properties being rented, and most rental arrangements are informal, with **65%** relying on verbal agreements. Commercial properties attract the highest average rental of **K2,750**, while residential and mixed-use properties yield significantly lower amounts. Rental prevalence is greatest where tenure is unspecified, at **22%**, whereas properties under state and customary tenure are predominantly occupied by owners, with **91–95%** not rented.

5.6.3 AQ2.3: Land Disputes and Parcel Issues

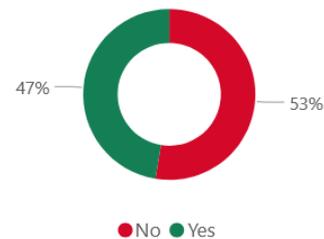
This sub-indicator documents the prevalence, types, and resolution mechanisms of land disputes. It examines boundary conflicts, ownership disputes, inheritance issues, and identifies mapping irregularities that contribute to disputes.



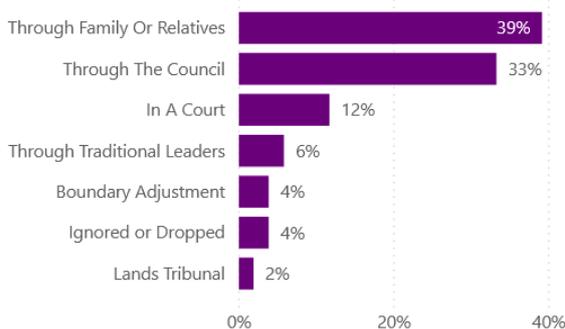
Key Observations

- Boundary disputes are overwhelmingly dominant at **95–100%**, showing they are the primary issue.
- A total of **118** disputes have been recorded.
- Just over half remain unresolved at **53%**, indicating ongoing conflicts.
- Community and family mediation resolves **39%** of cases.
- Courts are rarely involved, used in only **6%** of disputes.

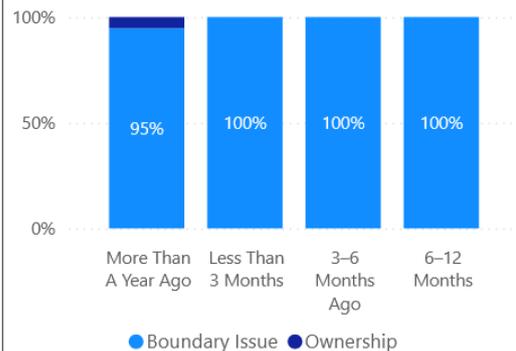
Land Dispute Resolution Distribution



Land Dispute Resolutions by Methods



Frequency of Disputes



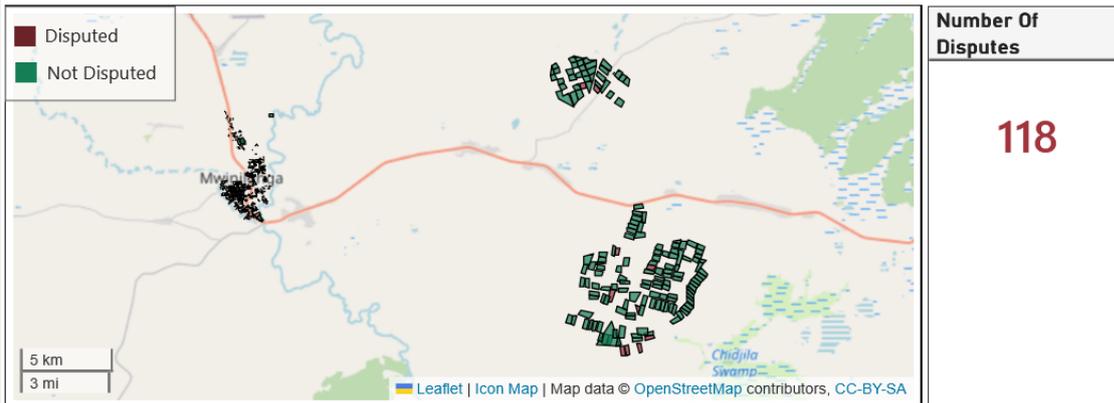
Land Disputes and Parcel Issues

Boundary conflicts make up **95–100%** of all disputes, indicating that parcel demarcation is the main source of disagreement. A total of **118** cases have been recorded, and **53%** remain unresolved, reflecting a considerable backlog of active conflicts. Most resolutions occur informally through community mediation at **39%**, while formal processes such as court interventions are used far less often at only **6%**.

5.7 AQ 3 : Land use

Question: What is the area and location of various current land usages?

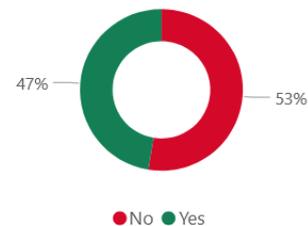
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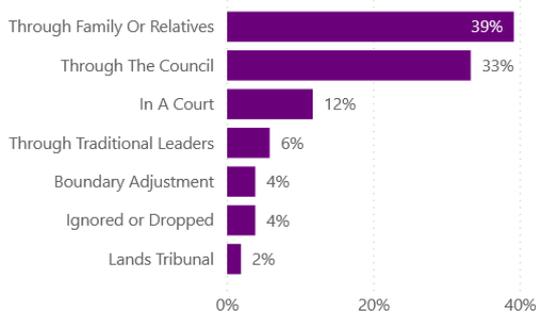
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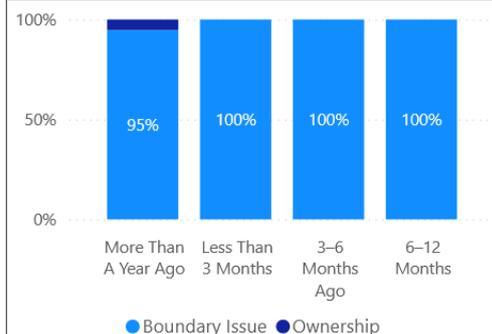
Land Dispute Resolution Distribution



Land Dispute Resolutions by Methods



Frequency of Disputes

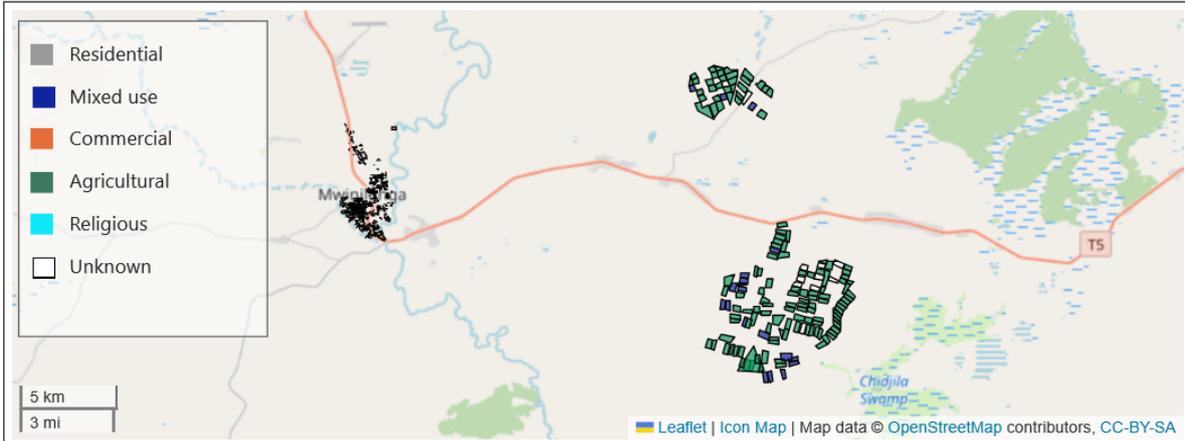


Land Disputes and Parcel Issues

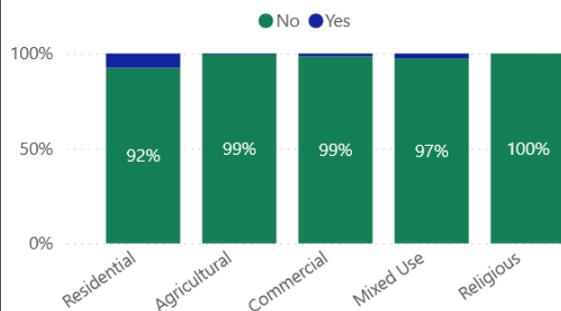
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5.7.1 AQ3.1: Current land use

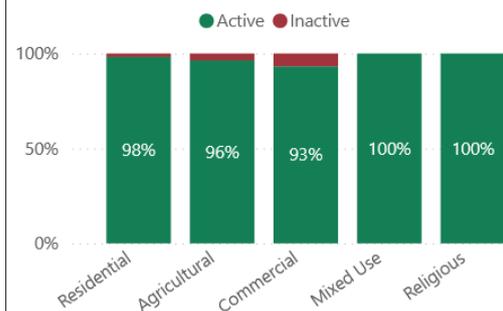
This sub-indicator examines current land use patterns including commercial, residential, agricultural, mixed-use, mining, and other activities. It assesses whether properties are active or inactive and documents subdivision practices.



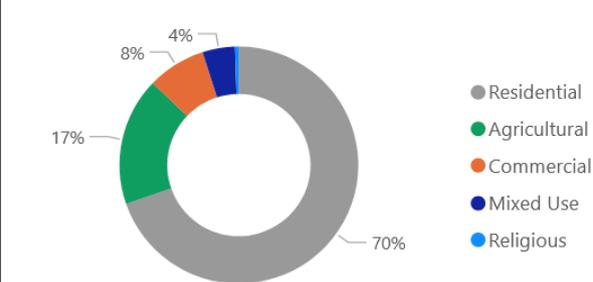
Land Subdivisions by Landuse



Activity Status by Landuse



Current Land Use Distribution



Key Observations

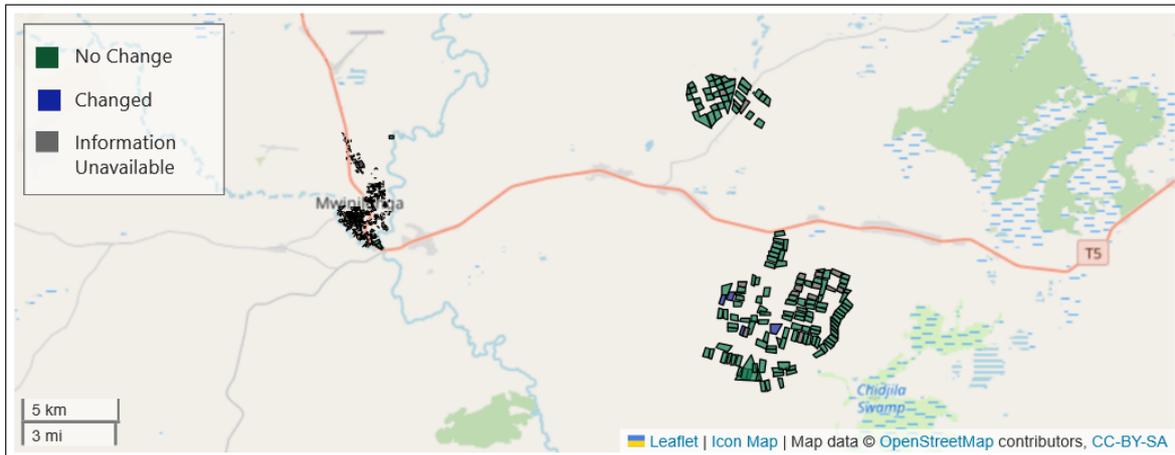
- Residential land use dominates at **70%** of all properties.
- Agricultural land follows at **17%**, while Commercial makes up **8%**.
- Activity levels are very high across all uses, with **93–100%** active.
- Residential land has the highest subdivision rate, with **8%** subdivided.

Current Land Use

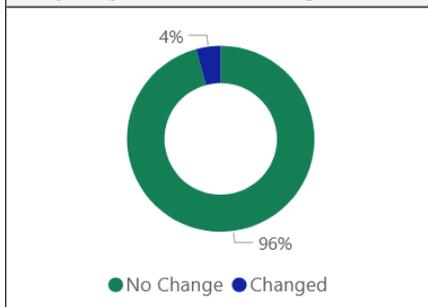
Land use is primarily residential, accounting for **70%** of the parcels, followed by agricultural and commercial uses in much smaller proportions. Almost all land categories show strong levels of active utilisation, with **93–100%** marked as active. Subdivision remains limited overall, with meaningful subdivision occurring mainly in residential areas at **8%**, while agricultural, commercial, and other land uses show very minimal subdivision.

5.7.2 AQ3.2: Land use change analysis

This sub-indicator analyzes land use transitions over time, documenting changes from one use category to another. It examines the frequency, timing, and drivers of land use change, revealing urbanization trends and market-driven transformations.



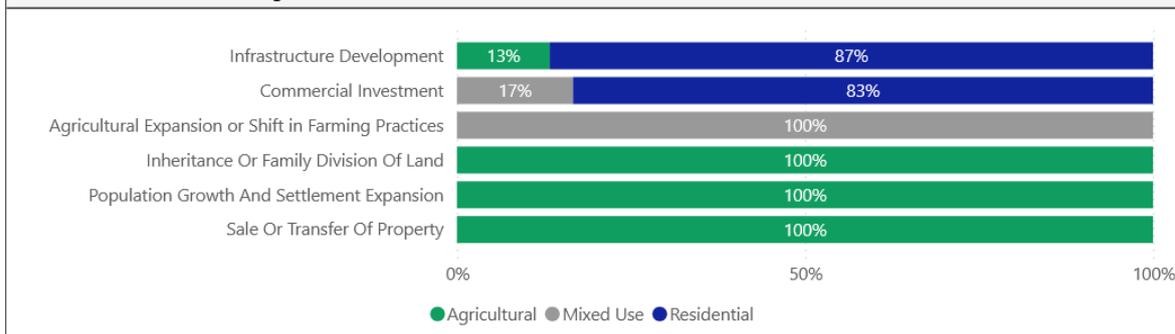
Frequency of Land Use Changes



Key Observations

- Land use remains stable for **96%** of properties.
- Only **4%** show any change in land use.
- Infrastructure development accounts for **13%** of documented changes.
- Commercial investment contributes to **17%** of changes.
- Other reported drivers, including inheritance and settlement expansion, appear exclusively in **residential** contexts.

Drivers of Land Use Change



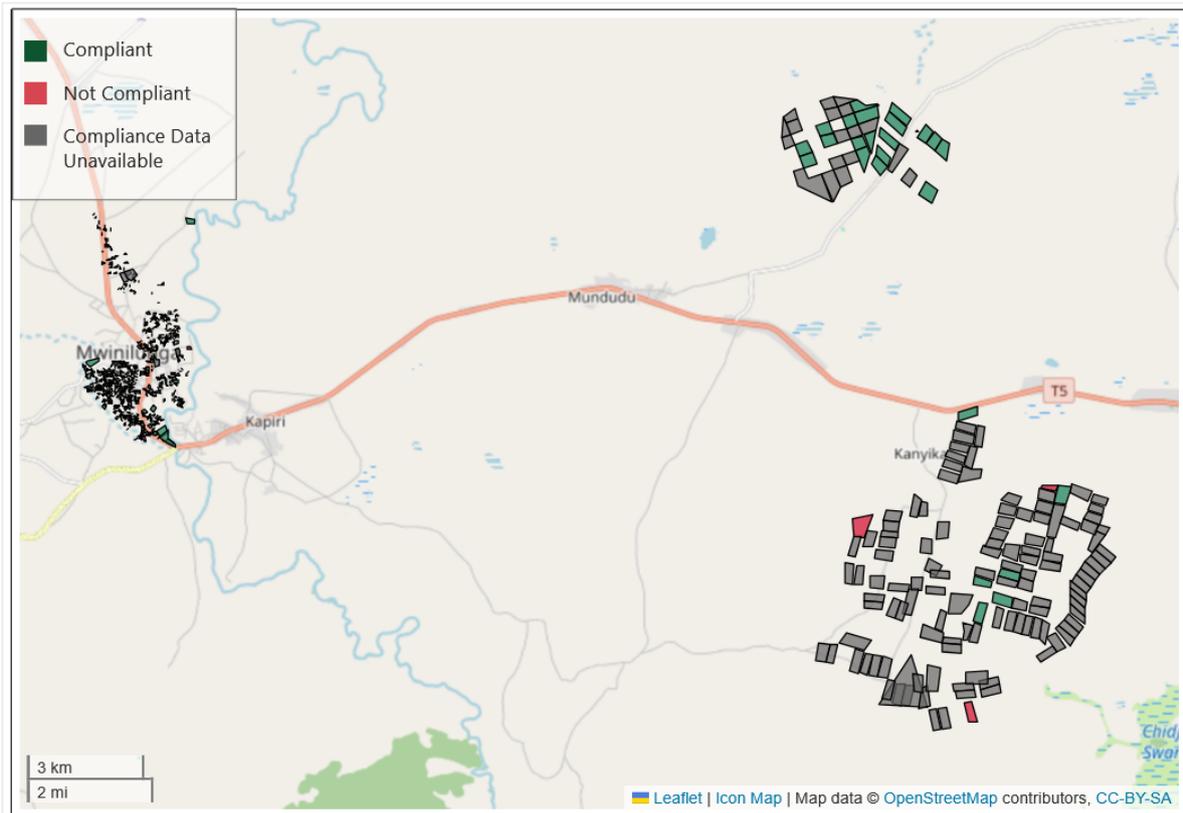
Land Use Change Analysis

Land use has remained consistent across almost all parcels, with **96%** showing no recorded change. The few changes observed are mainly tied to economic and structural factors, such as commercial investment (**17%**) and infrastructure development (**13%**). Other drivers, including inheritance, family-based land division, and settlement growth occur entirely within residential parcels, indicating that shifts in land use are primarily triggered by personal or community-level developments rather than broad commercial or agricultural.

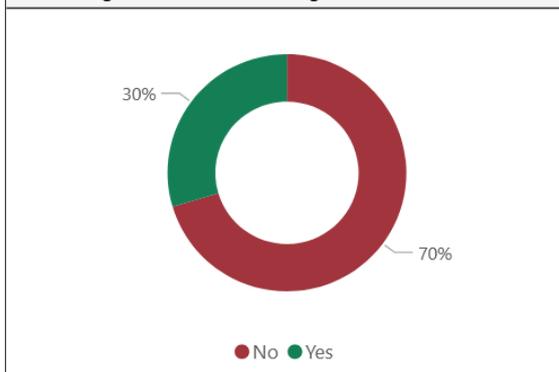
5.8 AQ 4 : Land use compliance

Question: Does current land use of titled land match lease conditions / planning?

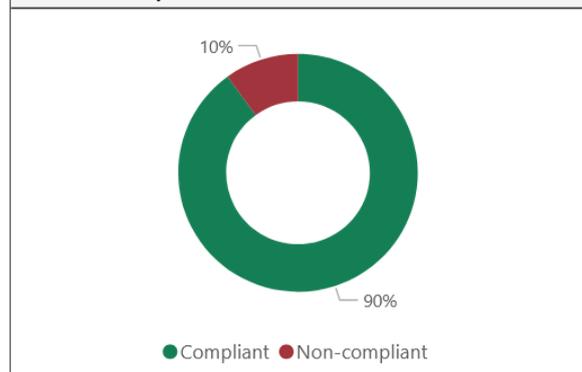
5.8.1 AQ4.1: Distribution of land use compliance



Knowledge of Land Use Change Procedure



Landuse Compliance Rate

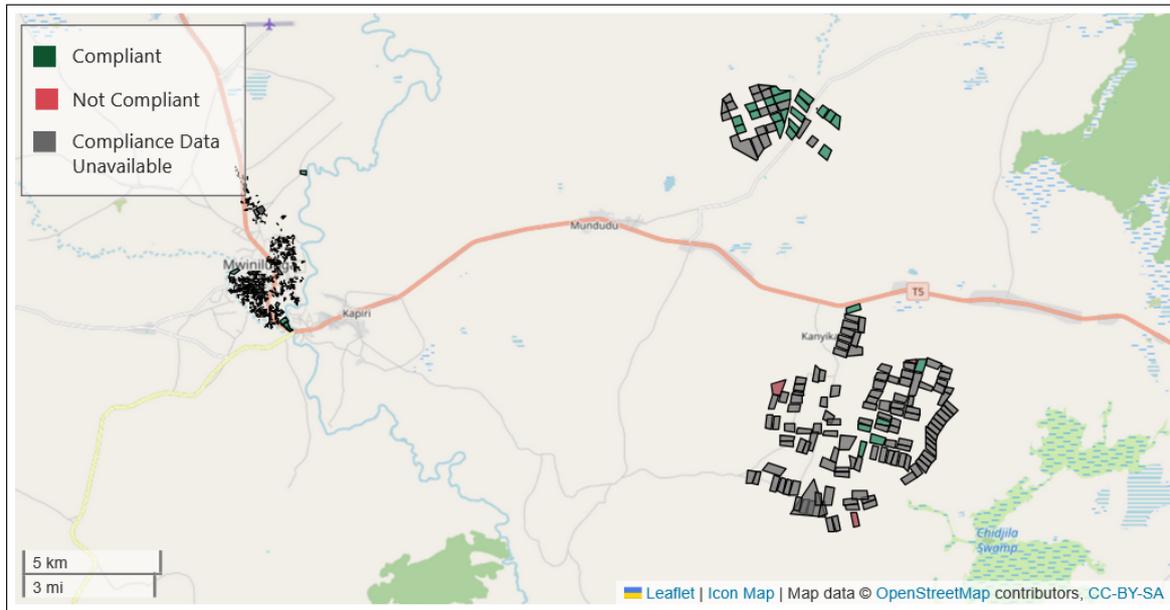


Land Use Compliance

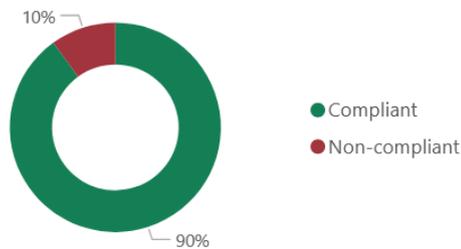
Compliance is **90%**, driven by Residential (**92%**) and Agricultural (**94%**), while Commercial is **82%**. Religious land is **50%**. Document alignment is **90%**, but only **18%** had authorisation and **70%** lack awareness. Post-2020 changes mainly result from commercial, inheritance, and settlement factors.

5.8.2 AQ4.2: Compliance with lease agreements

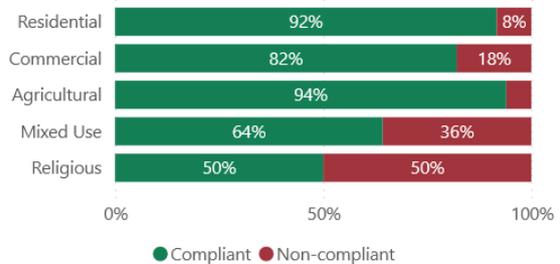
This sub-indicator assesses whether current land use matches the conditions specified in lease agreements or title documents. Compliance with lease terms is essential for legal tenure security and proper land administration.



Landuse Compliance Rate



Compliant vs Non-compliant Landuse



Key Observations

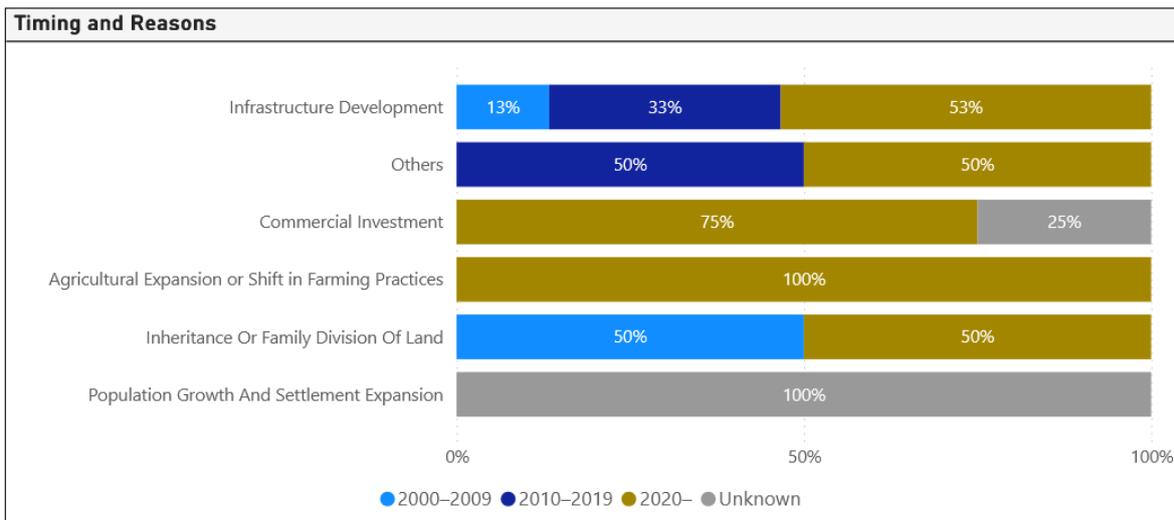
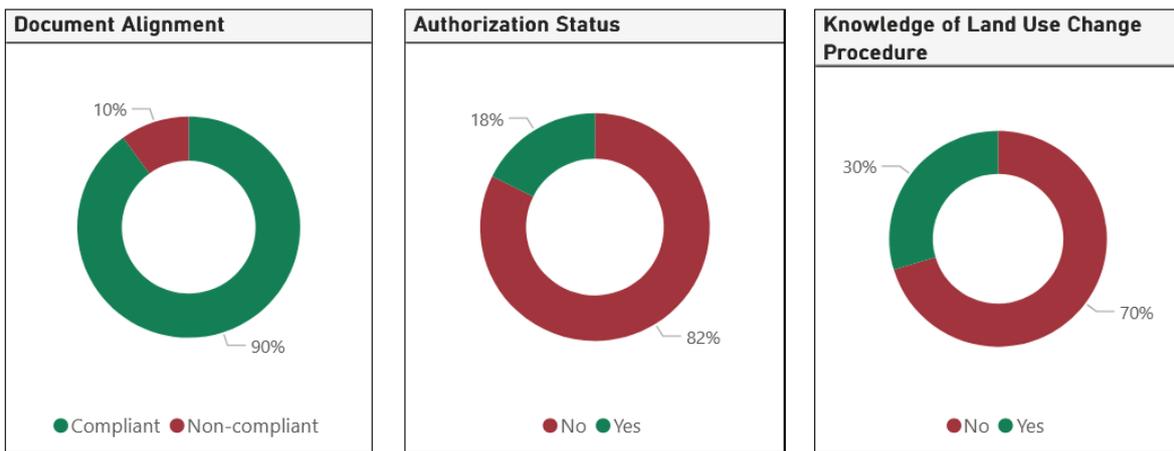
- Overall compliance is **90%**, with **10%** non-compliance.
- Residential compliance is strong at **92%**, and Agricultural is highest at **94%**.
- Commercial shows moderate compliance at **82%**, with **18%** non-compliant.
- Mixed-use properties have the lowest compliance at **64%**, with **36%** non-compliant.
- Religious land use is evenly split at **50–50** for compliance vs non-compliance.

Compliance with Lease Agreements

Compliance with land-use regulations is strong overall at **90%**, driven by high compliance in Residential (**92%**) and Agricultural (**94%**) properties. Commercial land shows moderate alignment at **82%**, while mixed-use properties have higher rates of non-compliance (**36%**), indicating uncertainty or mixed interpretation of land-use permissions. Religious land is evenly divided at **50–50**, suggesting inconsistent regulatory adherence across those parcels.

5.8.3 AQ4.3: Discrepancies between intended use and actual use

This sub-indicator examines detailed alignment between documented land use and actual ground conditions. It includes authorization status of changes, knowledge of proper procedures, timing of transitions, and reasons for discrepancies.



Key Observations

- Document alignment is strong at **90%**, with **10%** misalignment.
- Only **18%** obtained formal authorisation for changes.
- Procedure awareness is low, with **70%** unaware.
- Most recent changes (2020-) account for **75-100%** of key shifts.
- Earlier changes mainly relate to Infrastructure (**13%**) and Inheritance (**50%**).

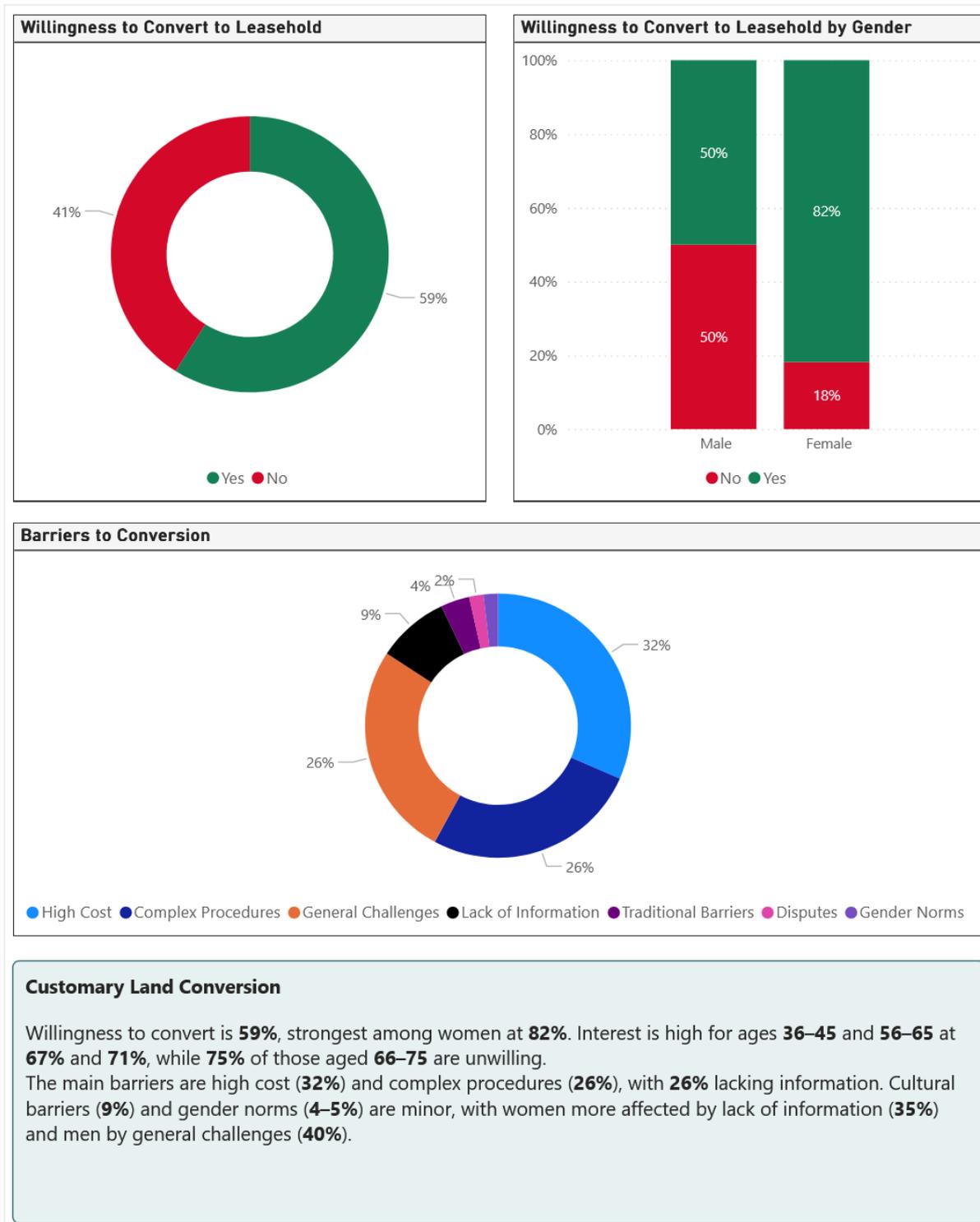
Discrepancies Between Intended Use and Actual Use

Document alignment with declared use is high at **90%**, but only **18%** obtained proper authorisation. Awareness is limited, with **70%** not knowing the procedures. Since 2020, changes are mostly linked to commercial activity, inheritance, and settlement, while older adjustments before 2010 relate mainly to infrastructure and family division.

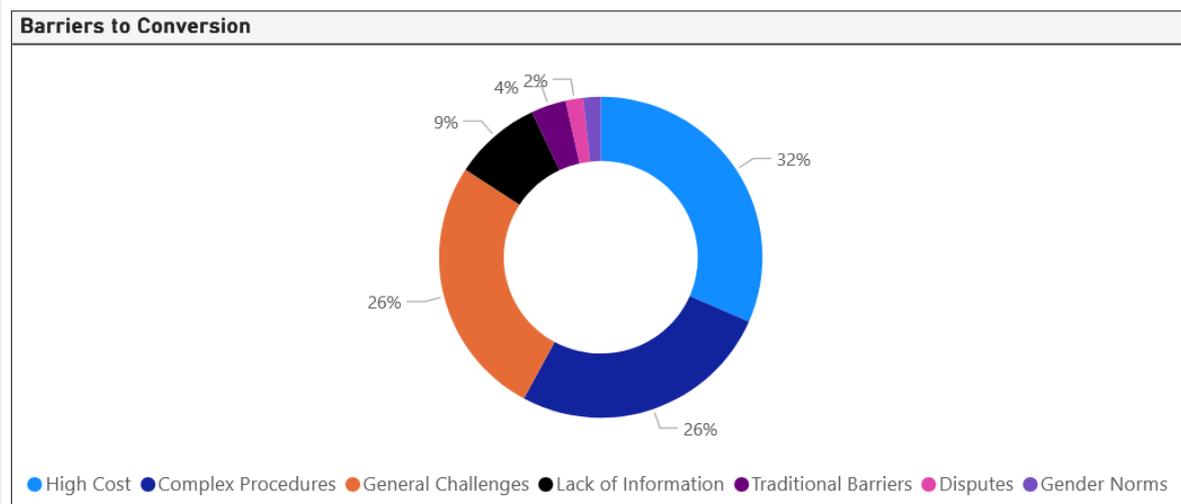
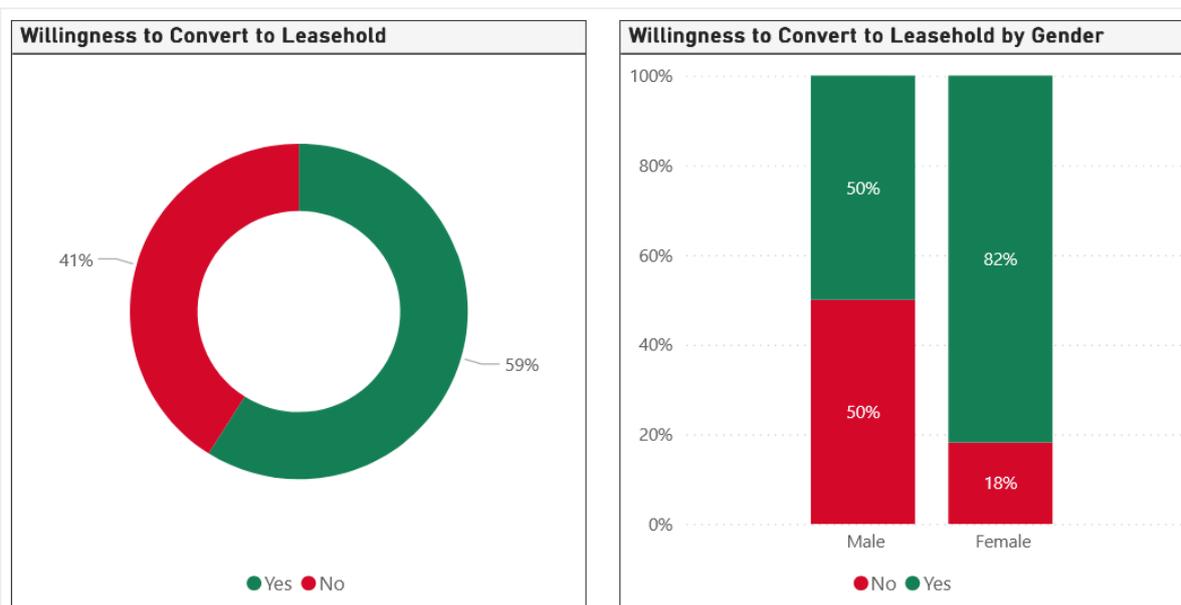
5.9 AQ 5 : Customary land conversions

Question: Do conversion practices of customary land into state land align with the Land Policy?

5.9.1 AQ5.1: Conversion cases



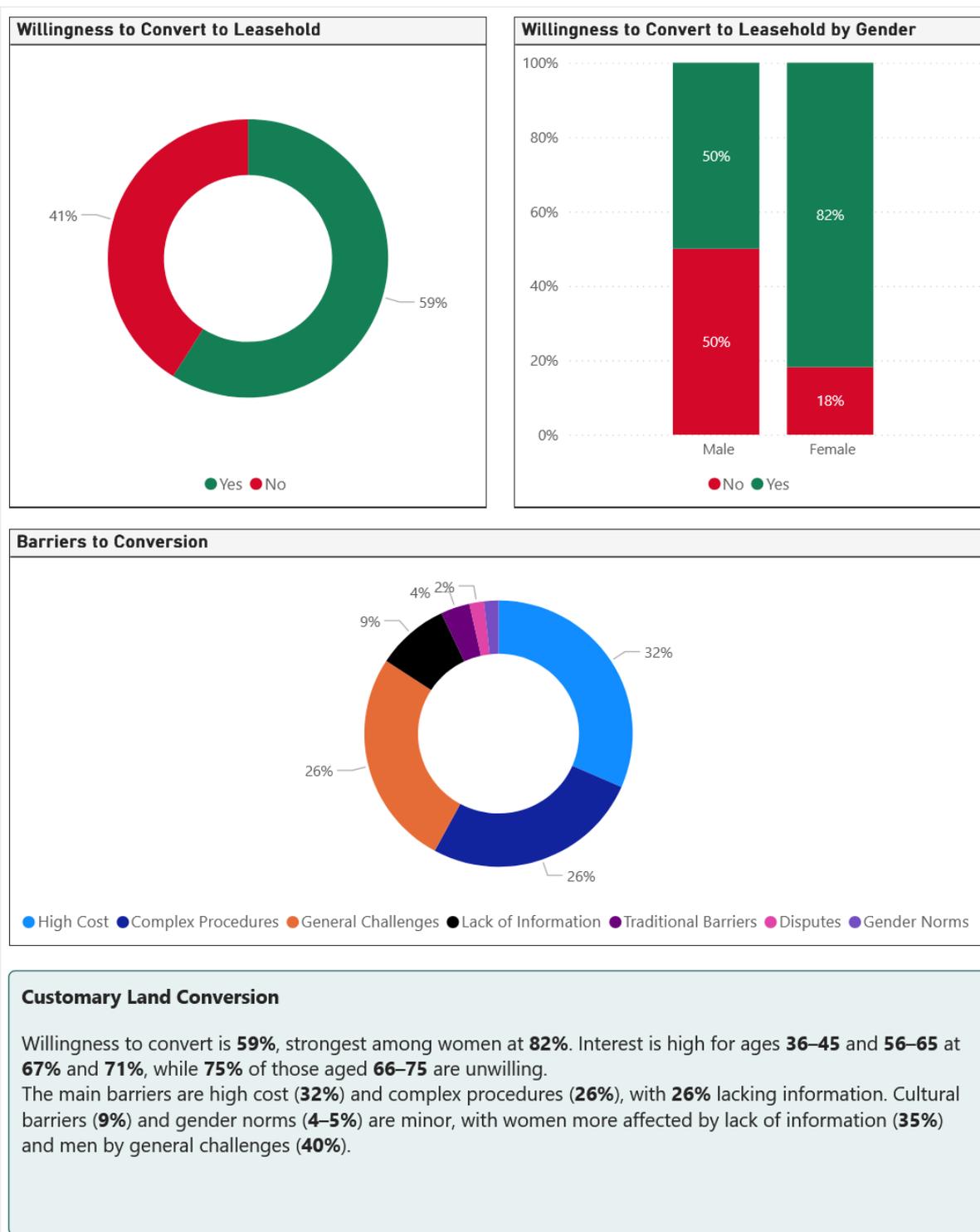
5.9.2 AQ5.2: Willingness to convert



Customary Land Conversion

Willingness to convert is **59%**, strongest among women at **82%**. Interest is high for ages **36–45** and **56–65** at **67%** and **71%**, while **75%** of those aged **66–75** are unwilling. The main barriers are high cost (**32%**) and complex procedures (**26%**), with **26%** lacking information. Cultural barriers (**9%**) and gender norms (**4–5%**) are minor, with women more affected by lack of information (**35%**) and men by general challenges (**40%**).

5.9.3 AQ5.3: Issues in conversion processes



5.10 AQ 6 : Land use conversions practices

Question: Do land use conversion practices align with Land Policy?

5.10.1AQ6.1: Types of land use conversions observed

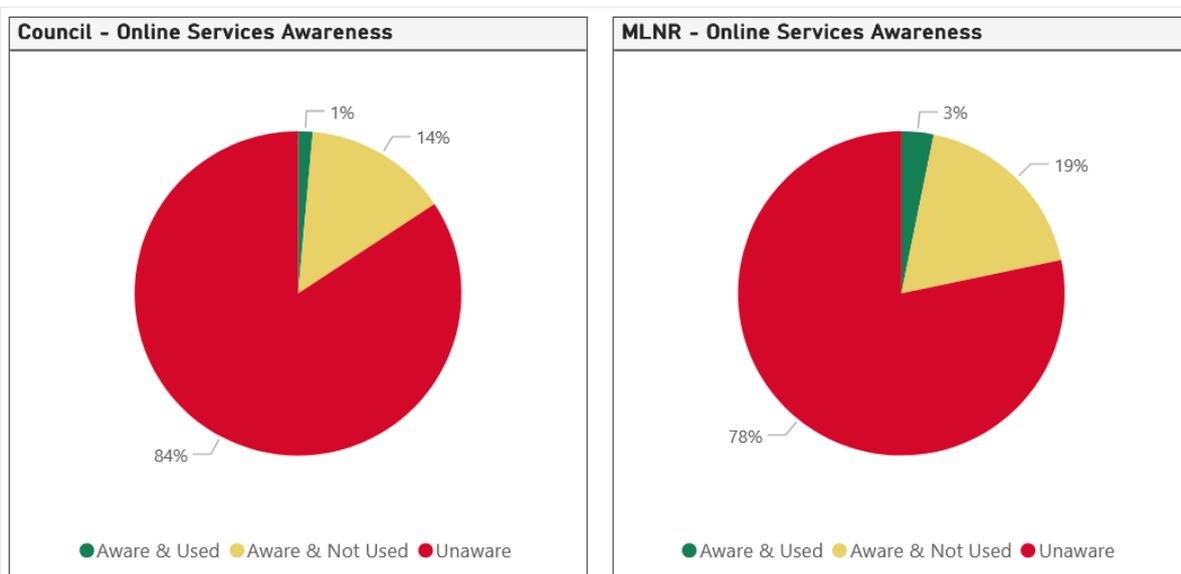
Data not available.

5.10.2AQ6.2: Compliance of conversion with principles

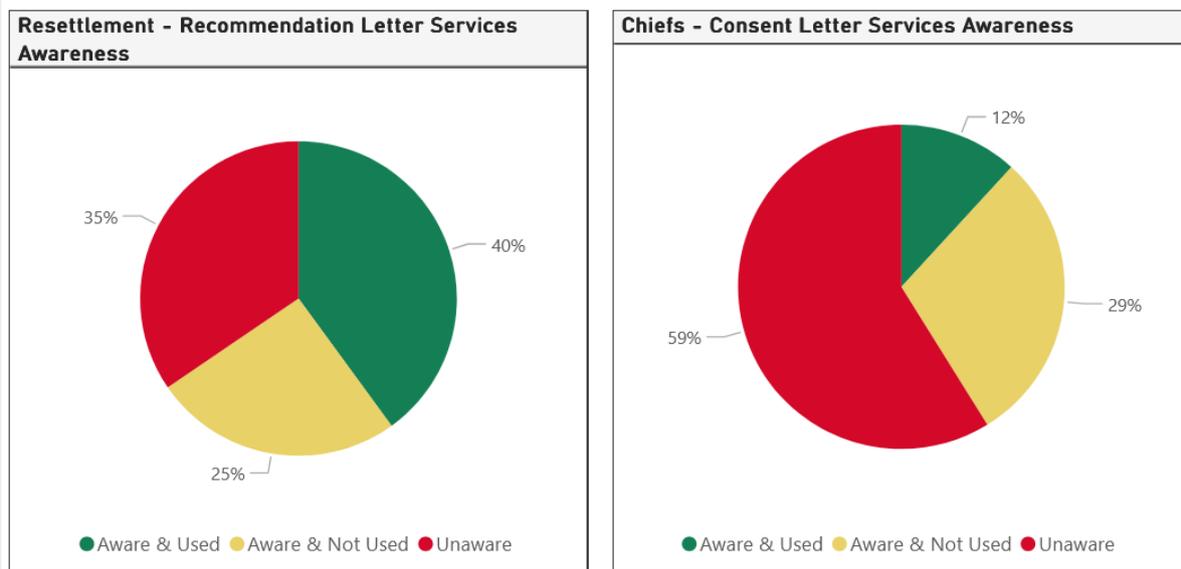
Data not available.

5.11 EQ7: Quality of land administration services

Question: Are MLNR, councils and other actors delivering services satisfactorily?



Council – Awareness and usage are low, though users still rate service quality positively.
MLNR – Awareness and usage are low, with users who engage reporting generally good quality.



Resettlement – Awareness is modest, water access most used, with mixed service satisfaction.
Chiefs – Awareness varies, engagement highest at **71%**, and known services are fully used and rated good.

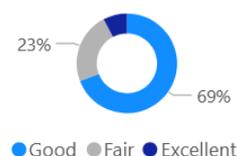
5.11.1AQ7.1: Council services awareness and delivery

This sub-indicator measures user satisfaction across key service providers including Council, MLNR, Resettlement, and traditional authorities.

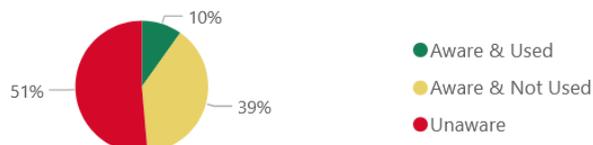
Online Services Awareness



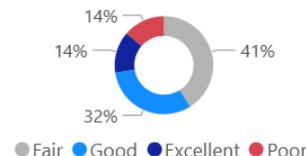
Quality of Online Services



Title Acquisition Services Awareness



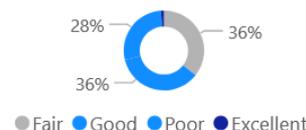
Quality of Title Acquisition Services



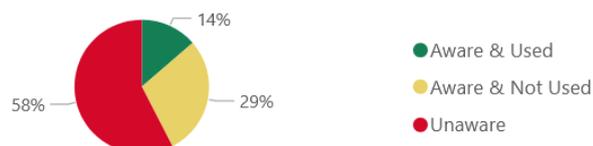
Road Maintenance Services Awareness



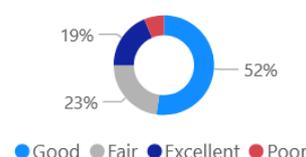
Quality of Road Maintenance Services



Building Permits Services Awareness



Quality of Building Permits Services



Key Observations

- Awareness of online services is low at **16%**, with **2%** actually using them.
- Title acquisition awareness is balanced at **51–49%**, but usage is only **10%**.
- Road maintenance awareness is **58%**, yet only **18%** have used the service.
- Building permit awareness is **41%**, with **14%** usage.
- Quality ratings across all services show **Good** ranging **32–69%**, **Fair** **23–41%**, and **Excellent** consistently low at **8-19%**.

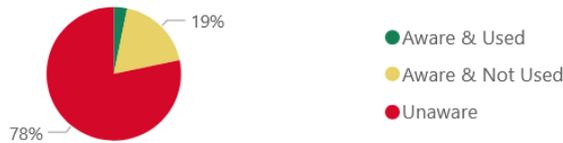
Council - Service Awareness, Usage & Quality

Awareness and usage of council services show a consistent gap, with residents knowing more about services than they actually use. Online services have particularly low adoption, with only **2%** of users engaging with them. Building permits and road maintenance show moderate awareness at **60%** and **58%**, but usage remains limited at **14–18%**. Perceived service quality is mostly in the **Good–Fair** range, while **Excellent** ratings remain low across all services, suggesting that even when services are used, they rarely exceed basic expectations.

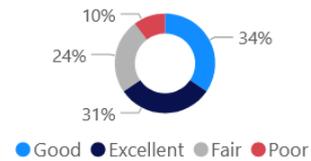
5.11.2AQ7.2: MLNR services awareness and delivery

This sub-indicator measures user satisfaction across key service providers including Council, MLNR, Resettlement, and traditional authorities.

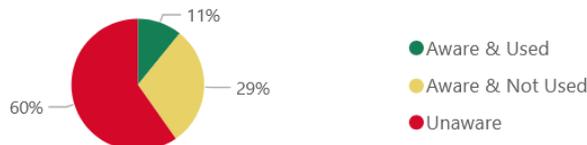
Online Services Awareness



Quality of Online Services



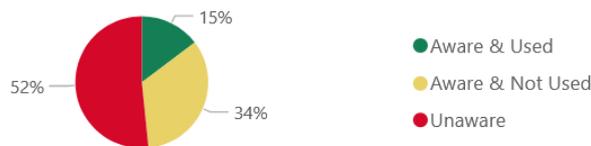
Land Registration Services Awareness



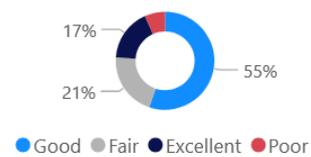
Quality of Land Registration Services



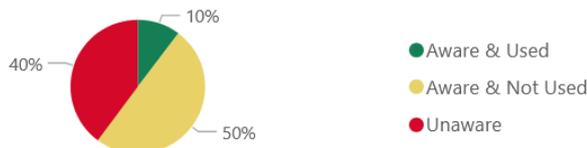
Land Surveying Services Awareness



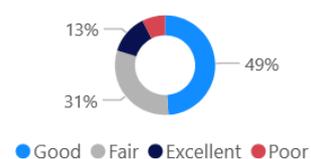
Quality of Land Surveying Services



Title Acquisition Services Awareness



Quality of Title Acquisition Services



Key Observations

- Online services awareness is **22%**, but usage is only **3%**.
- Land registration awareness is **40%**, usage **11%**.
- Land surveying awareness is **48%**, usage **15%**.
- Title acquisition awareness is strong at **60%**, but usage remains only **10%**.
- Service quality is mostly **Good/Fair (21–55%)**, with **Excellent** low at **13–31%**.

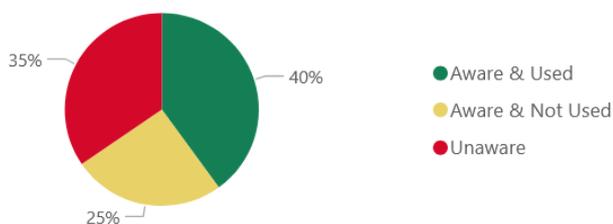
MLNR - Service Awareness, Usage & Quality

Awareness of Ministry of Lands services is moderate, ranging from **22%** for online services to **60%** for title acquisition. However, actual usage remains low, with only **3–15%** of respondents engaging with key services, and land surveying usage especially limited at just **15%**. Quality ratings are predominantly in the **Good–Fair** range at **21–55%**, while **Excellent** ratings are consistently low at **13–31%**, suggesting that while services are functional, they rarely exceed expectations in terms of delivery and support.

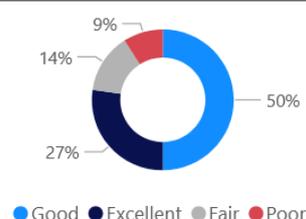
5.11.3AQ7.3: Resettlement services awareness and delivery

This sub-indicator measures user satisfaction across key service providers including Council, MLNR, Resettlement, and traditional authorities.

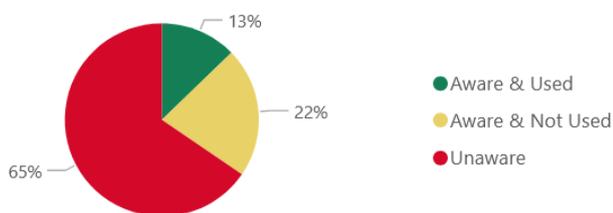
Recommendation Letter Services Awareness



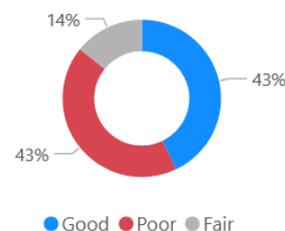
Quality of Recommendation Letter Services



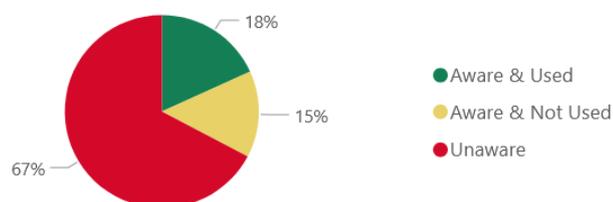
Road Access Services Awareness



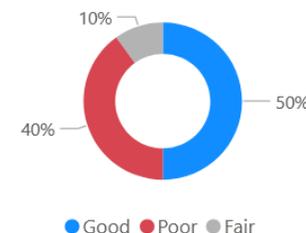
Quality of Road Access Services



Water Access Services Awareness



Quality of Water Access Services



Key Observations

- Recommendation letter awareness is **65%**, and usage is **40%**.
- Road access awareness is **35%**, and usage **13%**.
- Water access awareness is **33%**, but usage is higher at **18%**.
- Quality of recommendation services is mostly **Good/Excellent (77%)**, with **Fair/Poor at 23%**.
- Road access service quality sits at **Good/Fair (86%)**, with **Poor at 14%**.
- Water access service quality is **Good at 50%**, with **Poor/Fair at 50%** combined.

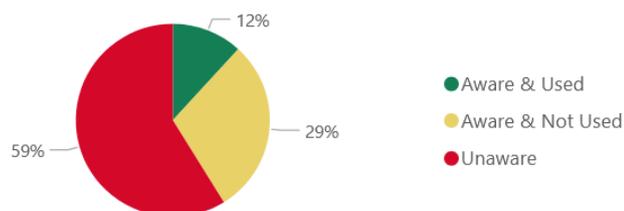
Resettlement - Service Awareness, Usage & Quality

Awareness of resettlement services varies significantly, with the highest awareness for recommendation letters at **65%**, followed by road access at **35%** and water access at **33%**. Recommendation letters show strong satisfaction, with **77%** rating them Good or Excellent, while usage remains high at **40%**. Water access services, are less known, have low usage at **18%**. Road access services show lower usage and mixed quality ratings at **86% Good/Fair**, and water access quality shows concerns with **40%** rating it Poor.

5.11.4AQ7.4: Chiefs services awareness and delivery

This sub-indicator measures user satisfaction across key service providers including Council, MLNR, Resettlement, and traditional authorities.

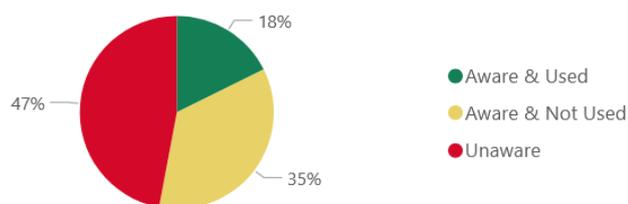
Consent Letter Services Awareness



Quality of Consent Letter Services



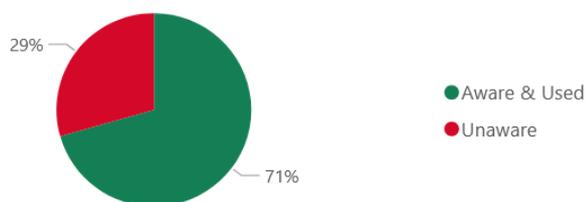
Dispute Resolution Services Awareness



Quality of Dispute Resolution Services



Community Engagement Services Awareness



Quality of Community Engagement Services



Key Observations

- Consent letter awareness is **41%**, with usage at **12%** among those aware.
- Dispute resolution awareness is **53%**, but usage is only **18%**.
- Community engagement awareness and usage is **71%**.
- Service quality is unanimously **100% Good** across all services.

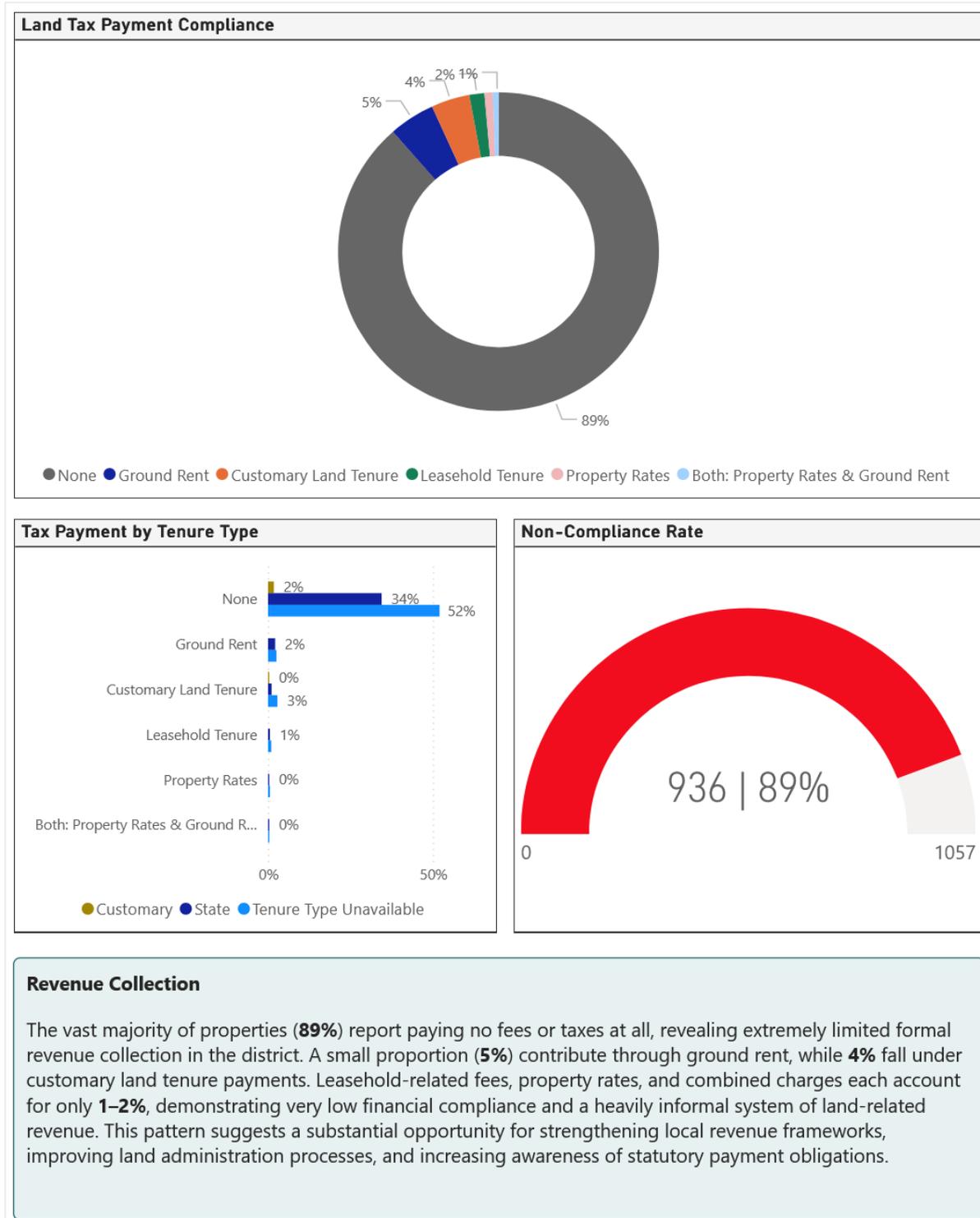
Traditional Authority - Service Awareness, Usage & Quality

Awareness of traditional authority services ranges from **41%** for consent letters to **71%** for community engagement, with dispute resolution sitting at **53%**. Usage patterns differ markedly: only a minority of those aware of consent letter and dispute resolution services make use of them, whereas community engagement services are used by everyone who knows about them. Despite these gaps in awareness and uptake, service quality is rated **100% Good** in all three areas, indicating strong satisfaction and trust among users of traditional authority services.

5.12 AQ 8: Revenue collection

Question: Is the current system of fees, rates and ground rent effective?

Very limited information was available for this metric as we await records from the council.



5.12.1AQ8.1: *Payment of land rates*

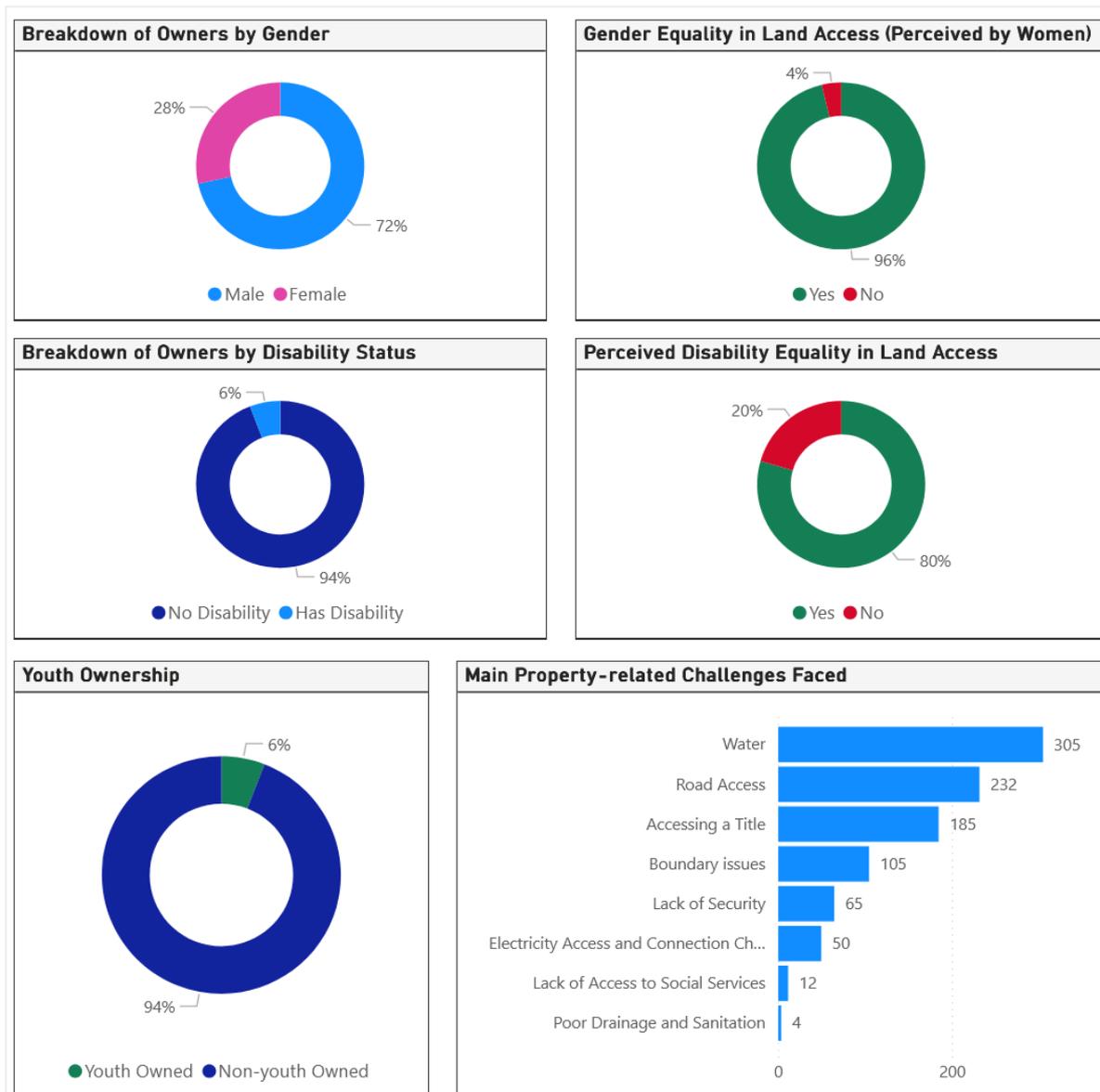
Awaiting reception of data from council and MLGRD.

5.12.2AQ8.3: *Ground rent collection*

Awaiting reception of data from MLNR.

5.13 AQ 9: Gender and inclusion

Question: How is equal access for women and vulnerable groups ensured?



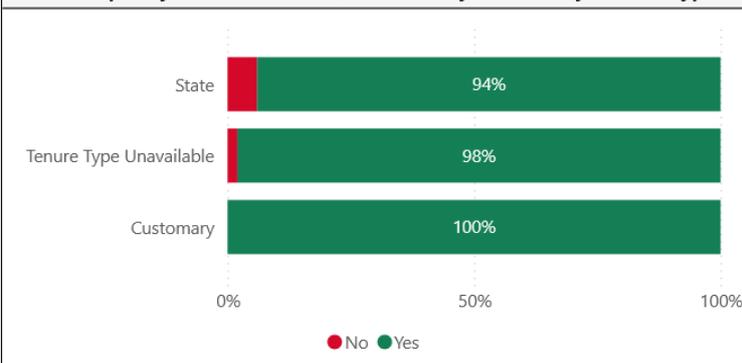
Gender and Inclusion

Women make up **28 percent** of landowners and show very strong equality perception at **96 percent**, especially under **customary tenure (100 percent)**. Disabled and youth owners each represent **6 percent**, with disabled respondents reporting **80 percent** equality and youth showing stronger participation under **customary tenure (26 percent)**. Across all groups, the main challenges involve **water and road access**, with secondary concerns linked to title acquisition, boundary disputes, and electricity access.

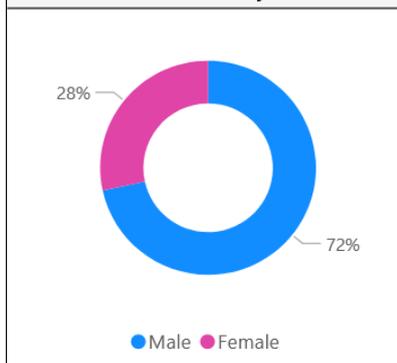
5.13.1AQ9.1: Gender of respondents and household heads

This sub-indicator analyzes gender distribution among survey household heads, revealing patterns of land ownership and decision-making authority by gender.

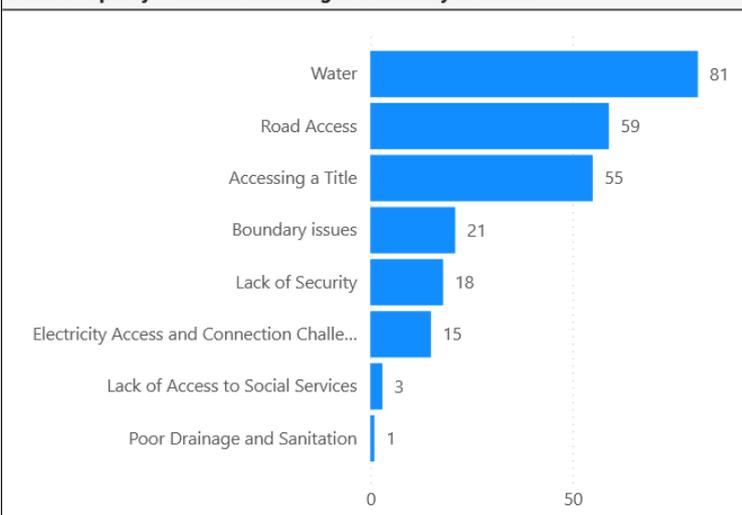
Gender Equality in Land Access (Perceived by Women) by Tenure Type



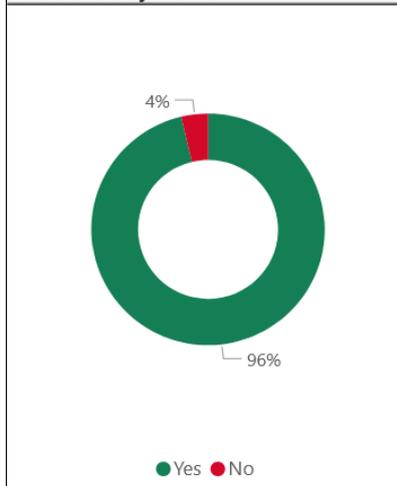
Breakdown of Owners by Gender



Main Property-related Challenges Faced by Women



Gender Equality in Land Access (Perceived by Women)



Key Observations

- Women make up **28%** of owners.
- **96%** of women believe they have equal land access.
- Equality is strongest under **customary tenure (100%)**.
- Water challenges are highest at **81** cases.
- Road access (**59**) and title access (**55**) follow.
- Boundary (**21**), security (**18**), and electricity (**15**) are less common

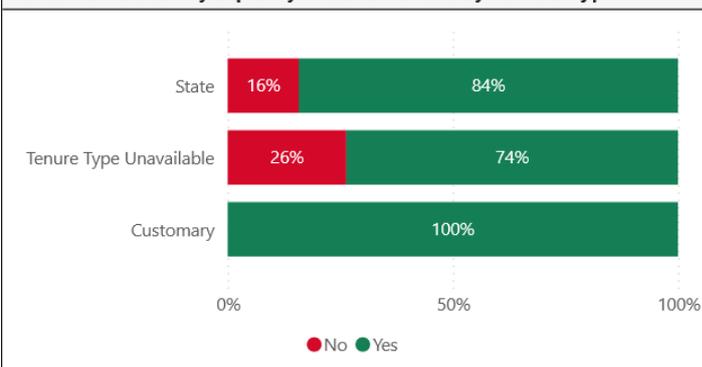
Gender of Household Heads

Women make up **28%** of property owners, yet **96%** feel they have equal land access, rising to **100%** under customary tenure. Their top challenges are water access (**81**), road access (**59**), and title acquisition (**55**). Less frequent issues include boundary disputes (**21**), security (**18**), and electricity (**15**), with social services (**3**) and sanitation (**1**) being minimal.

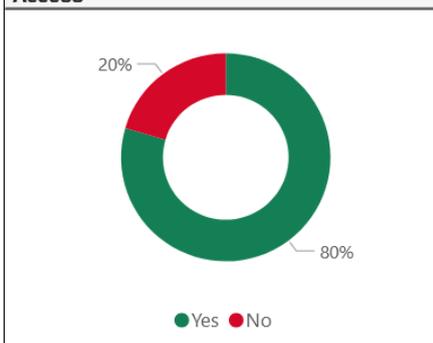
5.13.2AQ9.2: Disability and vulnerable group access

This sub-indicator documents land access and ownership among persons with disabilities and other vulnerable groups, examining representation and specific challenges faced.

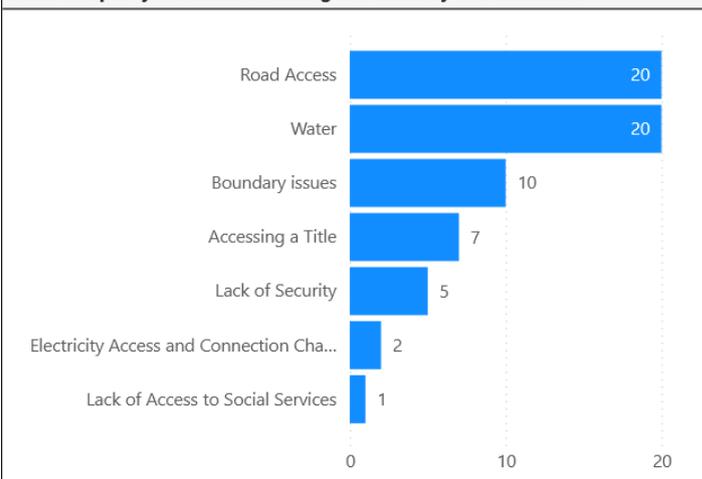
Perceived Disability Equality in Land Access by Tenure Type



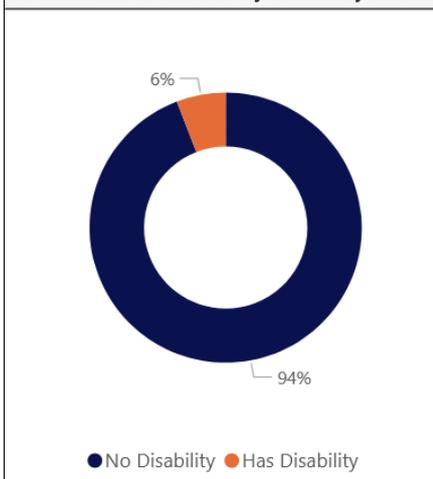
Perceived Disability Equality in Land Access



Main Property-related Challenges Faced by the Disabled



Breakdown of Owners by Disability Status



Key Observations

- Owners with disabilities make up **6%** of all owners.
- **80%** report equal land access.
- Equality is highest under **customary tenure (100%)**.
- Road access (**20**) and water access (**20**) are the main challenges.
- Boundary issues (**10**) and title access (**7**) follow.
- Security (**5**) and electricity (**2**) are minor issues.

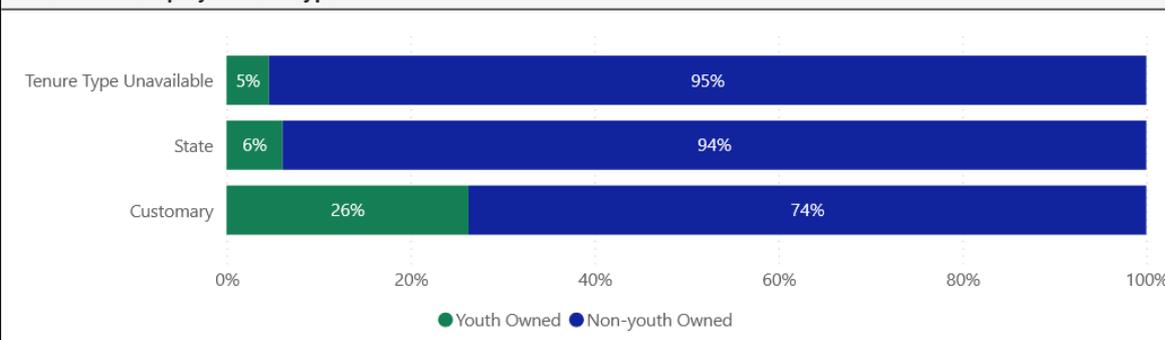
Disability and Vulnerable Group Access

Disabled landowners are a small group (**6%**), but **80%** feel they have equal land access, particularly under **customary tenure (100%)**. Their main difficulties relate to mobility and basic services, with **road (20)** and **water access (20)** most reported. Administrative and boundary-related issues follow at lower frequencies, while security, electricity, and access to services appear only occasionally.

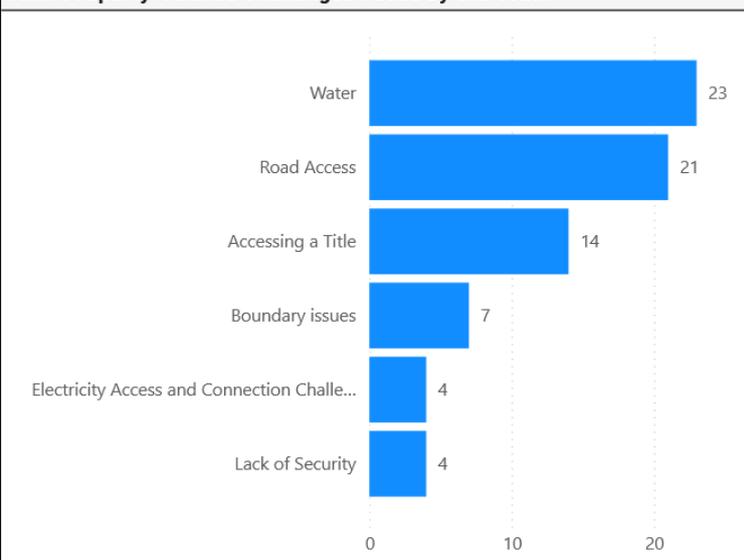
5.13.3AQ9.3: Youth access to land

This sub-indicator analyzes youth access to land through rental markets and inheritance, exploring generational dynamics and rental arrangements as pathways to land.

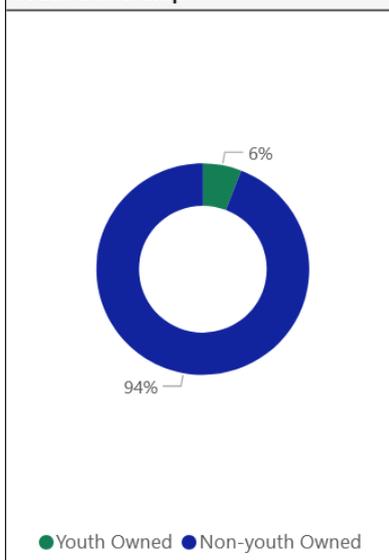
Youth Ownership by Tenure Type



Main Property-related Challenges Faced by the Youth



Youth Ownership



Key Observations

- Youth ownership is only **6%** overall.
- Customary tenure shows the highest youth presence at **26%**.
- State land tenure remain dominated by non-youth at **94%**.
- Water access (**23**) and road access (**21**) are the main challenges.
- Title access (**14**) and boundary issues (**7**) follow.
- Electricity and security challenges are low at **4** each.

Informal Rental Markets, Youth Access, and Emerging Dynamics

Youth ownership remains minimal at **6%**, with greater participation under customary tenure at **26%**. Their key challenges revolve around service access, especially **water (23)** and **road access (21)**, with property-related administrative barriers such as **title access (14)** and **boundary issues (7)** appearing less often. Electricity and security issues are limited, affecting only **4** cases each.

6 SUMMARY OF FINDINGS AND RECOMMENDATIONS

6.1 Summary of findings

6.1.1 Audit question 1: Land tenure

Sub-indicator	Key Findings (Summary)
Tenure type	<ul style="list-style-type: none"> ▪ Customary land accounts for 64% of the total area, while State land accounts for 36%. ▪ The analysis provides baseline data on tenure categories and their spatial distribution.
Ownership document type	<ul style="list-style-type: none"> ▪ Documentation availability is a major gap; most properties lack formal documentation. ▪ The most common document/record available is "Owner Unavailable/Not Provided" (537 records), followed by "Letter of Sale" (96 records). ▪ The highest source of land acquisition is "From The Council" (365 records/35%), followed closely by "Private Purchase" (307 records/29%).
Occupancy and duration of ownership	<ul style="list-style-type: none"> ▪ Occupied properties highly dominate the sample (962 records), indicating very high utilisation. ▪ Long-term ownership (More than 10 Years) is highest at 598 records, indicating residential stability. ▪ Long-term ownership (More than 10 Years) also shows the highest number of occupied properties (577).
Land owners demographics	<ul style="list-style-type: none"> ▪ Ownership is predominantly male at 72% of records, while female ownership accounts for 28%. ▪ Ownership is mainly concentrated in the 36–65 age range. ▪ Records with Unknown age form the single largest grouping (340 records), limiting precision. 94% of owners reported having No Disability.
Tenure security perception	<ul style="list-style-type: none"> ▪ 63% of owners feel secure in their land rights, showing generally strong tenure security. ▪ Women report slightly higher security confidence at 68% compared to 61% among men. ▪ Security is highest (100% yes) among the youngest (0-19) and oldest (86-100) age groups, and lowest (50% yes) under customary tenure.

6.1.2 Audit question 2: Land tenure status

Sub-indicator	Key Findings (Summary)
Tenure ownership	<ul style="list-style-type: none"> The report records 118 disputes. Most rental arrangements are informal (65% based on verbal agreements).
Lease or rent	<ul style="list-style-type: none"> Only 15% of properties are currently rented, indicating relatively low rental activity. Verbal agreements dominate the rental market at 65%. Commercial rentals yield the highest average rate at K2,750 per month. Both State and Customary land are predominantly owner-occupied (91–95% not rented).
Land Disputes and Parcel Issues	<ul style="list-style-type: none"> A total of 118 disputes have been recorded. Boundary disputes are the overwhelming primary issue, making up 95–100% of all disputes. 53% of recorded disputes remain unresolved. Resolution occurs mostly informally through family/relatives (39%) and The Council (33%), while formal court involvement is minimal (6%).

6.1.3 Audit question 3: Land use

Sub-indicator	Key Findings (Summary)
Current land use	<ul style="list-style-type: none"> Residential land use dominates, accounting for 70% of all properties, followed by Agricultural at 17% and Commercial at 8%. Land parcels show extremely high activity levels across all uses, with 93%–100% marked as active. Subdivision is low overall, with the highest rate (8%) occurring in residential areas.
Land use change analysis	<ul style="list-style-type: none"> Land use is remarkably stable, with 96% of properties showing no change. Only 4% of land parcels show a documented change in use. Documented changes are mainly driven by Commercial Investment (17%) and Infrastructure Development (13%), while drivers like Inheritance and Population Growth are exclusively linked to residential parcels.

6.1.4 Audit question 4 : Land use compliance

Sub-indicator	Key Findings (Summary)
Distribution of land use compliance	<ul style="list-style-type: none"> Overall compliance is strong at 90%. Residential (92%) and Agricultural (94%) land uses have the highest compliance rates. Commercial (82%) and Mixed-use (64%) properties show the highest rates of non-compliance.
Compliance with lease agreements	<ul style="list-style-type: none"> Mixed-use properties have the lowest compliance at 64%, indicating potential uncertainty or lack of clarity regarding use permissions. Religious land is evenly split at 50–50 for compliance vs. non-compliance.
Discrepancies between intended use and actual use	<ul style="list-style-type: none"> Document alignment (intended vs. actual use) is high at 90%. Authorization status is poor: only 18% of land use changes received formal authorization. Awareness of the land use change procedure is extremely low, with 70% of owners unaware Recent changes (post-2020) are mainly driven by Commercial Investment and Inheritance, while earlier changes related to Infrastructure

6.1.5 Audit question 5 : Customary land conversions

Sub-indicator	Key Findings (Summary)
Willingness to convert	<ul style="list-style-type: none"> Overall, 59% of respondents express a willingness to convert their customary land to leasehold. Willingness is strongest among women at 82% (compared to 50% for men). Interest is highest in the 36–45 (67%) and 56–65 (71%) age brackets, but drops significantly for those aged 66–75 (25% unwilling).
Barriers to conversion	<ul style="list-style-type: none"> The main barriers cited are High Cost (32%) and Complex Procedures (26%). Lack of Information is also a significant barrier at 26%. Gender Norms (4%) and Traditional Barriers (9%) are minor barriers overall. Women are disproportionately affected by Lack of Information (35%).

6.1.6 Audit question 6 : Land use conversions practices

No access to relevant data yet, awaiting reception from council and Lands department.

6.1.7 Audit question 7 : Quality of Land Administration Services

Service Provider & Sub-indicator	Key Findings (Summary)
Council Services	<ul style="list-style-type: none"> Awareness of Council services is low (16% for online, 41% for building permits). Usage is extremely low (e.g., 2% for online services, 14% for building permits). Quality is mostly rated Good to Fair (e.g., Road Maintenance: 64% Good/Fair).
MLNR Services	<ul style="list-style-type: none"> Awareness is moderate (22% for online to 60% for title acquisition). Usage remains very low (e.g., 3% for online, 15% for land surveying). Quality ratings are predominantly in the Good-Fair range across all services, with Excellent ratings consistently low at 13–31%.
Resettlement Services	<ul style="list-style-type: none"> Awareness is varied: 65% for recommendation letters, 35% for road access, and 33% for water access. Recommendation Letter service quality is mostly Good/Excellent (77%). Water Access quality shows concerns, with 40% rating it Poor or Fair.
Traditional Authority Services	<ul style="list-style-type: none"> Awareness ranges from 41% (Consent Letter) to 71% (Community Engagement). Usage is very low (12% for Consent, 18% for Dispute Resolution). Quality is rated unanimously 100% Good across all services (Consent Letter, Dispute Resolution, Community Engagement) by users who engage.
Overall Service Gaps	<ul style="list-style-type: none"> Council and MLNR online services show extremely low usage and high unawareness (78–84% unaware). Chiefs' Consent Letter has low usage (12%) but high awareness (41%).

6.1.8 Audit question 8: Revenue collection

No access to relevant data yet, awaiting reception from council.

Sub-indicator	Key Findings (Summary)
Tax Payment Compliance	<ul style="list-style-type: none"> The non-compliance rate is extremely high at 89% of properties surveyed. The vast majority (89%) of properties report paying no fees or taxes at all. Only a small proportion of properties contribute to revenue: Ground Rent (5%) and Customary Land Tenure payments (4%).

Tax Payment by Tenure Type	<ul style="list-style-type: none"> ▪ Payments made under State tenure are mainly for Ground Rent (52%). ▪ Payments under Customary tenure are almost entirely for Customary Land Tenure payments (93%). ▪ Leasehold-related fees and property rates account for a negligible amount of revenue, between 1% and 2%.
Overall Revenue System	<ul style="list-style-type: none"> ▪ The system is heavily informal and demonstrates very low financial compliance.

6.1.9 Audit question 9: Gender and inclusion.

Sub-indicator	Key Findings (Summary)
Gender of Owners	<ul style="list-style-type: none"> ▪ Male ownership dominates at 72%, while women make up 28% of property owners. ▪ 96% of women believe they have equal land access, with perceived equality being strongest under customary tenure (100%). ▪ The main property-related challenges faced by women are Water Access (81 cases), Road Access (59 cases), and Title Acquisition (55 cases).
Disability Access	<ul style="list-style-type: none"> ▪ Landowners with disabilities are a small group, making up 6% of all owners. ▪ 80% of owners with disabilities report equal land access, with equality perceived strongest under customary tenure (100%). ▪ The main challenges faced by disabled owners are related to Road Access (20 cases) and Water Access (20 cases).
Youth Access	<ul style="list-style-type: none"> ▪ Youth ownership is minimal at 6% overall, with the highest presence under customary tenure (26%).

6.2 Recommendations

Based on these findings, the following strategic recommendations are proposed to improve land governance and administration in Mwinilunga district :

6.2.1 Audit question 1: Land tenure

Sub-Indicator	Recommendations (Per Sub-Indicator)
Tenure Type Distribution	<ul style="list-style-type: none"> ▪ Undertake participatory mapping to clarify boundaries between state, customary ▪ Prepare an official tenure map for district planning. ▪ Develop policy guidelines to integrate GMA areas into district land-use planning.
Ownership Documentation Type	<ul style="list-style-type: none"> ▪ Simplify documentation procedures and conduct mobile titling campaigns. ▪ Digitize village and chiefdom registries and link them to ZILMIS. ▪ Provide subsidized fees for first-time registration.
Land Acquisition Method	<ul style="list-style-type: none"> ▪ Standardize allocation records across traditional authorities. ▪ Establish a joint allocation register accessible to all institutions (Department of Resettlement, and MLNR).
Occupancy	<ul style="list-style-type: none"> ▪ Prioritize formalization of long-occupied areas.
Gender and Demographics	<ul style="list-style-type: none"> ▪ Conduct periodic GIS monitoring to identify unoccupied or idle parcels for reallocation. ▪ Promote joint titling and inclusion of women in land allocation committees. ▪ Introduce gender quotas in allocation processes. ▪ Organize awareness campaigns on women's land rights and inheritance.
Tenure Security Perception	<ul style="list-style-type: none"> ▪ Introduce locally recognized customary land certificates to strengthen tenure confidence. ▪ Establish community-based dispute-resolution mechanisms. ▪ Train traditional leaders on secure and inclusive land governance.

6.2.2 Audit question 2: Land tenure status

Sub-indicator	Recommendations (Per Sub-Indicator)
Tenure Ownership / Rental Status	<ul style="list-style-type: none"> ▪ Develop a standardized, simplified rental/lease agreement template for informal agreements to improve legal clarity. ▪ Conduct public awareness campaigns on the benefits of formal rental registration.

Lease or Rent	<ul style="list-style-type: none"> ▪ Monitor rental market rates (especially commercial) to inform land use planning and taxation policies. ▪ Establish a district-level registry for formal leases and tenancy agreements.
Land Disputes and Parcel Issues	<ul style="list-style-type: none"> ▪ Prioritize systematic boundary demarcation and resurveying across the district to prevent future conflicts. ▪ Strengthen capacity of Traditional Leaders and Council staff in mediation and dispute resolution techniques. ▪ Establish and promote a dedicated, accessible land tribunal or mediation center to handle the backlog of 53% unresolved disputes.

6.2.3 Audit question 3: Land use

Sub-indicator	Recommendations (Per Sub-Indicator)
Current Land Use Distribution	<ul style="list-style-type: none"> ▪ Formalize and enforce the Land Use Plan to guide development and protect agricultural/conservation zones . ▪ Prioritize systematic zoning and infrastructure investment in areas showing high residential demand and activity.
Land Subdivision Practice	<ul style="list-style-type: none"> ▪ Develop and enforce standardized subdivision procedures and minimum plot sizes, particularly in high-density residential areas, to ensure proper planning and services. ▪ Require formal registration of all subdivisions to update land registries accurately.
Land Use Change Analysis	<ul style="list-style-type: none"> ▪ Monitor commercial investment and infrastructure development hotspots, as these are the main drivers of change, to proactively manage potential conflicts. ▪ Introduce a land use change permitting system to regulate and document major shifts, ensuring they align with the master plan. ▪ Design targeted incentives to promote mixed-use development to balance residential expansion.

6.2.4 Audit question 4 : Land use compliance

Sub-indicator	Recommendations (Per Sub-Indicator)
Overall Compliance Rates	<ul style="list-style-type: none"> ▪ Develop a targeted monitoring and enforcement strategy for high non-compliance areas, specifically Mixed-use and Commercial zones. ▪ Review and clarify lease conditions for Mixed-use properties to reduce ambiguity and improve compliance.

<p>Authorization and Procedures</p>	<ul style="list-style-type: none"> ▪ Launch a massive public education and outreach campaign to inform owners about the legal procedures for land use change, addressing the 70% unawareness rate. ▪ Simplify and expedite the process for formal authorization of land use changes, moving from the current 18% authorization rate.
<p>Discrepancy and Change Drivers</p>	<ul style="list-style-type: none"> ▪ Proactively engage with commercial investors to ensure compliance and proper authorization before project commencement. ▪ Integrate land inheritance and family division laws into land administration procedures to manage residential changes resulting from inheritance. ▪ Conduct a follow-up audit focusing exclusively on the 10% of properties with document misalignment to determine the root cause of non-compliance.

6.2.5 Audit question 5 : Customary land conversions

Sub-indicator	Recommendations (Per Sub-Indicator)
<p>Willingness to Convert</p>	<ul style="list-style-type: none"> ▪ Prioritize the conversion process for women and the age groups (36–45 and 56–65) showing the highest willingness to accelerate titling and secure equity. ▪ Tailor awareness campaigns to address the specific concerns of the elderly (66–75), who show high resistance to conversion.
<p>Cost and Procedures</p>	<ul style="list-style-type: none"> ▪ Introduce subsidized or tiered fees for customary land conversion to address the High Cost (32%) barrier. ▪ Streamline and simplify the conversion procedures, making them easily understandable and accessible to reduce the Complex Procedures (26%) barrier.
<p>Information and Outreach</p>	<ul style="list-style-type: none"> ▪ Launch targeted mobile outreach programs focusing on providing clear, accessible information on the conversion benefits and process, especially to women who are heavily affected by the Lack of Information (35%) barrier.
<p>Minor Barriers</p>	<ul style="list-style-type: none"> ▪ Develop educational materials in local languages to explain the difference between customary and leasehold tenure. ▪ Collaborate with Traditional Authorities to address Traditional Barriers (9%) and promote the economic benefits of formalization.

6.2.6 Audit question 6 : Land use conversions practices

Missing data.

6.2.7 Audit question 7 : Quality of Land Administration Services

Service Provider	Recommendations (Per Service Provider)
Council & MLNR (Online/Formal)	<ul style="list-style-type: none"> ▪ Launch targeted digital literacy programs and awareness campaigns to boost knowledge and usage of online services, addressing the high unawareness (78–84%). ▪ Simplify and digitize the formal processes (Title Acquisition, Surveying) to improve accessibility and service uptake. ▪ Conduct user satisfaction surveys to move quality ratings from "Good/Fair" to "Excellent," focusing on delivery time and support.
Resettlement	<ul style="list-style-type: none"> ▪ Invest immediately in water access infrastructure to address the 40% Poor/Fair quality rating and improve service delivery in resettled areas. ▪ Standardize and increase awareness of all Resettlement services (road, water, recommendation letters).
Traditional Authorities (Chiefs)	<ul style="list-style-type: none"> ▪ Leverage the 100% Good quality rating and high trust in traditional authority services by formalizing linkages with Council and MLNR. ▪ Integrate customary services (Consent Letters, Dispute Resolution) into the formal system to increase usage and efficiency. ▪ Develop a joint strategy to address the large gap between high quality and low usage for dispute resolution services.

6.2.8 Audit question 8 : Revenue collection

Sub-indicator	Recommendations (Per Sub-Indicator)
Non-Compliance	<ul style="list-style-type: none"> ▪ Strengthen the local revenue legal framework to enforce statutory payment obligations. ▪ Conduct an immediate, comprehensive awareness campaign on the obligation to pay property rates and ground rent. ▪ Implement a phased enforcement mechanism for properties with high arrears, starting with warnings and incentives.
Tax Base and Valuation	<ul style="list-style-type: none"> ▪ Conduct systematic property valuation across the district to establish an accurate and equitable tax base for ground rent and property rates. ▪ Develop a GIS-based revenue collection system linking all titled and formally registered properties to the tax database.

Customary Payments	<ul style="list-style-type: none"> ▪ Formalize and integrate customary land tenure payments into the Council's official revenue streams to enhance local governance funding. ▪ Standardize the fees collected by Traditional Authorities and ensure transparency in their use.
Formal Fee Collection	<ul style="list-style-type: none"> ▪ Review and streamline the collection of leasehold and property rates to increase their compliance rate, currently at 1–2%.

6.2.9 Audit question 9: Gender and inclusion

Sub-indicator	Recommendations (Per Sub-Indicator)
Gender Equality	<ul style="list-style-type: none"> ▪ Promote joint titling and actively ensure the inclusion of women in all land allocation and administration committees. ▪ Launch targeted campaigns to address the specific challenges of women regarding title acquisition, water, and road access.
Disability Access	<ul style="list-style-type: none"> ▪ Prioritize infrastructure investment (road and water access) in areas where disabled owners reside, as these are their primary challenges. ▪ Ensure all land administration service points are physically accessible for persons with disabilities.
Youth Access	<ul style="list-style-type: none"> ▪ Develop specific schemes under customary tenure to facilitate youth access, as this tenure type shows the highest youth presence. ▪ Simplify title acquisition procedures and reduce costs for youth to address the challenge of accessing a title.
General Inclusion	<ul style="list-style-type: none"> ▪ Ensure gender quotas and awareness campaigns on land rights and inheritance laws target all vulnerable groups.

6.3 Action matrix

Audit Theme	Key Issue Identified	Recommended Action	Lead / Supporting Institutions	Indicative Timeframe
Land Tenure & Ownership (AQ1–AQ2)	Dominance of customary tenure and extensive documentation gaps; most parcels lack formal records.	Conduct participatory boundary mapping and develop an official district tenure map integrating state, customary and GMA lands; digitize chieftdom records and link to ZILMIS.	MLNR (Survey & Lands Dept.), MLGRD, Council, Traditional Authorities, EU-NLA	Short–Medium Term (6–18 months)
	Informal land allocations and inconsistent record keeping by traditional authorities.	Establish a joint land allocation register accessible to MLNR, Council and Traditional Authorities; standardize allocation templates.	MLNR, Council, Department of Resettlement, Chiefs	Medium Term (12–24 months)
	High incidence of boundary disputes (95% of cases); 53% unresolved.	Undertake systematic boundary demarcation and resurveying; establish a district mediation hub or mobile tribunal; train mediators under chiefs and council structures.	MLNR, Judiciary (Local Courts), Chiefs, Council	Short–Medium Term (6–18 months)
	Predominantly informal leasing and rental agreements.	Develop and promote simplified lease/rental agreement templates; register tenancies at district level.	MLNR, Council, MoJ	Medium Term (12–24 months)
Land Use & Planning (AQ3–AQ4)	Outdated land-use plans and uncontrolled residential expansion.	Update and harmonize district Land Use Plans using recent satellite imagery; enforce zoning and subdivision controls.	MLGRD (Planning Dept.), Council, Provincial Planning Office	Medium Term (12–18 months)

	Weak regulation of subdivisions and plot creation.	Develop and apply standardized subdivision procedures and minimum plot sizes; require registration of all new subdivisions.	Council, MLNR (Survey), Physical Planning Dept.	Medium Term (12–18 months)
	Land-use changes largely unauthorized (only 18% formally approved); low public awareness (70%).	Launch awareness campaigns on land-use change requirements; integrate authorization processes into ZILMIS digital workflows; simplify approval procedures.	MLNR, Council, MLGRD	Short Term (6–12 months)
	Non-compliance highest in commercial and mixed-use properties.	Implement a targeted compliance audit programme focusing on commercial corridors and mixed-use developments.	Council, MLNR, Enforcement Units	Ongoing
Customary Land Conversion (AQ5–AQ6)	High willingness to convert (59%) but constrained by high costs, complex procedures, and lack of information.	Introduce mobile conversion clinics and one-stop service desks at the district and chiefdom levels.	MLNR, Council, Chiefs, EU-NLA	Short Term (within 12 months)
	Financial barriers affecting first-time applicants, particularly women.	Introduce subsidized or tiered conversion fees; prioritize women-headed households and joint titling schemes.	MLNR, MLGRD, Ministry of Finance	Medium Term (12–24 months)
	Limited awareness of conversion benefits and procedures.	Implement community sensitization using radio programs, chiefdom outreaches, and local languages.	MLNR, Chiefs, NGOs	Short Term (6–12 months)
Land Administration Services (AQ7)	Low awareness and usage of Council and MLNR services, especially online platforms.	Conduct targeted public awareness and digital literacy campaigns; simplify digital	MLNR, Council, Smart Zambia	Medium Term (12–24 months)

		processes for surveying and title acquisition.		
	Moderate service quality and delays.	Establish service performance monitoring (customer feedback surveys, service charters).	Council, MLNR	Ongoing
	High trust but low uptake of traditional authority services.	Formalize linkages between Chiefs, MLNR and Council; include consent and dispute services within the formal administrative workflow.	Chiefs, MLNR, Council	Medium Term (12–24 months)
Revenue Collection (AQ8)	Extremely low payment compliance (89% non-payment).	Launch revenue awareness campaigns on obligations; enforce phased compliance measures (notices, incentives, penalties).	Council, MLNR, Ministry of Finance	Short Term (6–12 months)
	Weak property valuation and revenue tracking systems.	Conduct systematic property valuation; establish a GIS-linked revenue database integrated with ZILMIS.	Council, MLGRD, MLNR	Medium Term (12–24 months)
	Informal customary fees not captured in official systems.	Standardize customary fees and integrate collections into council revenue streams for transparency and accountability.	Council, Chiefs, MLNR	Medium Term (12–24 months)
Gender, Youth & Inclusion (AQ9)	Low female ownership (28%) and minimal youth land access (6%).	Promote joint titling and enforce minimum women representation quotas on allocation committees.	MLNR, MLGRD, Chiefs, Gender Division	Short–Medium Term (6–18 months)
	Barriers to disabled landowners (road and water access).	Prioritize infrastructure upgrades in affected settlements; ensure physical accessibility of service points.	Council, Ministry of Infrastructure, Disability Unit	Medium Term (12–24 months)

	Limited youth participation in land access.	Develop youth-targeted customary allocation schemes and fee waivers for first-time registration.	Council, MLNR, Youth Ministry, Chiefs	Medium Term (12–24 months)
Governance & Coordination (AQ1–AQ9)	Weak institutional coordination across land agencies.	Establish a District Land Coordination Committee (MLNR–Council–Chiefs–Resettlement–Finance) to oversee implementation of NLA recommendations and revenue integration.	MLNR, MLGRD, Council, Ministry of Finance	Immediate – Ongoing
	Data fragmentation and reporting gaps.	Integrate all district land information into ZILMIS/ZILAS and the National Spatial Data Infrastructure (NSDI); mandate standard periodic reporting.	MLNR, Survey Dept., Smart Zambia, Council	Medium Term (12–24 months)



7 CONCLUSION

The Mwinilunga District Land Audit provides a consolidated assessment of land tenure, land use, service delivery, revenue performance, and inclusion across state land areas within a predominantly customary tenure context. Findings indicate that the district is characterized by stable residential settlement patterns, very high levels of land utilisation, and generally positive perceptions of tenure security. However, these strengths are offset by critical weaknesses in formal documentation, service access, institutional coordination, and revenue mobilization.

Land acquisition is primarily driven by local council allocations and private purchases, supplemented by a smaller contribution from the Ministry of Lands. Despite high land occupancy and strong compliance with indicated land-use purposes, formal regulatory compliance remains weak: awareness of land-use change procedures is low, and few land-use changes are officially authorized. This gap highlights systemic challenges in public outreach, procedural clarity, and enforcement capacity.

The most significant constraint remains limited tenure documentation, leaving many landholders without secure legal records and hindering effective dispute resolution, land planning, and revenue collection. Boundary-related disputes are widespread and are predominantly resolved through informal mechanisms rather than structured judicial processes. While traditional authorities maintain strong community trust, integration with formal land administration systems remains insufficient.

Land administration services exhibit uneven performance. Council and Ministry of Lands services are generally rated as satisfactory by users, yet awareness and uptake—particularly of online and formal services—are extremely low. This limits the effectiveness of land management activities and contributes to continued informality across several transaction types.

Revenue collection performance is critically poor, with the majority of landholders not paying any land-related charges. This undermines the capacity of local authorities to finance infrastructure development, support enforcement activities, and improve service delivery. At the same time, social inclusion outcomes show encouraging perceptions of gender equality, but persistent disparities remain in actual land ownership for women, youth access to land, and infrastructural barriers for persons with disabilities.

Overall, the Mwinilunga audit demonstrates that securing tenure documentation, strengthening institutional coordination across statutory and customary systems, improving public awareness of land administration procedures, expanding service outreach, and revitalizing revenue systems are essential for achieving sustainable and inclusive land governance. These lessons provide important guidance for the national rollout of the National Land Audit, particularly in districts dominated by customary tenure conditions.

8 APPENDIX

8.1 Inter-ministerial joint audit team

The pilot audit was implemented through a joint task force involving officials from Ministry of Lands and Natural Resources (MLNR), ZAMSTAT; Forestry Department; Department of Resettlement; MLGRD – Planning Department (Municipal Council); Ministry of Agriculture Student from universities and colleges

Name	Comes from	INSTITUTION
Suzen Chisha	Lusaka	MLNR, Lands department
James Nsowela	Mwinilunga	Ministry of Agriculture
Anthony Mwale	Mwinilunga	Department of Forestry
Martin Malichi Chinyama	Solwezi	ZAMSTAT
David Muchaili	Solwezi	Department of Resettlement
Shemmy Kamboiyi	Mwinilunga	MLGRD Mwinilunga Council
Agape Mashini	Mwinilunga	MLGRD Mwinilunga Council
Nchimunya Himoonga	Mwinilunga	MLGRD Mwinilunga Council
Panji Phiri	Solwezi	MLNR, Lands department
Mawana Jere	Solwezi	MLNR, Lands department
Isaac Chilufya	Lusaka	Student from UNZA
Lois Kabala	District	Student from district college or university
Mlungama Sikobela	Lusaka	Student from UNZA

An intersectoral joint land audit presents a powerful tool for tackling complex land management issues. By bringing together diverse expertise and fostering collaboration, this approach can lead to more effective land use practices and improved transparency.

8.2 Detailed audit methodology

8.2.1 Preparatory Phase

The preparatory phase involved conducting stakeholder consultations, reviewing legal and administrative records, and customizing digital tools such as ODK forms and GIS layers. Satellite imagery and cadastral overlays were analyzed to establish a base map for field verification. Local leadership was briefed on the audit scope and roles.

8.2.1.1 Exploratory mission and courtesy calls

Activity	Exploratory mission
Date and duration	31/08/2025
Number of participants	3
Participants	MLNR, NLA
Targets	PS district, Council secretary, physical planning
Content	Courtesy call and detailed planning with local authorities

8.2.1.2 Data collection

Activity	Data collection
Date and duration	31/08/2025 to 05/09/2025
Number of participants	15
Participants	MLNR, NLA
Targets	MLNR, Lands department, Survey department, Council, Forestry , ZAMSTAT
Content	<ul style="list-style-type: none"> ▪ Gather existing records from the Ministry of Lands, local councils, traditional authorities, etc. ▪ Compile land titles, maps, lease registers, customary registers (if any).

8.2.2 *Launch of the audit and community sensitization*

A formal launch event was held with the participation of local authorities, traditional leaders, and community members. Sensitization was conducted through local radio broadcasts, flyers, and meetings to inform the public about the audit process, objectives, and the importance of participation. This helped increase trust and improve data reliability.

8.2.2.1 Official launching of the audit exercise

Activity	Official launching of the peri urban audit
Date and duration	½ day
Number of participants	50
Participants	MLNR, Lands department, Survey department, Council, Forestry, Resettlement Department, NLT TA.
Targets	Landowners, Local authorities, chiefs etc.
Content	Official kick off the pilot land audit.

8.2.2.2 Sensitization and community engagement

Activity	Sensitization of the local population
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Date and duration	6 days
Number of participants	10
Participants	MLNR, Lands department, Survey department, Council, Forestry , ZAMSTAT , MLGRD, MoA Chiefs, EUD, NLA TA
Targets	1000 household members
Content	<ul style="list-style-type: none"> The sensitization was conducted by a team from MLNR, council and representatives of chiefs

8.2.2.3 Training of team staff in audit procedures

Activity	Training of District staff in audit procedures and data entry into attribute tables
Date and duration	2 days
Number of participants	10
Participants	Member of the auditing team (from 3 ministries) for field visits, NLA TA
Targets	Same
Content	<ul style="list-style-type: none"> Train audit team and District staff in audit procedures, using tablet for field data collection

8.2.3 *Field Phase: survey design, data collection & mapping*

Over a period of 20 days, nine enumerators used ODK-based tools to survey 748 parcels. Each parcel was geo-referenced and associated with household-level data on tenure, land use, disputes, and demographics. Field teams used GPS-enabled tablets to improve accuracy and ensure real-time data synchronization with central servers.

8.2.3.1 Field work and survey

Activity	Field survey and interview of the district
Date and duration	15 days
Number of participants	8 (4 teams of 2 data collectors) + 1 NLA supervisor
Participants	MLNR, MoT, MLGRD, UNZA, OVP, NLA TA
Targets	Landowners
Content	<ul style="list-style-type: none"> Interview canvas + ODK tools

8.2.3.2 Analysis of results and mapping activities

Activity	Analysis of results and mapping activities
Date and duration	10 days
Number of participants	5
Participants	MLNR, MoA, MLGRD, UNZA, OVP, NLA TA

Content	<ul style="list-style-type: none"> ▪ Analysis of results of the field work ▪ Combination with results with data already collected ▪ Statistical analysis ▪ Mapping of study area ▪ Cadastral map preparation
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8.2.3.3 Audit report preparation

Activity	Audit report preparation
Date and duration	10 days
Number of participants	3
Participants	MLNR, MoA, MLGRD, UNZA, OVP, NLA TA
Content	<ul style="list-style-type: none"> ▪ Preparation of the audit report, including main findings, ▪ Recommendations for land tenure and proposed actions

8.2.4 *Restitution phase and stakeholder validation*

Preliminary findings will be presented in a stakeholder workshop attended by council staff, traditional representatives, civil society, and MLNR officials. Feedback was collected on sensitive issues such as boundary conflicts and land use mismatches. This process will ensure transparency and improved local ownership of the findings.

8.2.4.1 Restitution of the results

Activity	Presentation, validation and restitution workshops
Duration	1 day
Number of participants	30
Participants	MLNR, MoA, MLGRD, EUD, NLA TA
Targets	<ul style="list-style-type: none"> ▪ Sample of land owners ▪ Decision makers from ministries ▪ Local population representative ▪ Local authorities and chiefs
Content	<ol style="list-style-type: none"> 1. Presentation of the draft report to the NLA RG (Reference Group) 2. Presentation, feedback and validation at district-level, 1 day workshop for debriefing and feedback 3. Restitution of final findings and recommendations at national presentation, ½ day workshop

8.2.5 *Tools and Materials Used*

The audit relied on a suite of digital tools and materials, including:

- ODK Collect for digital survey administration.
- High-resolution satellite imagery.

- Power BI dashboards for visualization.
- GIS software for mapping parcel boundaries.
- Printed sketch maps and sensitization materials.

8.3 Timeframe

The implementation of the Mwinilunga district land audit progressed according to the established NLA operational schedule, with all preparatory, mobilisation, training, fieldwork, and analysis activities completed between September and November 2025. Introductory engagements, sensitisation, and the training of field teams were finalised on time, enabling uninterrupted field data collection from 16 October to 4 November 2025. Data processing, spatial analysis, and report drafting were completed by the end of November, culminating in the timely submission of the audit report. The remaining activity—district-level restitution and validation planned for January 2026—will conclude the audit cycle and enable formal endorsement of the findings by local and national stakeholders.

Date	Mwinilunga district	88%	Sep	Oct	Nov	Dec	Jan
01/09/2025	Introductory mission	100%					
08/09/2025	Preparation phase	100%					
07/10/2025	Official launching	100%					
08-14/10/2025	Sensitization	100%					
15/10/2025	Training of field survey team	100%					
16/10 to 04/11/2025	Field data collection	100%					
05/11/2025	Data analysis and mapping	100%					
28/11/2025	Audit report submission	100%					
27/01/2026	Restitution and validation	0%					