



ANNUAL REPORT

Zimbabwe Land Reform and Resettlement Cooperative Agreement

USAID/ZIMBABWE CA 690-A-00-99-00270-00

November 1999 to June 2000

Submitted by

Centre for Applied Social Science, University of Zimbabwe
Land Tenure Center, University of Wisconsin-Madison

1. Introduction: Project Background

USAID has entered into a Cooperative Agreement (CA) with the Land Tenure Center (LTC), University of Wisconsin-Madison to assist Zimbabwe with implementation of the Land Reform and Resettlement Programme (LRRP II) and the Land Policy Framework. The Centre for Applied Social Sciences (CASS), University of Zimbabwe, is the principle local organization collaborating with LTC on program implementation. LTC has subcontracted with CASS for most of the in-country work, and CASS will in turn be sub-contracting with NGO's, CSO's, or government agencies. Funds have been provided through the CA for technical assistance and research in support of the LRRP II, and for land policy elaboration and implementation.

The original proposal anticipated a start-up date of July 1999. Because the CA was not signed between USAID and the University of Wisconsin-Madison until some months later, the first year is truncated here into three quarters, designated as the second, third and fourth quarters. This annual report covers principle activities implemented by CASS/LTC during this period.

2. Project Establishment

The Cooperative Agreement between USAID/Harare and the Land Tenure Center was negotiated during the 1st quarter of the workplan period, leading up to project inception on 30 September 1999. The LTC Project Manager, John Bruce, visited Zimbabwe 2-14 November 1999, and in collaboration with Dr. Phaniel Mugabe, CASS Director and CASS Project Manager, negotiated terms of reference for an LTC/CASS subcontract and reviewed banking and financial reporting requirements for the project.

Consultations were also made with the GOZ, donor and CSO representatives to ascertain the state of progress in planning for implementing the land policy framework, and activities planned in support of that process. In anticipation of the CA commencing, LTC during the first quarter of the workplan advertised the Resident Advisor position. During the November visit, applications for the post-doc resident field advisor were reviewed, and plans made for submission of a short list to the PMC for comments. A first draft of a workplan was developed, and plans finalized for appointment of a Project Management Committee (PMC).

Both parties signed the subcontract between LTC and CASS in April, and CASS received the first tranche of funding (\$100,000) under its subcontract in May 2000.

SUMMARY OF ACTIVITIES		
1 July 1999 to 30 June 2000		
Quarter	Time Period	Activity
1 st Quarter	July – Sept 1999	
	July	Anticipated project start-up (delayed)
	July – Sept	Recruitment of RFA
	30 Sept	CA signed between USAID and LTC
2 nd Quarter	Oct – Dec 1999	
	Nov 1999	LTC/CASS subagreement negotiated
		Reviewed banking, financial reporting and transfer of project funds including establishment of dollar accounts
		Met with GOZ, donor and CSO representatives
		Developed first draft of workplan for Year 1
		Established PMC
		Reviewed applications for RFA
	20 December	1 st PMC meeting
3 rd Quarter	Jan – Mar 2000	
	Jan-Feb	Negotiations on LTC/CASS subagreement continue
		CASS continued interactions with GOZ, donor and CSO representatives including CASS representation on NECF's Land Task Force
	28 March	Project Management Committee convened
		RFA offered position but hiring delayed
	March	LTC Planning Mission
	March	Hughes/Rutgers U. begins work on preparing BASIS proposal
4 th Quarter	Apr – June 2000	
	April	CASS researchers and LTC researcher make preliminary visit to South African PLASS to plan South African portion of the Alternative Models SOW
	April - June	CASS hired two lecturers in land tenure policy studies
	May	Ph.D. student position advertised by CASS
	June	Analysis of Study of Deeds Transactions initiated under BASIS completed.

3. Project Management

CASS took the lead on identifying and appointing members to serve on the PMC including:

- 1) Dr. Phanel Mugabe, CASS, chair
- 2) Eric Loken, USAID Activity Manager
- 3) Mr. Vincent Kwenda, Chair of the IMCRD
- 4) Dr. Vincent Hungwe, Director of Lands and Technical Services, Ministry of Lands and Agriculture
- 5) Prof. Sam Moyo, Head of the Technical Advisory Team of the TSU
- 6) Dr. Robbie Mupawose, co-chair of the Land Task Force of the National Economic Consultative Forum
- 7) LTC, to be represented by the Resident Field Advisor
- 8) Mr. Ndlovu representing the Association of Rural District Councils, and
- 9) Ms Abigail Mugugu representing Women's Action Groups on Land

At the first meeting of the PMC on 20 December 1999 the leading candidates for the Resident Field Advisor (RFA) position were reviewed and comments received. Following the PMC meeting, LTC proceeded to negotiate with the top candidates for the RFA position, and brought the lead candidate, Dr. Pamela Pozarny, to Harare during the period 23-29 March to meet with LTC and CASS staff and the PMC. The PMC agreed to extend an offer to Miss Pozarny for the position, but subject to the condition that the hire needed to be placed on hold until the outcome of negotiations between donors and the GOZ over suspension of aid to the land reform program could be determined.

CASS has filled two staff positions with individuals having strong competence in the land tenure area:

- 1) Dr. Dale Dore whose position is funded by the University of Zimbabwe; and,
- 2) Mr. Francis Gonese who will be funded by CASS

4. Implementation Studies

In discussions with the Ministry of Agriculture, and in consultation with the PMC, CASS/LTC identified the following six policy analysis and implementation activities, some to be largely completed during the workplan year, others to extend beyond that time frame:

Active	Inactive or postponed
1. Alternative Models Inquiry	6. Community Land Demarcation Study
2. Subdivision and Land Taxation Study	7. Land Boards Implementation Study
3. Land Use Planning Study	
4. Women's Access to Land Consultation	
5. BASIS research (tbd)	

5. PMC Meeting

The 2nd PMC meeting held 28 March 2000 was attended by, among others, LTC researchers Drs. Michael Roth, Thomas Mitchell, RFA candidate Pamela Pozarny, and David Hughes.

The major issues discussed at the meeting included:

- PMC members assessing Dr. Pozarny's suitability for the RFA position;
- Evaluating the revised Year 1 workplan. Project management was advised to prepare Scopes of Work (SOW) for the policy implementation studies (specifically, activities, methodology, and budgetary resources required) for review at the next PMC meeting.

- The PMC advised that the policy implementation studies should be implemented in a phased manner with four studies given priority – Alternative Models; Land Subdivision and Taxation; Land Use Planning; and Women’s access to Land Inquiries. The two remaining studies – Land Boards Implementation and Community Land Demarcation – would be postponed for later consideration.
- Finally, the PMC instructed CASS to initiate the process of identifying suitable candidates for the Ph.D. training position and to coordinate with LTC over the placement of the successful candidate at the University of Wisconsin-Madison. CASS subsequently advertised the position in May 2000.

6. Planning Visit

Under the leadership of the LTC Project Manager, a planning team visited Zimbabwe 17 March to 5 April on a planning mission, accompanied by several other LTC/BASIS personnel involved in the above activities:

- Dr. John Bruce, Program Director
- Dr. Michael Roth, BASIS Program Director and senior researcher on the LTC project, who will be focusing on land subdivision issues;
- Dr. Thomas Mitchell, LTC researcher, who will be working on the alternative reform models inquiry; and,
- Dr. David Hughes of Rutgers University, BASIS researcher, who has been charged by the BASIS Management Entity to prepare a BASIS research proposal.

The purpose of their mission was to identify, in collaboration with CASS, TA and research partners in Zimbabwe, and to begin the task of formulating scopes of work for their respective activities. Preparation of study protocols was initiated with an eye toward presenting them at the SARIPS Land Research Second Methodology Workshop, 8-11 May 2000 (this workshop was subsequently cancelled).

7. Activities under BASIS

The project budget commits \$100,000/year to the BASIS CRSP for research in support of the land reform effort (\$80,000 to be programmed for research and \$20,000 to support activities of the Management Entity). BASIS is a USAID Global Bureau Collaborative Research Support Program (CRSP). The BASIS research focus is on land, water, employment and financial markets (including access) as they affect or constrain food security, economic growth and sustainable resource management. It supports this mission through a global program of collaborative research, training, capacity building and communications linking programs in Central America, Eastern Europe and Eurasia, The Horn of Africa, and Eastern and Southern Africa. The Management Entity of BASIS is housed in the Land Tenure Center and is directed by Dr. Michael Roth.

BASIS has supported two research projects in Zimbabwe since 1998, one focusing on water resources management (by Principal Investigator Bill Derman of Michigan State University), and the monitoring and evaluation of deed registry transactions (by co-Principal investigators Ruvimbo Chimedza and Lovemore Rugube). The deed registry study is becoming a part of the technical assistance activities under this CA, while the water access study will continue as part of the regional program, supervised by Dr. Pauline Peters of Harvard University. Professor John Bruce, the overall manager for the CA, is also the manager for the BASIS activity in Zimbabwe under this CA.

BASIS is a researcher-to-researcher program, in which US researchers contribute a substantial amount of their time for long-term, in-depth research. The research is to be applied, in the sense that it should contribute to the long-term needs of land reform and land policy reform, but not driven by short-term needs and considerations. The research team comprised of American and Zimbabwean researchers is required to submit a proposal to the BASIS Technical Committee for consideration. Based on the advice of the Technical Committee, the BASIS Management Entity decides on approval and program modifications. That proposal will be shared for comments with the members of the PMC once completed.

A Planning Workshop was held by CASS with BASIS core support at Mazvikadei July 26-28, 1999. That workshop identified several possible themes, including an emphasis on spontaneous settlement, examination of impacts in and ongoing interactions between selected sending and receiving sites, and the role of markets in land rights in this process.

Following the workshop, Professor David Hughes of Rutgers University was identified to take the lead in developing a research proposal in collaboration with Zimbabwean counterparts. Hughes and CASS began the process of preparing a proposal during the second quarter with the aim of having that proposal reviewed at the BASIS Technical Committee meeting in September 2001.

Professors Lovemore Rugube and Ruvimbo Chimedza completed the data entry and analysis of the deed registry work in the 4th quarter of the workplan period. Their report is available upon request.

8. Training and Capacity-Building

CASS researchers on the Cooperation project, Dr. Phaniel Mugabe and Mr. Francis Gonese undertook two study visits during the report period:

- University of the Western Cape, South Africa, 10-12 April 2000, for exploratory discussions for collaboration on the projected study tours involving CASS, LTC and PLAAS (Programme for Land and Agrarian Studies) under the *Alternative Models* policy Implementation study.
- University of Wisconsin-Madison, 14-19 May, for follow up discussions with LTC researchers and other staff regarding the implementation of the project and related administrative matters; the pending research studies and SOWs; and CASS/LTC cooperation in library and documentation services.

The LTC budget provides funding for a project assistant at the University of Wisconsin to work with the project. Mr. Kizito Mazvimavi, a Zimbabwean Ph.D. Candidate in the Center's Development Studies Program was recruited and commenced his studies in September 1999.

There is also funding for a second Ph.D. student under the project. At the second meeting of the PMC, the Committee reviewed the mechanisms for choosing the candidate. CASS advertised the position in May 2000.

9. Issues and Problems

Both external and internal factors to Zimbabwe have delayed program implementation, particularly during the 4th quarter of the workplan period:

1. Program implementation came to a near halt in the 4th quarter (April to June) of 2000 due to difficult circumstances leading up to the elections. The occupation of farms by war veterans

and questions over the legitimacy of government actions in compulsorily taking farms for resettlement resulted in donor retrenchment for the LRRP II program.

2. Donor retrenchment in turn made it difficult to work directly with the GOZ, and program implementation overall has been seriously impeded. The result of this retrenchment was most directly felt in the following ways:
 - Donor coordination became increasingly complicated as donor projects became delayed or suspended
 - Decisions to postpone the hire of the RFA slowed progress on program administration.
 - Implementation of the SOWs intended to provide policy support to the GOZ were delayed.
 - Inability to engage the GOZ delayed progress on establishing training programs for the GOZ and civil servants.
3. The outcome of these factors was a cautious and slow track approach to project implementation, which led the LTC/CASS team to advise USAID to accelerate program development during Roth's visit to Zimbabwe 9-12 July in order to maintain collaborators interest in the program.

OUTPUTS

CASS and LTC. *Year 1 Workplan: 1 November 1999 to 30 June 2000*. 28 March 2000.

CASS and LTC. *Year 1 Summary Report (1 November 1999 to 30 June 2000) and Year 2 Workplan (30 June 2000 to 1 July 2001)*. July 2000.

Ruvimbo Mabeza-Chimedza and Lovemore Rugube. *Broadening Access to Land Markets in Southern Africa: Report for Zimbabwe*, July 2000.

FINANCIAL EXPENDITURE STATEMENT

Total Expenditures Land Tenure Center 1 July 1999 to 30 June 2000	
Category	Expenditure
Researchers (including benefits)	\$ 37,511
Project Assistant (including benefits)	10,149
Administration (including benefits)	1,961
International Travel	20,040
Communications and Supplies	584
Library	250
Indirect Cost Recovery	24,164
Total Expenditures	\$ 94,659

Total Expenditures CASS 1 July 1999 to 30 June 2000	
Category	Expenditure
Local Administration	\$ 4,646
Focused Policy Studies	1,658
Travel Study	3,536
Vehicle Fuel Insurance	1,298
Total Expenditures	\$ 11,138