

ANNUAL REPORT: YEAR IV

Zimbabwe Land Reform and Resettlement Cooperative Agreement

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

1 July 2002 – 31 May 2003

Prepared by

**Centre for Applied Social Science, University of Zimbabwe
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The Cooperative Agreement between USAID/Zimbabwe and the Land Tenure Center of the University of Wisconsin began in October 1999 to provide technical assistance, training, capacity building and research in support of Zimbabwe's Land Reform and Resettlement Program II (LRRP II). A budget totaling just under \$1.5 million over a three-year period was granted, with the bulk of these funds used to provide support for studies, training, and technical assistance activities. The remaining amount (\$300,000) was programmed for the BASIS CRSP, USAID's worldwide Broadening Access and Strengthening Input Market Systems Collaborative Research Support Program. Both sub-programs were contained in one grant to the Land Tenure Center which was responsible for all subcontracting activities. In October 2002, an eight-month cost-extension request of \$183,758 was approved by USAID to extend the cooperative agreement through May 2003. These resources were used to help the LTC/CASS team close out the project and successfully conclude all existing activities. These included finalizing publication of outputs, organizing a national conference, producing a volume, and posting all outputs on a web-page so that subsequent work by USAID or other donors is able to take advantage of where the LTC/CASS managed project has now left off. Aside from end of project reporting, this will be the last annual report published under the Cooperative Agreement.

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List of Acronyms

BASIS CRSP	Broadening Access and Strengthening Input Market Systems Collaborative Research Support Program
CA	Cooperative Agreement
CASS	Centre for Applied Social Sciences
CFU	Commercial Farmers' Union
CSO	Civil Society Organization
FAO	Food & Agricultural Organization
FES	Friedrich-Ebert Stiftung
GOZ	Government of Zimbabwe
IASCP	International Association of the Study of Common Property
ICFU	Indigenous Commercial Farmers' Union
IDS	Institute of Development Studies
IRDP	Integrated Rural Development Programme
LRRP II	Land Reform and Resettlement Programme II
LTC	Land Tenure Center
M & E	Monitoring and Evaluation
NGO	Non-Governmental Organization
PELUM	Participatory Ecological Land Use Management
PMC	Project Management Committee
SOW	Scope of Work
RPC	Resident Project Coordinator
TREP	Tropical Resource Ecology Programme
UNDP	United Nations Development Programme
USAID	United States Agency for International Development
USD	United States Dollar
UZ	University of Zimbabwe
ZERO	Zimbabwe Environmental Research Organization
ZFU	Zimbabwe Farmers' Union
Z\$ / ZWD	Zimbabwe Dollar

Preface

This Annual Report covers the period 1 July 2002 through 31 May 2003 for work carried out under the Zimbabwe Land Reform and Resettlement Cooperative Agreement (CA) between USAID/Zimbabwe and the Land Tenure Center of the University of Wisconsin in collaboration with the Centre for Applied Social Sciences of the University of Zimbabwe. The Cooperative Agreement commenced in October 1999 to provide technical assistance, training, capacity building and research in support of Zimbabwe's Land Reform and Resettlement Program II (LRRP II). Although the project was initially scheduled to end in September 2002, additional funding of \$183,758 was approved by USAID/Zimbabwe to extend the project by eight months, from October 2002 to May 2003. The extension provided the LTC/CASS team additional time and resources to close out all existing project activities and a limited set of new activities. These new activities included completing the coursework of the two Ph.D. students at the University of Wisconsin, finalizing publication of outputs, organizing a national conference, producing a volume, and posting all outputs on a web-page so that subsequent work (by USAID or other donors) is able to take advantage of where the LTC/CASS project has now left off in May 2003.

A second component of the project also was concluded during the reporting period – the \$300,000 committed to the BASIS CRSP, USAID's worldwide Broadening Access and Strengthening Input Market Systems Collaborative Research Support Program on land, water, employment and financial capital markets. This sub-component included work on Agrarian Contracts by Rutgers University in collaboration with the Department of Economic History at the University of Zimbabwe, and the Zimbabwe Mentors Program administered by CASS.

The third (previous) year of the project experienced a number of significant setbacks related to the implementation of Government's Fast-Track land reform and resettlement program, intimidation surrounding the presidential election of March 2002, severe economic regress, and the widening chasm between donors and government in terms of policy dialogue and cooperation. The combined effect was a substantial slow down in field-level implementation of research and study tours outside Harare due to questions of security and near total inaccessibility of government officials.

The most recent, fourth fiscal year of the project witnessed an accelerated pace in terms of conclusion of fieldwork, data analysis, and preparation of papers and reports for presentation at a national Symposium held in March 2003. While the rolling series of fuel and food crises and rapid price inflation, which began in early 2001, persisted in Year IV, the project was able to overcome these constraints. The year also witnessed a number of achievements in terms of delivery of outputs, strengthened collaboration with Parliament, ongoing interaction with other land and agrarian reform stakeholders, and a relatively soft landing in bringing the project to closure.

Despite the difficult challenges faced by the project during the year, a number of important successes were achieved:

- Preparation and approval of a cost extension proposal, extending the project from October 2002 to May 2003
- Conclusion of five policy studies, two BASIS activities, and the inception of a follow-on study to the Land Transactions Monitoring SOW
- Successful end of project Symposium entitled *Delivering Land and Securing Rural Livelihoods* held in Nyanga (26-28 March 2003) which provided an opportunity for

researchers to present findings and to substantially engage stakeholders from Parliament, Government, and Civil Society in substantive policy discourse

- Strengthened collaboration with Parliament's Portfolio Committee on Land, Agriculture, Water Development, and Rural Resources
- Publication of a project volume comprising research papers prepared under the project and perspectives by practitioners from Government, Parliament and Civil Society
- Completion of a project web page containing all outputs produced under the project

The four-year project has gone considerable distance in facilitating and provoking debate on the current land reform and resettlement program, and informing that debate and policy formulation in the country. While the outputs generated by this project will continue to inform public policy on land reform and resettlement in the years to come, there is need now for quiet diplomacy and consensus building in constructing a roadmap for moving forward. The March Symposium began the process of constructing this roadmap. To the vast majority of people who have been engaged in this project over the past four years, it is unfortunate that it is ending when it has just reached full stride in delivering outputs and influencing the policy debate.

For those in the international community living outside the country, the achievements of this project will no doubt be difficult to appreciate at long-distance. But for the many people engaged with this project during the past four years, the results have been substantially positive and tangible in terms of the policy advice, capacity building, collaboration, and moral support it has provided. It is this legacy that the project leaves behind for other projects to follow.

Michael Roth
Project Director

31 July 2003

For a complete set of outputs produced by the
USAID funded Land Reform and
Resettlement Cooperative Agreement, please
visit the following websites:

<http://www.wisc.edu/lrc/zimpfl.html>

or

<http://www.wisc.edu/lrc/zimpfl.html#pubs>

ANNUAL REPORT: YEAR IV

I. Introduction and Project Background

In October 1999, The US Agency for International Development (USAID) in Zimbabwe entered into a Cooperative Agreement (CA) with the Land Tenure Center (LTC), University of Wisconsin-Madison, to assist Zimbabwe with implementing the Land Reform and Resettlement Program (LRRP II) and the Land Policy Framework. The Centre for Applied Social Sciences (CASS), University of Zimbabwe, was identified as the principal local organization collaborating with LTC in the implementation of the project. Funds were provided through the CA for technical assistance and research in support of the LRRP II and land policy elaboration.

Fiscal Year, Project Personnel

LTC

Dr. Michael Roth, Project Director
Katherine Davey, Financial Officer
Patty Grubb and Don Esser, Project Assistance
Kurt Brown, Publications

CASS

Dr. Phaniel Mugabe, CASS Director
Dr. Francis Gonese, CASS Project Manager and
BASIS Coordinator
Kudzai Chatiza, Project Coordinator
Agnes Daizi, Project Assistant

PMC

Dr. Phaniel Mugabe, CASS (Chair)
Prof. S. Moyo (Independent Land Expert)
Mr. D. Rwafa, NECF (Information and Documentation)
Mr. Eric Loken, Program Officer, USAID
Ms A. Mgugu, Director, Women and Land Zimbabwe
Dr. R. Mupawose, NECF Co-chair and Zimbabwe Leaf
Tobacco
Dr. V. Hungwe, Permanent Secretary Local Government
Mr. F.T. Ndlovu, Association of Rural District Councils
Mr. Noah Chatora, Ministry of Rural Resources

In August 2002, an eight-month cost-extension request of \$183,758 was approved by USAID to extend the cooperative agreement from October 2002 through May 2003. These resources were aimed at helping the LTC/CASS team close out the project and successfully conclude all existing activities. These included finalizing publication of outputs, organizing a national conference, producing a volume, and posting all outputs on a web-page so that subsequent work by USAID and other donors is able to take advantage of where the LTC/CASS leaves off. This Annual Report (the fourth in its series) covers events and developments over the period July 2002 through May 2003. Aside from end of project reporting, this will be the last annual report published under this Cooperative Agreement.

The first two years of the project were predominated by program administration amid concerns over delays in the technical implementation of activities and a broader waning of donor support for Zimbabwe. The third year witnessed completion of Scopes of Work (SOW) and programming of project funding, acceleration in implementation of the technical studies, and continued engagement of Zimbabweans in international study tours. The fourth and final year of project implementation witnessed the finalization of all studies concluding with a national conference in March 2003. These accomplishments proceeded despite a continuation of the challenging environment in Zimbabwe that included shortages of fuel and other basic essentials, massive acceleration in price inflation and devaluation of the Zimbabwean dollar, and continued political unrest in rural areas. Curbs on working with government officials somewhat eased during the year, but there were nonetheless problems stemming from distrust and suspicion (between government and donors) that hampered full engagement. However,

for the civil servants who did actively engage with project teams, the working relationship was exceptionally productive and supportive. Despite these challenges, the remainder of this report endeavors to articulate the many outputs and results achieved during the final year of the project, draw out lessons learned, and motivate the way forward for re-engaging work on land reform and the policy framework in Zimbabwe once donor funding permits.

II. Management

Work during the reporting period was the busiest to date as researchers finalized fieldwork, analyzed the data collected, worked on outputs, and prepared for and participated in the end-of-project Symposium (see section III). Having wound up participation in the Kampala World Bank and IASCP conferences (see Year Three Annual Report) the project refocused on

implementing activities to keep pace with the project's regained momentum. The end-of-project symposium, held March 26-28 at Nyanga, was particularly critical and demanded considerable time and energy from project management on planning, preparation, convening and wrapping up.

The Project Management Committee (PMC), constituted in November 1999 to provide oversight and strategic direction to the project continued to remain active during the period. The project also continued to interact with the Stakeholder Panel; the Portfolio Committee on Lands, Agriculture, Water Development, and Rural Resources; the UNDP; the FAO; and a host of other stakeholders. The PMC consists of representatives from CASS, USAID, LTC, Government of Zimbabwe (GOZ), and civil society organizations. The Stakeholder Panel established in February 2001 to assist project management with project monitoring and impact was not as fully utilized as hoped for. Due to late delivery of a number of project outputs (March or later), preparation involved in organizing the end-of-project symposium, and the considerable details involved in closing out the project, no formal meeting of the Stakeholders panel was convened in the reporting period.

Project Director, Michael Roth, visited Harare at the end of August 2002 and in January 2003 to assist with planning the symposium, in March to attend the symposium, and again in May to assist in finalizing a volume from the symposium and in the administration of closing down the project. Katherine Davey of LTC also visited the project during April 2003 to assist CASS with closing down the CASS sub-contract and to assist with CASS finances and reporting.

During Roth's visit to Harare in August-September 2002, he worked with the project management team in Harare (Francis Gonese, Kudzai Chatiza and Agnes Daizi) on budget modifications for all SOWs to update local budgets for cost of living adjustments necessitated by rampant price inflation. He also attended the PMC meeting and a Researcher Workshop, and worked with Chatiza and Gonese on wrapping up the Third Year Annual Report and on staff issues. The preparation of the Annual Report for Year III, the preparation of the project



Photo: USAID Programme Officer Eric Loken and Project Coordinator Kudzai Chatiza

volume, financial management, and the organization of the March 2003 Symposium dominated the time and energy of the management team during the year.

Management Personnel

The throughput of financial resources, delayed in Years II and III, accelerated during the reporting period as management completed the programming of all remaining funds, all SOWs experienced at least one (and in some cases two) budget modifications to adjust line items for cost of living adjustments, and implementation of technical activities took place on a broad front as fieldwork constraints eased. A substantial amount of the work undertaken was based on the following subcontracts concluded in late 2001 and early 2002 (calendar years):

- **ZERO:** Alternative Models Inquiry SOW
- **Department of Agricultural Economics, UZ:** Deeds Transactions SOW and Subdivision SOW. The first phase of the Deeds Transactions SOW investigated the period 1996 through 2001 while a second phase was approved during the reporting period to extend the longitudinal database to include in addition the period 1980 to 1995
- **Rutgers University and Department of Economic History, UZ:** BASIS Agrarian Reforms and Contracts Project
- **CASS/LTC:** Institutional Structures for Land Administration SOW and Land Information Systems

The Project Management Team resident at CASS consisted of CASS Project Manager Dr. Francis Gonese, Project Coordinator Kudzai Chatiza, and Project Assistant Agnes Daizi. The team provided day-to-day management oversight of project activities. In addition, Gonese was responsible for managing activities of the BASIS CRSP and serving as a key researcher on the Alternative Models Inquiry SOW, while Chatiza served as a researcher under the Institutional Structures for Land Administration SOW. The project retained the services of Mr. Andrew Mlalazi who joined the project in November 2001 following implementation of the Monitoring and Evaluation SOW. The services of the M/E consultant have enabled the project to have a more dedicated focus on monitoring and assessing project impacts in accordance with USAID requirements.

The turbulence and volatility of the exchange rate remained a critical factor affecting financial management during the reporting period. The internal Z\$:USD USAID-facilitated exchange rate devalued from 470 at the beginning of the year (July 2002) to 782 in September, 1646 in December, 1500 in February 2003, 2150 in June and 3,550 in July. Local project accounts thus had to be managed at six different rates during the year, the effect of which was to create an ever increasing supply of surplus (unprogrammed) Zim dollars as management was unable to update fixed SOW budgets in a timely manner. Budget modifications for policy studies were not routinely undertaken in previous years; the first modifications were initiated in June 2002 but were only concluded in September due to complications associated with determining verifiable cost-estimates and standardizing these across all project activities.

The turn around time of CASS invoicing of expenditures to LTC also slackened during the year, due to the increased financial throughput experienced by the project and rapid swings in price inflation and the Z\$:USD exchange rate. However, the accounting and reporting were also significantly impacted by a spate of staff turnover in CASS's Finance and

Administration Department. The new hires took a while to settle at a time when activities under the project were at their peak in terms of volume of financial transactions.

Administration

Implementation of improved administrative and financial procedures within CASS and its administration of subcontracts (e.g. the Department of Economic History and the Department of Agricultural Economics) helped to facilitate disbursements and financial reporting during the reporting period. Support to the research teams, especially the issuance of fieldwork advances, was streamlined to ensure that research activities proceeded smoothly with no constraints. All this was made possible by relative improvements in administration at CASS.

The Project Management team also attended a number of CASS staff and board meetings during the reporting period. Apart from routine meetings and CASS community service the team also took part in two internal workshops, one on Communication and Social Marketing Strategy development (14 August 2002) and another on CASS Research Strategy (9-13 September 2002). The communication and social marketing workshop explored opportunities for the development of a strategy for CASS's current and future activities as part of enhancing organizational image/profile and reach. The research priorities workshop distilled socio-developmental challenges that require cutting-edge and policy-relevant applied social science research, which CASS will pursue. Land reform emerged as one of the key themes or research priorities for the next three years. There is also a need to consolidate gains made under the current project, take project findings forward in terms of addressing identified gaps, and going beyond the design-oriented studies to compare program performance against policy objectives set by Land Reform and Resettlement Program, Phase Two (LRRP II).

Reporting

The Annual Report for Year III was finalized in the first quarter of the year, printed in Harare and Madison, and distributed to about 150 stakeholders with whom the project has interacted over the years. In addition to this Annual Report, quarterly reports for the two quarters, July through December 2002 were also prepared along with the Fourth Year Workplan. A report of the Proceedings of the March 2003 Symposium was also prepared.

Because researchers focused intensely on fieldwork, data analysis and drafting reports, the quarterly updates and reporting during the year were erratic in coming. Submission of quarterly reports was also constrained by the day-to-day financial problems experienced by

CASS along with the Symposium and project close out. CASS invoicing of and financial reporting to LTC were also considerably delayed during the year largely because of personnel problems experienced in the CASS Finance and Administration Unit. Staff turnover in the first quarter of 2003 stood in the way of critical administrative and financial accounting work in the organization. This was also made more complicated by Principal Investigators of CASS sub-contracts failing to disburse advances and provide timely financial reporting to CASS. Nevertheless all relevant quarterly financial reports were eventually prepared and submitted despite constraints.

Principal Reports Prepared During the Reporting Period

Annual Workplan: Year IV
Annual Report, Year III
Quarterly Narrative Reports on Project Activities, 1st and 2nd Quarters
Report on Symposium Proceedings
Quarterly financial statements
Minutes of the Project Management Committee meeting, September 2002
Reports on key events and meetings attended by the project team

III. Meetings, Conferences and Workshops

A number of meetings, conferences and workshops provided a window for the project to interact with researchers, civil society organizations and government, mostly through meetings/conferences organized by the project, but also as invitees to forums organized by other agencies:

PMC meetings

The PMC met once in the year (4 September 2002) to receive and discuss, among other things, the Year III Annual Report, the Cost Extension Proposal, briefings on conferences attended in calendar year 2002, and an update on the policy studies. A second meeting called for the 19th February 2003 meant to be the last in the life of the project was unsuccessful.

Photo: CASS Project Management team - Coordinator Kudzai Chatiza and CASS Manager Francis Gonesse

The September meeting focused on progress of technical activities and progress achieved by delegates at international forums and conferences. Against considerable odds, the project had made credible progress as documented in the Year III Annual report summarized to the PMC. The rationale and content of the Cost Extension proposal were also discussed with an acknowledgement to USAID of the support they gave to making the additional funding possible. The PMC was also informed of budget modifications processed to cushion the research teams against rampant inflation.

However the full participation of certain PMC members became erratic during the year. While non-attendance could be attributed to conflicting claims on people's busy schedules,

Highlights of the 8th PMC Meeting (4 September 2002)

Confirmed PMC membership of Mr. Chatora, formerly with the Ministry of Lands

Reviewed the *Annual Report* for Year III

Received reports on the World Bank (Kampala) and IASCP (Vic Falls) meetings to which the project sent delegates. Also reviewed a report on the Land Policy Advocacy Workshop attended by PELUM members

Reviewed reports on the *Cost Extension Proposal* (content, rationale and progress) and *Draft Fourth Year Workplan*

Reviewed progress in the implementation of the policy studies, M&E activity, and the Basis

there is a need to critically evaluate the causes in the event that a future project should become possible. Reduced participation by members, however, did not substantially detract from project management or implementation. Despite the many problems faced in project administration over the years, and the division that ensued between principles established at the September 1998 Donors Conference (guiding principles for this project) and Fast Track Land Reform (Government actions that ensued), the PMC played an extremely useful and strategic role in advising and supporting project management in all aspects of program implementation.

Symposium

In order to help facilitate dissemination of findings and discussion on the way forward, an end-of-project symposium entitled *Delivering Land and Securing Livelihoods: Post-Independence Land Reform and Resettlement in Zimbabwe* was organized by the management team, 26-28 March 2003 (see Annex 3 for agenda and venue), to accomplish the following objectives:

1. Present and discuss the findings of research and policy studies to a wider audience of clientele in government and civil society organizations;
2. Beyond the researchers engaged in research and policy studies, provide a forum for formal perspectives by professionals knowledgeable on land reform and rural development; and
3. Provide a forum for constructive discourse on topics related to land and rural livelihoods in order to help assess broad pathways for moving forward.

Persons who had been directly engaged in the project were largely invited to attend the conference. Some were researchers who participated in the research, policy studies or training programs. Others were people selected from government and civil society who had served on policy focal groups set up for each activity. Still others served on committees formally established under the project, including the Project Management Committee, and Stakeholder Panel. A few expatriate advisors were also invited to help provide an international comparative perspective. Finally, USAID as the principal donor for this project attended to help assess project findings, results and next steps. Due to sensitivities surrounding the topic, it was purposefully decided not to extend a general invite to government or civil society, nor to market or advertise the Symposium. Nevertheless, in the few weeks prior to the conference, CASS received many inquiries about how interested people might attend, a good reflection of demand and the dearth of rural development forum in Zimbabwe in recent years. In total, roughly 125-150 persons attended the conference sometime during the three days, but the list of interested parties was much larger.

Due to the controversial nature of the topic in Zimbabwe, special care was taken to ensure that the discourse was open, technical in content, constructive in critique, mindful of government and donor sensitivities, and respectful of alternative viewpoints. Based on feedback received, the symposium met or exceeded all these objectives.

In the two months following the conference, project director Michael Roth reviewed all papers presented at the conference and organized a volume based on two types of submissions:

Summary: End-of-Project Symposium

Delivering Land and Securing Livelihoods: Post-Independence Land Reform and Resettlement in Zimbabwe

Held at the Montclair Hotel and Casino in Nyanga (Zimbabwe), 26-28 March 2003

88 delegates attended (78 local and 10 expats) including researchers and development practitioners from government, academia, civil society, and the donor community

This conference helped fill a significant void in rural development fora since 1998

The forum presented project findings and solicited insights from a broad spectrum of development practitioners

Volume containing selected papers and perspectives from the conference expected to be in print by December 2003

A final chapter in this volume, entitled "Synthesis and The Way Forward" was submitted for Parliamentary review

- Research papers, typically +/- 20-25 double-spaced pages in length, that summarized the findings of research activities and policy studies funded under the project
- Perspectives, +/- 7 double spaced pages in length, that were less academic in nature and provided formal opinions or perspectives of the author. These opinions may evaluate specific aspects of the research papers, and/or, articulate alternative viewpoints, program strategies or policy options

LTC publications officer, Kurt Brown, distributed detailed sets of comments to authors of each research paper and perspective by the first week of April. The majority of revisions were resubmitted by early May and after editing by LTC a completed volume was submitted to CASS for forwarding to the printer in late May. The printer (*B & D Creatif Penstan*) is currently in the process of performing minor edits and formatting, and expects to deliver the volume in print form by December 2003.

New Release: Conference Proceedings

Michael Roth and Francis Gonese,
Delivering Land and Securing Rural Livelihoods: Post-Independence Land Reform and Resettlement in Zimbabwe,
forthcoming in December 2003

Researcher Workshops

Four Researcher Workshops were conducted during the workplan period to facilitate status reporting and peer review of the policy studies: 29 August 2002, 9 January 2003, 25 February 2003, and 19 May 2003 in Harare. The August workshop was held against a background of considerable progress in terms of data gathering with almost all teams more than halfway toward completion. The Subdivision paper (see Roth and Sukume) presented at the IASCP conference generated considerable interest from stakeholders; comments from peer reviewers had been incorporated by the time of the workshop. One major constraint surfaced – ongoing difficulty with accessing government records and policymakers, especially for the Land Transactions study.

Efforts were also made to facilitate cross-team synergies, especially with regard to making the Land Information Systems study more applied and relevant. Both the Alternative Models Inquiry Study and the Land Transactions Monitoring Study indicated willingness to explore the use of the GIS/LIS methods to present some of their findings. Fundamental questions were also raised around the issue of relevance and/or potential usefulness of the emerging results especially with regard to the Institutional Structures for Land Administration SOW. The team was asked to reflect further on the question of the rationale for a re-orientation of the institutional structures drawing on regional experiences (study tours) as well as experiences from South Africa (The Communal Land Rights Bill). Further difficulties were faced by the Alternative Models Inquiry Study team accessing electronically automated data entered by one of the researchers on the team. Overall, the workshop succeeded in providing a framework for teams to better focus their work, and to underscore the need for policy relevance.

By the time of the January Researcher Workshop, three teams (Subdivision, Land Transactions and GIS/LIS) had already prepared draft papers reviewed at various forums (e.g. the IASCP meeting). The Alternative Models Inquiry SOW and the Institutional Structures for Land Administration SOW were trailing behind due to a number of team-level challenges and fieldwork delays constraining progress. Teams critiqued each other's presentations affording each other valuable comments. Objectives and organization of the symposium were

reviewed, as was the involvement of each team. The Workshop concluded with a discussion of matters related to project close out, including final disbursements, end-of-activity reporting, and timelines.

The third Researcher Workshop in February 2003 was meant as a rehearsal for the presentations to be delivered at the March Symposium. By the time of the workshop, all but two of the formal papers scheduled for presentation at the Symposium had been drafted, i.e. Gonese & Mukora and Derman & Gonese (see agenda in Annex 3). These presentations again received substantial critique, which aided the authors considerably in making final revisions. The workshop also facilitated agreement on the deadlines for the delivery of quarterly activity reports.

Researchers also met on 19 May 2003 along with Eric Loken, MP Daniel M. Ncube and Michael Roth who took the opportunity to acknowledge the exemplary work of researchers in making the symposium a success, and in the contributions made to the Portfolio committee headed by MP Ncube. The meeting further reflected on ways of taking the results of the policy studies forward through the preparation of policy briefs to be presented at a stakeholder forum convened by Parliament's Portfolio Committee on Land, Agriculture, Water Development and Rural Resources and Resettlement. Subsequent to the meeting, a proposal was developed and submitted to The State University of New York (SUNY) Zimbabwe project for funding to cover the costs of preparing the briefs, the 'Stakeholder Forum', and administrative costs. At the time of compiling this report negotiations were in progress to secure support for the activity under the USAID-funded SUNY project.

The experience of the project in engaging government officials has been both rewarding and frustrating. It is rewarding in the sense that project activities during the reporting period finally began *en masse* to produce quality information and recommendations that were of interest to stakeholders. While it is generally perceived that government is closed or unwilling to listen to external influence over the land reform programme, the Government of Zimbabwe should not be regarded as a monolith that is unreceptive to change. Rather, the project has discovered and utilized pockets of people within government ministries and departments who are wanting and able to engage at individual levels. During the reporting period, the project witnessed a small but important uptick in contact, dialogue, and engagement with government that deserves broadening. The frustration stems from two sources – dealing with high expectations within government that this project should have interacted more with them at an official level (not possible given the mandates imposed on the project), and having to bring this project to closure when so many stakeholders including government officials involved are starting to realize its momentum and the beginnings of a change in thinking on the way forward.

Other Relevant Meetings and Workshops

Apart from the above Workshops and Symposium organized by project management, members of the project management team and researchers participated in a number of other activities:

1. Parliament's Portfolio Committee on Land, Agriculture, Water Development and Rural Resources organized a one-day workshop on 9 July 2002 at which the three Ministries falling within the Committee's purview were asked to present proposals for the 2003 budget to stakeholders. Presentations were made by Permanent Secretaries or their assigned representatives, with useful debate ensuing as stakeholders asked questions and offered suggestions. It was apparent from the workshop that ever-growing demands are being placed on Treasury against a shrinking resource base.

However, there was also consensus on the need for consultative processes in the search for innovative solutions to the challenges being faced and in the review of the past and current performance of public, private and voluntary sectors. The latter was represented mainly by farmers' organizations, i.e. ZFU, ICFU & CFU. The scarcity of resources for the provision of agricultural inputs, equipment and rural infrastructure (roads, dams, schools, clinics, irrigation etc.) came under critique within the context of the ongoing land reform and resettlement program. Delegates agreed on the need for creative solutions, efforts to mobilize resources, and a framework to aid in implementation, if the land being parceled out is to be put to productive use. CASS Project Manager Francis Gonese and Project Coordinator Kudzai Chatiza participated in the workshop, with the former assisting the Committee in summarizing and highlighting the workshop conclusions and recommendations.

2. On 1-2 August 2002, ZERO-convened a national workshop on National Multi-Stakeholder Consultative meeting in preparation for the World Summit on Sustainable Development (Johannesburg 2002). The two-day workshop reviewed progress made by the state as well as non-state sectors (especially NGOs) in the fight against poverty since Rio 1992. The meeting also facilitated the development of a common country framework that would guide Zimbabwean delegates at the Summit. Both CASS Project Manager and Project Coordinator took part in the workshop.
3. The Project Coordinator, CASS Co-Manager and the LIS/GIS team attended a workshop on *Commercial Farm Boundaries GIS Database* on 24 September 2002 organized by WWF Southern African Regional Office. The workshop was attended by representatives from a wide spectrum of organizations including the Ministry of Lands' Land Information Management System (LIMS) Unit, The Forestry Commission, The University of Zimbabwe, Department of Surveyor General and SIRDC among others. The presentation captured pre-invasion (2000) commercial farm boundaries and effectively demonstrated the usefulness of GIS in presenting information relevant for decision-making. The workshop also presented an opportunity for stakeholders to update each other on relevant developments and progress within each of the key institutions that generate and/or use spatial data. Plenary discussions focused on issues of data accuracy, options for distribution, and updating in terms of institutional roles and responsibilities.

IV. Training and Capacity Building

Two efforts were actively pursued during the reporting period, i.e. support to graduate students and academic programs at the University of Wisconsin (Kizito Mazvimavi and Charles Chavunduka), and CASS administration of the BASIS Zimbabwe Mentors Program.

The project continued its support of the two Ph.D. students at the University of Wisconsin-Madison. Charles Chavunduka nearly completed his coursework (he will take two remaining classes in the fall semester beginning September 2003) and will be working on his dissertation proposal, June to August 2003, with funding from a University administered grant. In coordination with his major advisor, Harvey Jacobs, Chavunduka prepared two papers and presented one of these at the March 2003 Symposium as part of the Institutional Structures for Land Administration research activity.

Photo: Participants at the March 2003 Symposium.

Kizito Mazvimavi arrived in Zimbabwe on 29 August 2002 to begin his fieldwork initially planned for a four-month period through December 2002. His fieldwork progressed well and he was ready to return to Madison in early January to begin writing up his thesis. However he encountered problems in securing a visa to travel to the United States and was required to undertake a background check by the US Embassy lasting six months. Mazvimavi was finally

granted a visa in late June and returned to the US on 6 July 2003 to work with his advisor Michael Roth on completing his dissertation. The effect of the prolonged background check will have both short- term and long-term implications. In the short-term, the project incurred additional direct costs of USD5,500 to cover living expenses in Zimbabwe, but more costly was the duress imposed on Mazvimavi's wife and children living in the US, the considerable time and energy spent by University of Wisconsin personnel in securing his visa, and Mazvimavi having to cancel his teaching obligations with Dr. Roth in the spring semester of 2003. For the longer term, the delay will mean valuable time lost in analyzing his data and loss of financial resources as the project has ended and new replacement funds have not been secured.

With regard to the BASIS Mentors Program (detailed shortly), four student proposals were approved in Year III. During year IV, proposals and budgets were finalized, and funds disbursed, with all students commencing their fieldwork by the second quarter. The project played an important supportive role in assisting the Project Coordinator (Dr. Pius Nyambara) with project management, convening a meeting to explain CASS financial and administrative procedures, disbursing funds, and monitoring grant progress. Dr. Francis Gonese continued with his coordination responsibilities. Three of the students prepared and presented updates of their work in a poster session at the March 2003 Symposium and the Mentors reflected upon the needs and challenges of student training at the same event.

V. Policy Studies

Land Subdivision, Monitoring of Land Deed Transactions and Agrarian Structure in Zimbabwe

Activity 1. Subdivision Policy, Land Reform and Resettlement"

Principal Investigators: Chris Sukume and Michael Roth

This policy study evaluated the effect of land subdivision policy on land transfers to indigenous Zimbabweans and women by: (1) reviewing and evaluating the legal framework governing land subdivision, consolidation and transfer; and (2) monitoring changes in land holding structure. Through review of the legal framework and discussions with government, it identified and articulated processes or procedures followed to determine a parcel's

subdivision, agencies and organizations involved, and criteria used. The effectiveness and fairness of legal provisions as they affect land subdivisions and transfer was also evaluated in terms of time requirements, transparency, cost effectiveness, and social costs and benefits. This activity also proposed to develop a data management system for tracking changes in landownership on agrarian structure over time for the most important farming sectors. Little consideration has been given to the redistribution of land through private markets, including informal and undocumented transactions, and land markets are severely constrained in redistributing land by subdivision policies and regulations. This activity along with activities 2a and 2b below are aimed at filling this gap.

Comments on the paper – *Farm Size Protection, Informal Subdivisions: The Impact of Subdivision Policy on Land Delivery and Security of Property Rights in Zimbabwe* – from practitioners at the Symposium confirmed the difficulties landowners face when trying to subdivide their land, the institutional and resource

constraints that bedevil agencies involved, the delays that ensue, and the rigidity of the criteria applied, especially the requirement of agricultural viability assessment. The study further resonates with complaints from practitioners and constraints that question the very rationale and premise upon which current legislation governing subdivision, consolidation and transfers is based (see paper by Ethel Mlalazi in the End of Project Volume).

The paper was improved upon incorporating comments made at the IASCP in June 2002 as well as additional data gathered thereafter. Dr. Chrispen Sukume made a presentation of the paper in August 2002 to two members of the Parliament’s Portfolio Committee on Land (Renson Gasela and Daniel Ncube), prompting further refinement in readiness for taking policy recommendations for Parliament’s consideration. An abridged version of the paper has been included in the Project Volume while the longer version will be published as a CASS publication.

Subdivision Recommendations

- Eliminate subdivision controls in all areas outside urban and peri-urban zones
- Protect the environment and natural resource base through better monitoring and enforcement of environmental regulations, not through choice of beneficiaries or agrarian structure
- Streamline subdivision procedures and requirements in urban and peri-urban areas, and focus government efforts on updating or upgrading obsolete master plans
- Invest resources in private surveyors and ease surveying regulations to expand surveying services while lowering costs
- Reform land legislation related to undivided shares, adopt new methods of group registration (condominium or group registration), and strengthen community based governance and group ownership models to obviate the need for minute subdivisions
- Minute subdivision need not be the inevitable outcome of an unfettered land sales market, if a land rental market is supported that strengthens both rights of the lessor and lessee
- Ease subdivision procedures, processing time and fees, but only after the extent of subdivision policy has been limited in scope

Activity 2a. Land Transaction Monitoring and Evaluation of Public and Private Land Markets in Redistributing Land in Zimbabwe (1996-2001)

Principal Investigators: Lovemore Rugube, Sam Zhou and Michael Roth

Land redistribution has been going on in Zimbabwe since independence in 1980 justified on two main grounds: first, to correct historical inequities brought about by colonialism; and second, vast tracts of land reserved for whites resulted in size of farming units too large for effective utilization. The major goal of this study was to evaluate the role of public and private land markets in redistributing land to indigenous Zimbabweans by (1) monitoring public and private land deed transfers, and (2) evaluating the performance of the public leasing market.

In 1998, researchers Ruvimbo Mabeza-Chimedza and Lovemore Rugube initiated a study of land deeds transactions with funding from USAID Washington's Global Bureau and the BASIS CRSP. The purpose of this study was to monitor the various means by which farmland in Zimbabwe is transferred to, and being used by indigenous people over time, both as a result of private market transactions and the government land resettlement program. In addition, public land in Zimbabwe is transferred through two options: direct sale or by lease with an option to purchase. Most direct sales can be

identified through a deed search of the Deeds Office. Public leases are more difficult to track because they are issued by two different government ministries (Local Government, Public Works and National Housing, and Ministry of Lands, Agriculture, and Rural Resettlement) and they are registered by the respective ministry overseeing the transaction. It is only at the option to purchase that the transaction is officially recorded in the Deeds Registry.

Land Transactions Monitoring, 1996-2001

- Until the late 1990s, the private land market in Zimbabwe was nearly as effective as government in redistributing agricultural land to disadvantaged people (women and blacks). This market collapsed for both white and black farmers in the late 1990s, as did land values and mortgage financing
- The GOZ continues to adhere to a policy of state-administered land reform, heavily regulated markets, and centralized decision making despite fiscal crisis and lack of wherewithal to implement its policy choices
- White commercial farmers are willing sellers, but sellers and buyers are constrained by expensive land surveying, long processing times in transferring land, subdivision constraints, lack of decentralized land delivery services, collapse of rural financial markets, and gender discrimination in provision of land delivery services

Policy Solutions

- ⇒ Eliminate most rules on land use or economic viability used to control farm ownership
- ⇒ Downsize or eliminate government's involvement as land owner or manager of leases
- ⇒ Privatize all government landholdings to strengthen ownership, rebuild land valuations, and enable expansion of formal credit
- ⇒ Restore macroeconomic stability to improve agricultural profitability and strengthen the integration between land and financial markets
- ⇒ Consider special credit facilities that facilitate land purchase, and buffer emergent farmers and lenders from liquidity risk until macroeconomic stability is restored
- ⇒ Government should commit to registration of rights for all beneficiaries through long-term lease with option to purchase or a certificate of entitlement upgradeable to full title
- ⇒ Improve capacity in surveying and conveyancing to expand service delivery in order to make land survey and deeds registration more affordable and accessible
- ⇒ Enable facilitation by farmers' groups and NGOs with facilitating land transfers and capacitating borrowers

A report – *Land Redistribution in Zimbabwe: Five Census Surveys of Farmland Transactions, 1996-2000* – was presented at the BASIS Southern Africa Regional Synthesis Workshop, 22-24 July 2001. During Year IV, the study reviewed the legal framework governing land administration, registration and mortgage financing as they relate to private land transfers, and constructed a database of transfers for the period 1996-2002. The team completed their first draft in August 2002 – *Government Assisted and Market-Driven Land Reform: Evaluating Public and Private Land Markets in Redistributing Land in Zimbabwe*. Two papers of the same title were eventually produced: a short version for the conference volume, and a second long-version with detailed data to be published in the CASS Research Paper series (see Rugube, Zhou, Roth and Chambati 2003).

Activity 2b. Land Transaction Monitoring and Evaluation of Public and Private Land Markets in Redistributing Land in Zimbabwe (1980-1996)

Principal Investigators: Lovemore Rugube, Sam Zhou and Michael Roth

The PMC in September 2001 requested that the team expand the data being analyzed under the previous activity to cover the entire period since Independence in 1980, and to include all transactions involved (not just transactions to the disadvantaged). The SOW for this activity was prepared in the 2nd quarter of the fiscal year, was approved by the PMC in September 2002, and was started in January 2003 with the injection of new funding from the Cost Extension approved by USAID. Rather than visiting the Harare and Bulawayo Deeds Registries as in the past, the team experimented with newly purchased Oracle software that would enable the team to directly access the data from the Deeds Registry data banks. Stakeholders with whom the team interacted under Activity 2a continue to form the core pool of contacts for both informal and formal interaction through interviews and workshops. The two data sources i.e. The Deeds Office and the Ministries of Local Government and of Lands and Agriculture, were relied upon as in activity 2a.

By 31 July 2003 documentation was almost complete for both Harare and Bulawayo Deeds Offices, and preparation of the final document was underway. The team also proposed undertaking a detailed case study of individuals or households acquiring land through public leases that would solicit information on process, procedures and current land use. This activity had to be canceled due to political sensitivities (and suspicion of new beneficiaries towards researchers) surrounding government allocation and management of leases.

Alternative Models Inquiry

Principal investigators: Nelson Marongwe, Francis Gonese, Charles Mukora, and Bill Kinsey

The Alternative Models Inquiry SOW sought to identify and offer for policy consideration a mix of approaches in land settlement, beneficiary selection and support, resource use and management premised on an evaluative inquiry of existing models and drawing on international experiences. It also sought to evaluate the organisational and operational characteristics of each approach in terms of effectiveness, cost, and ease of implementation with the intention of constructing a menu of options for implementing land resettlement, each evaluated for technical soundness, optimal resource use, and adaptiveness to changing conditions.

The year under review saw the team completing its fieldwork and beginning the analysis of data gathered. On a number of instances during the year the team had to adjust its workplan schedule due to delays in completing fieldwork initially envisaged for July 2002. While earlier delays were due to political events associated with the presidential election campaigns,

Alternative Models Inquiry

- Schemes with high levels of management, organization and extension support fared better and presented greater equity (e.g. Mkwasi Irrigation Scheme). Fast Track schemes presented greater inequity and variation
- Factors explaining model success include technology, crop choice, management levels/capabilities and beneficiary selection
- In peri-urban areas, Fast Track is challenging established land use plans and creating ambiguity in land rights
- With regard to formal resettlement schemes, the analysis confirms the following recommended beneficiary categories (rural land):
 - ⇒ Farmers with a proven track record of commercial production on their own farms
 - ⇒ Experienced farm managers
 - ⇒ Trained agricultural personnel with an interest in farming who would undergo supervised on-farm training before being allocated land on their own
- Rationalize Fast Track through provision of strategic production infrastructure and support services. In peri-urban areas where settlement violates existing Municipal Development Plans, settlers should be relocated while in other areas regularization will be required
- Streamline implementation and accountability structures, and clarify the legal status of settlers' land rights to enable formal transfer and titling
- Establish a fund for land development (servicing or housing) in both rural and urban areas

the latter delays were in part because of team member availability. Related to this were delays in accessing data from one of the team members tasked with both data entry and analysis as well as dispatching to colleagues for use in drafting their sections.

Zimbabwe has implemented land reform and resettlement programs since attaining Independence in 1980.

Realizing that Phase One of the land redistribution program did not meet set performance targets or the growing hunger for land, the government initiated the LRRP Phase II. However, unlike its predecessor, Phase 2 (in particular Fast Track) has faced considerable challenges with regard to resources, capacity, transparency and accountability. The Alternative Models Inquiry study therefore sought to provide considered insights into how the Second Phase could be better organized and

managed especially in relation to productivity and beneficiary success (enhanced livelihoods).

While data on resettlement model (not household) performance were gathered through fieldwork on a range of schemes (including a representative set of model typologies including Fast Track), comparing the diverse schemes posed serious challenges due mainly to the lack of systematic collection of data, by government or otherwise. In total, the team canvassed eleven schemes representing five different variants of Government administered model typologies. Using asset accumulation, consumption and the stream of revenues from farm and off-farm sources, the study concludes that the examined models are failing to meet their original objectives in terms of agricultural productivity with the single exception being Mkwasi (an irrigation scheme with high levels of organization, management and extension.)

Institutional Structures for Land Reform

Principal Investigators: Patrick Mamimine, Kudzai Chatiza and Harvey Jacobs

The Institutional Structures for Land Reform SOW sought to explore alternative models and institutional processes for a devolved land administration system to facilitate the planning and implementation of the land reform and resettlement program. In particular, the study sought to arrive at appropriate policy recommendations based on analysis of the existing land administration situation (de facto and de jure) complemented by an analysis of comparable international experiences.

A conscious and comprehensive institutional and administrative framework with goals of a fair, transparent, equitable and sustainable land reform has not accompanied Zimbabwe’s land reform initiatives since Independence. It was considered imperative therefore that the current system of land administration

Institutional Structures for Land Reform

The major goal is to explore alternative models for devolution of administrative authority for land reform and resettlement, specifically to:

1. assess the existing situation of land administration, in formal capacity and in practice, focusing on key actors
2. identify the institutional, legal and program features needed to under-grid the devolution of land administration
3. examine comparative international experiences as alternative models applicable to Zimbabwe (emphasis on regional cases, notably Botswana Land Boards)
4. provide alternative policy options on institutional structures for the reform of land administration in Zimbabwe
5. recommend an institutional strategy and a plan of action appropriate for Zimbabwe’s Land Reform & Resettlement Program Phase II (LRRP II)

(particularly with regard to organizational structures) be reviewed with the intention of identifying problems and constraints that hamper its effectiveness.

The SOW was initially submitted to the PMC for approval in the second quarter of 2001 with a focus on beneficiary selection. After evaluation at the September 2001 PMC meeting, the current SOW was revised and approved at the February 2002 meeting. The main activities that the team implemented included a review of the legislative environment governing land administration in Zimbabwe; field surveys in two districts each in the administrative provinces of Masvingo, Matabeleland North and Mashonaland East;

Institutional Structures for Land Reform Administration

Key Issues	Recommendations
Weak community involvement in decision-making	Broaden stakeholder participation in land policy matters (transparency)
Majority of people lack knowledge on their rights, duties and responsibilities	Establish legally defensible community-managed structures accessing Parliament & Presidency directly (not through Ministries)
Executive body not committed to devolution (fear of losing political power & patronage)	Build fiscal, administrative and technical capacities of local agencies and beneficiaries Enhance information flow and management
Centralized resources i.e. limited resources for local institutions	Streamline budget process to target resource allocation to local needs & actors Simplify structures and enhance effectiveness
Inaccessible and expensive justice system (land rights)	Decentralize land court system Simplify legal and land policy literature

and study tours to Tanzania and Botswana. The bulk of the fieldwork was done between June and October 2002 with the study tours undertaken to Tanzania and Botswana in October and November 2002, respectively.

Team leader Patrick Mamimine and two Zimbabwean researchers (Kudzai Chatiza and Vimbai Vudzijena) took part in the study tours. The visits to Botswana and Tanzania were insightful in terms of differences and similarities in context and form. The tours helped deepen and broaden the researchers' understanding of the importance of dialogue between consumers of land services and implementing bodies. For example, who in Zimbabwe is expressing the need for a new land administration system and why – the state, civil society, donors or academics. While a clear answer is still not easily discernable, the process of carefully examining roles, functions, motive and intent around the land reform and resettlement programme helped researchers focus their analysis and distill valuable lessons.

The team prepared and presented three papers at the March 2003 Symposium that captured the major findings and conclusions of the study. The study notes that lack of transparency and accountability, inadequate administrative capacity, fragmentation and lack of good quality information characterize the heavily centralized land administration system in Zimbabwe. Instead of a coherent system evolving based on clear definition of institutional functions and forms, what is emerging instead are multiple land administration systems wherein the old and new, de-facto and de-jure' operate side-by-side in a confusing maze.

Constraints to the improvement of the land administration system relate to fiscal viability concerns, contested jurisdictions and an inconsistent land policy framework. Mindful of the constraints but placing hope on the inevitability of a transparent and accountable political system developing in Zimbabwe, the suggested land administration system draws from regional experiences, especially the land board system in Botswana, with a view to firmly entrench the management of land in the control of farmers and communities. A devolved land administration system is proposed as a panacea to the excesses of centralization, to enhance the attainment of land reform objectives and improve rural development and governance.

Designing a Land Information System for Rural Land Use Planning: An Assessment and Feasibility Study

Principal Investigators: Phaniel Mugabe and Harvey Jacobs

The LIS/GIS policy study investigated the feasibility of constructing a national Land/Geographic Information System (L/GIS) for purposes of rural land-use planning through integrating existing databases and layers. The system would be easily accessible to and used by different stakeholders. The existing institutional structures that churn out and apply spatial data were examined as part of the study. Issues pertaining to acquisition of data, human resources and information technology (hardware and software) capabilities were also examined. During the year, the team held three meetings with stakeholders to refine their proposals and the researchers attended relevant workshops, notably the WWF-hosted *Commercial Farm Boundaries GIS Database* workshop of September 24, 2002 where a presentation of LIS/GIS database of the pre-2000 farm boundaries was made.

The study concludes that developing a GIS/LIS for rural land use planning in Zimbabwe is feasible but requires that issues related to policy, data and equipment standards, acquisition and maintenance of standards and human capacity be addressed. For such a system to be effective, it would need to be comprehensive in terms of integrating spatial data management, and require buying-in by all stakeholders currently organizing or managing spatial data. Considerable duplication and unnecessary competition was observed to exist among some public and private sector producers and users of spatial data and the present system lacks a

clear and effective spatial information sharing framework. The Department of the Surveyor General (DSG) is the leading source and supplier of digital data in the country and as such the study recommends that it was the logical choice for housing the Land/Geographic Information System and being responsible for data quality, standards, and dissemination.

VI. BASIS activities

BASIS Zimbabwe Mentors Program

Principal Investigators: Sam Moyo, Phaniel Mugabe, Michael Roth

Land reform and sustainable management of land and water resources are key emerging challenges facing Zimbabwe's economy and rural development. Consensus is forming that Zimbabwe's skewed distribution of landownership needs to be moderated to improve land use management and to better the lives of the landless and poor. A successful land reform that broadens the poor's access to land, water and financial capital resources can mean higher land use productivity, broad-based economic growth, and political stability. Conversely, a poorly designed or implemented land reform program that redistributes land but fails to broaden access to capital, infrastructure or economic opportunity risks both economic regress and entrapping the poor in landed poverty. Zimbabwe's present economic downturn, political unrest, and battered international image only serve to underscore the importance of finding genuine land reform solutions that work on behalf of, not against, the poor

The design and implementation of a successful land reform program will require a new generation of thinkers and leaders within government, civil society and the private sector to lead the development effort. Donor funding and technical expertise will certainly be of help, but the current leadership in Zimbabwe must lay the groundwork for moving the land reform and resettlement program forward. Nevertheless, as land reform programs take decades to accomplish, it will be up to a new generation of Zimbabwean development practitioners to design and implement future reforms and to ensure that they are sustainable. The emphasis in the short- to intermediate-run will be on training and capacity building to both train this new cadre of leaders and to better integrate government and CSOs in the land reform effort.

The constraints occur at many levels: weakened faculty involvement and skills training at UZ, funding constraints for students that limit the depth and reach of fieldwork and applied sciences, and the relatively untapped potential for partnership between local and international organisations for the two-way exchange of knowledge and mentorship. This project sought to provide fieldwork and training support to three second-year Masters or third-year Ph.D. students, provide a stipend to the students' major professors for their involvement in the research, strengthen field-level research in Zimbabwe on issues of land, and to create/strengthen the linkage between the university community, government and CSOs.

Zimbabwe Mentors Grants

Nelson Marongwe. *A Critical Review of Land Occupations in Zimbabwe: 1998-2001*, Programme for Land and Agrarian Studies, University of Western Cape

Susan Chido Marimira. *An Institutional and Organizational Framework for the Fast Track Land Reform Program in Zimbabwe*, Department of Rural and Urban Planning, UZ

Trust Chinuwo, *Spatial and Temporal Change Analysis of Rangelands in Initial Resettlement Schemes in Zimbabwe*, Department of Animal Science, UZ

Pinimidzai Sithole, *Impact of Water Reforms on Women in Zimbabwe*, Department of Sociology and Social Anthropology, UZ

After student proposals were reviewed, three were selected. Students were asked to submit a revised proposal that incorporated comments from an external review panel. Student proposals were revised in the third year of the project, and funds were disbursed in early July 2002 starting with a 30% tranche. By December 2002, 80% of the student grants had been disbursed. During the year, the decision was made to fund a fourth student (*P. Sithole*).

A meeting convening students, their mentors, and CASS management was held on 30 September 2002 with the purpose of: 1) affording students and mentors an opportunity to update management on progress made; 2) for students and mentors to inform CASS management of constraints faced; 3) to remind students of the importance of accounting for funds disbursed and to submit appropriate financial accounting; and 4) to help solicit better information on student expectations and needs. The Project Coordinator and Dr. Francis Gonese in liaison with Dr. Roth undertook a modification of the budget to adjust for cost of living and to readjust budgeted activities to standardize costs (in particular, student and mentor stipends).

By November 2002, progress in fieldwork remained slow in part because of logistical constraints and late disbursements of funds. This slow progress prompted the Management team to predicate disbursement of subsequent tranches on production of satisfactory progress reports accompanied by financial statements to account for funds disbursed.

Two major events in 2003 helped considerably advance the pace of student research – a second Mentors workshop held on 18 March, and the March 2003 Symposium. Presentations made at the March 18 workshop showed considerable evidence that the students had carried

BASIS Zimbabwe Mentors Review Workshop	
Bronte Hotel, Harare (18 March 2003)	
Present:	
Mentors	Students
Dr P S Nyambara (Coordinator)	S. Marimira
Dr F T Gonese (mentor)	P. Sithole
Dr K Odera (mentor)	T. Chinuwo
Dr D Hughes (mentor)	
Absent:	
Mrs. E Kramer (UZ, Economic History)	N. Marongwe
Dr J P Mtisi (UZ, Economic History)	
Prof. Steve Rubert (Oregon State University)	
Workshop objectives:	
<ul style="list-style-type: none"> • Update field research progress by the mentors & students • Prepare the students for their poster presentations at the 25-28th March Symposium on “Delivering Land and Securing Livelihoods: Post-Independence Land Reform and Resettlement in Zimbabwe” • Provide space for the students to exchange ideas on their research among themselves, with their mentors, major supervisors and other interested parties • Chart the way forward for the mentors program 	

out substantial fieldwork and had put the research money given them to good use. The mentors and all those who attended the workshop offered very useful suggestions and commentary. Apart from the student poster session that ran parallel to the main activities of the March 2003 Symposium, Mentors Dr. Nyambara, Dr. Odera and Mr. Dominic Kwesha made presentations on “Training the Next Generation of Professionals” (see Annex 3).

Susan Marimira completed her dissertation in time to graduate and receive her Masters’ degree in August 2003. The remaining students are expected to receive their University degrees in due course.

The activity has also faced a number of problems. First, very little, if any, formal communication occurred between the mentors and the students. Some of the mentors acted as mentors on

paper without actively communicating with the students. However, this lack of communication was countered by the major professors who did a commendable job in supervising the students assigned to them. Second, certain students have not formalized their registration for their programs with institutions of higher learning for various reasons. To encourage students to expedite registration, the Mentors Management Team resolved to tie the disbursement of the final tranche to registration. Third, the problem of financial accounting by students was considerably addressed through meetings with CASS finance and administration staff, which cleared a number of constraints that students had been facing.

Despite these constraints, student research progressed well during the reporting period, and the grants enabled students to undertake research for their academic studies that would probably otherwise have suffered or not taken place at all. One of the students, P. Sithole, notes that,

“despite the logistical difficulties, especially with regard to disbursement of funds, the project offered me a great opportunity through resourcing and broadly supporting my work, which has been guided and focused sufficiently by dedicated mentors”

BASIS Research Project on New Agrarian Contracts

The project held three events in 2002-2003. In September 2002, the team invited other scholars to a presentation of its research on contract farming, community-based tourism, and sharecropping. The papers and discussion focused on measures of equity within such arrangements and the conditions under which they might serve as models for Zimbabwe's current land reform. This created a firm basis for ensuing work when the team then embarked upon a more applied phase of the project identifying two policy arenas – out-grower schemes and wildlife management on redistributed commercial farms.

Regarding the first of these themes, growers and buyers of tea and tomatoes (with whom the team had interacted for two years previously) were invited to a meeting on 2-4 April 2003 at the Hot Springs Resort in Chimanimani District. To avoid acrimony, the workshop discussions were orientated towards issues of accountability and transparency. The participants then openly communicated their suspicions and, together, hammered out recommendations for a fairer means of grading, weighing, and transporting contracted products. The growers and buyers themselves will be able to implement most of these recommendations, but (with remaining project funds) Rutgers may support an NGO which attended (SAFIRE) to research and publish a monthly bulletin of commodity and input prices for products grown under contract. Tea growers, in particular, clamored for information regarding the price of their tea when sold at auctions in Mombasa and London - information that would

Options for improving out-grower schemes and smallholder livelihoods

More and more smallholders are choosing to grow crops under contract while at the same time traders, processors and exporters are handling high-value, smallholder-grown products. These economic relationships and contracts sometimes cause misunderstanding and conflict. Can NGOs assist by helping to make contracts fairer and more transparent, to the benefit of all parties? The workshop brought together growers and buyers of tea and tomatoes and researchers involved in a long-term research project of the University of Zimbabwe's Department of Economic History. From it, the delegates crafted a set of recommendations for ensuring the transparency and fairness of out-grower contracts.

help them bargain with the intermediary companies who buy their green leaf. Dr. Hughes hopes to facilitate the inclusion of commodities grown in Zimbabwe and sold in New Jersey so that the bulletin can support "fair trade" campaigns in the US.

For the second theme - wildlife under land reform – the team held a workshop in Harare on 14 April 2003 at the Wild Geese Lodge outside Harare. The workshop brought together crucial NGO and state representatives, including the Deputy Director and board member of Department of National Parks and Wildlife Management. The workshop was well timed; Government recently completed its draft "*Wildlife-Based Land Reform Strategy*", which is still to be broadly discussed among stakeholders. Participants at the workshop - most of whom not having seen the document - pressed for Government to release it to open discussion and to consult with NGOs in the planning of pilot projects in wildlife-based land reform. As a follow-up to the workshop, the team intends to meet with the Parks Deputy Director, the Campfire Association, the International Union for the Conservation of Nature (IUCN), and the World-Wide Fund for Nature to finalize the proceedings, and to hammer out consensus recommendations for presentation within Zimbabwe and at the forthcoming World

Parks Congress in Durban (September 2003).

Workshop on Options for Wildlife on Zimbabwe's Highveld

Zimbabwe's former commercial farmlands must now accommodate more independent producers than ever before and in many cases, new settlers have divided large estates into smallholdings assuming de facto responsibility for wildlife populations, both natural and introduced. How can they and the remaining estate owners best manage mammals, fish, and bird life within this new regime of land ownership? Broadly speaking, the government's *Wildlife-Based Land Reform Policy* draft calls for the profitable, equitable, and sustainable use of wildlife. The workshop considered specific, practical, and wholly novel next steps, such as, inter-grating cattle and wildlife, domesticating wildlife for tillage, and cooperative ownership of wildlife. Are such ideas desirable or feasible? What research would NGOs and academic institutions need to conduct to answer those questions? Furthermore, dams on commercial farms support a variety of bird and fish species. Who will maintain the habitats and under what management principles? Finally, tourism has collapsed, and, except outside of Victoria Falls, shows no sign of recovery. If it is to continue to produce profits, wildlife will have to serve new functions and change functions rapidly. Does success now depend on the ability to relocate and retain populations in response to changing economic conditions? These "big questions" were addressed with the hope of generating a research agenda and/or project ideas in support of the draft *Wildlife-Based Land Reform Policy*

Regarding his own research, David Hughes has almost completed a survey of farm improvements in the Macheke-Virginia commercial farming area where interviews of commercial farmers were done and the research assistant is presently reviewing the engineers' records on dams and reservoirs. Initially, the research was anticipated to provide a record of development and conservation practices of white commercial farmers as well as creating a baseline from which to plan for resettled black farmers, but as the analysis of the data proceeds it is emerging that the work has more profound implications. In particular, to the extent that Government has planned the current land reform at all, it has treated this land redistribution as simply a larger-scale version of the post-independence land transfers in the 1980s. In that case (in the 1980s), whites abandoned or relinquished undercapitalized, mostly un-irrigated farms but almost two

decades later tremendous private investment on farms has taken place and the state has seized a highly capitalized landscape. In effect, the current land reform is redistributing as much water - stored in recently constructed or enlarged dams - as it is redistributing land itself. Yet, the land reform program as it is being implemented is largely mute on the institutional and organizational arrangements for the upkeep and management of those dams and other farm-based infrastructure by resettled farmers. Discussions with NGOs have been initiated in order to alert them to two priorities: 1) the need to craft institutions (in government or among the settlers themselves) that will maintain these earth dams before they break; and 2) the need to plan for the downsizing of large-scale irrigation works for use by small-scale farmers.

VII. Work with the Parliament of Zimbabwe

The project maintained a close relationship with the Parliament of Zimbabwe's Portfolio Committee on Land, Agriculture, Water Development, Rural Resources and Resettlement. During the year the project facilitated a Land Audit by the Committee of the land reform and resettlement program (Fast Track). The proposal was prepared and submitted to The State University of New York (SUNY Zimbabwe) by the project on the basis of terms of reference prepared by the Committee. Two researchers (Nelson Marongwe and Chrispen Sukume), together with the Project Coordinator and CASS project Manager, took part alongside parliamentarians, giving technical guidance and support for the conduct of fieldwork, data analysis, and report compilation. The assessment/audit focused on the performance of the current resettlement program with regard to institutional structures, land acquisition and distribution, agricultural production, natural resources management, provision of services and the situation of former farm workers using case studies of selected sites in all of Zimbabwe's eight administrative provinces.

The Committee found that a number of organizations are taking part in the management of the program with some new ones having been established. However coordination between

Land Audit: Key Policy Recommendations

The Committee recommended that government:

- Promote the private land market to enable those with means to acquire land and thus not crowd out the poor from the public market and legislate the one-household-one-farm policy
- Enhance communication with and capacities of lower tiers of government (e.g. in information management) and allow the autonomous functioning of provincial & sub-provincial structures to conclusively negotiate with farmers to avoid confusion in land acquisition and reduce cumbersome legal contestations
- Give preference to and set quotas for women, former farm workers and white farmers in the allocation of land released through low plot uptake especially in A2 schemes
- Clarify the tenure arrangements for both A1 and A2 parcels as well as give flexibility for re-planning where desired
- Focus on improving its capability to service new farmers while facilitating participation of the private & other sectors in tillage, farmer training, input support and broader partnerships for service provision to the new farmers
- Synchronize and rationalize water allocation to different user groups ensuring availability & security of irrigation equipment and other farming infrastructure where it exists
- Attend seriously to natural resource management issues and clarify institutional mandates and overlaps that distract from proper environmental stewardship

and within Ministry Head Offices and field offices, local operational relations, the flow of decision making and general program information were found to be ineffective and in need of streamlining to allow for more predictability and transparency.

Policy implementation was also found to be hamstrung by institutional weaknesses and general resource (human and financial) constraints, most notably with regard to: the one-household-one-farm policy; the input support scheme for new farmers; the designation and acquisition of land; beneficiary selection; and multiple allocations in some schemes (i.e. one beneficiary getting more than one piece of land or one piece of land being allocated to more than one person). The committee made a number of policy recommendations (see box), which are due to be tabled before Parliament in the next Session in September 2003.

VIII. Monitoring and Evaluation

The Monitoring and Evaluation facility of the project continued to work on strengthening linkages between researchers and stakeholders including government, civil society and the private sector. While individual contacts were maintained with the stakeholder panel (see third year Annual Report), a workshop scheduled for November 2002 had to be postponed because the researchers were not yet ready to present findings.

The March 2003 Symposium proved to be a predominantly successful occasion in which representatives of the PMC, Stakeholders Panel, government officials, and representatives of civil society organizations were able for the first time to engage in constructive debate on a wide range of important issues. The M/E consultant's interaction with government stakeholders was mainly characterized by cooperation. However two salient points are noteworthy. The first relates to the sensitivities that government attaches to data on beneficiaries, acquired farms, policy issues, procedures and other aspects of the land reform. While supportive of the project in principle, very few people went out of their way to facilitate institution-wide access to information or data. Secondly, most government stakeholders qualified every input or contribution they made publicly or in private discussions to themselves and not as representatives or spokespeople of government. One therefore wonders (and might never know) whether individual support and cooperation will eventually translate into government support and cooperation.

Stakeholder Panel Members

Mr. D Ncube, Chair, Portfolio Committee on Lands, Agriculture and Rural Resettlement, Parliament of Zimbabwe

Mr. J Zishiri, Director of Rural Resettlement, Ministry of Lands, Agriculture and Rural Resettlement

Ms E Jones, Deputy Secretary, Ministry of Local Government, Public Works and National Housing

Chief J Mangwende, President of the Chiefs' Council Parliament of Zimbabwe

Mr. S Chikate, Chief Executive Officer, Association of Rural District Councils

Mr. D Hasluck, Director, Commercial Farmers Union

Mr. S Tsikisayi, Director, Zimbabwe Farmers' Union

Mr. J Mautsa, Director, Indigenous Commercial Farmers' Union

Mr. C D Sungai, Secretary-General, Agricultural and Plantation Workers Union of Zimbabwe

Mr. S Moyo, President, Law Society of Zimbabwe

Mr. Washington Matsaira, President, Bankers' Association/ ZJIRI Initiative

Dr E Sithole, Lecturer, Women in Law, UZ

Mr. E Dengu, Director, Intermediate Technology Development Group

Ms I Dube, Director, Zvishavane Water Project

Professor M W. Murphree, Chairman, CASS Trust, Centre for Applied Social Sciences

Mr. Godfrey Magaramombe, Executive Director, Farmer Community Trust.

In addition to the Stakeholder Panel, the M/E consultant established focal groups for each of the five policy studies. Focal groups were made up of mainly technical people in government departments or Ministries relevant for the specific SOW (policy study). While five focal groups were eventually established, their success and endurance varied widely with the ones established under the “Alternative Models Inquiry” and “Institutional Structures for Land Reform” studies working best. The focal group for the Land Markets Study made up of the Department of the Surveyor General, Deeds Registry and Ministry of Local Government worked well initially but later disbanded largely because of ‘*the politics of data confidentiality or sensitivity*’ played out mainly by the Ministry of Lands with respect to data on public leases. A similar fate befell the LIS/GIS and Subdivision focal groups.

However, these failures did not negatively affect the respective research activities, as teams were able to rely on individualized and informal contacts to access data and to get feedback on drafts and proposals. Team-arranged meetings and workshops where some focal points and stakeholders were involved also complimented these contacts. For those focal points that worked well the end of the project was rather premature, as they would have benefited both in terms of analyzing the data at their disposal together with the researchers as well as formulating practical policy recommendations.

The broad spectrum of civil society organizations, notably the farmers’ unions and NGOs, were largely observers and offered little in terms of both information and direct support to the research effort. This can largely be attributed to the overwhelming scope and pace of fast track land reform, as well as these groups being actively sidelined by the state in the policy discourse (or lack thereof). The Commercial Farmers Union (CFU), and more directly its members, for instance, came under considerable pressure due to the land occupations, gazetting and acquisition to a point where it literally disintegrated especially with the formation of the Justice for Agriculture (JAG). The Zimbabwe Farmers’ Union (ZFU) should have been poised to benefit from the situation as most programme beneficiaries are inclined to seek its membership, yet the Union appeared ill disposed to comment on the land reform program lest it be labeled. The Indigenous Commercial Farmers’ Union (ICFU) was also relatively silent, as were the NGOs which collaborated with the project. Part of the disconnect arose from lack of fit between the policy needs of these groups and project results generated, but it was also the case that NGOs en masse began to dissolve or weaken critically by the project’s end when research activities finally came to fruition.

The researchers managed to make progress in a generally hostile environment characterized by hyper inflation, and shortages of basics and fuel, all of which led to considerable loss of enthusiasm. As the project drew to a close, the motivation to put in extra effort had all but dissipated. The Symposium provided a timely detour with researchers shifting their focus from completing their reports to preparing papers for presentation, which to most researchers, then gave a founded sense of purpose and regained momentum following the Symposium.

The run-up to the Symposium (and also the period after) raised a significant dilemma for the project in terms of defining the ‘end-product’, i.e. a project publication versus a report conduited through the Project Management Committee to government for its consideration. This was not surprising given the radical contextual changes since the project was conceived. The point to highlight in this respect is that some in government still await a consolidated report from the project.

IX. Comparison of Annual Report with Workplan

Work accelerated in the reporting period despite problems related to Fast-Track settlement, and the rolling series of fuel and food crises. In addition, the continuance of hyperinflation (covered earlier in section II) required significant time by CASS and LTC project management on project logistics, reprogramming budgets, and managing day-to-day crises. Nevertheless significant accomplishments were made as summarized in the following Checklist tables.

Program Administration, Management, Workshops and Conferences

As indicated in Figure 1, the system of workplan development and reporting implemented for all project activities in Years II and III proved valuable in monitoring the pace of research activity in Year IV. Periodic “Researcher Workshops” continued to be useful in monitoring the progress of technical activities and strengthening coordination between technical assistance, research and policymaking. The value of workshopping was also demonstrated under the BASIS Mentors program in critiquing student research. The project’s collaboration with Parliament strengthened during the year via policy input provided to the Committee, and the support it gave to the National Land Audit. Management’s time within both CASS and LTC became severely stretched while simultaneously endeavoring to complete project activities on schedule, organize the March Symposium, modify budgets, assemble the volume, wind down subcontracts and close out the project.

Figure 1 Checklist: Annual Report/Workplan Comparison—Management & Administration		
Program Administration	Program Management	Workshops and Conferences
<ul style="list-style-type: none"> ● Year III annual report and Year IV Workplan completed ● 1st and 2nd quarter activity reports completed ● 1st to 3rd quarter financial statements submitted to USAID ● One PMC meeting held ● Emphasis given in final quarter to project accounting and closeout 	<ul style="list-style-type: none"> ● Cost Extension Proposal submitted and approved ● International trips by Katherine Davey and Michael Roth from LTC undertaken to Harare to help close out the project and prepare for end-of-project Symposium ● M&E Consultant completed 1st bi-annual report 	<ul style="list-style-type: none"> ● Four researcher workshops held to review and evaluate SOWs, proposals and progress of work ● National Symposium held in March 2003: “Delivering Land and Securing Rural Livelihoods ● Two BASIS Stakeholder Workshops held
<ul style="list-style-type: none"> ■ Budget modifications implemented for all SOWs to manage cost of living adjustments 	<ul style="list-style-type: none"> ■ CASS team lent assistance to Parliament to conduct Land Audit 	<ul style="list-style-type: none"> ■ A number of additional Workshops attended by project management
<ul style="list-style-type: none"> ○ 3rd quarter activity report ○ 2nd & 3rd PMC meetings not held 	<ul style="list-style-type: none"> ○ 2nd Bi-Annual M&E report and Final M&E report not produced 	
<p>Key:</p> <ul style="list-style-type: none"> ● Proposed and accomplished, ■ Unanticipated but accomplished ○ Proposed but not accomplished 		

However, difficulties continued to be faced with evaluating project impacts and nurturing civil society engagement with government under the M&E program. While the problems with hyperinflation continued from Year III, and management should have been prepared to deal with the problem, it was nonetheless excessively stretched by the day-to-day problems of

coping. Consequently, certain quarterly reports and M&E evaluations were not produced, and PMC meetings in the last two quarters of the project were not held.

SOWs, Training and Capacity Building and BASIS Research

Despite the above-mentioned constraints, the project was able to complete five Policy Studies, two BASIS activities, carry out the March end-of-project symposium, produce a volume and construct a project web page. International tours under the Institutional Structures Inquiry SOW were carried out and the project provided training to six students – two at the University of Wisconsin, and four under the BASIS Mentors program. The project continued its substantial networking with civil society organizations, and deepened its engagement with Parliament. Considerable effort was undertaken through the M&E activity and researcher workshops to identify and engage policymakers in policy focal groups for each, but the outcome was mixed.

Figure 2 Checklist: Annual Report/Workplan Comparison—Technical		
Research and Policy Studies	Training and Capacity Building	BASIS CRSP Research
<ul style="list-style-type: none"> ● Five SOWs completed: 1) Alternative Models Inquiry, 2) Land Subdivisions, 3) Land Transactions and Monitoring, 4) Institutional Structures for Land Reform, and 5) Designing a LIS ● International study tours: Tanzania and Botswana ● Book (volume) completed and expected in print by December ● Website containing all project outputs constructed at UW 	<ul style="list-style-type: none"> ● Ph.D. candidate Mazvimavi finalized dissertation proposal and undertook fieldwork in Zimbabwe from August 2002 to July 2003 ● Ph.D. candidate Chavunduka completed his 5th semester of coursework at the University of Wisconsin ● Team engaged parliamentarians and CSOs in project-related land reform and resettlement activities 	<ul style="list-style-type: none"> ● David Hughes undertook his sabbatical research ● Students disbursed funding under BASIS Mentors Program, fieldwork implemented, and presentations prepared for Symposium ● Consultative meeting of students and mentors held
	<ul style="list-style-type: none"> ▪ Mazvimavi’s return to the US postponed by Embassy background check 	
<ul style="list-style-type: none"> ○ 1st and 2nd Stakeholder Panel Workshops not held as scheduled ○ Analysis of Land Transactions data for 1980 to 1996 and paper not completed ○ Final research papers for Alternative Models Inquiry and Institutional Structures for Land Reform in process 	<ul style="list-style-type: none"> ○ Networked with civil society and non-government organizations but not as fully as anticipated 	
<p>Key:</p> <ul style="list-style-type: none"> ● Proposed and accomplished ▪ Unanticipated but accomplished ○ Proposed but not accomplished 		

All in all, the project met the majority of its benchmarks for the year, and the new cost-extension proposal approved by USAID gave this project an adequate time horizon to wind down the project with a reasonably safe landing.

X. International Air Travel

- Project Director – 5 cost-shared fully paid trips to Harare in August/September 2002, November 2002, January 2003, March 2003, and May 2003
- Katherine Davey – round trip to Harare in April to work with CASS on closing out the project
- Kizito Mazvimavi – Trip to and from Zimbabwe to conduct dissertation field research
- US based Researchers (Harvey Jacobs and Charles Chavunduka from LTC and Bill Derman from MSU) round trips to attend the March 2003 end of project Symposium
- 1 round trip Zimbabwe/Tanzania (3 researchers) and 1 round trip Zimbabwe/Botswana (2 researchers) during second Quarter of the year in connection with the *Institutional Framework for Land Administration and Land Reform Implementation* study

XI. Budget and Expenditures

Section II under Management explains the problems experienced by the project's management team in coping with Zimbabwe's hyperinflation and foreign exchange restrictions. These problems had two material affects on final expenditures reported in Annex 2. First, expenditures on a number of line items exceed 15%. Second, LTC exceeded their budget while CASS underspent theirs, both by sizable margins.

CASS TA Budget

1. Budgets created for the SOWs and denominated in local currency were not modified quickly enough to keep pace with the project revenue stream created by the rapid devaluation of the Zimbabwean dollar. Consequently US \$85,360 remained unspent at the end of the project in the Policy Studies line item.
2. It became increasingly difficult to distinguish the workshop line item from the training and short courses line item toward the end of the project. With the decision to hold the March 2003 Nyanga Conference, the two line items were merged to pool resources. Overall the negative balance for workshops (\$28,093) is nearly equally offset by the positive balance for training and short-courses (\$23,988).
3. Resources budgeted for the Monitoring and Evaluation Activity were also underspent (\$4,862) due to the local currency devaluation and slow progress that resulted from the Stakeholders Panel effectively ceasing operation in early 2003.
4. Line items for the RPC (Living Allowance and Local Per Diem) were merged to cover under-budgeted living expenses in Harare for the RPC and as local travel to the countryside became increasingly difficult after the 2000 Elections.
5. Expenses for photocopying and supplies experienced a sharp increase in advance of the March 2003 Nyanga workshop with the circulation of draft papers at Researcher Workshops and distribution of papers to the various project committees. Costs incurred in reproducing papers for the conference were covered under the workshop line item.
6. The salary of Francis Gonese as a researcher increasingly became more difficult to separate from CASS project administration with the expansion of his duties as BASIS Coordinator and co-principal investigator on the organization of the Nyanga conference. Overall, the deficit on Project Administration (-\$7,726) is nearly equally offset by the surplus funds remaining for Researcher salaries (\$5,404).

7. The net outcome of these (and other minor) adjustments was a balance of \$95,393 unspent at the end of the project.
8. The difference (\$8,349) between total funds spent (\$518,615) less a (\$118 reconciling difference) and the total funds advanced to CASS (\$525,500)¹ was refunded to the USAID mission in Harare in October 2003 in local currency. As communicated to USAID/Harare in September, between the time CASS requested its final disbursement in June 2003 and the time money was disbursed and converted on 15 July 2003, the Zim dollar depreciated against the US dollar from 2,150 to 3,550. Since most of the expenses being reimbursed had been incurred before July the US dollar advance had the effect of creating a pool of unspent Zim dollars at the time of project closure on 31 July 2003. Because of restrictions against dollar purchases imposed by Government, CASS with approval of USAID refunded Zim \$ 29,638,992 to USAID/Harare in October 2003.

LTC TA Budget

1. With the departure of Pamela Pozarny as RPC, resources intended to cover her salary were switched to Katherine Davey to assist project director Roth with financial oversight and reporting. In addition, in advance of the March 2003 Nyanga conference, increased resources were required for LTC documentarian Bev Phillips to assist with web-page development, and LTC publication editor Kurt Brown who assisted with editing conference papers, and later compiling the final volume produced from the workshop. On net, \$32,006 remained in the RPC line item, while the line item for LTC administration was overspent by \$49,617.
2. The line item for international travel was also significantly overspent by \$24,262. In the last eight months of the project, two unanticipated trips were carried out by Roth to help CASS organize papers (the volume) for the Conference and also in closing out the project.
3. The line item for researchers was overextended (\$13,696) mainly because of additional salary support provided to LTC project director Michael Roth for additional time spent on closing out the project, organizing the Nyanga conference, editing the volume, and preparing 3 chapters for inclusion in the volume.
4. The line item for communications and supplies became overextended (\$5,341) as a result of Kurt Brown's material needs in assembling the end of conference project volume, and significant underbudgeting of resources for international telephone calling particularly during the last year of the project.
5. On balance, LTC exceeded its budget by a total of \$50,377. Approval was obtained from USAID project officer Eric Loken on 17 June 2003 to cover these additional costs by transferring surplus resources from the CASS sub-account to the LTC sub-account.²

BASIS

A significant amount of funding earmarked for the BASIS CRSP was not spent (\$42,956) even though the full budget of \$300,000 was fully obligated. While problems of

¹ There was an additional \$1,346 expenditure charged against the CASS budget which was not part of the funds advanced. This involved the purchase of a laptop computer by LTC which was hand carried to Zimbabwe. The "effective" total funds advanced is thus \$526,846 (\$525,500 plus \$1,346).

² Loken's communication of 17 June 2003 approved the transfer of \$53,341, of which only \$50,377 was actually transferred.

hyperinflation played a significant and direct role in this outcome, there were other factors involved:

1. Rutgers University was allocated \$174,029 for its subcontract on Agrarian Contracts. Rutgers in turn entered into a subcontract with the Department of Economic History at the University of Zimbabwe (UZ) to cover all local expenses. After the subcontract was put in place, UZ imposed the requirement that all funds denominated in US dollars be converted at the official exchange rate of Z\$ 55 to the US dollar. Since the effective exchange rate (see section II) at the time was somewhere between 470 and 1,646, accepting this position would have meant the loss of inability to fully cover local research costs. The decision was then made to run all local costs through Rutgers University, but by this time in late 2002, much time had been lost. The surplus funds unspent (\$32,909) resulted from these delays, the rapid devaluation of the Zimbabwean dollar toward the end of the project in July, and too little time at the end of the project to undertake technical and budget modifications to fill the gap.
2. The balance of \$5,779 for the BASIS Management Entity is the result of weak oversight by the financial administration of LTC. These funds should have been spent by late 2002, but in the heat of closing down the project, pushing to ensure that outputs were delivered, and work on the March 2003 Nyanga Conference, this line item fell through the cracks.
3. With regard to the Mentors proposal, all funds allocated to the activity were fully obligated (as was indeed the case with all the line items above), but fixed Zimbabwean dollar budgets were surpassed by the rapid devaluation of the Zim dollar, resulting in funds remaining unspent.

Overall, a total of \$87,971 remained unspent (\$45,015 from the TA component and \$42,956 from the BASIS component) out of \$1,682,368 earmarked for the project by USAID. Of this balance of unspent funds, \$8,349 was reimbursed to the USAID/mission by CASS in October 2003.

Annex 1: Major Project Outputs

Project Reports

LTC/CASS. *Workplan: Year IV. Zimbabwe Land Reform and Resettlement Cooperative Agreement*. USAID ZIMBABAWE CA 690-A-00-99-00270-00. LTC/CASS: 1 July 2002-31 June 2003.

LTC/CASS. *Annual Report: Year III. Zimbabwe Land Reform and Resettlement: Cooperative Agreement*. USAID Zimbabwe CA 690-A-00-99-00270-00. LTC/CASS: 1 July 2002-31 June 2003.

Mlalazi, Andrew. 2002. *Monitoring and Evaluation 1st Bi-Annual Report*, September, 2002.

Proposals and Scopes of Work

Roth, Michael and Katherine Davey with the assistance of Kudzai Chatiza, Francis Gonese and Pamela Pozarny. 2002. LTC. 'Zimbabwe Land Reform and Resettlement in Zimbabwe.' Proposals for a Cost-Extension of the Cooperative Agreement with LTC, University of Wisconsin-Madison..

Rugube, Lovemore, Sam Zhou, and Michael Roth. 'Land Transaction Monitoring and Evaluation of Public and Private Land Markets in Redistributing Land to Disadvantaged People, 1980 to 1996. LTC/CASS Scope of Work, September 2002.

Mazvimavi, Kizito. "Socioeconomic Analysis of Efficiency and Productivity Growth in the Resettlement Areas of Zimbabwe." Proposal submitted in partial fulfillment of the requirements for the degree of Doctor of Philosophy (Development) at the University of Wisconsin – Madison, August 2002

Mazvimavi, Kizito. "Socioeconomic Analysis of Efficiency and Productivity Growth in the Resettlement Areas of Zimbabwe: Field Research Proposal.' LTC/CASS Scope of Work, August 2002.

Workshop and Conference Reports

CASS. 'Delivering Land and Securing Rural Livelihoods: Post-Independence Land Reform and Resettlement in Zimbabwe.' Proceedings of a National Symposium organized by The Land Tenure Center and the Centre for Applied Social Sciences, Mont Clair, Nyanga, 26-28 March 2003.

Reports and Publications

Roth, Michael and Francis Gonese (Editors). 2003. Delivering Land and Securing Rural Livelihoods: Post Independence Land Reform and Resettlement in Zimbabwe. B & D Creatif Penstan, Harare.

Roth, Michael, Chris Sukume, Dickson Mupambireyi, and Nicholas Ncube. 2003. *Farm Size Protection, Informal Subdivisions: The Impact of Subdivision Policy on Land Delivery and Security of Property Rights in Zimbabwe*. CASS Research Paper (forthcoming)

Rugube, Lovemore, Sam Zhou, Michael Roth and Walter Chambati. 2003. *Government Assisted and Market Driven Land Reform: Evaluating Public and Private Land Markets in Redistributing Land in Zimbabwe*. CASS Research Paper (forthcoming).

Hughes, David. 2002. *New Agrarian Contracts in Zimbabwe: Innovations in Production and Leisure*. Proceedings of Workshop Hosted by the Department of Economic History, University of Zimbabwe, 13 September 2002. Harare: Department of Economic History, University of Zimbabwe.

Jacobs, Harvey, and Charles Chavunduka, *Devolution for Land Administration in Zimbabwe: Fantasy or Reality*, Paper presented to the 44th Annual Meeting of the Association of Collegiate Schools of Planning, Baltimore, Maryland, 21-24 November 2002.

For a complete set of outputs produced by the
USAID funded Land Reform and
Resettlement Cooperative Agreement, please
visit the following websites:

<http://www.wisc.edu/lrc/zimpfl.html>

or

<http://www.wisc.edu/lrc/zimpfl.html#pubs>

Annex 2. Budget: Technical Assistance Expenditures

CATEGORY	Budget Modification I: 3-Year Initial Phase ending Sept 2002 (A)	Budget Modification II: Cost Extension Oct 02 to May 03 (B)	Total Resources (C=A+B)	Total Expenditures Through 31 May 2003 (D)	Balance of Funds Remaining at end of project (E=C-D)
Land Tenure Center					
Researchers	\$115,660	25,863	141,523	155,219	-13,696
Consultants	\$34,236	0	34,236	27,548	6,688
RPC	\$142,400	0	142,400	110,395	32,006
Project Assistants	\$104,475	18,666	123,141	110,499	12,642
Administration	\$42,493	37,791	80,284	129,901	-49,617
International Travel	\$62,835	11,600	74,435	98,696	-24,261
Start-up & Housing	\$2,700	0	2,700	4,743	-2,043
Communications and Supplies	\$5,387	2,000	7,387	12,728	-5,341
Library	\$1,250	0	1,250	250	1,000
RPC Computer	\$3,000	0	3,000	2,598	402
Indirect Cost Recovery	<u>\$134,858</u>	<u>23,147</u>	<u>158,005</u>	<u>166,161</u>	<u>-8,156</u>
Total	\$649,294	119,067	768,361	818,738	-50,377
CASS					
Project Administration	\$32,154	9,560	41,714	49,440	-7,726
Policy Studies	\$237,737	17,500	255,237	169,877	85,360
Travel Study	\$9,473	0	9,473	7,269	2,204
Workshops	\$25,500	19,500	45,000	73,093	-28,093
Training/Short Courses	\$24,000	0	24,000	12	23,988
Monitoring & Evaluation	\$12,000	5,000	17,000	12,138	4,862
Vehicle	\$45,000	0	45,000	44,547	453
Vehicle Fuel, Insurance, Upkeep	\$18,500	3,000	21,500	22,958	-1,458
Driver	\$5,000	0	5,000	2,874	2,126
Living Allowance for RPC	\$29,120	0	29,120	36,314	-7,194
Local per diem for RPC	\$11,540	0	11,540	2,459	9,081
Local travel for RPC	\$1,000	300	1,300	499	801
Airfare for Ph.D. training in the US	\$6,365	0	6,365	4,974	1,391
Internet & Communications	\$11,000	900	11,900	10,378	1,522
Photocopy & Supplies	\$11,000	3,430	14,430	17,550	-3,120
Researcher Salaries (Gonese)	\$47,729	5,000	52,729	47,325	5,404
Audit	\$7,500	0	7,500	3,949	3,551
Furniture (RPC)	\$4,000	0	4,000	3,441	559
Bank Charges	\$1,000	0	1,000	1,168	-168
Utilities & Building Upkeep	\$5,500	200	5,700	4,957	743
Security	\$4,200	300	4,500	1,994	2,506
Foreign Exchange adjustment				52	-52
Rugube Computer LTC				<u>1,346</u>	<u>-1,346</u>
SUB TOTAL FUNDS SPENT	\$549,318	64,690	614,008	518,615	95,393
Reconciling Difference				-118	
Cash Balance				8,349	-8,349
Total Funds Spent	\$549,318	64,690	614,008	526,846	
GRAND TOTAL	\$1,198,611	183,757	1,382,368	1,345,702	36,666
Funds refunded USAID/Z equiv 29,638,992 Zim dollars				8,349	

Annex 2 Budget (continued): BASIS Expenditures

BASIS BUDGET: Zimbabwe Land Reform and Resettlement Project ^a			
Category	Project Resources	Total Expenditures as of 31 May 2003	Balance of Funds Remaining at End of Project
Management Entity			
Salaries and fringe benefits		28,194	
Travel		3,593	
ODC		1,589	
ICR		<u>20,845</u>	
Subtotal ME	\$60,000	54,221	5,779
Subcontracts			
Rutgers/UZ Land Contracts Proposal	\$174,029	141,120	32,909
CASS/LTC/SARIPs Mentors Proposal	<u>\$65,971</u>	<u>61,703</u>	<u>4,268</u>
	\$300,000	257,044	42,956
a. No additional resources allocated to the BASIS CRSP in the October 2002 to May 2003 Cost Extension.			

Annex 3: Nyanga (End of Project Symposium)

Subsequent to the Symposium of 26-28 March 2003 below, authors were asked to revise papers and perspectives presented at the Symposium for purposes of publication in a volume of the same title. In some cases the titles in the volume and in the agenda are the same, in other cases changes were made in the title or the list of authors.

The titles below have been revised to reflect revisions made following the Symposium to be consistent with the web-page and volume.

Symposium

on

Delivering Land and Securing Rural Livelihoods: Post-Independence Land Reform and Resettlement in Zimbabwe

Organized by:

The Land Tenure Center and the Centre for Applied Social Sciences

Venue:

Mont Clair, Nyanga
26-28 March 2003

25 MARCH

16:00 – 19:00 Registration (pick up conference materials)
19:00 – 21:00 Welcoming cocktail and reception

DAY ONE, 26 MARCH

7:00 – 8:30 Registration (pick up conference materials)

8:30 – 9:00 **OPENING REMARKS:**

Welcome, *Marshall Murphree*, Centre for Applied Social Sciences
Project History and USAID Welcome, *Paul Weisenfeld*, USAID/Harare
Symposium's Organization and Objectives, *Michael Roth*, Land
Tenure Center

- 9:00 – 10:30 **SESSION 1: AGRARIAN CONTRACTS**
CHAIR: Sue Mbaya
Seeking Women Land Owners and Ownership in Zimbabwe: Case Studies of Women’s Access to Land and Land Use. *Ragan Petrie, Michael Roth and Kizito Mazvimavi, Department of Economics, Georgia State University and the Land Tenure Center, University of Wisconsin-Madison*
Rural Landlords, Rural Tenants, and the Sharecropping Complex in Gokwe, Northwestern Zimbabwe, 1980s – 2002. *Pius Nyambara, Department of Economic History, University of Zimbabwe*
Green Harvest: The Outgrower Tea Leaf Collection System in the Honde Valley, Zimbabwe. *Joseph Mtisi, Department of Economic History, University of Zimbabwe*
Rezoned for Business: How Ecotourism Unlocked Black Farmland in Eastern Zimbabwe. *David Hughes, Department of Human Ecology, Rutgers, the State University of New York, USA*
- 10:30 – 11:00 Plenary Discussion
- 11:00 – 11:30 Tea Break
- 11:30 – 12:30 **PANEL DISCUSSION: PERSPECTIVES ON LEASING AND SHARECROPPING CONTRACTS FOR INCREASING BENEFICIARY ACCESS TO LAND**
David Hasluck, Commerical Farmer, Leasing and Sharecropping Contracts for Increasing Beneficiary Access to Land
Vincent Hungwe, Ministry of Local Government, Public Works and National Housing, The Complexities of Agrarian Reform
- 12:30 – 14:00 Lunch
- 14:00 – 15:30 **SESSION 2: ROLE OF PRIVATE LAND MARKETS IN REDISTRIBUTING LAND TO THE HISTORICALLY DISADVANTAGED**
CHAIR: Abby Mgugu
Government Assisted and Market-Driven Land Reform: Evaluating Public and Private Land Markets in Redistributing Land in Zimbabwe. *Lovemore Rugube, Sam Zhou, Michael Roth and Walter Chambati, Department of Agricultural Economics and Extension, University of Zimbabwe and Gentina Engineering, Inc, and Land Tenure Center*
Land Redistribution in KwaZulu-Natal, South Africa: Five Census Surveys of Farmland Transactions, 1997-2001. *Mike Lyne and Mark Darroch, University of Natal, Pietermaritzburg, South Africa*
Subdivision Policy and Informal Subdivisions: Contradictions Affecting Land Delivery and Secure Property Rights in Zimbabwe. *Chris Sukume and Michael Roth, Department of Agricultural Economics and Extension, University of Zimbabwe, and Land Tenure Center, University of Wisconsin-Madison, USA, respectively*

Seeking Women Land Owners and Ownership in Zimbabwe: Case Studies of Women's Access to Land and Land Use. *Ragan Petrie, Michael Roth and Kizito Mazvimavi, Department of Economics, Georgia State University and the Land Tenure Center, University of Wisconsin-Madison*

15:30 – 16:00 Plenary Discussion

16:00 – 16:30 Tea Break

16:30 – 17:45 **PANEL DISCUSSION: PERSPECTIVES ON THE ROLE OF PRIVATE LAND MARKETS IN REDISTRIBUTING LAND**

Daniel Ncube. Chair, Portfolio Committee on Lands, Agriculture, Water Development and Rural Resources, Parliament of Zimbabwe, Role of Private Land Markets in Delivering Land and Beneficiary Support Services

Rodrick Chigumete, Land Information Services Consultant, Land Reform, Land Markets and Financial Capitalisation of Agriculture

Ethel Mlalazi, Physical Planning, Ministry of Local Government, Public Works and National Housing, A Practitioner's Perspective on the Regulation of the Subdivision of Land Held Under Title

Ngonidzaishe Murota, Commercial Bank of Zimbabwe, Role of Private Land Markets in Financing and Accelerating Agricultural Growth

17:45 – 18:00 Closure

19:00 Dinner

DAY TWO, 27 MARCH

8:30 – 8:45 Opening Remarks

8:45 – 10:15 **SESSION 3: PUBLIC LAND LEASES, LAND ACQUISITION AND RESETTLEMENT**

CHAIR: D. Rwafa

Comparative Economic Performance of Zimbabwe's Resettlement Models. *Bill Kinsey, Department of Agrarian and Labour Studies, Institute of Development Studies, University of Zimbabwe*

Beneficiary Selection, Infrastructure Provision and Beneficiary Support. *Francis Gonese and Charles Mukora, CASS and Department of Geography and Environmental Science, University of Zimbabwe*

Fast Track Resettlement and the Urban Development Nexus: The Case for Harare. *Nelson Marongwe, ZERO, Regional Environment Organisation*

Water Reform in Zimbabwe: Its Multiple Interfaces with Land Reform and Resettlement. *Bill Derman and Francis Gonese, Michigan State*

University, USA and Centre for Applied Social Sciences, University of Zimbabwe

10:15 – 10:45 Discussion

10:45 – 11:15 Tea Break

11:15 – 12:15 **PANEL DISCUSSANTS: LAND ACQUISITION AND RESETTLEMENT PERSPECTIVES**

Lextun Kuwanda, Ministry of Local Government, Public Works and National Housing, Beneficiary Selection and Infrastructure Provision in Resettlement Areas

Noah Chatora, Director of Irrigation, Ministry Rural Resources & Water Development, Settlement and Resettlement Models in Zimbabwe

Ms. Irene Dube, Zvishavane Water Project, Supporting Resettled Farmers: The Experiences of the Zvishavane Water Project

Godfrey Magaramombe, Director, Farm Community Trust of Zimbabwe, Farmworkers: The Missing Class in Zimbabwe's Fast Track Resettlement

Mtoliki Sibanda, Tsholotsho Constituency, Delivery of Land Services to Land Reform Beneficiaries

12:30 – 2:00 PM

POSTER SESSION: STUDENT TRAINING AND HUMAN CAPACITY DEVELOPMENT

An Analysis of Institutional and Organizational Issues on Fast Track Resettlement: The Case of Goromonzi District. *Susan Chido Marimira and K. Odero, Department of Rural and Urban Planning, U. of Zimbabwe*

Spatial and Temporal Change Analysis of Rangelands in Initial Resettlement Schemes in Zimbabwe. *Trust Chinuwo*

Impact of Water Reforms on Women in Zimbabwe. *Pinimidzai Sithole*

12:15 – 14:00 Lunch and Poster Session

14:00 – 14:30 **PANEL DISCUSSION: PERSPECTIVES ON TRAINING THE NEXT GENERATION OF PROFESSIONALS**

Pius Nyambara, Department of Economic History, University of Zimbabwe

Dominic Kwesha, Forestry Commission

Kenneth Odero, Rural and Urban Planning, University of Zimbabwe

14:30 – 16:00 **SESSION 4: INSTITUTIONAL STRUCTURES FOR LAND REFORM: OPPORTUNITIES FOR AND OBSTACLES TO LAND DELIVERY SERVICES**

CHAIR: Renson Gasela, Portfolio Committee on Lands, Agriculture and Rural Resettlement, Parliament of Zimbabwe

Devolution for Land Administration in Zimbabwe: Opportunities and Challenges, *Harvey Jacobs and Charles Chavunduka, Department of Urban and Regional Planning and Development Studies Program, University of Wisconsin-Madison*

Administration by Consensus: A Quest for Client-Centered Institutional Structures for Land Administration in Zimbabwe. *Patrick Mamimine, Centre for Applied Social Sciences, University of Zimbabwe*

Whose Land is it Anyway? Proposal for a Devolved Institutional Structure for Land Administration in Zimbabwe, *Kudzai Chatiza, Centre for Applied Social Sciences, University of Zimbabwe*

Designing a Land Information System for Rural Land Use Planning: A Situational Analysis and Feasibility Study. *Phanuel Mugabe and Wilson Magaya, Centre for Applied Social Sciences, University of Zimbabwe*

16:00 – 16:30 Discussion

16:30 – 17:00 Tea Break

17:00 – 18:00 **PANEL DISCUSSION: PERSPECTIVES ON DELIVERY OF LAND SERVICES TO LAND REFORM BENEFICIARIES:**

Absolom Masendeke, Intermediate Technology Development Group Southern Africa, The Challenge of Bringing Effective Governance in the Administration of Land and Land Rights in Zimbabwe

Edward Samuriwo, Rural Resettlement, Ministry of Lands, Agriculture and Rural Resettlement, Agrarian Reform and Rural Development: Strategies for Moving Forward

Fred Ndlovu and Edmore Mufema, Association of Rural District Councils and Department of Economic History, University of Zimbabwe, respectively, Rural District Councils: Need for Decentralisation and Capacity Strengthening to Deepen Agrarian Reform

18:00 – 18:15 Closure

19:00 Dinner

DAY THREE, 28 MARCH

8:30 – 8:45 Opening Remarks

8:45 – 10:15 **PANEL DISCUSSION. PERSPECTIVES ON AGRARIAN REFORM AND RURAL DEVELOPMENT: STRATEGIES FOR MOVING FORWARD**

CHAIR: Robbie Mupawose, NECF co-chair and Zimbabwe Leaf Tobacco
Strategies for Agrarian Reform in Zimbabwe, *Mutizwa Mukute,*
Participatory Ecological Land Use Management

Delivering Land and Securing Rural Livelihoods: Synthesis and Way
Forward?, *Michael Roth, Land Tenure Center, University of*
Wisconsin-Madison

10:15 – 11:00	Discussion
10:45 – 11:00	CLOSURE
11:30 – 13:00	Lunch
13:15	Departure from Nyanga