



EU Support to the National Land Audit in Zambia

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Activity A.3.3

LAND AUDIT IN SOLWEZI DISTRICT NORTHWESTERN PROVINCE

DRAFT LAND AUDIT REPORT

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1	EXECUTIVE SUMMARY.....	6
2	INTRODUCTION.....	8
3	BACKGROUND AND OBJECTIVES.....	9
	3.1 National context	9
	3.2 District context.....	9
	3.3 Purpose of the district land audit.....	10
	3.4 Expected use of results.....	10
4	AUDIT SCOPE AND APPROACH.....	11
	4.1 Scope of the audit	11
	4.2 Audit approach summary	11
	4.3 Limitations.....	12
5	SOLWEZI PILOT LAND AUDIT FINDINGS.....	13
	5.1 AQ1: Land tenure	14
	5.1.1 AQ1.2: Tenure type.....	15
	5.1.2 AQ1.2: Ownership document type	16
	5.1.3 AQ1.3: Occupancy and duration of ownership.....	17
	5.1.4 AQ1.4: Land owners Demographics.....	18
	5.1.5 AQ1.5: Tenure security perception.....	19
	5.2 AQ 2 : Land Tenure Status	20
	5.2.1 AQ2.1: Lease or Rent	21
	5.2.2 AQ2.2: Land Disputes and Parcel Issues	22
	5.3 AQ 3 : Land use	23
	5.3.1 AQ3.1: Current land use	24
	5.3.2 AQ3.2: Land use change analysis.....	25
	5.4 AQ 4 : Land use compliance	26
	5.4.1 AQ4.2: Compliance with lease agreements.....	27
	5.4.2 AQ4.3: Discrepancies between intended use and actual use.....	28
	5.5 AQ 5 : Customary land conversions.....	29
	5.5.1 AQ5.1:Willingness to convert	30
	5.5.2 AQ5.2:Issues in conversion processes	31

5.6	AQ 6 : Land use conversion practices	32
5.6.1	AQ6.1:Types of land use conversions observed	32
5.6.2	AQ6.2: Compliance of conversion with principles.....	32
5.7	AQ7: Quality of land administration services	33
5.7.1	AQ7.2: Council services awareness and delivery.....	34
5.7.2	AQ7.1: MLNR services awareness and delivery.....	35
5.7.3	AQ7.3: Resettlement services awareness and delivery.....	36
5.7.4	AQ7.4: Chiefs services awareness and delivery.....	37
5.8	AQ 8: Revenue collection.....	38
5.9	AQ 9: Gender and inclusion	39
5.9.1.1	AQ9.1: Gender of respondents and household heads	40
5.9.1.2	AQ9.2: Disability and vulnerable group access.....	41
5.9.1.3	AQ9.3: Youth access to land and informal markets.....	42
6	SUMMARY OF FINDINGS AND RECOMMENDATIONS.....	43
6.1	Summary of findings	43
6.1.1	Audit question 1: Land tenure	43
6.1.2	Audit question 2: Land tenure status	44
6.1.3	Audit question 3: Land use	45
6.1.4	Audit question 4 : Land use compliance	46
6.1.5	Audit question 5 : Customary land conversions	47
6.1.6	Audit question 6 : Land use conversions practices.....	48
6.1.7	Audit question 7 : Quality of Land Administration Services	48
6.1.8	Audit question 8: Revenue collection.....	50
6.1.9	Audit question 9: Gender and inclusion	50
6.2	Recommendations	52
6.2.1	Audit question 1: Land tenure	52
6.2.2	Audit question 2: Land tenure status	53
6.2.3	Audit question 3: Land use	53
6.2.4	Audit question 4 : Land use compliance	54
6.2.5	Audit question 5 : Customary land conversions	55
6.2.6	Audit question 6 : Land use conversions practices.....	55
6.2.7	Audit question 7 : Quality of land administration services.....	55

6.2.8	Audit question 8 : Revenue collection	56
6.2.9	Audit question 9: Gender and inclusion	57
6.3	Action matrix	57
7	CONCLUSION.....	62
8	APPENDIX	63
8.1	Inter-ministerial joint audit team	63
8.2	Detailed audit methodology	63
8.2.1	Preparatory Phase	63
8.2.2	Launch of the audit and community sensitization.....	64
8.2.3	Field Phase: data collection & mapping.....	65
8.2.4	Restitution phase and stakeholder validation	65
8.3	Tools and materials used.....	66
8.4	Audit implementation timeframe	66

1 EXECUTIVE SUMMARY

The Solwezi District Land Audit presents a consolidated overview of land tenure, land use, governance, service delivery, and inclusion across state land areas sampled for the audit. The findings highlight strong residential dominance, high land-use stability, limited documentation, weak tax compliance, and persistent service-delivery and coordination gaps.

Residential land accounts for the overwhelming share of parcels, followed by small proportions of agricultural, commercial, and mixed-use parcels. Land use remains highly active (88–100% across most categories), with very limited subdivision and minimal land-use change. Nearly all parcels retain their original use, with 96% reporting no transition. Where change occurs, it is primarily driven by commercial investment (17%) and infrastructure development (13%), while household-level factors such as inheritance and settlement expansion drive change within residential areas.

Compliance with land-use conditions is high at 92%, particularly among residential (92%) and agricultural parcels (97%). Commercial parcels demonstrate moderate compliance (79%), while religious land shows inconsistent adherence (50–50 split). Despite this generally strong compliance, awareness of the land-use change procedure is low at 19%, and only 41% of reported changes were authorised.

Tenure documentation remains limited, with a notable share of landholders lacking formal records or holding outdated or incomplete documents. Nevertheless, perceived tenure security is strong across demographic groups. Rental patterns exist but remain secondary, with informal arrangements dominant and limited written agreements. Disputes occur but at relatively low intensity, with most resolved informally through family or community systems.

Revenue collection is extremely weak. A total of 83% of landholders do not pay any land-related charges, with ground rent and property rates contributing only marginally (2–7%). This points to limited enforcement, low awareness, and fragmented revenue administration between Council and MLNR.

Gender and inclusion patterns are mixed. Women represent 40% of owners and report strong perceptions of equal land access (92%). Persons with disabilities represent 4% of owners, with 80% reporting equal access but facing practical barriers in service access. Youth ownership is low at 10%, with challenges predominantly linked to infrastructure and service delivery, notably water and road access.

Main Conclusions

- Solwezi's land environment is dominated by stable, residential patterns with minimal change, but

limited documentation and low procedural awareness constrain formal compliance.

- High compliance with land-use regulations contrasts with low awareness of legal processes and weak authorisation practices.
- Service-delivery performance is uneven across institutions, with very low awareness and usage for most Council, MLNR, Resettlement, and Chief-related services.
- Revenue mobilisation is critically low, with non-payment at 83%, undermining the district's capacity to plan and service growing settlements.
- Gender equality perceptions are strong, but youth and disabled groups remain underrepresented and face service-related barriers.
- Institutional fragmentation continues to affect enforcement, data consistency, and coordinated land-use planning.

Strategic recommendations

- Strengthen service awareness and streamline procedures for documentation, land-use change, and dispute resolution.
- Modernise and digitise revenue collection systems, linking parcel IDs with payment records and enforcing compliance.
- Improve coordination between MLNR, MLGRD, Council, and traditional authorities through structured data-sharing and joint planning mechanisms.
- Expand land-use monitoring, including GIS-based compliance tools and periodic audits.
- Implement targeted inclusion measures for women, youth, and persons with disabilities, reducing procedural and cost barriers.

2 INTRODUCTION

The Solwezi District 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 in collaboration with the Ministry of Lands and Natural Resources (MLNR) and the Ministry of Local Government and Rural Development (MLGRD). This audit forms part of the National Land Audit (NLA) framework, which seeks to generate reliable, spatially referenced land information to support land governance reforms, improve service delivery, and strengthen transparency in Zambia's land administration system.

Solwezi, one of Zambia's fastest-growing districts, is shaped by rapid urbanisation, mining-driven expansion, and the proliferation of unplanned and peri-urban settlements. As the district continues to expand outward from the mining and commercial core, pressure on land administration systems has intensified. Documentation gaps, inconsistent subdivision practices, limited formal planning control, and weak revenue mobilisation have contributed to administrative fragmentation and uneven service delivery.

The Solwezi audit was undertaken to clarify the current tenure and land-use situation across sampled state land areas. Its primary objectives are to:

- Establish a verified baseline on tenure types, documentation, occupancy, and ownership characteristics.
- Assess current land use, land-use stability, and patterns of subdivision and change.
- Evaluate compliance with lease conditions, zoning requirements, and administrative procedures.
- Examine the functionality and accessibility of land-administration services provided by Council, MLNR, Resettlement, and traditional authorities.
- Identify key gaps, challenges, and opportunities for improved governance, revenue mobilisation, and service delivery.
- Assess inclusiveness in terms of gender, disability, and youth access to land and related services.

The audit applies the standardised NLA methodology—combining ODK-based field surveys, parcel-level GIS mapping, administrative record checks, and structured stakeholder validation. This integrated approach ensures both quantitative rigour and operational relevance for institutions managing land at district level.

The results presented in this report are intended to inform Solwezi District Council, MLNR, MLGRD, and other stakeholders on priority areas for institutional strengthening, planning updates, regulatory enforcement, and procedural reforms. The Solwezi audit provides an evidence-based foundation for improving land governance and contributes to the refinement of methods for nationwide rollout of the NLA urban and peri-urban audit model.

3 BACKGROUND AND OBJECTIVES

3.1 National context

Zambia continues to undergo rapid demographic, economic, and spatial transformation. Urbanisation is accelerating, driven by population growth, internal migration, and expanding economic activity in mining, agriculture, and services. These dynamics place increasing pressure on land governance systems, which must balance traditional tenure arrangements with statutory processes, manage rising demand for land, and ensure transparent, predictable service delivery.

National land administration remains characterised by dual tenure—customary and state land—administered by traditional authorities and the Ministry of Lands and Natural Resources (MLNR). Despite recent progress, including digitalisation efforts through ZILMIS and the National Spatial Data Infrastructure (NSDI), challenges persist around documentation, boundary accuracy, coordination between institutions, and systematic land records management.

The National Land Audit (NLA) was developed in response to these national priorities. By combining field surveys, GIS mapping, administrative record verification, and service assessments, the NLA provides a structured, evidence-based approach for understanding how land is occupied, used, managed, and administered across urban, peri-urban, and rural contexts. The Solwezi District audit forms part of this national initiative and contributes to establishing a consistent, scalable framework for improving land governance across Zambia.

3.2 District context

Solwezi District, located in North-Western Province, is one of the fastest-growing districts in Zambia, shaped by large-scale mining development, inward migration, and rapid peri-urban expansion. Growth radiates outward from the mining and commercial core toward surrounding settlements, resulting in dynamic land-use patterns, densification, and emerging informal development fronts. Demand for residential land continues to rise, while commercial and service infrastructure struggles to keep pace.

Land administration in Solwezi 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 Solwezi District Land Audit aims to generate a reliable, spatially referenced dataset on tenure, land use, compliance, service delivery, and inclusion across sampled parcels in state land. Its purpose is to provide a clear and verifiable baseline that supports district authorities and national institutions in improving land administration and planning.

The specific objectives of the audit are to:

- **Identify tenure categories**, documentation types, and ownership characteristics.
- **Assess land-use distribution**, activity levels, subdivision patterns, and land-use changes.
- Evaluate **compliance with lease** and planning conditions and identify unauthorised activities.
- Examine access to **land-administration services** and levels of user satisfaction.
- Record demographic and inclusion-related indicators, including **gender, youth, and disability**.
- Provide evidence to guide **reform**, service improvement, and coordinated land governance.

This audit follows the standard NLA methodology, ensuring comparability with other districts and contributing to the creation of a unified national land information framework.

3.4 Expected use of results

The results of the Solwezi land audit are intended to support:

- **District planning and service delivery** by providing up-to-date land-use and settlement information to guide infrastructure investments, zoning updates, and regulatory enforcement.
- **Improved land administration practices** through clearer understanding of documentation gaps, compliance challenges, and institutional performance.
- **Revenue mobilisation** via identification of rateable properties, improved billing accuracy, and targeted enforcement strategies.
- **Policy development and institutional reform**, enabling MLNR, MLGRD, and the District Council to address systemic constraints such as weak coordination, low public awareness, and incomplete land records.
- **Inclusiveness strategies**, ensuring that women, youth, and persons with disabilities have equitable access to land and services.
- **National-scale land governance improvements**, as Solwezi contributes data and lessons that strengthen the rollout of the NLA across Zambia.

Overall, the audit provides decision-makers with the information required to enhance land governance, support orderly urban growth, and improve transparency and accountability in land administration systems.

4 AUDIT SCOPE AND APPROACH

4.1 Scope of the audit

The Solwezi District Land Audit was conducted in selected state-land areas representing the district's rapidly expanding peri-urban environment. These areas exhibit mixed tenure situations, emerging informal development, active residential expansion, and pockets of commercial growth influenced by mining-driven migration and urbanisation. The audit focused on parcels within legally demarcated state land, excluding customary land except where survey respondents reported interactions, disputes, or conversion intentions involving customary authorities.

The audit assessed all nine Audit Questions of the National Land Audit Framework, covering:

- Land tenure and documentation
- Tenure status, rental arrangements, and disputes
- Current land use, activity, and subdivision patterns
- Land-use change and drivers
- Compliance with lease, planning, and use conditions
- Customary-to-state land conversion practices
- Quality and accessibility of land administration services
- Revenue collection performance
- Gender, youth, and disability inclusion in land access

The audit period in Solwezi spanned **September to November 2025**, with district-level restitution planned for **January 2026**.

4.2 Audit approach summary

The audit applied the standardised methodology developed under the National Land Audit (NLA), ensuring comparability with other districts such as Rufunsa and Lusaka. The approach combined:

- **Field data collection:**
 - ODK-based household and parcel surveys, capturing georeferenced information on tenure, documentation, land use, services, disputes, perceptions, and inclusion indicators.
 - Interviews conducted with owners or knowledgeable household representatives.
- **Spatial and administrative records review:**
 - GIS mapping of parcel boundaries, land use, subdivisions, and land-use changes.
 - Cross-checking documentation types, dispute histories, and revenue records from Council and MLNR offices.
 - Verification of settlement patterns using satellite imagery and cadastral overlays.
- **Data analysis and visualisation:**
 - Integration of survey data, administrative records, and spatial layers into Power BI dashboards.

- Statistical modelling to extrapolate sampled findings to district-level patterns.
- **Stakeholder validation:**
 - Engagement with Council, MLNR, Resettlement, and traditional authorities to review preliminary findings.
 - Clarification of anomalies such as boundary dispute clusters, undocumented parcels, and mismatches between recorded and actual land uses.

This mixed-method approach enabled both quantitative accuracy and qualitative validation, ensuring that findings reflect actual land-governance conditions in Solwezi.

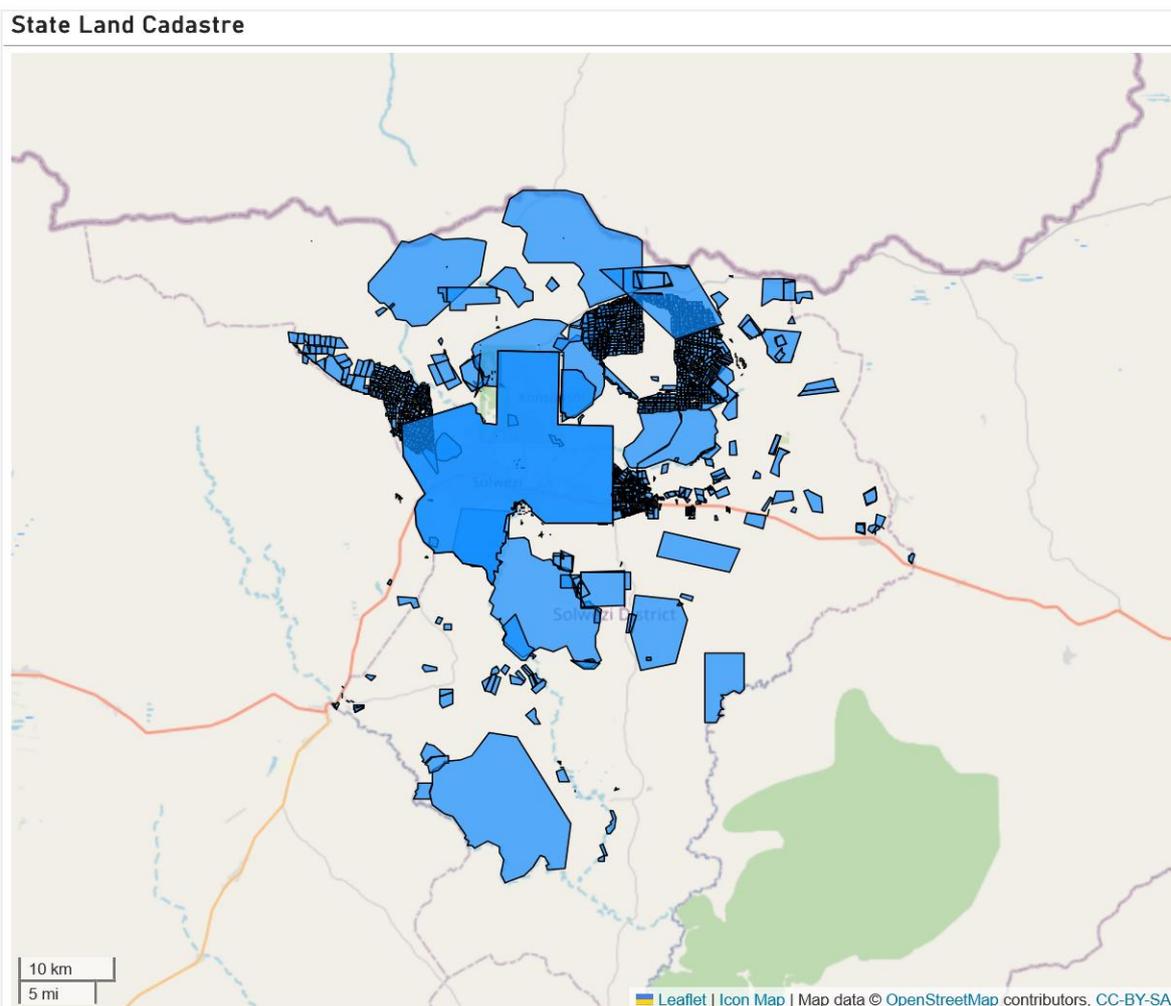
4.3 Limitations

The Solwezi 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 by 42% of owners, reducing the depth of analysis on tenure forms and acquisition histories.
- High proportion of respondents unaware of procedures, especially for land-use change (81%), which limits interpretation of administrative compliance behaviours.
- 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 SOLWEZI PILOT LAND AUDIT FINDINGS

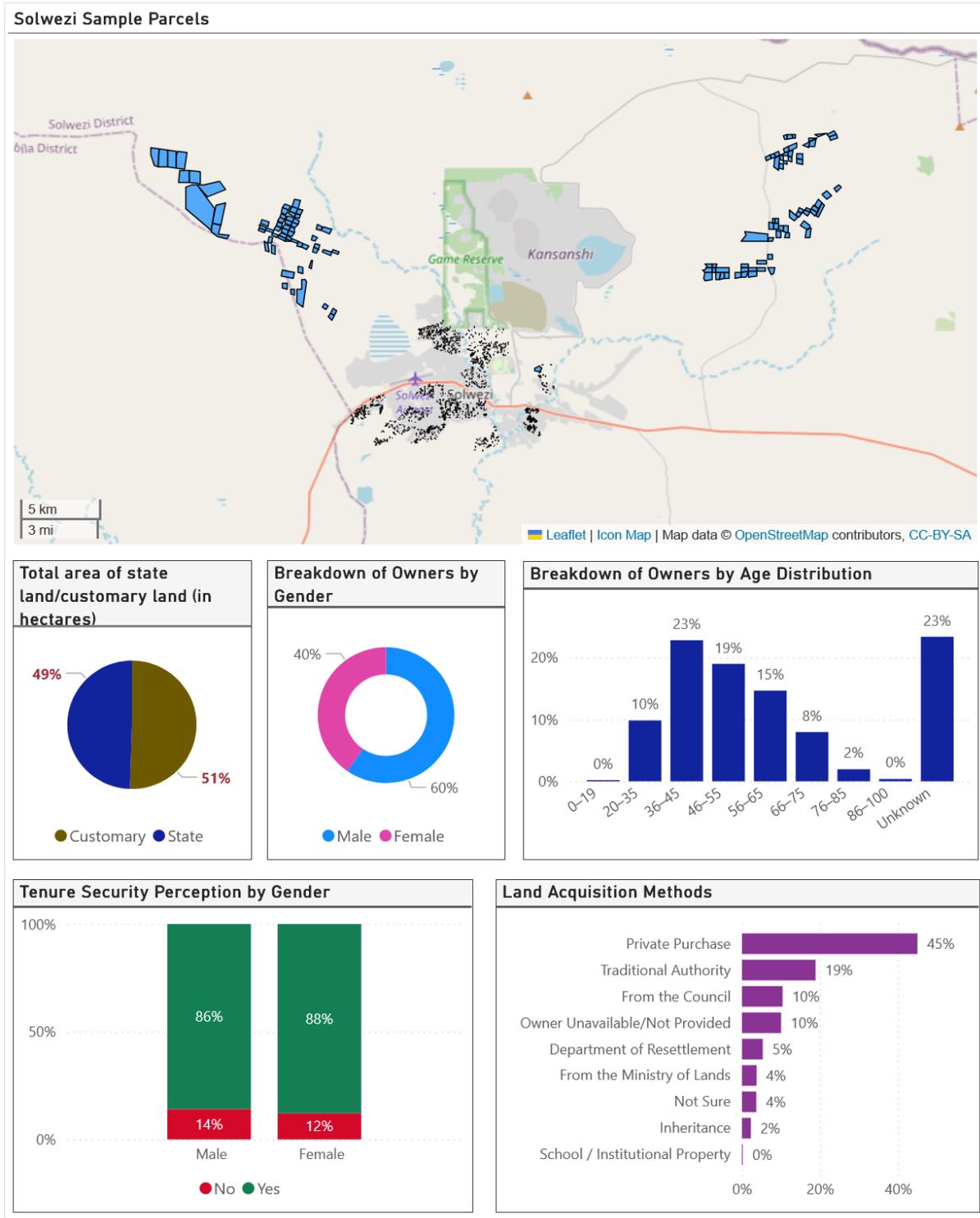


Solwezi District Key Observations

- Occupancy is extremely high, with **most parcels active** and held **long term**.
- Women make up **~40% of owners** and show **strong land-access confidence**, especially under **customary tenure**.
- Disabled owners (~6%) mostly feel **secure**, but face **greater service-related barriers**.
- Youth ownership is only ~10%, reflecting **limited generational access**.
- Residential use dominates at **~85%**, with agricultural and mixed-use far lower.
- Land-use change is minimal (~2%), mostly **post-2020** and tied to **infrastructure and commercial shifts**.
- Compliance is high (~90–92%), though **procedural knowledge is limited**.
- Boundary disputes dominate (95–100%), many **unresolved** and handled **informally**.
- **Water and road access** are the most common challenges.
- Service usage is **low**, with quality mainly **Good–Fair** and rarely **Excellent**.
- Tax compliance is **very weak**, with **~83% not paying** land-related taxes.

5.1 AQ1: Land tenure

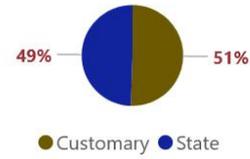
Question: What is the area and location of state land and customary land?



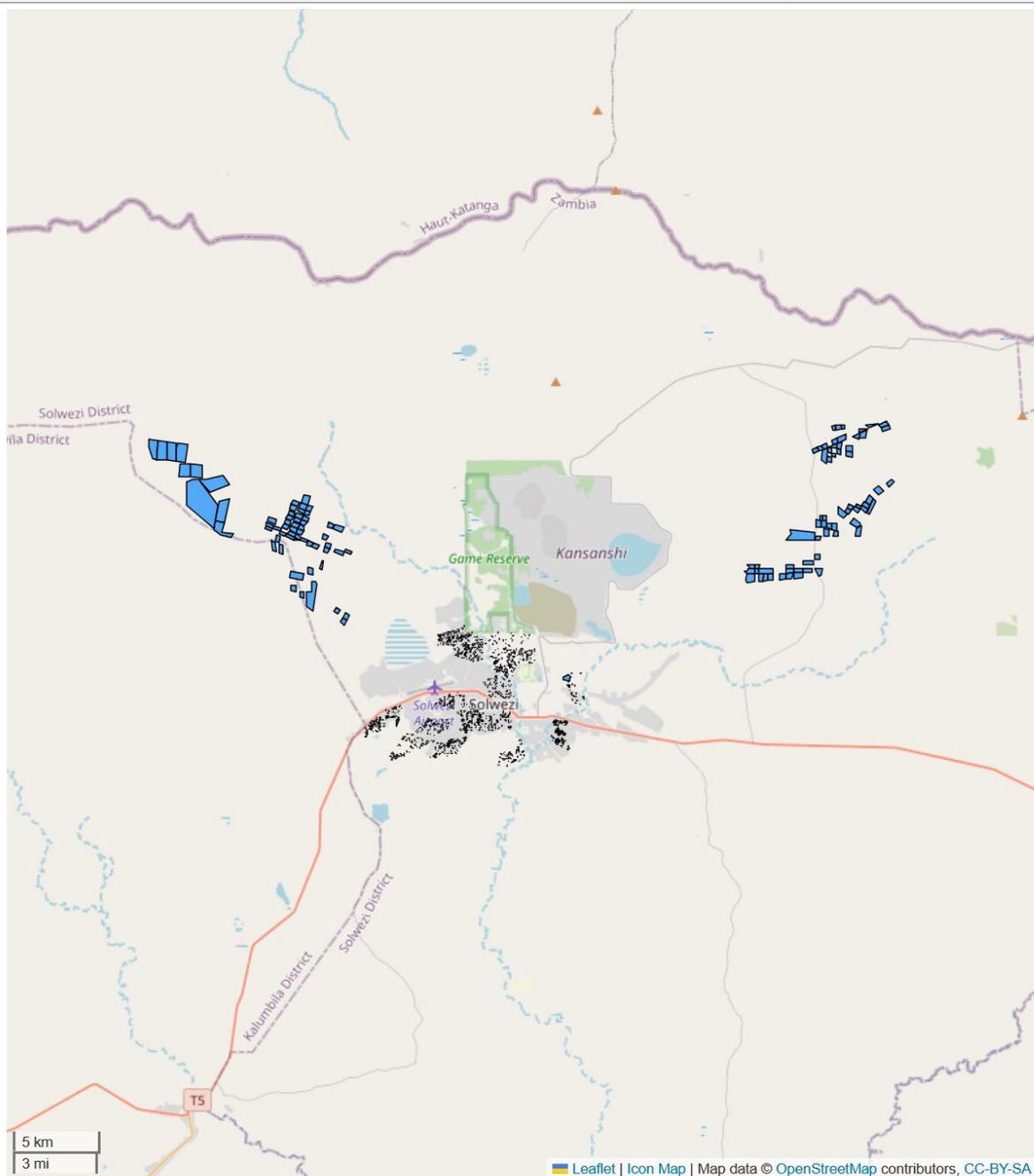
5.1.1 AQ1.2: Tenure type

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)



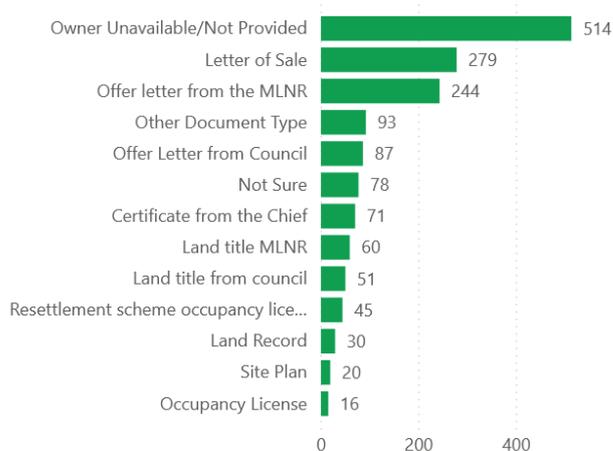
Solwezi Sample Parcels



5.1.2 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 highest at **514**, indicating major documentation gaps.
- Letters of Sale (**279**) and MLNR Offer Letters (**244**) are the main semi-formal proof sources.
- Official documents are fewer, with **71 Certificates from the Chief**, **60 Council Titles**, and **51 MLNR Titles**.
- "Not Sure" (**78**) suggests uncertain documentation.
- Site Plans (**20**) and Land Records (**30**) appear in smaller numbers.

Land Acquisition Methods



Key Observations

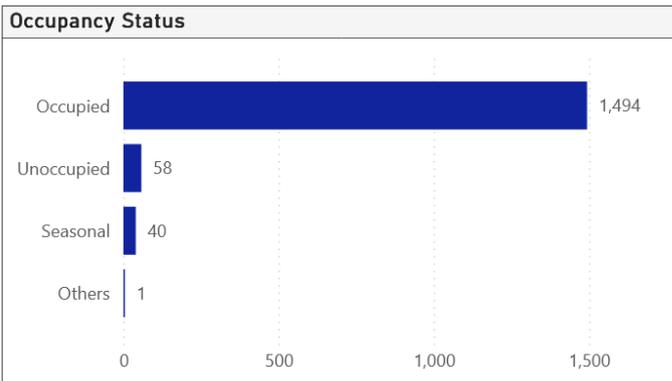
- Private Purchase dominates at **708**, showing market-based access.
- Traditional Authority allocations (**298**) remain influential locally.
- Council allocation (**165**) is moderate, with **159** cases unclear.
- Ministry-related sources, including Resettlement (**85**) and Lands (**60**), are limited.
- Inheritance (**37**) is infrequent.
- Court or employer-based allocation is almost nonexistent.

Ownership Document Type

The data indicates significant gaps in formal documentation, with many properties lacking verified records. Semi-formal documents like letters of sale are common, while official titles are comparatively rare. Acquisition is largely through private purchase, followed by customary and council routes. Uncertainty remains for a notable share of properties, and administrative or court-based channels are very limited, illustrating a system where ownership exists widely but is weakly formalised.

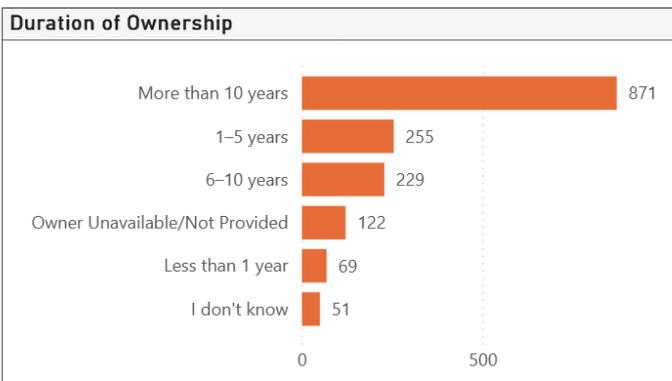
5.1.3 AQ1.3: Occupancy and duration of ownership

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.



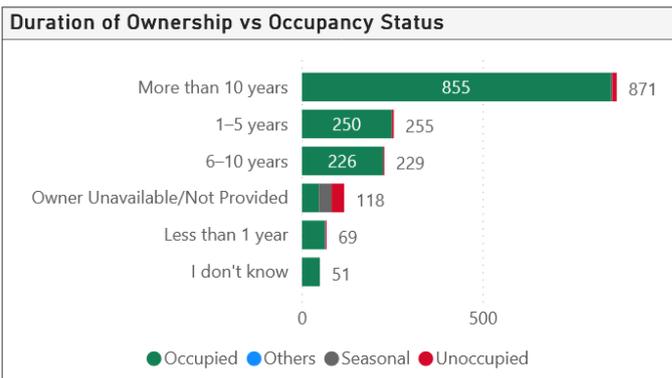
Key Observations

- Occupied properties are dominant at **1,494**, reflecting very high utilisation.
- Unoccupied parcels are few at **58**, and seasonal use is limited at **40**.
- Only **1** property is classified as Other, showing that atypical occupancy cases are almost nonexistent.



Key Observations

- Long-term ownership over **10 years** leads with **871**, demonstrating notable residential stability.
- Ownership of **1-5 years** accounts for **255**, followed by **6-10 years** with **229**.
- Short-term ownership under **1 year** appears in only **69** cases.
- **51** respondents do not know duration.



Key Observations

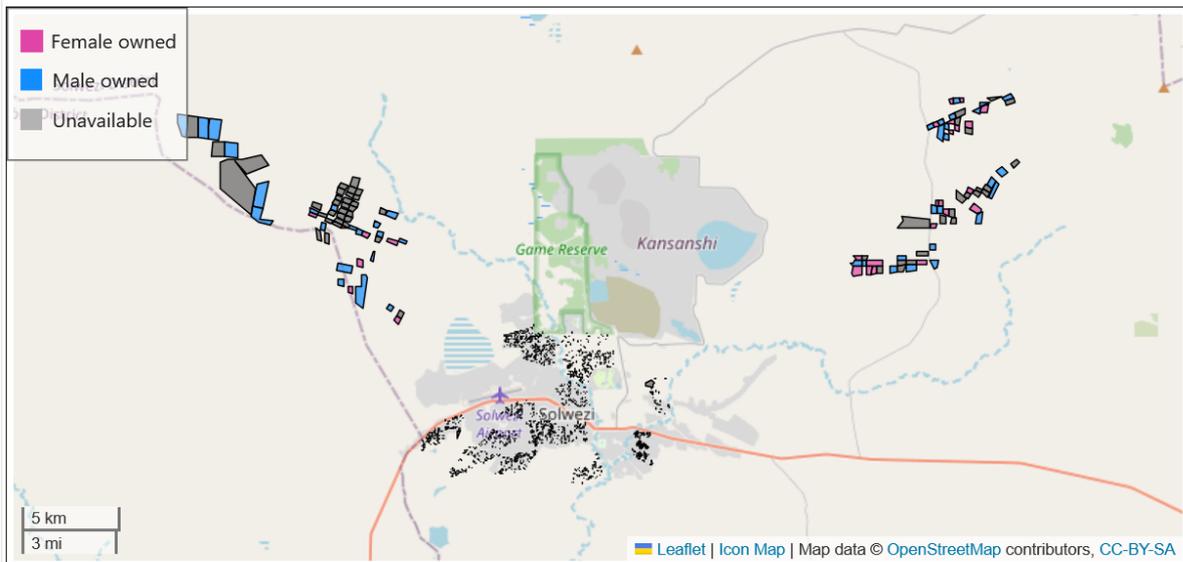
- The majority of long-term owners remain resident, with **855** properties occupied for over 10 years.
- Moderate occupancy appears among **1-5 year** owners at **250**, and **6-10 year** owners at **226**.
- Properties lacking ownership clarity show higher uncertainty.

Occupancy and Duration of Ownership

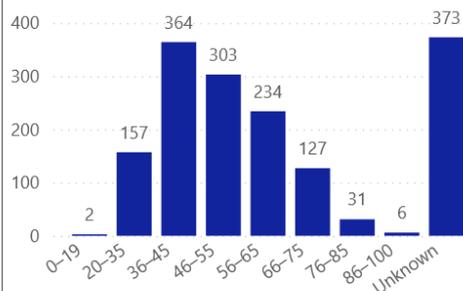
Occupancy is exceptionally high, with nearly all parcels actively used, while unoccupied and seasonal properties form a minimal portion. Ownership trends indicate a stable landholding base, with over half of owners having retained their parcels for more than ten years. Analysis of occupancy against ownership duration shows that long-term owners are far more likely to be resident, supporting a pattern of sustained occupancy and long-term attachment to property rather than transient or speculative use.

5.1.4 AQ1.4: Land owners Demographics

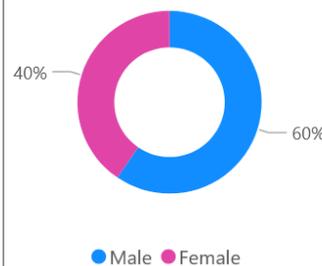
This sub-indicator provides demographic analysis of landowners including gender distribution, age profiles, marital status, education levels, and disability representation. These demographics are crucial for understanding equity in land access.



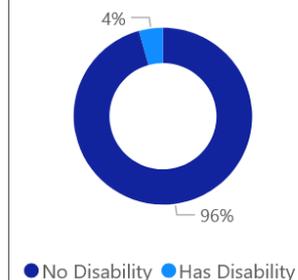
Breakdown of Owners by Age Distribution



Breakdown of Owners by Gender



Breakdown of Owners by Disability Status



Key Observations

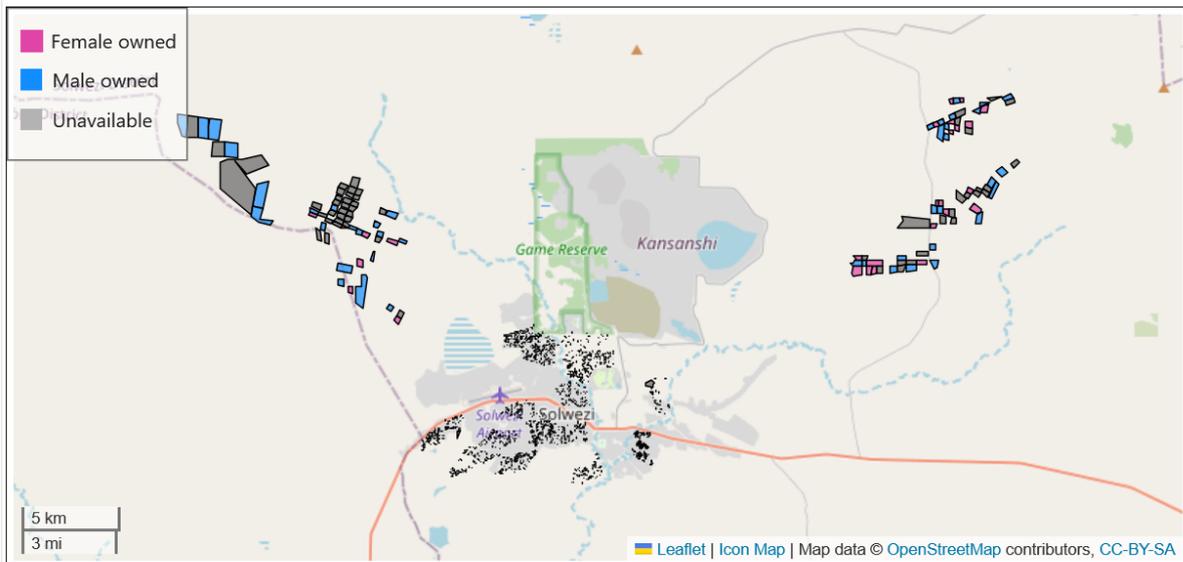
- Male ownership stands at **60%**, with female ownership at **40%**, indicating noticeable gender imbalance.
- Disability representation remains low at **4%**, with **96%** reporting no disability.
- Ownership is concentrated in the **36–65** age range, with **364** in 36–45 and **303** in 46–55.
- Very few owners are below **20** or above **85**.
- A significant number (**373**) are recorded as Unknown, showing substantial age data gaps.

Owner Demographics

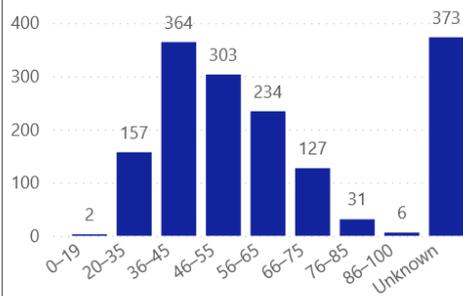
Ownership is predominantly held by men, though women represent a substantial share at **40 percent**. Disability disclosure is limited, with only a small minority reporting any disability. Age distribution shows a mature ownership base concentrated between ages **36 and 65**, while very young and very elderly ownership is rare. The large number of unknown age entries reduces demographic clarity and signals a need for improved data completeness.

5.1.5 AQ1.5: Tenure security perception

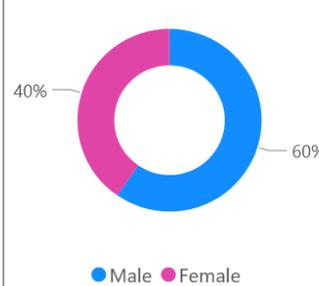
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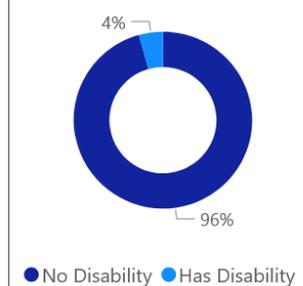
Breakdown of Owners by Age Distribution



Breakdown of Owners by Gender



Breakdown of Owners by Disability Status



Key Observations

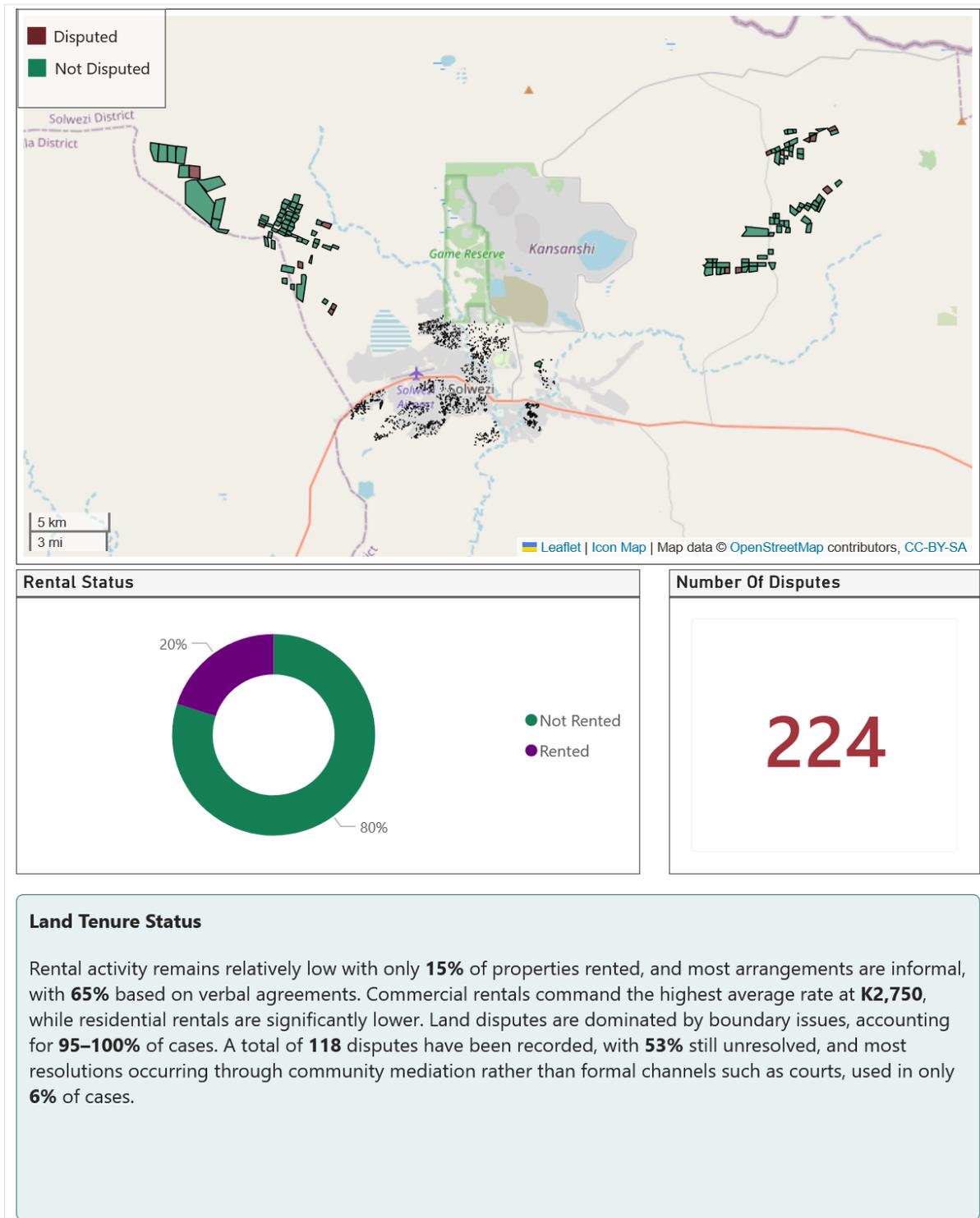
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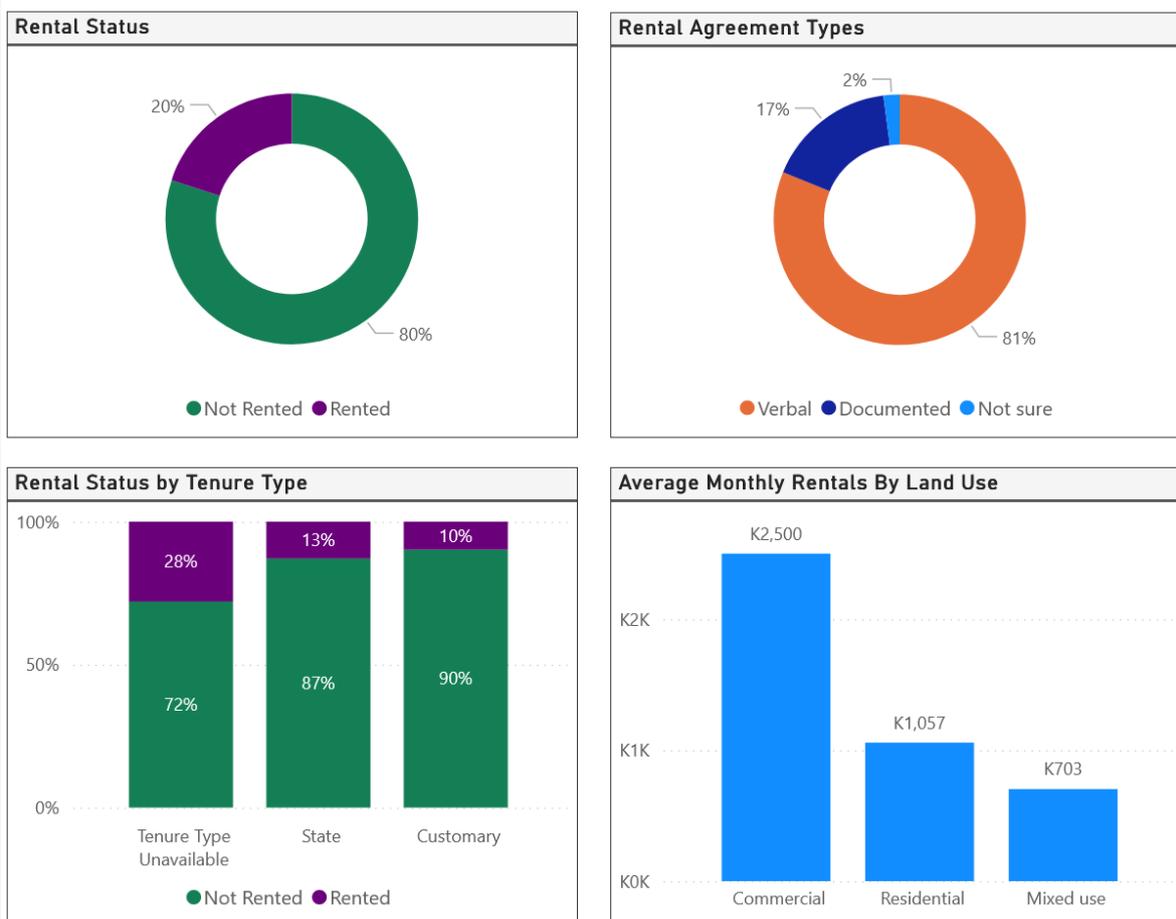
5.2 AQ 2 : Land Tenure Status

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



5.2.1 AQ2.1: 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

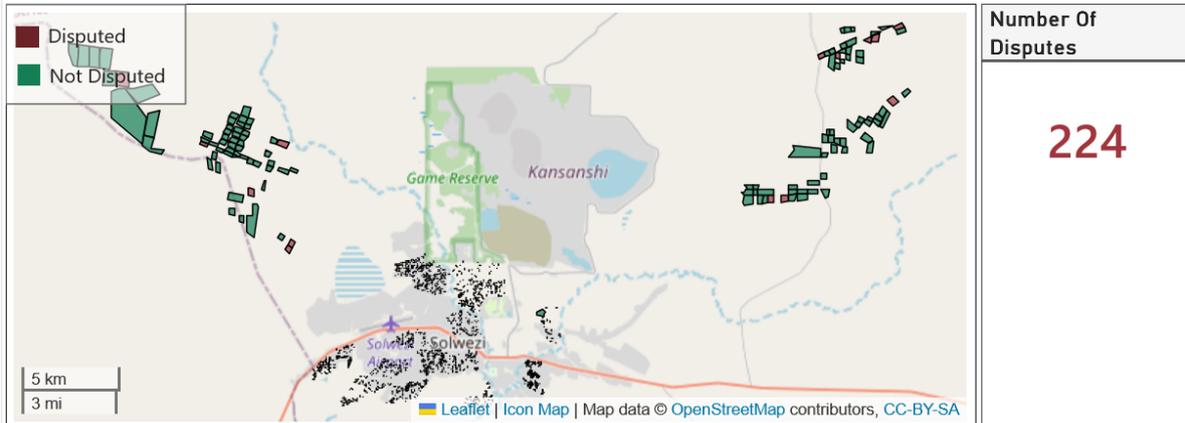
- Only **20%** of properties are rented, showing low rental activity.
- Verbal agreements dominate at **81%**, with documented contracts at **17%**.
- Commercial properties command the highest average rental at **K2,750**, compared to **K1,057** for residential and **K703** for mixed-use.
- Rental is most common where tenure type is not specified (**28%** rented), while State and Customary tenure remain predominantly owner-occupied (**87–90% not rented**).

Lease or Rent

Renting remains limited, with only one in five properties leased out. Most rental arrangements rely on verbal agreements rather than formal contracts, revealing a low degree of regulatory formality. Commercial properties achieve substantially higher rental values than residential or mixed-use properties. Renting is more frequent where tenure type is unclear, while State and Customary tenure properties are largely owner-occupied, showing strong owner retention and low turnover in those categories.

5.2.2 AQ2.2: Land Disputes and Parcel Issues

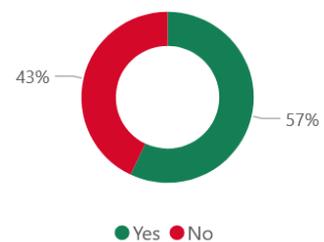
This sub-indicator documents the prevalence, types, and resolution mechanisms of land disputes. It examines boundary conflicts, ownership disputes, inheritance issues, and identifies mapping irregularities that contribute to disputes.



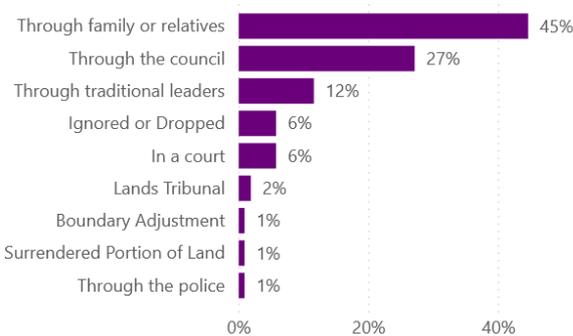
Key Observations

- Boundary disputes dominate at **94–100%**.
- A total of **224** disputes have been recorded.
- **43%** have been resolved, while **57%** remain unresolved.
- Family and community mediation resolves **45%** of cases, followed by council intervention at **27%**.
- Formal avenues such as courts, police, and tribunals are used in **1–6%** of cases.

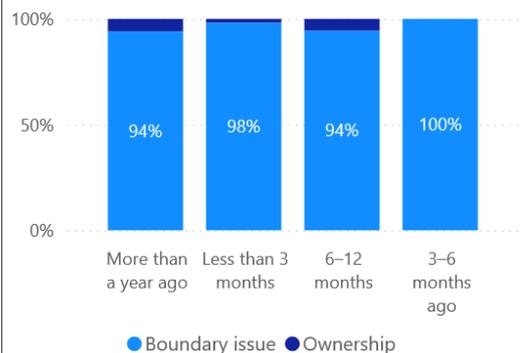
Land Dispute Resolution Distribution



Land Dispute Resolutions by Methods



Frequency of Disputes

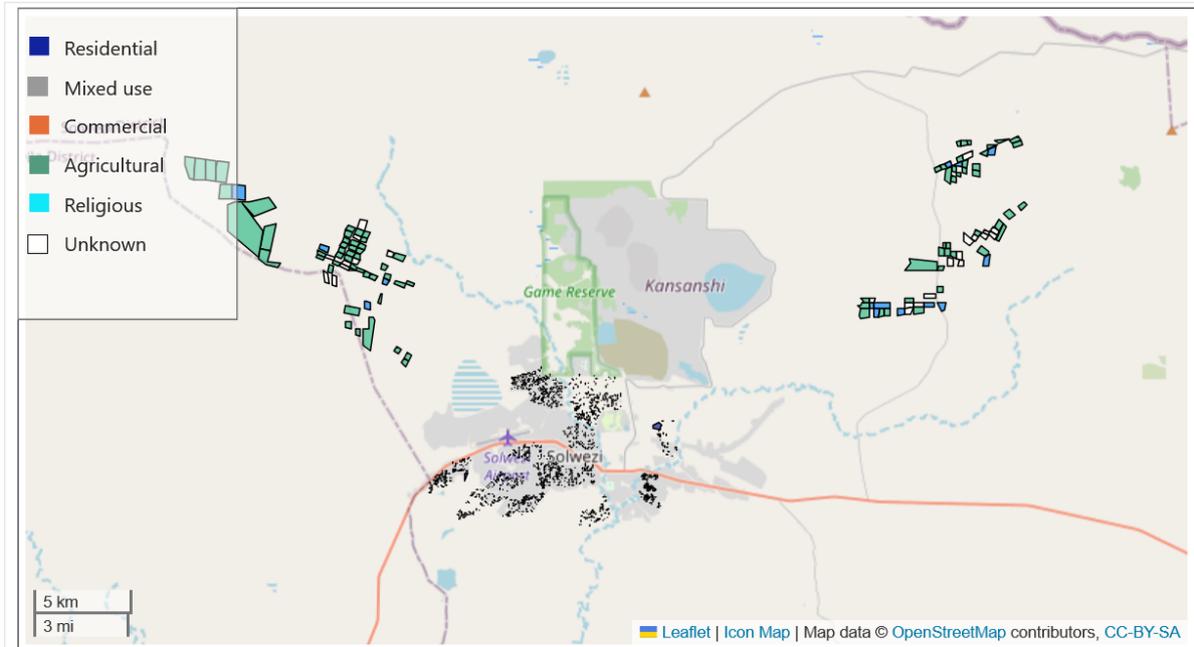


Land Disputes and Parcel Issues

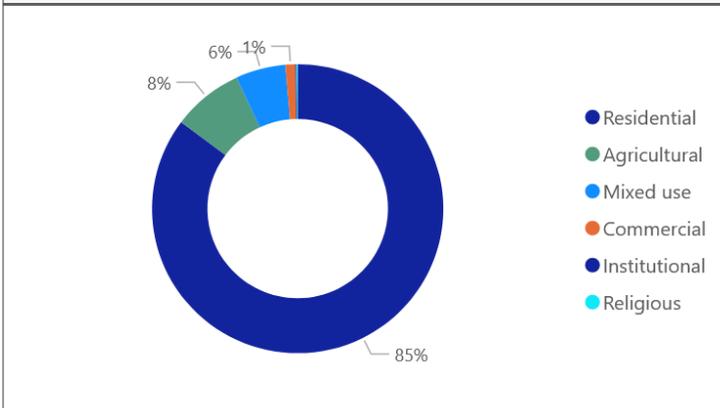
Boundary conflicts overwhelmingly account for nearly all disputes, confirming that parcel demarcation is the principal source of disagreement. Just under half of recorded cases have been resolved, leaving a persistent backlog of unsettled conflicts. Most disputes are settled informally through family or community mediation, while formal legal processes are rarely utilised, indicating limited reliance on institutional dispute mechanisms.

5.3 AQ 3 : Land use

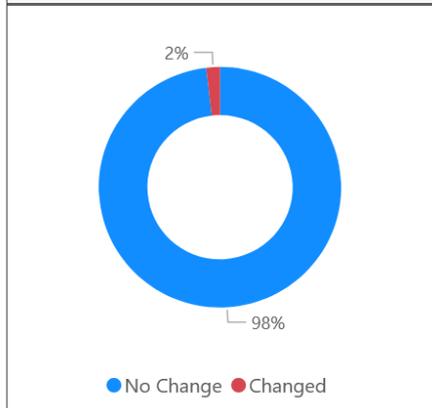
Question: What is the area and location of various current land usages?



Current Land Use Distribution



Frequency of Land Use Changes



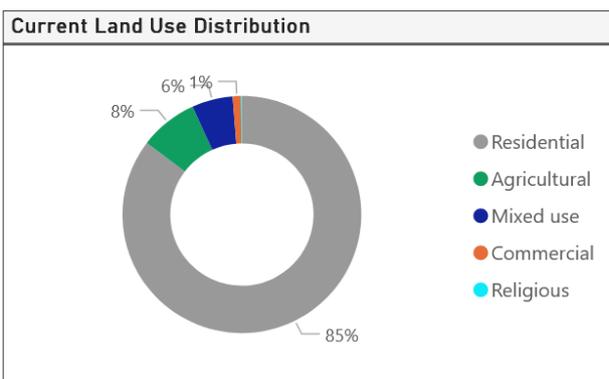
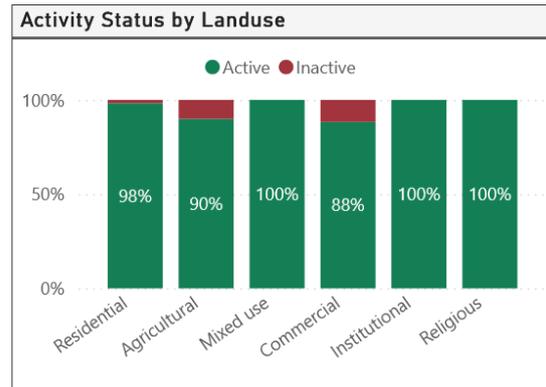
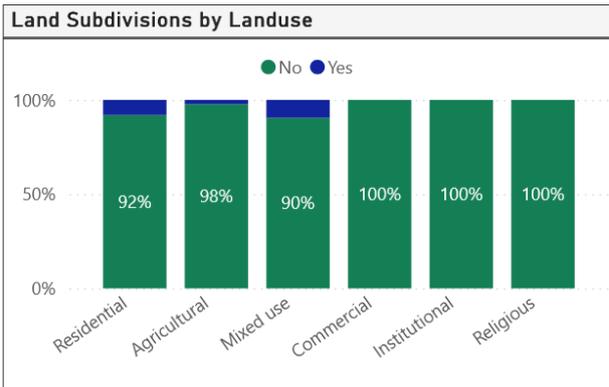
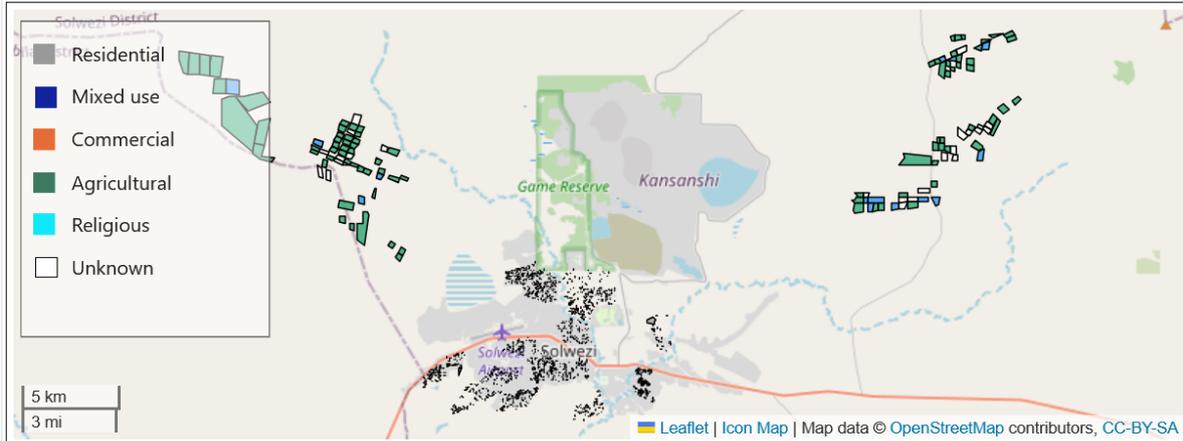
Land Use

Land use is mainly residential at **70%**, with very high utilisation across categories (**93–100%** active). Subdivision is limited, with only **8%** of residential parcels subdivided and minimal change in other uses, showing a stable land pattern.

Almost all parcels retain their original use, with **96%** showing no change. Where shifts occur, they are driven mostly by commercial investment (**17%**) and infrastructure development (**13%**), along with residential family-based changes rather than large-scale reallocation.

5.3.1 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.



Key Observations

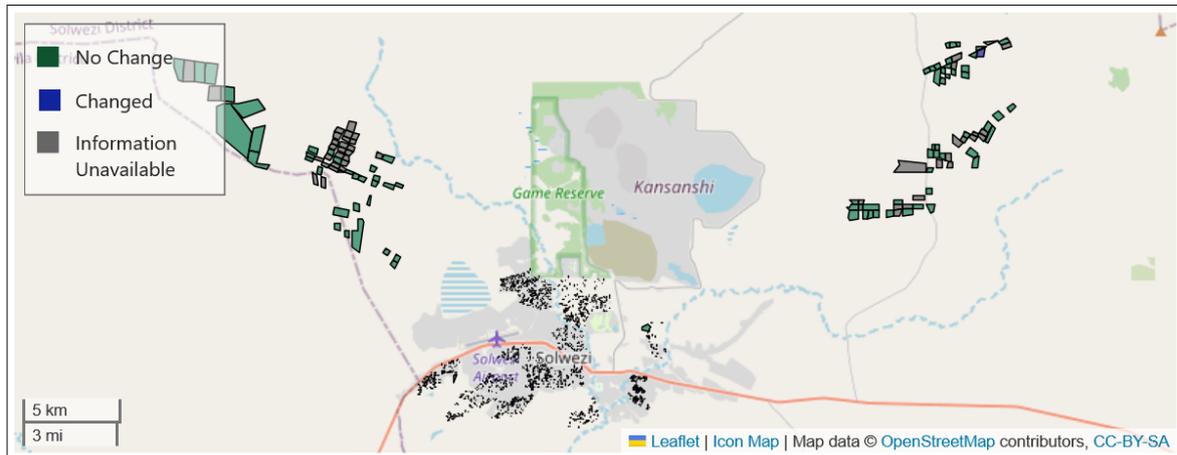
- Residential land dominates at **85%** of parcels.
- Agricultural land accounts for **8%**, while commercial stands at **1%**.
- Activity levels are very high, with **88–100%** of properties active across all use types.
- Subdivision is limited overall, highest in residential and mixed use areas at **8% - 10%**, while other uses show **0–2%** subdivision.

Current Land Use

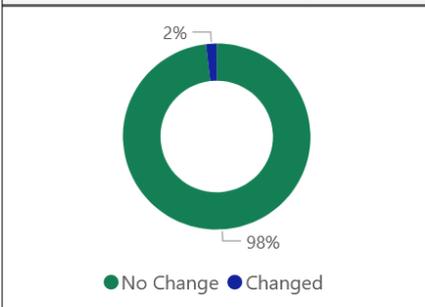
Land use is strongly residential, with most parcels actively utilised. Agricultural and commercial parcels form a small proportion, yet remain consistently active. Subdivision is uncommon and mainly occurs in residential areas, while other land uses exhibit minimal division, indicating a concentrated and stable settlement pattern.

5.3.2 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.



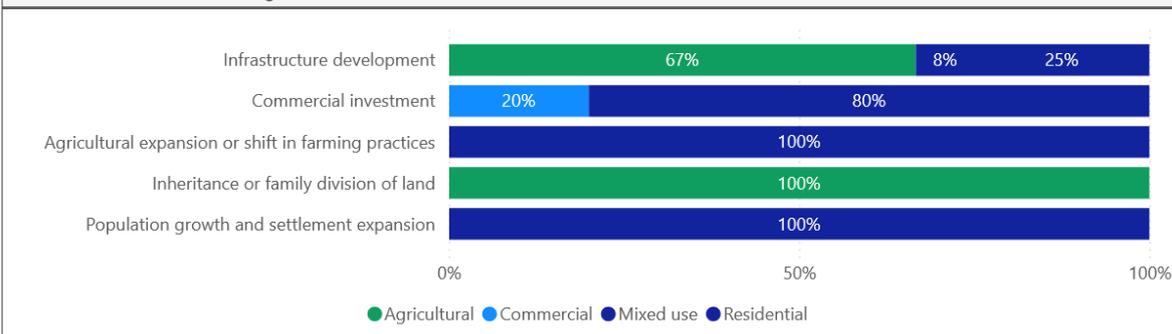
Frequency of Land Use Changes



Key Observations

- Land use remains unchanged for **96%** of parcels.
- Only **4%** show any recorded change.
- Infrastructure development drives **13%** of changes.
- Commercial investment accounts for **17%** of changes.
- Other drivers, including inheritance and settlement growth, occur only within residential areas.

Drivers of Land Use Change

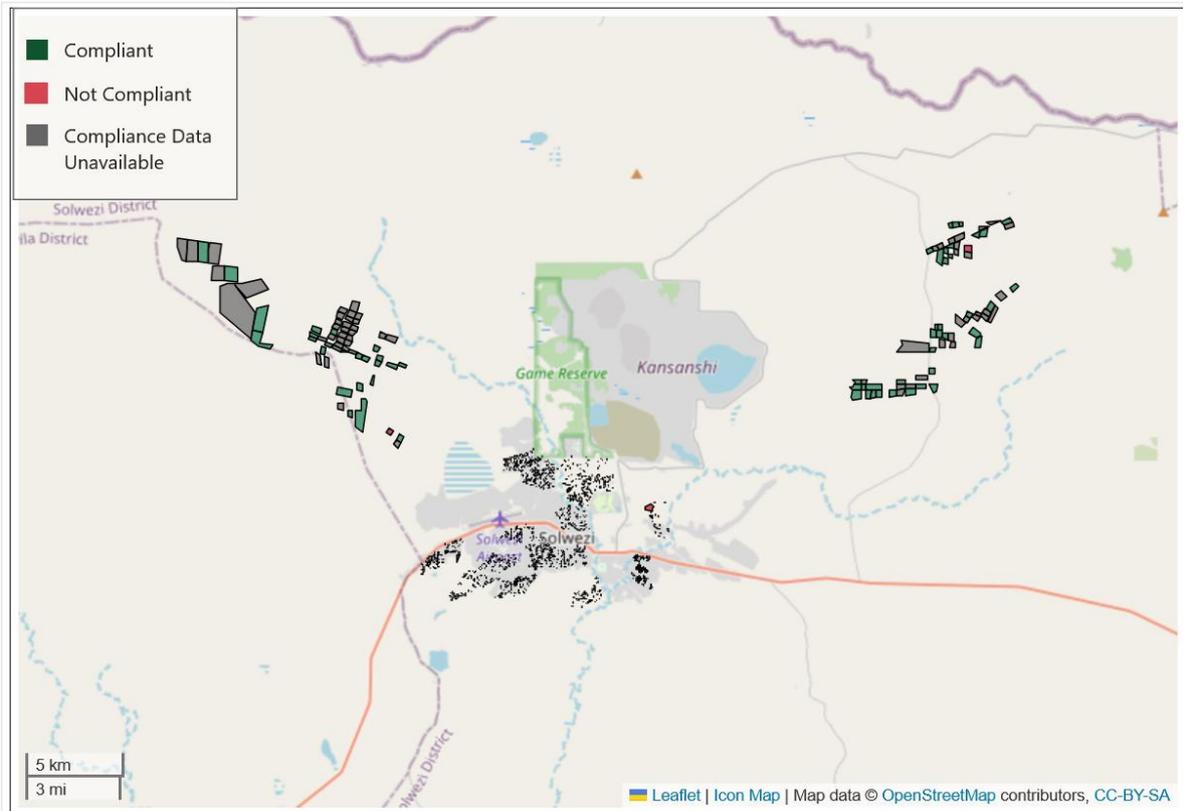


Land Use Change Analysis

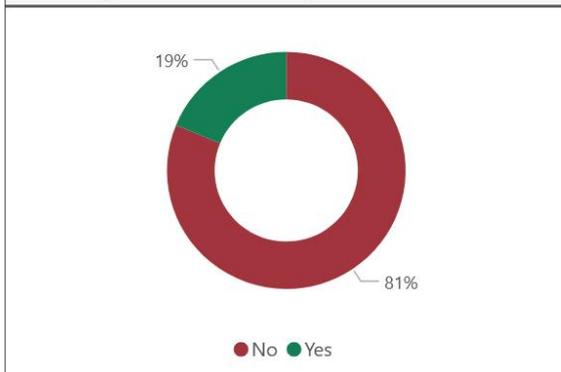
Land use has remained largely stable, with the vast majority of parcels showing no transition. The few observed changes are mainly driven by commercial investment and infrastructure improvement. Other triggers—such as inheritance, family land division, and settlement expansion—appear only in residential contexts, suggesting that change is mostly shaped by household and community factors rather than broad shifts in agricultural or commercial land use.

5.4 AQ 4 : Land use compliance

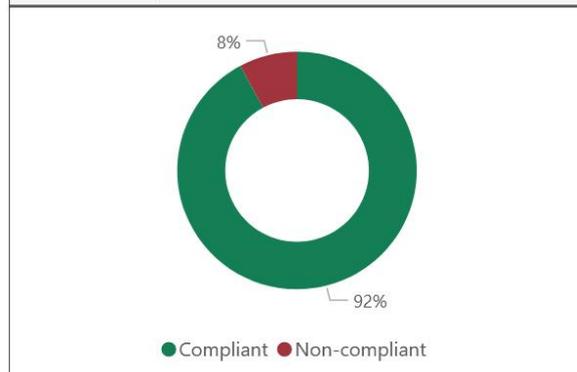
Question: Does current land use of titled land match lease conditions / planning?



Knowledge of Land Use Change Procedure



Landuse Compliance Rate

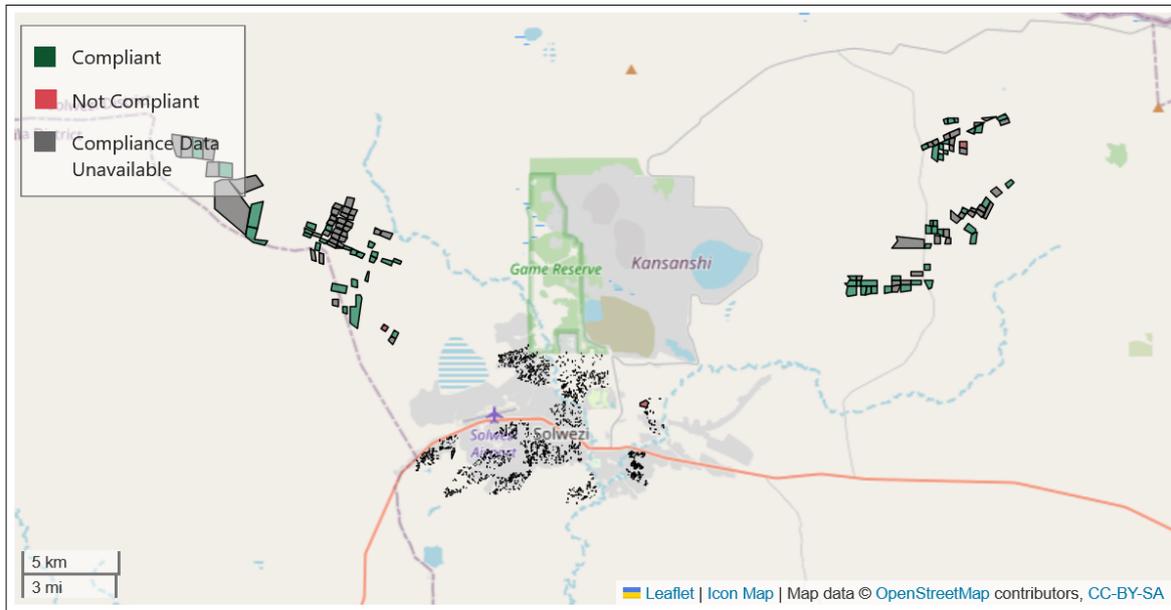


Land Use Compliance

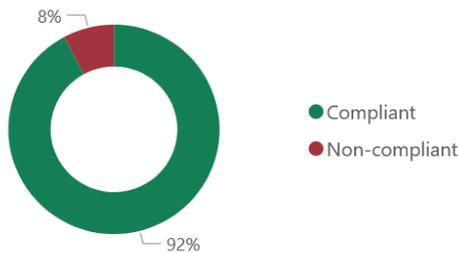
Compliance is **90%**, driven by Residential (**92%**) and Agricultural (**94%**), while Commercial is **82%**. Religious land is **50%**. Document alignment is **90%**, but only **18%** had authorisation and **70%** lack awareness. Post-2020 changes mainly result from commercial, inheritance, and settlement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

5.4.1 AQ4.2: Compliance with lease agreements

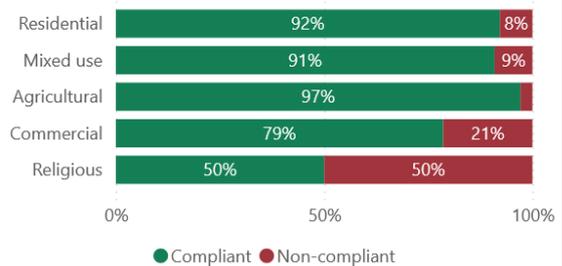
This sub-indicator assesses whether current land use matches the conditions specified in lease agreements or title documents. Compliance with lease terms is essential for legal tenure security and proper land administration.



Landuse Compliance Rate



Compliant vs Non-compliant Landuse



Key Observations

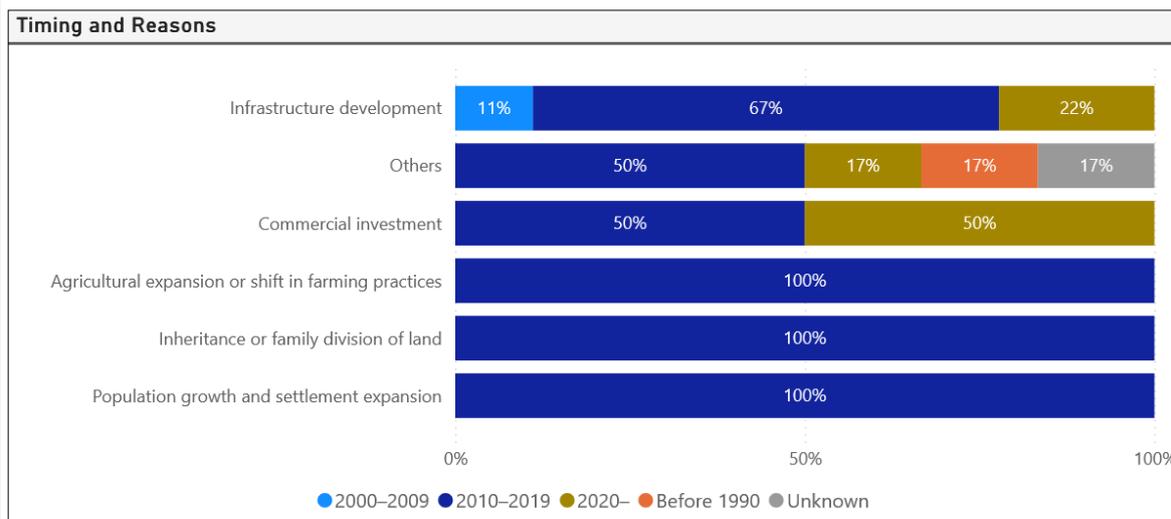
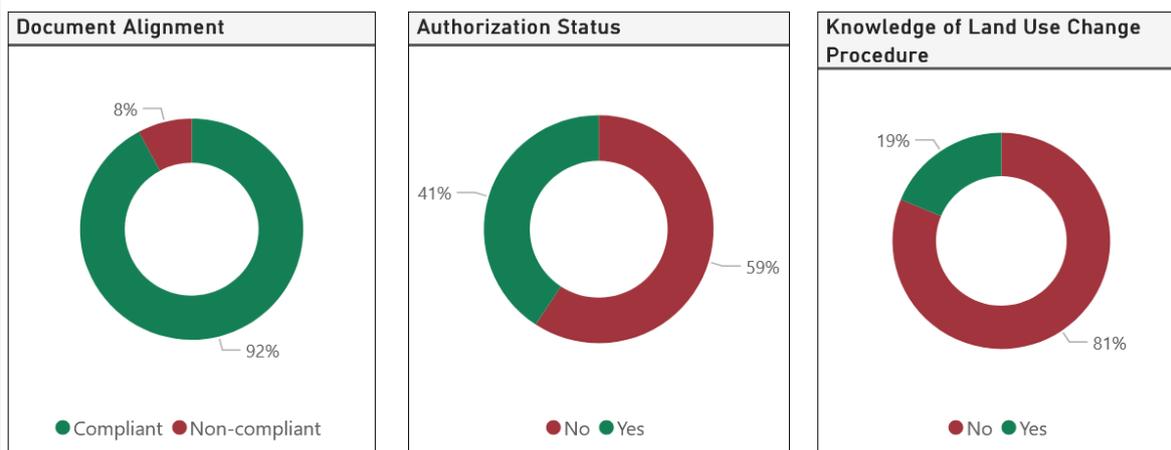
- Overall compliance is **92%**, with **8%** non-compliance.
- Residential compliance is **92%**, and Agricultural is highest at **97%**.
- Mixed-use compliance is **91%**, with only **9%** non-compliance.
- Commercial properties show lower compliance at **79%**, with **21%** non-compliance.
- Religious land is evenly split at **50–50**, indicating inconsistent adherence.

Compliance with Lease Agreements

Compliance with land-use regulations is strong overall, with high adherence in residential, agricultural, and mixed-use parcels. Commercial properties show moderate compliance, while religious land, evenly split between compliance and non-compliance, suggests varied interpretation of land-use permissions and a need for clearer regulatory guidance.

5.4.2 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

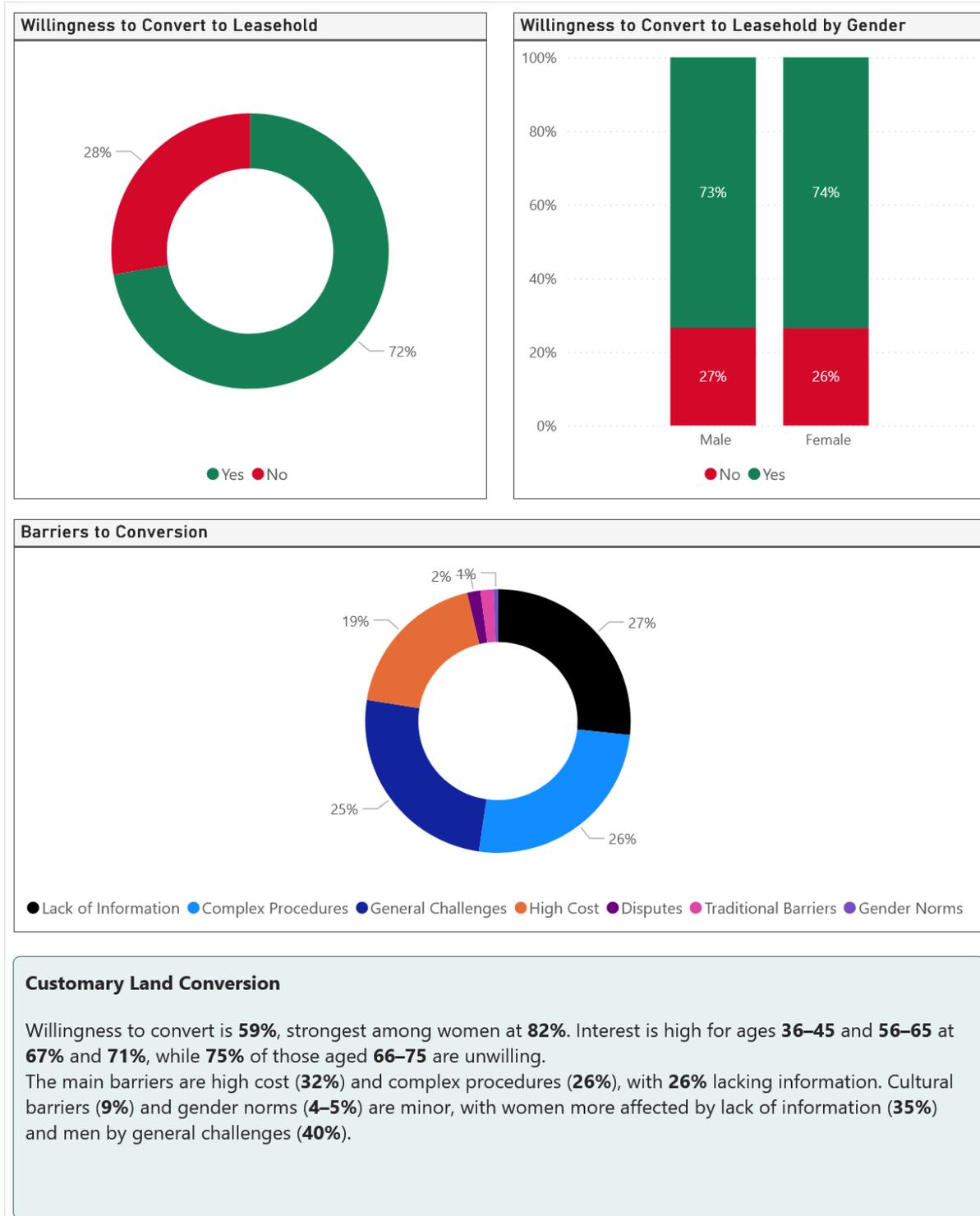
- Document alignment is strong at **92%**, with **8%** misalignment.
- Only **41%** of changes were formally authorised, while **59%** occurred without authorisation.
- Procedure awareness is low, with **81%** of respondents not knowing the required process.
- Most changes recorded since **2020** account for **67–100%** of shifts across different drivers.
- Earlier changes are mainly linked to infrastructure adjustments and inheritance-based land transitions.

Discrepancies Between Intended Use and Actual Use

Document alignment is strong, but authorisation for change is often absent, largely due to limited procedural awareness. Recent changes are mostly tied to commercial activity, settlement growth, and inheritance, while older adjustments relate more to infrastructure and family land division, reflecting different historical motivations for land modification.

5.5 AQ 5 : Customary land conversions

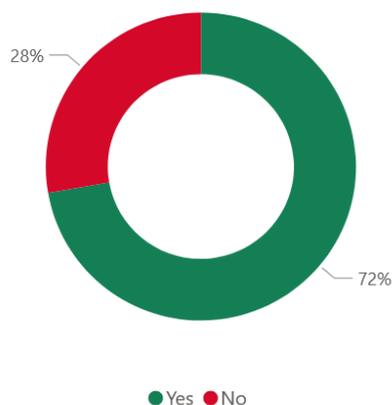
Question: Do conversion practices of customary land into state land align with the Land Policy?



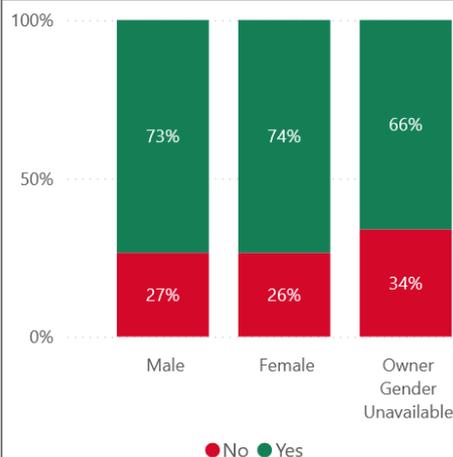
5.5.1 AQ5.1:Willingness to convert

This sub-indicator surveys customary landholders regarding their willingness to convert and identifies barriers preventing conversion, revealing latent demand for formalization and systemic challenges.

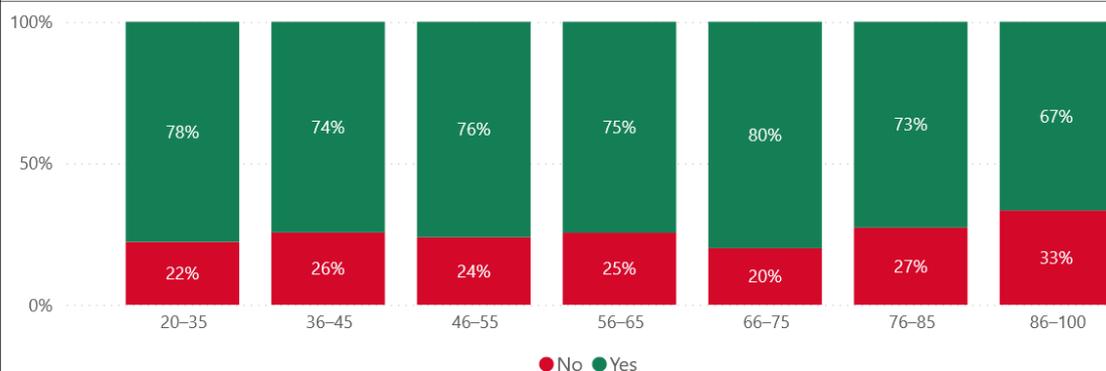
Willingness to Convert to Leasehold



Willingness to Convert to Leasehold by Gender



Willingness to Convert to Leasehold by Age Group



Key Observations

- Overall willingness to convert to leasehold is **72%**, with **28%** unwilling.
- Male willingness is **73%**, closely matched by female willingness at **74%**.
- Across age groups, willingness remains consistently high, ranging from **67% to 80%**.
- The highest willingness appears in the **66-75** category at **80%**, followed by **20-35** at **78%**.
- The lowest willingness (though still majority) is in the **86-100** age group at **67%**.

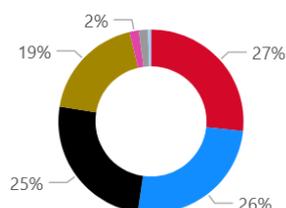
Willingness to Convert

Willingness to convert to leasehold is strong, with around **72%** of owners supporting formalisation across all groups. Male and female willingness is nearly equal, and most age categories show consistently high readiness to convert. Interest is broadly shared across demographics, indicating general acceptance of leasehold as a preferred tenure option.

5.5.2 AQ5.2: Issues in conversion processes

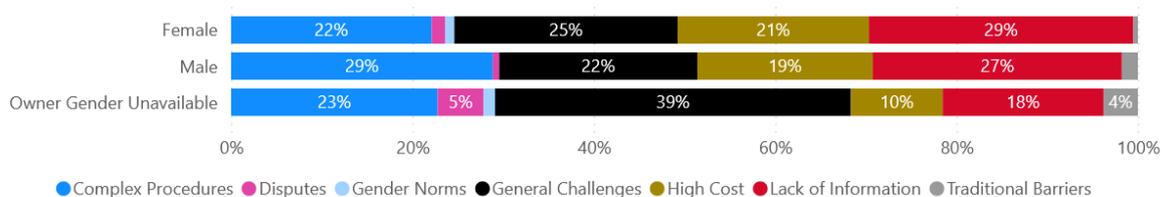
This sub-indicator identifies barriers and challenges preventing customary landholders from converting to statutory tenure. Common issues include high costs, complex procedures, lack of information, and boundary disputes.

Barriers to Conversion



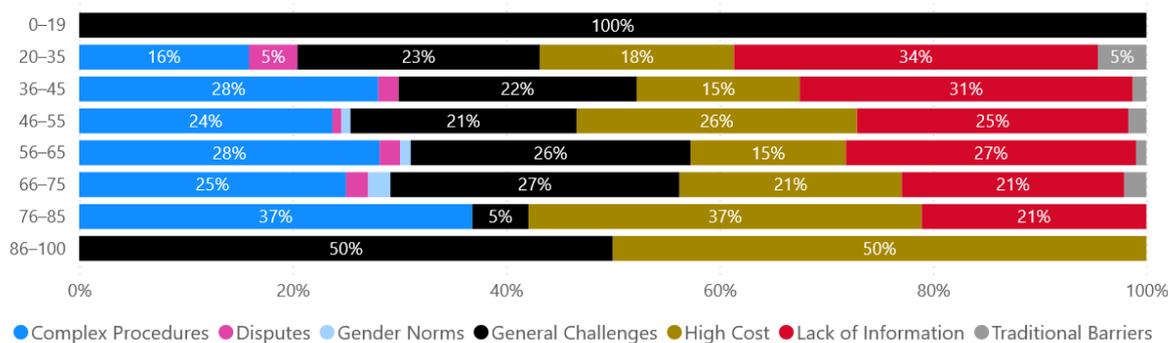
● Lack of Information ● Complex Procedures ● General Challenges ● High Cost ● Disputes ● Traditional Barriers ● Gender Norms

Barriers to Conversion by Gender



● Complex Procedures ● Disputes ● Gender Norms ● General Challenges ● High Cost ● Lack of Information ● Traditional Barriers

Barriers to Conversion by Age Group



● Complex Procedures ● Disputes ● Gender Norms ● General Challenges ● High Cost ● Lack of Information ● Traditional Barriers

Key Observations

- **Lack of information (27%), complex procedures (26%), and general challenges (25%)** are the primary barriers.
- **High cost** is moderate at **19%**, while disputes and traditional barriers are minimal.
- Women most often report **information gaps**, while men emphasise **procedural complexity**.
- Younger to mid-age owners mainly face process-related barriers, while older groups are more affected by cost and administrative burden.

Issues in Conversion Processes

Conversion barriers are mainly informational and procedural, with complex steps and unclear guidance limiting uptake. Costs are a secondary constraint, particularly among older owners. Traditional and gender-based barriers are minor, suggesting that improving clarity and accessibility of the process would significantly increase conversion willingness.

5.6 AQ 6 : Land use conversion practices

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

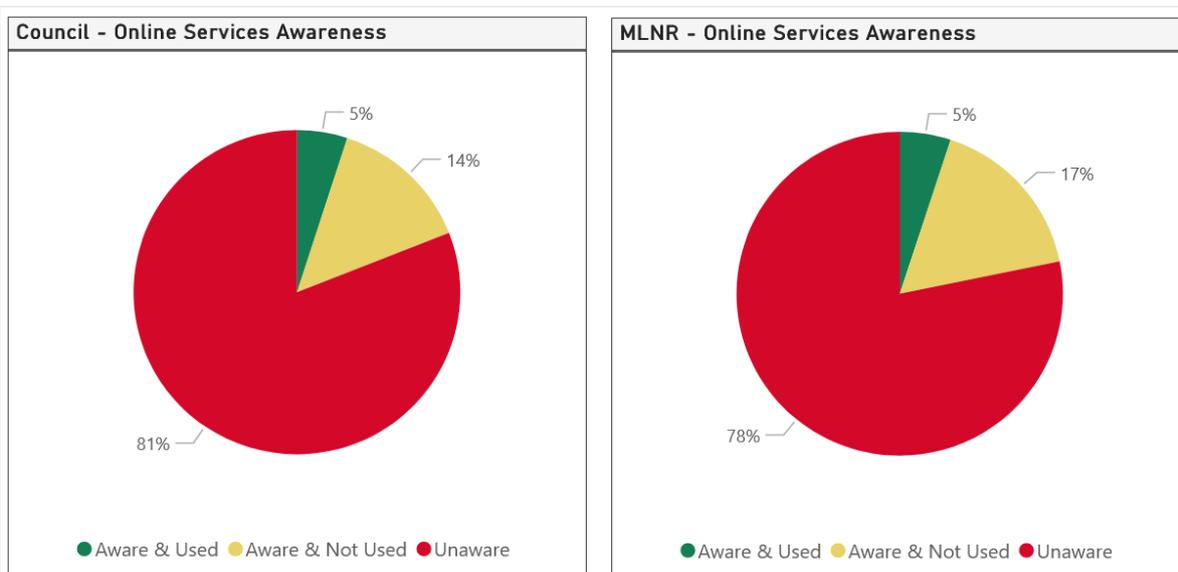
5.6.1 AQ6.1:Types of land use conversions observed

No data available.

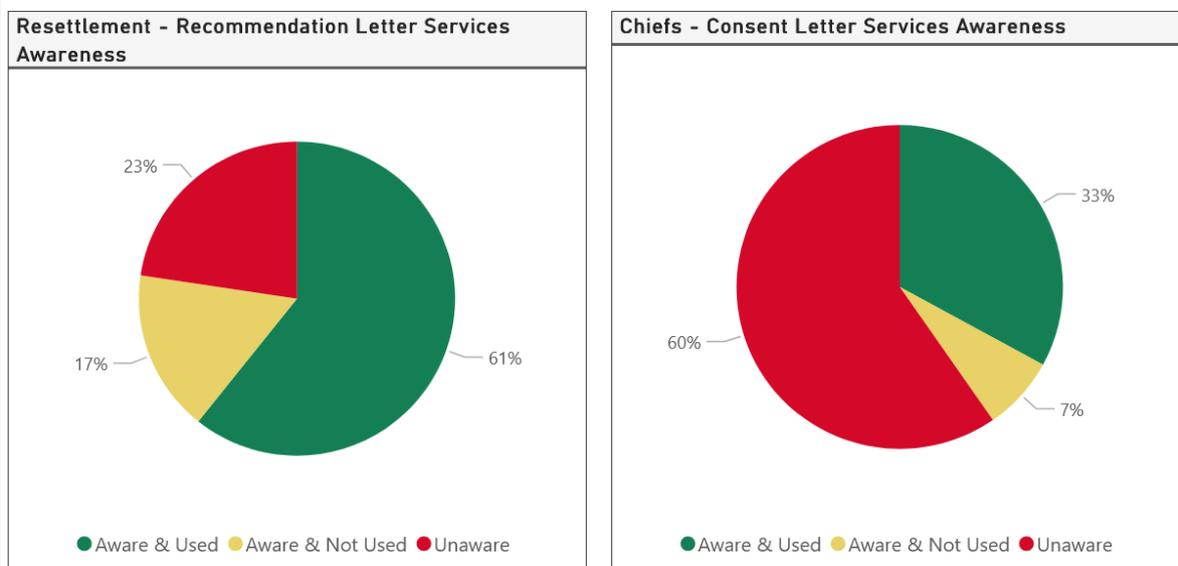
5.6.2 AQ6.2: Compliance of conversion with principles

No data available.

5.7 AQ7: Quality of land administration services



Council – Awareness exceeds usage; many know services but few use them, with satisfaction generally moderate.
MLNR – Awareness is strong but usage lags; service quality is mostly Good, with minimal Excellent ratings.

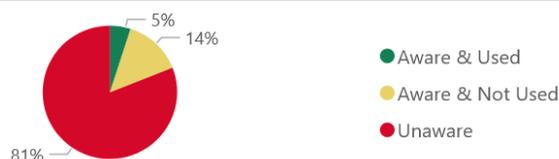


Resettlement – Recommendation letters widely used; road and water services show lower awareness, engagement, and reliability.
Chiefs – Awareness and usage are low overall, except for engagement, with service quality generally Good.

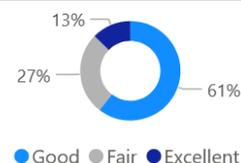
5.7.1 AQ7.2: Council services awareness and delivery

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

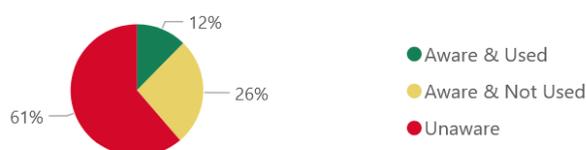
Online Services Awareness



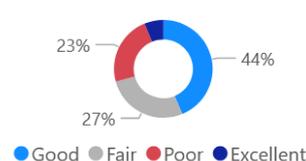
Quality of Online Services



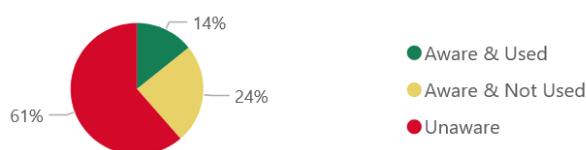
Title Acquisition Services Awareness



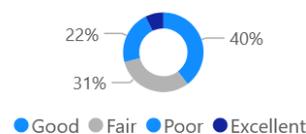
Quality of Title Acquisition Services



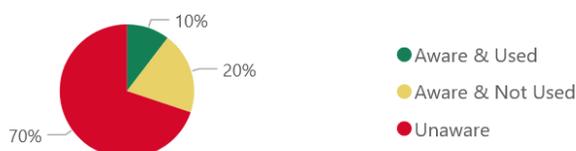
Road Maintenance Services Awareness



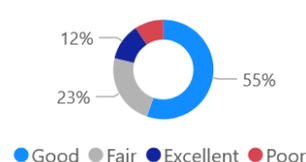
Quality of Road Maintenance Services



Building Permits Services Awareness



Quality of Building Permits Services



Key Observations

- Awareness of online services is **19%**, with **5%** using them and **14%** aware but not using.
- Title acquisition awareness is **39%**, with **12%** using the service.
- Road maintenance awareness shows **38%**, with **14%** usage.
- Building permits awareness stands at **30%**, with **10%** usage.
- Service quality ratings are predominantly **Good (40–61%)**, **Fair (22–31%)**, and **Excellent remains very low (12–13%)**.

Council - Service Awareness, Usage & Quality

Service awareness exceeds actual usage across all service types, with many users aware of offerings but not engaging with them. Online services show particularly low adoption despite moderate awareness. Title acquisition, road maintenance, and building permit services exhibit higher awareness but limited actual use. Overall service satisfaction falls mostly within Good or Fair ratings, while Excellent ratings remain minimal, indicating adequate but not exceptional service delivery.

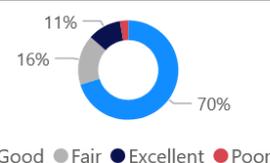
5.7.2 AQ7.1: MLNR services awareness and delivery

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

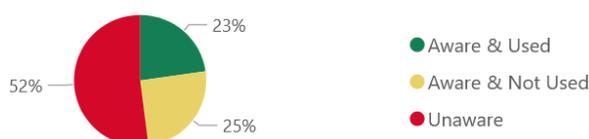
Online Services Awareness



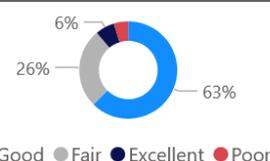
Quality of Online Services



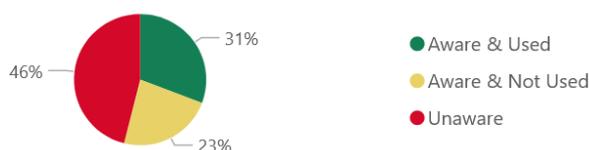
Land Registration Services Awareness



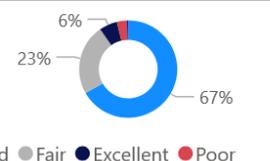
Quality of Land Registration Services



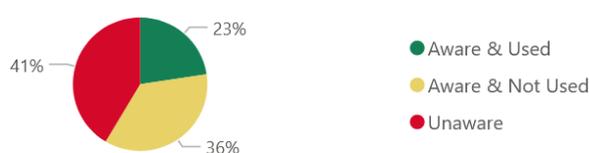
Land Surveying Services Awareness



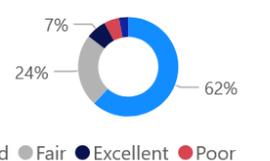
Quality of Land Surveying Services



Title Acquisition Services Awareness



Quality of Title Acquisition Services



Key Observations

- Online services awareness: **22%**, with **5%** using them.
- Land registration awareness: **48%**, with **23%** usage.
- Land surveying awareness: **54%**, with **31%** usage.
- Title acquisition awareness: **59%**, with **23%** usage.
- Service quality ratings are highly weighted towards **Good (62–70%)**, with **Fair (23–26%)** and **Excellent at 6–11%**.

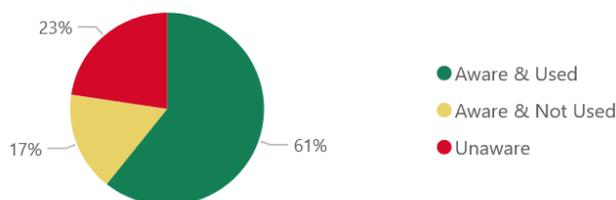
MLNR - Service Awareness, Usage & Quality

Awareness of MLNR services is moderate to strong across all service types, but service usage trails awareness significantly. Online services have low engagement relative to awareness, whereas title acquisition, land surveying, and land registration show higher service use by those who are aware. Service quality for all MLNR functions is predominantly rated as Good, with Fair ratings forming the secondary cluster and Excellent ratings marginal.

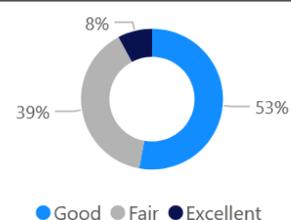
5.7.3 AQ7.3: Resettlement services awareness and delivery

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

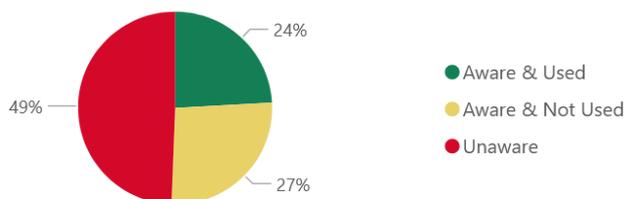
Recommendation Letter Services Awareness



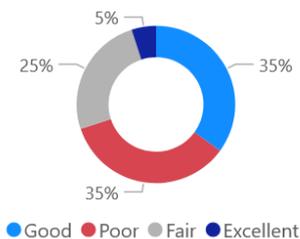
Quality of Recommendation Letter Services



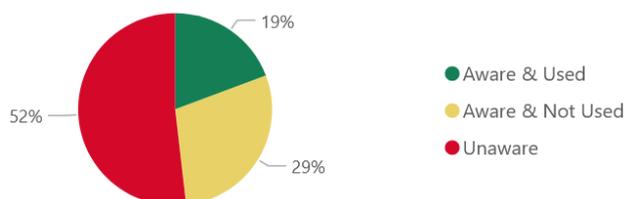
Road Access Services Awareness



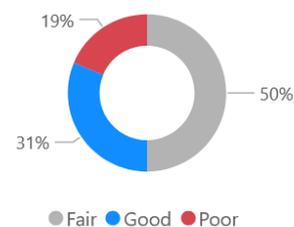
Quality of Road Access Services



Water Access Services Awareness



Quality of Water Access Services



Key Observations

- Recommendation letter awareness: **78%**, with **61%** using them.
- Road access services awareness: **51%**, with **24%** usage.
- Water access services awareness: **48%**, with **19%** usage.
- Recommendation service quality is mainly Good/Fair at **92%**, with Excellent at **8%**.
- Road access service quality is mixed, with Good/Fair just **60%**, and Poor reaching **35%**.
- Water access service quality is Good/Fair at **81%**, with Poor at **19%**.

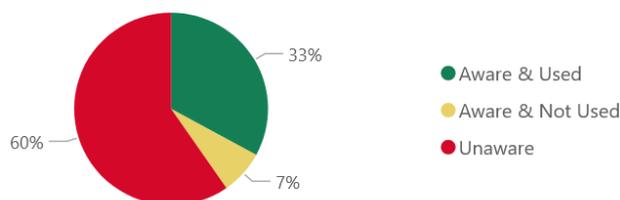
Resettlement - Service Awareness, Usage & Quality

Resettlement-related services show higher awareness for recommendation letters, where most respondents both know about and use the service. Road and water access services sit at roughly half awareness, with a sizeable share of residents still unaware. Quality ratings are generally clustered around Good and Fair, but road and water access show noticeable levels of Poor ratings, signalling gaps in reliability and responsiveness compared with recommendation letter services.

5.7.4 AQ7.4: Chiefs services awareness and delivery

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

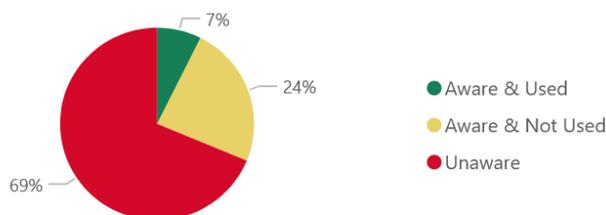
Consent Letter Services Awareness



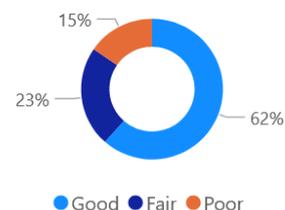
Quality of Consent Letter Services



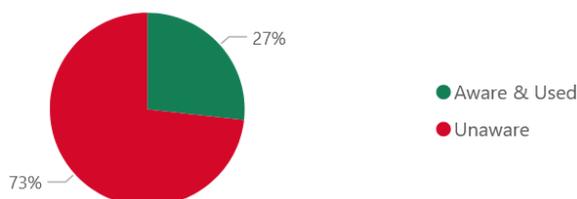
Dispute Resolution Services Awareness



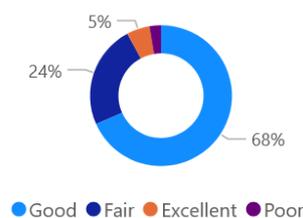
Quality of Dispute Resolution Services



Community Engagement Services Awareness



Quality of Community Engagement Services



Key Observations

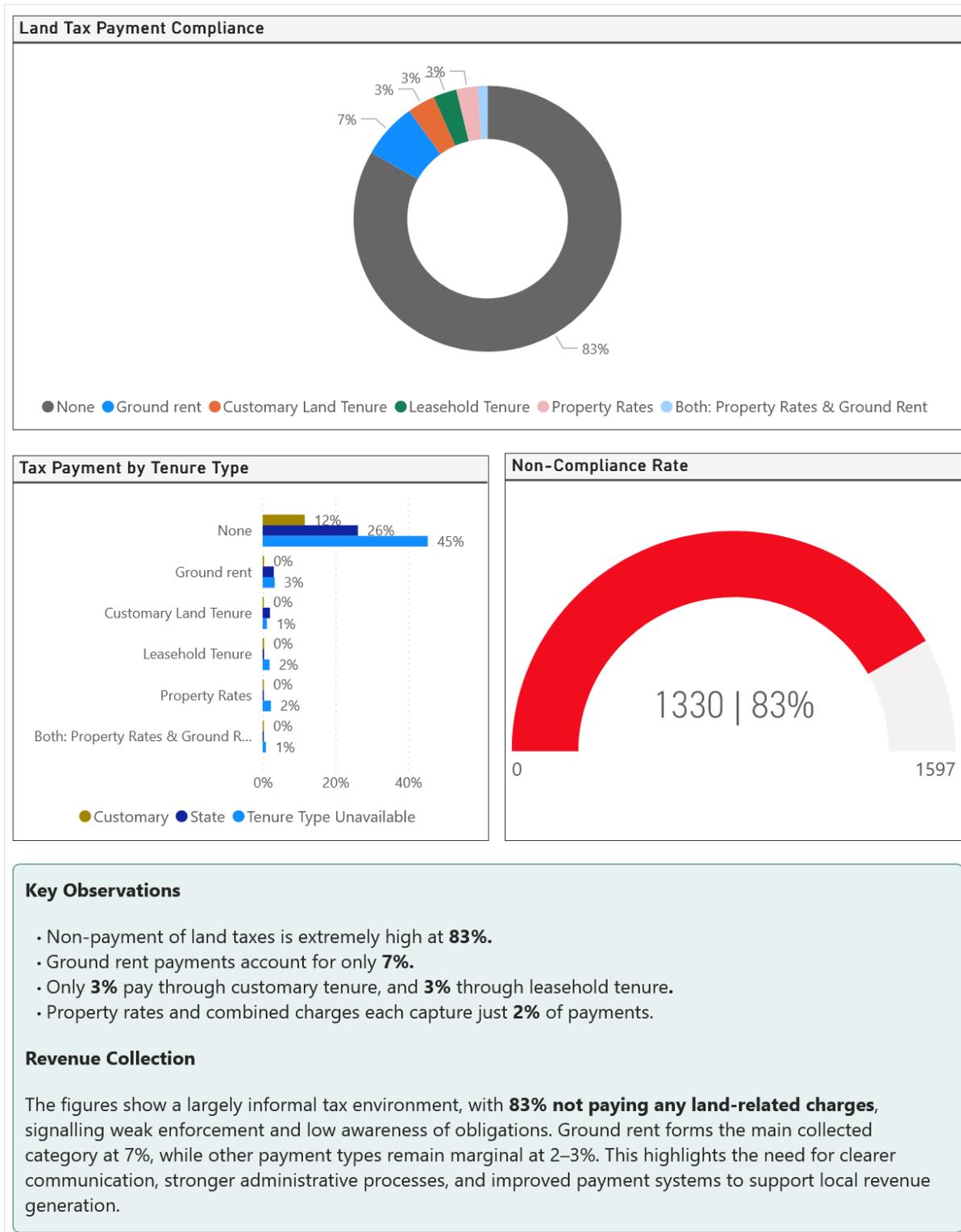
- Consent letter awareness is **40%**, with **33%** using the service.
- Dispute resolution awareness is **31%**, with usage at **7%**.
- Community engagement awareness is **27%**, with usage also at **27%**, indicating that all who know about it actively use it.
- Service quality is largely positive, with **Good ratings at 55–68%**, **Fair at 23–24%**, and **Excellent at 5%**.

Traditional Authority - Service Awareness, Usage & Quality

Awareness of traditional authority services is limited, with only 40% aware of consent letters and 31% aware of dispute resolution services, while community engagement sits at just 27%. **Usage remains low except for community engagement**, where awareness and uptake are equal at 27%. **Service quality is consistently rated Good**, complemented by smaller ratings of Fair and Excellent. These findings suggest **high user satisfaction but low visibility**, indicating that improving outreach and information dissemination could significantly enhance service access and utilisation.

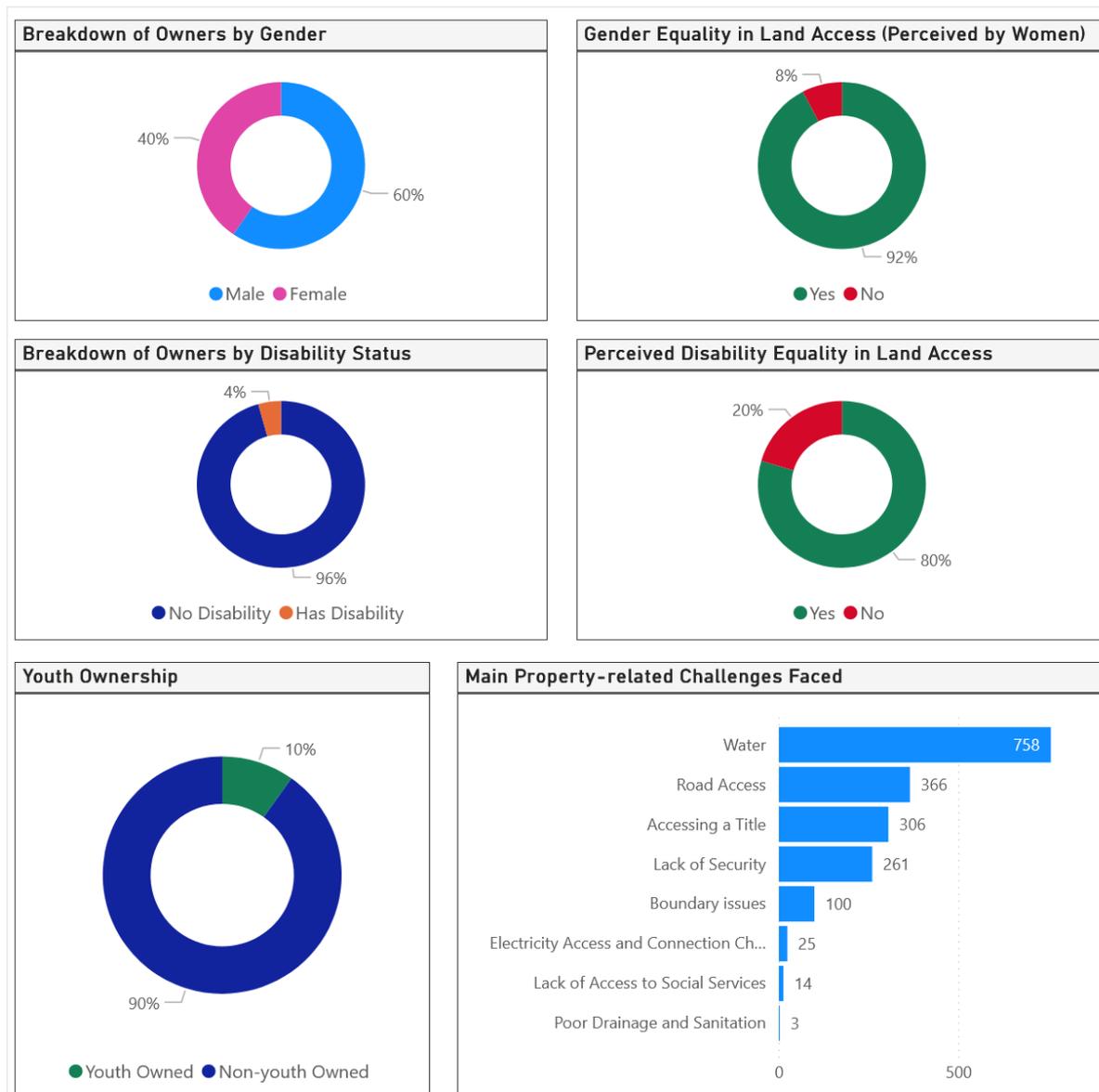
5.8 AQ 8: Revenue collection

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



5.9 AQ 9: Gender and inclusion

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



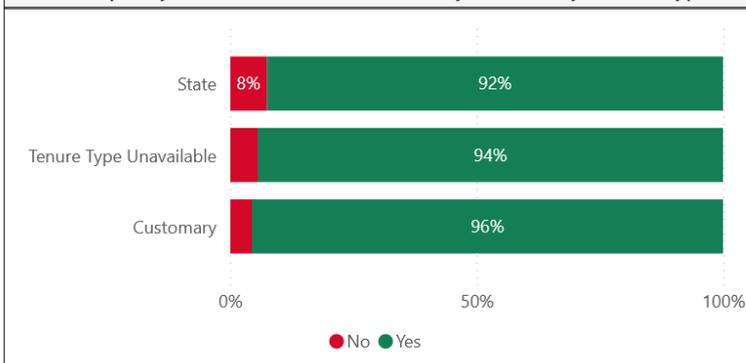
Gender and Inclusion

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.

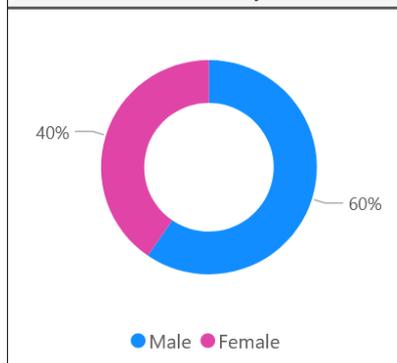
5.9.1.1 AQ9.1: Gender of respondents and household heads

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

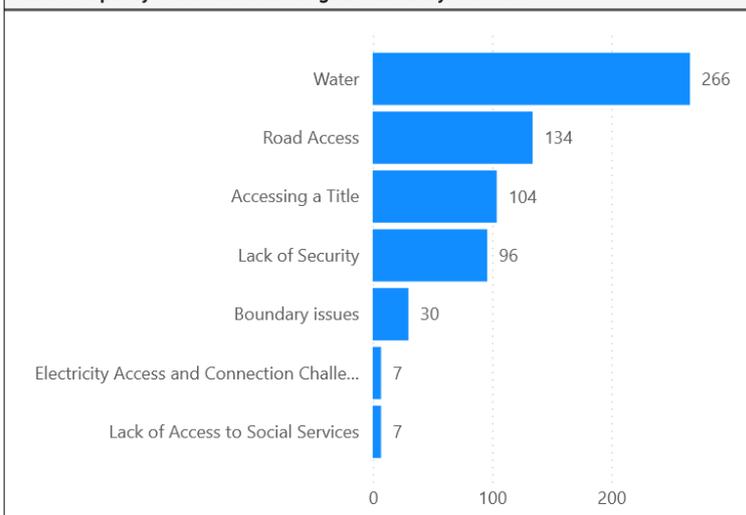
Gender Equality in Land Access (Perceived by Women) by Tenure Type



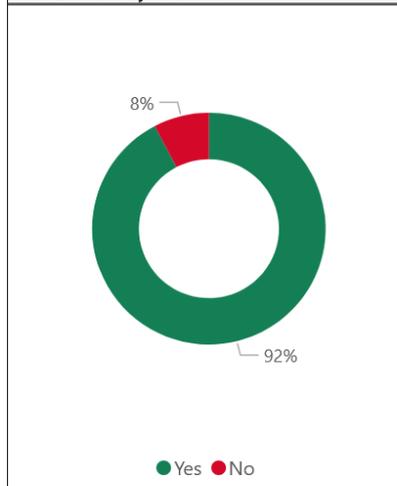
Breakdown of Owners by Gender



Main Property-related Challenges Faced by Women



Gender Equality in Land Access (Perceived by Women)



Key Observations

- Women hold **40%** of ownership.
- **92%** report equal land access, with highest equality under **customary tenure (96%)**.
- Main challenges: **water (266)**, **road access (134)**, **title access (104)**, **security (96)**, **boundary issues (30)**.
- Lower-frequency challenges: **electricity (7)** and **social services (7)**.

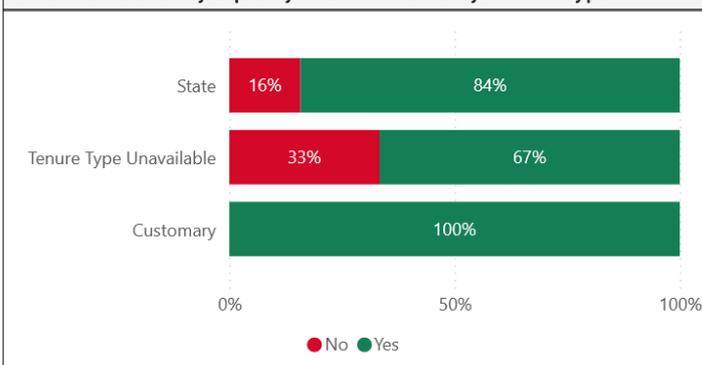
Gender of Household Heads

Women own fewer properties at **40%**, yet most report equal land access, with particularly high confidence under customary tenure. However, service-related challenges remain significant, especially water access, road connection, and securing titles. Security and boundary issues occur less often, while electricity and access to services are minimal. Overall, perceived equality is strong, but daily land use is affected by infrastructure and service constraints.

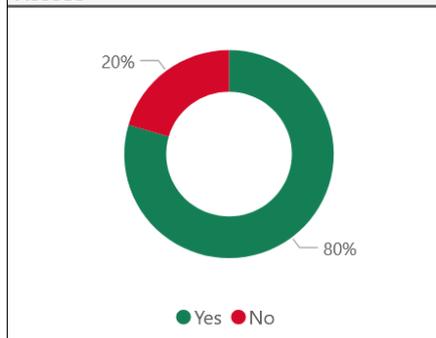
5.9.1.2 AQ9.2: Disability and vulnerable group access

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

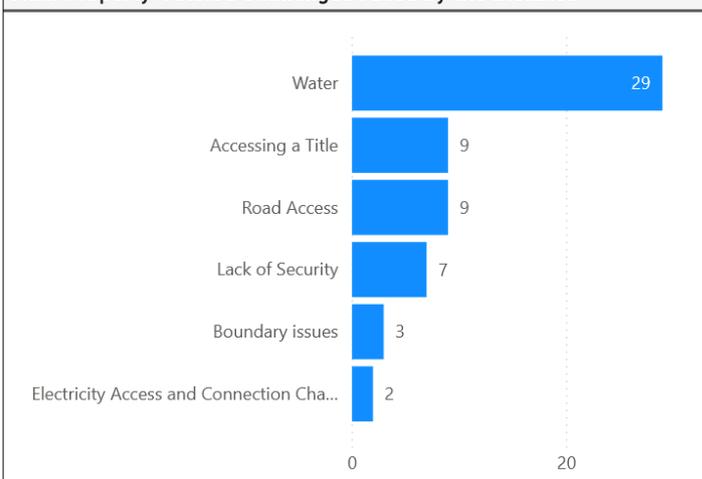
Perceived Disability Equality in Land Access by Tenure Type



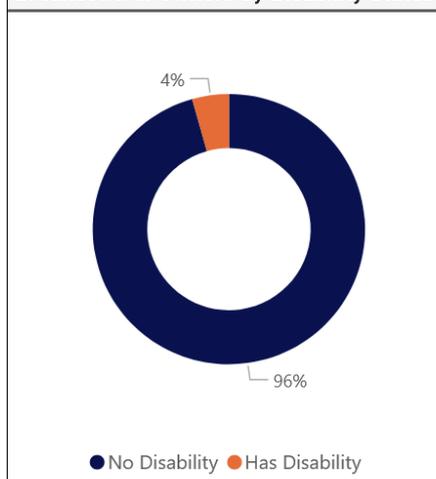
Perceived Disability Equality in Land Access



Main Property-related Challenges Faced by the Disabled



Breakdown of Owners by Disability Status



Key Observations

- Owners with disabilities represent **4%** of all owners.
- **80%** feel they have equal access to land.
- Equality is highest under **customary tenure (100%)**.
- Water access is the top challenge (**29 cases**), followed by accessing a title and road access (**9 each**).
- Smaller-scale issues include lack of security (**7**), boundary matters (**3**), and electricity access (**2**).

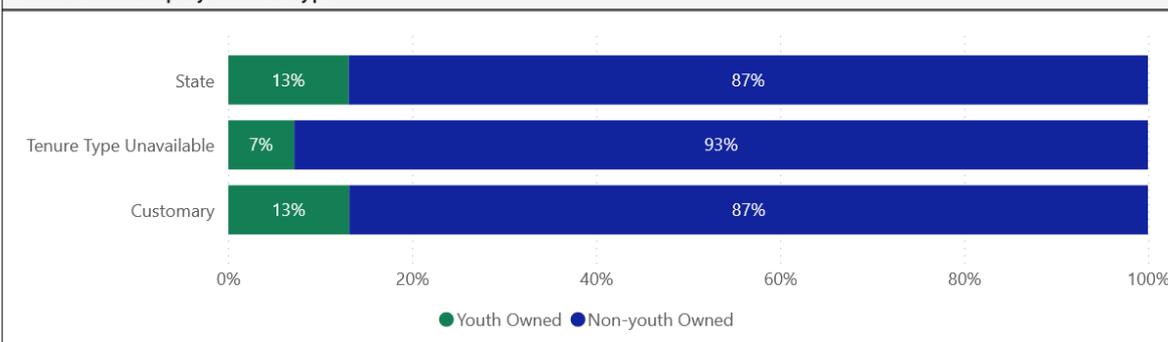
Disability and Vulnerable Group Access

Persons with disabilities make up a small share of ownership at **4%**, yet most express confidence in equal land access, especially under customary tenure where equality reaches **100%**. Their most frequent challenges relate to essential service access, particularly water, title processing, and road connectivity. Administrative and infrastructure-related issues such as security, boundaries, and electricity occur less commonly, indicating that barriers for this group are primarily mobility- and access-related rather than ownership-based.

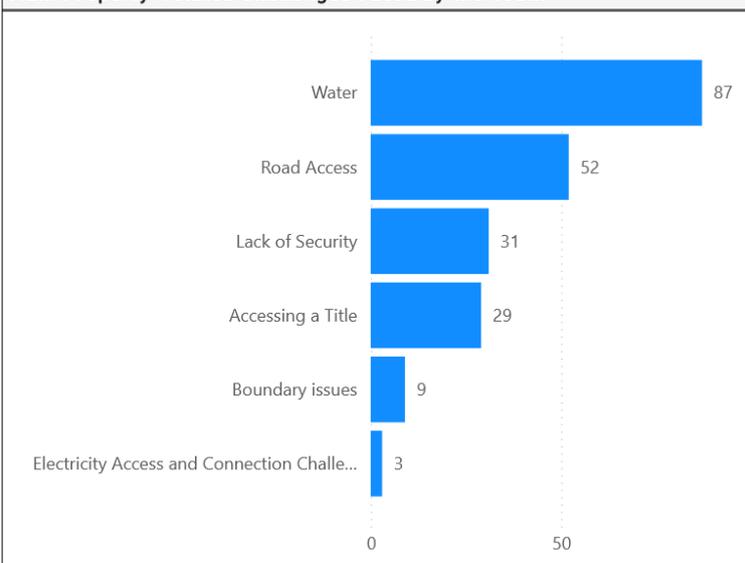
5.9.1.3 AQ9.3: Youth access to land and informal markets

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

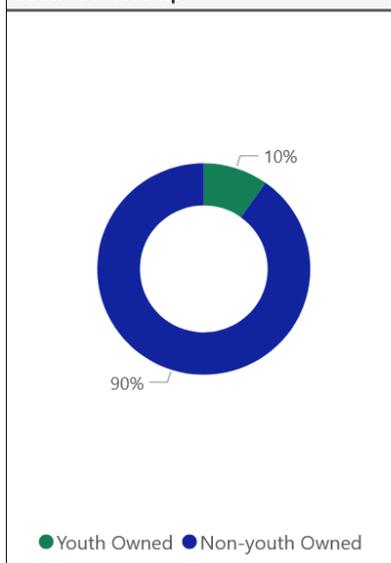
Youth Ownership by Tenure Type



Main Property-related Challenges Faced by the Youth



Youth Ownership



Key Observations

- Youth ownership is **10%** overall.
- Youth participation is **13% under both State and Customary tenure**, and **7%** where tenure is unspecified.
- Water access is the leading issue (**87 cases**), followed by road access (**52**) and title access (**29**).
- Security issues are moderate (**31**), while boundary (**9**) and electricity challenges (**3**) are minimal.

Informal Rental Markets, Youth Access, and Emerging Dynamics

Youth ownership remains limited at **10%**, with equal representation of **13%** under both State and Customary tenure. Their key challenges are strongly service-based, led by access to water and roads, while title processing also presents a significant obstacle. Security is a moderate concern, and boundary and electricity issues are relatively rare, indicating that youth face practical access and infrastructure barriers far more than administrative or legal restrictions.

6 SUMMARY OF FINDINGS AND RECOMMENDATIONS

6.1 Summary of findings

The Solwezi Pilot Land Audit revealed several significant challenges and trends in land tenure, use, administration, and governance. The key findings are summarized as follows:

6.1.1 Audit question 1: Land tenure

Land tenure patterns in Solwezi reflect a mixed landscape of state and customary holdings, with a relatively balanced distribution between the two systems. The audit reveals strong parcel occupancy, persistent documentation gaps, gender imbalance in ownership, and a predominantly market-driven mode of land acquisition. Despite generally positive perceptions of tenure security, the weak presence of formal documentation and limited administrative pathways create vulnerabilities in long-term tenure reliability.

Sub-indicator	Key Findings
Tenure distribution	<ul style="list-style-type: none"> ▪ State and customary land are almost evenly distributed, with 51% state land and 49% customary land. ▪ Customary parcels cluster around existing settlements, while state land dominates in planned expansion zones.
Documentation type	<ul style="list-style-type: none"> ▪ A substantial share of owners did not provide documentation (42%), indicating major formalization gaps. ▪ Semi-formal documents dominate: Letters of Sale (23%) and MLNR Offer Letters (20%). ▪ Formal titles remain limited: MLNR titles (5%) and Council titles (4%). ▪ 6% of respondents were uncertain about their documentation type.
Occupancy pattern	<ul style="list-style-type: none"> ▪ Very high occupancy, with 94% of parcels occupied. ▪ 4% unoccupied and 2% seasonally used. ▪ Atypical tenure situations are negligible (<1%).
Duration of ownership	<ul style="list-style-type: none"> ▪ Strong long-term attachment: 58% of parcels held for more than 10 years. ▪ Medium-term holdings (1–10 years) represent 32%. ▪ Short-term ownership (<1 year) accounts for 5%. ▪ 5% did not know or could not provide duration.
Gender and age	<ul style="list-style-type: none"> ▪ Ownership is predominantly male (60%) with women holding 40% of parcels. ▪ Age distribution is concentrated between 36–65 years (55%). ▪ Very low representation of youth (<20) and elderly (>85) (<2%).

	<ul style="list-style-type: none"> ▪ A large share (23%) reported unknown age, indicating gaps in demographic data.
Tenure security perception	<ul style="list-style-type: none"> ▪ Perceived security is high across genders, with 86% of men and 88% of women reporting secure tenure. ▪ Insecure tenure affects 12–14%, closely linked to missing documentation.
Acquisition methods	<ul style="list-style-type: none"> ▪ Private Purchase dominates (45%), confirming market-driven access to land. ▪ Traditional Authority allocations account for 19%. ▪ Council allocations 10%. ▪ Administrative channels (Resettlement, MLNR, inheritance) are limited (each <6%). ▪ Court- or employer-based allocations are negligible (<1%).

6.1.2 Audit question 2: Land tenure status

Land tenure status in Solwezi is characterized by low rental activity, largely informal agreements, and a dispute environment overwhelmingly driven by boundary conflicts. The rental market remains underdeveloped and weakly regulated, while dispute-resolution mechanisms rely heavily on informal community structures rather than formal institutions. Persistent informality, both in rental arrangements and dispute management, indicates structural weaknesses in land governance that affect predictability, fairness, and long-term investment incentives.

Sub-indicator	Key Findings
Rental prevalence	<ul style="list-style-type: none"> ▪ Only 20% of properties are rented, indicating a small and relatively inactive rental market. ▪ 80% remain owner-occupied, reflecting strong owner retention and low turnover.
Rental agreement type	<ul style="list-style-type: none"> ▪ Rental arrangements are overwhelmingly informal: 81% verbal. ▪ Only 17% of agreements are written or documented. ▪ 2% of respondents were unsure of the agreement type.
Rental value by land use	<ul style="list-style-type: none"> ▪ Commercial properties command the highest rents (K2,750/month). ▪ Residential rentals average K1,057; mixed-use properties average K703. ▪ Indicates a tiered market with commercial demand outpacing household-level rental ability.
Rental by tenure type	<ul style="list-style-type: none"> ▪ Renting is most common where tenure type is unspecified (28% rented). ▪ State land shows 13% rental incidence; customary land 10%. ▪ Indicates that unclear tenure correlates with higher turnover and rental activity.

Dispute prevalence	<ul style="list-style-type: none"> ▪ Land disputes affect a significant share of parcels, with 30% experiencing disputes over the last 12 months when extrapolated. ▪ Disputes are dominated by boundary issues (94–100% of cases).
Dispute resolution	<ul style="list-style-type: none"> ▪ Only 43% of disputes have been resolved; 57% remain unresolved. ▪ Resolutions rely heavily on informal channels: 45% via family/community, 27% via the council, 12% via traditional leaders. ▪ Formal mechanisms are minimally used: courts (6%), police (1%), tribunal (2%).
Dispute frequency	<ul style="list-style-type: none"> ▪ Boundary disputes are consistently high across all periods (94–100%). ▪ Ownership disputes remain marginal but persistent.
Overall tenure status	<ul style="list-style-type: none"> ▪ Tenure informality is widespread: rentals lack documentation, dispute mechanisms are largely informal, and formal administrative pathways are rarely used. ▪ High boundary-dispute prevalence indicates systemic cadastral and demarcation weaknesses.

6.1.3 Audit question 3: Land use

Land use in Solwezi is predominantly residential, with consistently high levels of active utilisation across all categories. Subdivision remains limited, and land use patterns show strong stability over time, with very few parcels transitioning from their original use. Where changes do occur, they are driven mainly by commercial activity and infrastructure expansion rather than broad agricultural or planning-driven transformations. This reflects a maturing, settlement-focused land market shaped by household needs and targeted private investment.

Sub-indicator	Key Findings
Current land use distribution	<ul style="list-style-type: none"> ▪ Land use is overwhelmingly residential (85%). ▪ Agricultural parcels represent 8%, mixed-use 6%, and commercial use 1%. ▪ Institutional and religious uses together account for 1%.
Activity status by land use	<ul style="list-style-type: none"> ▪ Activity levels are very high across all land-use types (88–100% active). ▪ Residential and agricultural parcels show the strongest utilisation (98–100% active). ▪ Commercial activity is slightly lower (88% active) but still strong.
Subdivision patterns	<ul style="list-style-type: none"> ▪ Subdivision is limited overall, with residential parcels showing 8% subdivision. ▪ Mixed-use parcels show 10% subdivision, while other land uses show 0–2%. ▪ Indicates a stable settlement pattern with limited parcel fragmentation.

Land use change frequency	<ul style="list-style-type: none"> ▪ Land use is highly stable, with 96% of parcels showing no change. ▪ Only 4% have undergone any form of land-use transition.
Drivers of land use change	<ul style="list-style-type: none"> ▪ Infrastructure development accounts for 13% of observed changes. ▪ Commercial investment contributes 17% of changes. ▪ Inheritance, family land division, and settlement expansion appear exclusively within residential areas. ▪ No significant agricultural expansion or farming-practice shifts were identified.
Spatial patterns	<ul style="list-style-type: none"> ▪ Residential use clusters around the main urban area and established settlements. ▪ Agricultural use is dispersed along peripheral zones with consistent activity. ▪ Commercial nodes remain limited and highly localised.
Overall land use dynamics	<ul style="list-style-type: none"> ▪ Land use is shaped by household-level settlement needs and targeted private investment rather than formal planning. ▪ Very low change rates indicate entrenched and predictable settlement dynamics, reinforcing long-term residential consolidation.

6.1.4 Audit question 4 : Land use compliance

Land use compliance in Solwezi is generally high, with most parcels adhering to the land-use conditions stipulated in titles, lease agreements, or customary approvals. Residential and agricultural land demonstrate the strongest levels of compliance, while commercial and religious parcels show more irregularities. Despite good alignment between official documentation and actual use, formal authorisation of land-use changes remains limited, and awareness of required procedures is very low. This indicates structural gaps in administrative communication and regulatory enforcement.

Sub-indicator	Key Findings
Overall compliance rate	<ul style="list-style-type: none"> ▪ Land use compliance is high at 92%, with 8% non-compliance. ▪ Non-compliance is spatially scattered but more frequent in commercial and religious parcels.
Compliance by land-use category	<ul style="list-style-type: none"> ▪ Residential: 92% compliant. ▪ Agricultural: 97% compliant, the highest across all categories. ▪ Mixed-use: 91% compliant. ▪ Commercial: lower adherence at 79% compliant, with 21% misaligned. ▪ Religious: evenly split (50% compliant / 50% non-compliant), indicating inconsistent adherence.
Document alignment	<ul style="list-style-type: none"> ▪ Alignment between documented and actual land use is strong at 92%.

	<ul style="list-style-type: none"> ▪ 8% show discrepancies where current use does not match approved or recorded use.
Authorisation of land-use change	<ul style="list-style-type: none"> ▪ Only 41% of recorded changes were formally authorised. ▪ 59% of changes occurred without official approval, reflecting weak enforcement and procedural clarity.
Knowledge of land-use change procedure	<ul style="list-style-type: none"> ▪ Awareness is low: 81% of respondents do not know the required procedure. ▪ Only 19% report understanding the correct process.
Timing and causes of misalignment	<ul style="list-style-type: none"> ▪ Most post-2020 changes account for 67–100% of shifts across different drivers. ▪ Commercial and infrastructure development are leading drivers of misalignment. ▪ Older misalignments relate to family division, inheritance, and gradual settlement growth.
Consistency with planning/lease conditions	<ul style="list-style-type: none"> ▪ High compliance suggests that land use is broadly consistent with permitted uses under lease or title conditions. ▪ Commercial and religious parcels require targeted regulatory follow-up due to higher deviation.
Overall analysis	<ul style="list-style-type: none"> ▪ Compliance is strong but undermined by low procedural awareness and high rates of unauthorised change. ▪ Monitoring systems remain weak, allowing informal changes to accumulate over time. ▪ The mismatch between high document alignment and low authorisation indicates that informal change is socially accepted but not administratively captured.

6.1.5 Audit question 5 : Customary land conversions

Customary landholders in Solwezi show a strong willingness to convert to leasehold, with consistently high support across gender and age groups. Conversion barriers are primarily informational and procedural rather than cultural, indicating that uptake is limited more by administrative constraints than by community reluctance. High costs also affect older owners, while disputes and traditional restrictions play only a marginal role. These findings highlight a substantial latent demand for formalisation that is currently unmet due to systemic bottlenecks.

Sub-indicator	Key Findings (Summary)
Willingness to convert to leasehold	<ul style="list-style-type: none"> ▪ Overall willingness is 72%, with 28% unwilling. ▪ Indicates strong demand for formalisation across the district.
Willingness by gender	<ul style="list-style-type: none"> ▪ Female willingness is 74%, slightly higher than males at 73%.

	<ul style="list-style-type: none"> ▪ Gender differences are minimal, showing broadly shared interest in conversion.
Willingness by age group	<ul style="list-style-type: none"> ▪ Willingness remains high across all groups (67–80%). ▪ Highest willingness in the 66–75 age group (80%). ▪ Young adults (20–35) also show strong willingness (78%). ▪ The lowest (but still majority) willingness is among the 86–100 group (67%).
Primary barriers to conversion	<ul style="list-style-type: none"> ▪ Lack of information (27%) and complex procedures (26%) are the main constraints. ▪ General challenges (time, travel, administrative burden) account for 25%. ▪ High cost is moderate at 19%.
Secondary and minor barriers	<ul style="list-style-type: none"> ▪ Disputes account for only 2%, showing minimal direct impact. ▪ Traditional barriers (1–2%) and gender norms (4–5%) are minor across all groups.
Barriers by gender	<ul style="list-style-type: none"> ▪ Women report higher information gaps (35%) while men report procedural complexity (29%). ▪ Men are slightly more affected by cost and general administrative challenges.
Barriers by age group	<ul style="list-style-type: none"> ▪ Younger groups face procedural complexity (24–28%). ▪ Older groups (56+) are more affected by high costs (27–37%) and general challenges.
Overall dynamics	<ul style="list-style-type: none"> ▪ Barriers are primarily administrative, not cultural. ▪ High willingness across demographic groups indicates readiness for systematic conversion initiatives. ▪ Limited awareness (81% unaware of procedures) is a major obstacle.

6.1.6 Audit question 6 : Land use conversions practices

No data available.

6.1.7 Audit question 7 : Quality of Land Administration Services

The quality of land administration services in Solwezi shows uneven awareness, limited actual usage, and generally moderate service performance across providers. While most users rate available services as Good or Fair, visibility and uptake remain low—particularly for online systems, building permits, dispute resolution, and community engagement. MLNR services perform better in awareness and perceived quality, whereas council services and traditional authorities face persistent communication and outreach gaps. Resettlement services show high usage where known but poor

awareness in other domains. Overall, the system functions but lacks accessibility, clarity, and consistency.

Sub-indicator	Key Findings (Summary)
Awareness of council services	<ul style="list-style-type: none"> ▪ Online services: 81% unaware, with only 5% using them. ▪ Building permits: 70% unaware, 10% using. ▪ Title acquisition (council-level): awareness at 39%, usage 12%.
Quality of council services	<ul style="list-style-type: none"> ▪ Quality mostly rated Good (40–61%) and Fair (22–31%). ▪ Excellent ratings are consistently very low (12–13%). ▪ Road maintenance shows weaker performance, with 35% Poor ratings.
Awareness of MLNR services	<ul style="list-style-type: none"> ▪ Online services: 78% unaware, 5% usage. ▪ Land registration: awareness 48%, usage 23%. ▪ Land surveying: awareness 54%, usage 31%. ▪ Title acquisition (MLNR): awareness 59%, usage 23%.
Quality of MLNR services	<ul style="list-style-type: none"> ▪ Satisfaction mainly Good (62–70%). ▪ Fair ratings 23–26%. ▪ Excellent ratings small but present (6–11%). ▪ Poor ratings minimal, suggesting basic reliability.
Awareness of Resettlement Department services	<ul style="list-style-type: none"> ▪ Recommendation letters: high awareness (78%) and high usage (61%). ▪ Road access services: 51% aware, 24% used. ▪ Water access services: 48% aware, 19% used. ▪ Highlights strong engagement for letters, weaker for infrastructure-related services.
Quality of Resettlement services	<ul style="list-style-type: none"> ▪ Recommendation letters: 92% Good/Fair, 8% Excellent. ▪ Road access quality mixed: 35% Good, 35% Poor. ▪ Water access quality: 81% Good/Fair, 19% Poor.
Awareness of traditional authority services	<ul style="list-style-type: none"> ▪ Consent letters: 40% aware, 33% used. ▪ Dispute resolution: 31% aware, 7% used. ▪ Community engagement: 27% aware, 27% used (high uptake among those aware).
Quality of traditional authority services	<ul style="list-style-type: none"> ▪ Strong satisfaction: 55–68% Good, 23–24% Fair. ▪ Excellent ratings remain limited (5%).
Overall assessment	<ul style="list-style-type: none"> ▪ Awareness exceeds usage across almost all services. ▪ Online systems have the lowest adoption despite long-term government investment. ▪ Quality perceptions cluster around Good and Fair, with minimal Excellent ratings.

	<ul style="list-style-type: none"> ▪ Low awareness of procedures and services is a cross-cutting barrier, especially for council and TA functions.▪ Infrastructure-related services (roads, water) show the weakest satisfaction and highest Poor ratings.
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6.1.8 Audit question 8: Revenue collection

Revenue collection in Solwezi is extremely low, with the vast majority of landholders not paying any form of land-related charges. Payment patterns are weak across all tenure types, and statutory revenue streams such as property rates and leasehold charges are almost absent. The results point to limited enforcement, low awareness, and administrative gaps that significantly constrain the district’s capacity to generate local revenue.

Sub-indicator	Key Findings (Summary)
Tax payment compliance	<ul style="list-style-type: none"> ▪ 83% of landholders do not pay any land-related charges, showing extremely low compliance. ▪ Only 7% pay ground rent, the highest single category. ■ Customary payments and leasehold charges each account for only 3%.
Revenue by tenure type	<ul style="list-style-type: none"> ▪ State tenure shows slightly higher compliance, but non-payment remains dominant across all tenure systems. ▪ Customary parcels exhibit very limited contribution to district revenue (1–3%).
Property rates and combined charges	<ul style="list-style-type: none"> ▪ Property rates contribute only 2%, despite urban expansion. ▪ Combined rates and ground rent account for 1%, indicating weak billing and follow-up systems.
Overall revenue performance	<ul style="list-style-type: none"> ▪ The district operates in a largely informal tax environment with minimal structured revenue flows. ▪ Results highlight weak enforcement, limited awareness, and insufficient administrative systems for billing and collection.

6.1.9 Audit question 9: Gender and inclusion

Gender and inclusion dynamics in Solwezi reveal a mixed landscape: women hold a substantial share of ownership and report very high equality in land access, especially under customary tenure. Persons with disabilities represent a small but significant group, with strong perceptions of equal access yet facing infrastructure-related challenges. Youth ownership remains limited, with access constraints rooted primarily in service and infrastructure deficits rather than tenure restrictions. Across all groups, the most pressing challenges relate to water supply, road access, and difficulties in title processing.

Sub-indicator	Key Findings
Gender distribution of owners	<ul style="list-style-type: none"> ▪ Women hold 40% of land; men 60%. ▪ Indicates notable but incomplete gender balance.
Perceived gender equality in land access	<ul style="list-style-type: none"> ▪ 92% of women report equal land access overall. ▪ Equality highest under customary tenure (96%), strong under tenure unspecified (94%), and high under state tenure (92%).
Key challenges faced by women	<ul style="list-style-type: none"> ▪ Dominant challenges: water access (50% of reported cases), road access (25%), title acquisition (20%), and security (18%). ▪ Less frequent issues: boundary matters, electricity, and social services (all very low incidence).
Disability representation	<ul style="list-style-type: none"> ▪ Persons with disabilities represent 4% of owners. ▪ 80% perceive equal access to land.
Equality perceptions among disabled owners	<ul style="list-style-type: none"> ▪ Equality highest under customary tenure (100%). ▪ Lower under state tenure (84%) and unspecified tenure (67%).
Key challenges for persons with disabilities	<ul style="list-style-type: none"> ▪ Water access is the top challenge (50%+ of reports). ▪ Road access, title acquisition, and security issues occur at low–moderate levels. ▪ Boundary and electricity challenges remain minimal.
Youth ownership levels	<ul style="list-style-type: none"> ▪ Youth own 10% of parcels district-wide. ▪ Participation is 13% under both state and customary tenure; 7% where tenure is unspecified. ▪ Youth ownership remains limited compared to adults.
Key challenges faced by youth	<ul style="list-style-type: none"> ▪ Water access (50% of youth reports) and road access (30%) dominate. ▪ Security and title acquisition appear at moderate levels. ▪ Boundary issues and electricity challenges are marginal.
Cross-cutting inclusion challenges	<ul style="list-style-type: none"> ▪ Water access and road connectivity consistently rank as the top two issues across women, youth, and disabled owners. ▪ Title acquisition processes present recurring difficulties for all vulnerable groups.
Overall inclusion dynamics	<ul style="list-style-type: none"> ▪ High perceptions of equality across gender and disability groups reflect strong social acceptance in land allocation. ▪ Practical barriers—services, infrastructure, and procedures—pose greater constraints than discrimination or tenure-based exclusion.

6.2 Recommendations

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

6.2.1 Audit question 1: Land tenure

Sub-Indicator	Recommendations
Tenure Distribution	<ul style="list-style-type: none"> ▪ Update and harmonise state vs customary land boundaries, prioritising peri-urban expansion corridors where overlaps and fragmentation appear in mapping. ▪ Strengthen coordination with traditional authorities to document customary land clusters and reduce unrecorded allocations. ▪ Integrate updated parcel boundaries into NSDI/ZILAS for improved spatial governance.
Documentation Type	<ul style="list-style-type: none"> ▪ Launch a district-wide documentation regularisation campaign targeting owners without documents (~40% of sample). ▪ Promote transition from semi-formal documents (Letters of Sale, Offer Letters) to formal titles through simplified titling clinics. ▪ Strengthen Council and MLNR document-verification workflows to reduce “owner unavailable / not provided” cases.
Occupancy Pattern	<ul style="list-style-type: none"> ▪ Prioritise service provision and planning interventions in long-occupied parcels (>10 years), which constitute the dominant settlement base. ▪ Monitor unoccupied/seasonal parcels to prevent informal encroachment and support orderly development.
Duration of Ownership	<ul style="list-style-type: none"> ▪ Target elderly long-term owners for succession-planning awareness to avoid future documentation gaps. ▪ Incorporate ownership-duration screening into district land-management processes to identify parcels at risk of informal transfer.
Gender and Age Distribution	<ul style="list-style-type: none"> ▪ Promote gender-balanced formalisation through joint titling and awareness campaigns, given women’s 40% share. ▪ Improve demographic data collection to reduce “unknown age” cases (23%). ▪ Support youth engagement programmes to improve early-age formalisation pathways.
Tenure Security Perception	<ul style="list-style-type: none"> ▪ Maintain strong security perception through improved documentation outreach and dispute-prevention campaigns. ▪ Provide targeted support for households reporting insecurity (~12–14%), mainly due to weak documentation.
Acquisition Methods	<ul style="list-style-type: none"> ▪ Standardise acquisition recording processes across private purchase, traditional authority allocations, and Council allocations. ▪ Promote

	awareness on formal acquisition routes to reduce reliance on informal markets, which dominate access.
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6.2.2 Audit question 2: Land tenure status

Sub-Indicator	Recommendations
Lease or Rent (Rental Market)	<ul style="list-style-type: none"> ▪ Develop simplified written rental agreement templates and promote adoption through ward-level sensitisation. ▪ Introduce voluntary rental-registration through the Council to reduce informality (currently 81% verbal). ▪ Monitor commercial-rental hotspots, given significantly higher rent values.
Rental Dynamics by Tenure Type	<ul style="list-style-type: none"> ▪ Strengthen oversight in areas where tenure is unclear (highest rental prevalence). ▪ Clarify tenure status in these zones to stabilise occupancy and reduce informal subletting.
Land Disputes and Parcel Issues	<ul style="list-style-type: none"> ▪ Establish structured ADR (Alternative Dispute Resolution) units at ward level to address the high proportion of unresolved disputes (57%). ▪ Improve public awareness of formal dispute-resolution channels (courts, Council, traditional leaders). ▪ Implement systematic boundary-verification and demarcation programmes to reduce boundary conflicts (≈95–100% of disputes).
Dispute Resolution Pathways	<ul style="list-style-type: none"> ▪ Train community mediators in documentation handling, evidence gathering, and basic cadastral literacy. ▪ Introduce a dispute-reporting system within NSDI/ZILAS to track trends and resolution timelines.
Overall Tenure Status	<ul style="list-style-type: none"> ▪ Address systemic informality by linking rental oversight, boundary verification, and documentation campaigns into an integrated district tenure-governance program.

6.2.3 Audit question 3: Land use

Sub-Indicator	Recommendations
Current Land Use Distribution	<ul style="list-style-type: none"> ▪ Align infrastructure and service provision with the strong residential dominance (85%). ▪ Protect agricultural zones through clearer land-use zoning and enforcement in peripheral settlements. ▪ Support commercial nodes (1%) with targeted urban planning, given their emerging role.

Activity Status (High utilisation)	<ul style="list-style-type: none"> ▪ Prioritise maintenance of urban services (water, roads, drainage) in highly active zones (88–100%). ▪ Investigate reasons for inactivity in the small share of inactive parcels and introduce activation incentives.
Subdivision Patterns	<ul style="list-style-type: none"> ▪ Strengthen oversight of residential and mixed-use subdivisions (8–10%) to prevent unplanned densification. ▪ Update local area plans to reflect real observed settlement consolidation.
Land Use Change Frequency	<ul style="list-style-type: none"> ▪ Formalise procedures for land-use change notifications, given the extremely low observed change (4%) and risk of informal modifications. ▪ Incorporate land-use-change checkpoints into planned Council inspections.
Drivers of Land Use Change	<ul style="list-style-type: none"> ▪ Coordinate infrastructure planning with land-use management, since infrastructure is the top driver of change (13%). ▪ Monitor commercial-investment-driven changes (17%) to ensure compliance with zoning and environmental requirements.
Spatial Patterns	<ul style="list-style-type: none"> ▪ Strengthen monitoring of peri-urban expansion and enforce planned settlement boundaries. ▪ Integrate GIS-based alerts for rapid detection of informal land-use shifts.

6.2.4 Audit question 4 : Land use compliance

Sub-Indicator	Recommendations
Overall Compliance	<ul style="list-style-type: none"> ▪ Continue strong compliance monitoring, focusing enforcement on parcels showing non-compliance (8%). ▪ Prioritise interventions in commercial and religious parcels, where non-compliance is highest.
Compliance by Land-Use Category	<ul style="list-style-type: none"> ▪ Implement targeted compliance reviews in commercial areas (21% non-compliant) and religious parcels (50% non-compliant). ▪ Reinforce agricultural and residential compliance frameworks to maintain high adherence.
Document Alignment	<ul style="list-style-type: none"> ▪ Digitise all permit-to-use and lease-condition records and integrate them into NSDI/ZILAS. ▪ Introduce periodic validation exercises comparing documented and actual use.
Authorisation of Change	<ul style="list-style-type: none"> ▪ Simplify and decentralise land-use-change authorisation processes; only 41% of changes are currently authorised. ▪ Raise public awareness of formal procedures, given the very low knowledge level (19%).

Timing & Causes of Misalignment	<ul style="list-style-type: none"> ▪ Improve surveillance of post-2020 development corridors where misalignment clusters. ▪ Enforce planning permissions on commercial and infrastructure-driven transformations.
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6.2.5 Audit question 5 : Customary land conversions

Sub-Indicator	Recommendations
Willingness to Convert	<ul style="list-style-type: none"> ▪ Develop district-level conversion facilitation programmes to support the 72% willing to convert. ▪ Prioritise elderly and women applicants for conversion support, given their high willingness levels.
Barriers (Information & Procedures)	<ul style="list-style-type: none"> ▪ Launch structured awareness campaigns to address the top barriers: lack of information (27%) and complex procedures (26%). ▪ Simplify procedural steps and publish clear guidelines in local languages.
Cost Barriers	<ul style="list-style-type: none"> ▪ Explore reduced fees or phased payments for vulnerable groups, especially older owners (highest cost sensitivity).
Barriers by Gender & Age	<ul style="list-style-type: none"> ▪ Tailor messaging: women need clearer information; men require procedural simplification. ▪ Youth-targeted conversion support can encourage early adoption of formal tenure.
Overall Dynamics	<ul style="list-style-type: none"> ▪ Establish a dedicated “Customary Conversion Desk” at Council/MLNR levels to streamline processing and improve monitoring.

6.2.6 Audit question 6 : Land use conversions practices

Sub-Indicator	Recommendations
Institutional Readiness	<ul style="list-style-type: none"> ▪ Train Council and MLNR officers on documentation workflows required for future monitoring of land-use conversions.

6.2.7 Audit question 7 : Quality of land administration services

Sub-Indicator	Recommendations
Council Services	<ul style="list-style-type: none"> ▪ Improve awareness of online, permitting, and title services through targeted outreach, given high unawareness levels (70–81%).

	<ul style="list-style-type: none"> Establish district helpdesks and mobile-service days to improve uptake. Strengthen road-maintenance programmes, where citizen satisfaction is weak ($\approx 35\%$ Poor).
MLNR Services	<ul style="list-style-type: none"> Enhance digital access and communication channels to increase usage of services with currently low uptake (5–23%). Improve turn-around time for surveying and title services to sustain high satisfaction levels.
Resettlement Services	<ul style="list-style-type: none"> Maintain strong performance in recommendation-letter services while improving awareness for road and water-service support. Address quality issues in road-access services ($\approx 35\%$ Poor).
Traditional Authority Services	<ul style="list-style-type: none"> Expand awareness of consent-letter and dispute-resolution services. Strengthen collaboration between chiefs and formal institutions to improve documentation and reduce informal dispute handling.
Overall Institutional Performance	<ul style="list-style-type: none"> Develop a joint MLNR–Council service-improvement plan focusing on awareness, accessibility, and responsiveness. Integrate service-quality monitoring dashboards into NSDI.

6.2.8 Audit question 8 : Revenue collection

Sub-Indicator	Recommendations
Tax & Fee Compliance	<ul style="list-style-type: none"> Conduct focused awareness campaigns to address widespread non-payment. Introduce simple digital/mobile payment options linked to parcel IDs.
Revenue Mobilisation	<ul style="list-style-type: none"> Update and verify rateable properties, especially in expanding urban areas. Establish regular billing cycles with basic incentives for timely payment.
Institutional Coordination	<ul style="list-style-type: none"> Develop a shared revenue database between Council, MLNR, and MoF. Coordinate with traditional authorities to improve capture of customary-tenure revenue.
Property Rates & Billing Systems	<ul style="list-style-type: none"> Strengthen ratepayer rolls and link them with parcel maps. Improve follow-up and reminders for outstanding payments.
Overall Revenue Performance	<ul style="list-style-type: none"> Formalise collection systems to move away from the current informal environment. Improve communication on payment obligations and strengthen administrative capacity for tracking arrears.

6.2.9 Audit question 9: Gender and inclusion

Sub-Indicator	Recommendations
Gender (Ownership & Access)	<ul style="list-style-type: none"> ▪ Promote joint titling and women’s land rights education to consolidate the 40% female ownership trend. ▪ Enhance access to dispute-resolution and title-acquisition support for women, given service-related challenges.
Disability Inclusion	<ul style="list-style-type: none"> ▪ Establish disability-friendly land services (accessible offices, priority queues, simplified procedures). ▪ Provide targeted assistance for documentation and land-service navigation.
Youth Inclusion	<ul style="list-style-type: none"> ▪ Develop youth-targeted land programmes focusing on documentation, access to titles, and allocation opportunities. ▪ Offer training on land-market participation and inheritance processes.
Cross-Cutting Barriers	<ul style="list-style-type: none"> ▪ Prioritise improvements in water access, road access, and title processing—common challenges across women, youth, and persons with disabilities. ▪ Ensure inclusion-sensitive planning within district development frameworks.

6.3 Action matrix

Audit Theme	Key Issue Identified	Recommended Action	Lead Institutions	Timeframe
AQ1 – Land Tenure	Large documentation gaps ($\approx 42\%$ missing), dominance of semi-formal documents, fragmented tenure info	<ul style="list-style-type: none"> Conduct district-wide documentation regularisation. Deploy mobile documentation clinics focusing on elderly & long-term owners. Strengthen verification of Letters of Sale and Offer Letters. 	MLNR, Council, MLGRD, Smart Zambia	6–18 months
	Acquisition patterns unclear; youth and women under-documented	<ul style="list-style-type: none"> Improve acquisition recording workflows in ZILMIS/ZILAS. Promote joint titling and gender-balanced formalisation. Complete demographic profiling to reduce “unknown age” entries. 	MLNR, Council	Medium-term
AQ2 – Land Tenure Status	81% verbal rental agreements; weak oversight; low written-contract adoption	<ul style="list-style-type: none"> Introduce simplified written rental templates. Launch voluntary rental registration through the Council. Target rental hotspots (peri-urban areas) for sensitisation. 	Council, MLNR, Traditional Authorities	12–24 months
	Boundary disputes dominant ($\approx 95\text{--}100\%$); 57% unresolved	<ul style="list-style-type: none"> Establish ward-level ADR panels. Train community mediators on dispute documentation. Implement systematic boundary-verification & demarcation programme. 	MLNR, Councils, MoJ, TAs	Ongoing
AQ3 – Land Use	Predominantly residential landscape (85%); minimal commercial land (1%)	<ul style="list-style-type: none"> Update Local Area Plans using audit findings and satellite imagery. Prioritise infrastructure in high-activity residential zones. 	MLGRD, Council	12–18 months
	Limited subdivisions (8–10%); risk of unplanned densification	<ul style="list-style-type: none"> Strengthen subdivision oversight and digitise approvals. Monitor subdivisions through GIS dashboards. 	Council, MLNR	Ongoing
AQ4 – Land Use Compliance	High compliance (92%) but very low awareness (81% unaware of correct procedure)	<ul style="list-style-type: none"> Implement district-wide awareness on change-of-use procedures. Simplify and decentralise authorisation processes. Digitise compliance checks in NSDI/ZILAS. 	MLNR, Council	6–18 months

	59% of land-use changes unauthorised	<ul style="list-style-type: none"> ▪ Enforce penalties for repeated unauthorised changes. ▪ Establish routine compliance inspections. 	MLGRD, Council	Medium-term
AQ5 – Customary Land Conversions	High willingness to convert (72%) but strong information and procedural barriers	<ul style="list-style-type: none"> ▪ Establish a “Customary Conversion Desk.” ▪ Publish simplified procedural guides in local languages. ▪ Conduct outreach campaigns in customary areas. 	MLNR, Council, TAs	Short-term
	High cost barriers, especially for older owners	<ul style="list-style-type: none"> ▪ Introduce phased or reduced conversion fees for vulnerable groups. 	MLNR, Council	Medium-term
AQ6 – Land Use Conversion Practices	No systematic data captured; low institutional readiness	<ul style="list-style-type: none"> ▪ Train Council & MLNR staff in conversion-record workflows. ▪ Prepare standardised templates for future conversion tracking. 	MLNR, Council, Smart Zambia	6–12 months
AQ7 – Land Administration Services	Low awareness and usage of MLNR & Council services; weak communication	<ul style="list-style-type: none"> ▪ Improve outreach through monthly mobile-service days. ▪ Publish simple client guides and service charters. ▪ Strengthen digital access (SMS updates, online portals). 	MLNR, Council, Smart Zambia	Ongoing
	Poor service quality in infrastructure areas (roads, water)	<ul style="list-style-type: none"> ▪ Prioritise investment in road and water service delivery in high-complaint zones. 	MLGRD, Council	Medium-term
	Fragmented data between MLNR, Council & Planning	<ul style="list-style-type: none"> ▪ Establish Solwezi Land Coordination Committee (SLCC). ▪ Harmonise data workflows and conduct quarterly coordination meetings. 	MLNR, MLGRD, Council	12–24 months
AQ8 – Revenue Collection	Extremely low compliance (83% non-payment); weak billing systems	<ul style="list-style-type: none"> ▪ Conduct focused awareness campaigns on tax obligations. ▪ Introduce mobile/digital payment options linked to parcel IDs. 	Council, MLNR, MoF	Short-term
	Weak ratepayer rolls; property rates only 2%	<ul style="list-style-type: none"> ▪ Update and verify rateable properties using GIS. ▪ Strengthen billing cycles with reminders and field verification. 	Council, MLGRD	6–18 months
	Fragmented revenue data	<ul style="list-style-type: none"> ▪ Develop a shared revenue database (Council–MLNR–MoF). 	Council, MLNR, MoF, TAs	Medium-term

		<ul style="list-style-type: none"> ▪ Engage traditional leaders to improve revenue capture in customary areas. 		
AQ9 – Gender & Inclusion	Women own 40%; still face service access barriers (water, roads, title acquisition)	<ul style="list-style-type: none"> ▪ Promote joint titling; expand women-focused land-rights education. ▪ Improve women’s access to complaints and title services. 	MLNR Gender Desk, Council	Short-term
	Persons with disabilities (4%) face documentation & service barriers	<ul style="list-style-type: none"> ▪ Create disability-friendly service points & simplified procedures. ▪ Provide tailored documentation support. 	MLNR, Councils, ZAPD	Short-term
	Youth ownership low (10%); challenges in water, roads, and titling	<ul style="list-style-type: none"> ▪ Create youth-focused land-access programmes. ▪ Simplify transfers & consider youth quotas in future schemes. 	MLNR, MLGRD, Ministry of Youth	Medium-term



7 CONCLUSION

The Solwezi Land Audit provides a comprehensive assessment of land tenure, land use, compliance, service delivery, and inclusion within the district. The audit demonstrates that while Solwezi maintains a largely stable and compliant land-use environment, the district continues to face significant governance and administrative challenges that hinder effective land management.

The predominance of residential land, high activity levels, and minimal land-use change suggest a relatively orderly settlement pattern. However, these patterns mask underlying structural gaps, including limited documentation, low awareness of statutory procedures, and weaknesses in authorisation practices. Compliance levels are high, yet procedural knowledge and documentation completeness remain low, creating vulnerabilities in the long-term reliability of tenure and land-use records.

Service-delivery performance across Council, MLNR, Resettlement, and Chief-related functions remains constrained by low awareness, limited usage, and fragmented institutional coordination. Despite generally positive quality ratings among those who use the services, the majority of residents remain unaware of or disengaged from available administrative processes.

Revenue mobilisation is among the most critical weaknesses identified. With 83% of landholders not paying any land-related charges, the district lacks a sustainable financial base to support planning, infrastructure, and governance functions. Weak enforcement, limited digital systems, and absence of structured billing cycles contribute to chronic under-collection.

Inclusiveness indicators show balanced gender participation but low involvement of youth and persons with disabilities. Challenges faced by vulnerable groups relate primarily to service access, documentation requirements, and infrastructure constraints rather than overt discrimination.

Overall, the Solwezi audit confirms that the district's land governance challenges are primarily institutional rather than technical. Addressing these gaps will require strengthened coordination, improved digital systems, targeted awareness campaigns, robust revenue enforcement, and deliberate inclusion measures. The audit validates the effectiveness of the National Land Audit methodology in peri-urban and transitional contexts and provides concrete evidence to guide Solwezi's future land-governance reforms and the broader national audit rollout.

8 APPENDIX

8.1 Inter-ministerial joint audit team

The pilot audit was implemented through a joint task force involving officials from the Ministry of Lands and Natural Resources (MLNR), Ministry of Local Government and Rural Development (MLGRD), Solwezi City Council. This team ensured a collaborative and multi-sectoral approach, reflecting the diverse mandates involved in land governance.

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.

SENSITIZATION			
1	Shinantwa Mapushi	Lusaka	MLNR, Planning department
2	Sylvia Simuuwe	Province	MLNR, Regional survey office
3	Joy Sichizya	Council	Public Relations from Council
4	Sendoi Mushimbei	Council	Planning department
5	Dynamic choices	Ward	Ward Development Committee member
6	Mwenya Kamuchoma	Council	Resettlement Schemes
7	Janet Shawa	Council	MLGRD, Settlement Officer, Municipal Council
8	Emma Zulu	District	ZANIS
TRAINING & DATA COLLECTION			
1	Collect Gamba	Province	MLNR, Lands department
2	Sylvia Simuuwe	Lusaka	MLNR, Regional survey office
3	Kanganja Mutombu	Province	ZAMSTAT
4	Victoria Mubabe	Province	Forestry Department
5	Mwenya Kamuchoma	Province	Department of Resettlement
6	David Kalumba	District	MLGRD, Planner, Planning department, Municipal Council
7	Janet Shawa	District	MLGRD, Settlement Officer, Municipal Council
8	Mathews Lungu	Lusaka	Student from UNZA (experienced)
9	Corridah Msiska	District	Student from district college or university
10	Bwalya Chama	District	Student from district college or university

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.

Exploratory mission and courtesy calls

Activity	Exploratory mission
Duration	5 days
Number of participants	3
Participants	MLNR, NLA
Targets	PS district, Council secretary, physical planning
Content	Courtesy call and detailed planning with local authorities

Data collection

Activity	Data collection
duration	2 weeks
Number of participants	2
Participants	MLNR, NLA
Targets	MLNR, Lands department, Survey department, Council
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

Official launching

Activity	Official launching of the peri urban audit
Date and duration	½ day
Number of participants	50
Participants	MLNR, MLGRD, MoA Chiefs, EUD, NLA TA
Targets	Local authorities, chiefs etc.
Content	Official kick off the pilot land audit

Sensitization and community engagement

Activity	Sensitization of the local population
Date and duration	6 days
Number of participants	8
Participants	MLNR, MLGRD, audit team
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

Training of team staff in audit procedures

Activity	Training of District staff in audit procedures and data entry into attribute tables
Date and duration	1 day
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: data collection & mapping

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

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

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.

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

	<ul style="list-style-type: none"> ▪ 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

8.3 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.

8.4 Audit implementation timeframe

The implementation of the Solwezi 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	Solwezi 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%					