

ANNUAL REPORT: YEAR II

Zimbabwe Land Reform and Resettlement Cooperative Agreement

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

1 July 2000–30 June 2001

Prepared by

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

The Cooperative Agreement between USAID/Zimbabwe and the Land Tenure Center of the University of Wisconsin provides 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 has been granted, with the bulk of these funds used to provide support for studies, training, and technical assistance activities. The remaining amount (\$300,000) is programmed for the BASIS CRSP, USAID's worldwide Broadening Access and Strengthening Input Market Systems Collaborative Research Support Program. Managed by the Land Tenure Center, the CRSP seeks to support collaborative research, training and capacity building on land, water, employment and financial capital as they affect economic growth and sustainable resource management. Both sub-programs are contained in one grant to the Land Tenure Center, which is responsible for all subcontracting activities.

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ANNUAL REPORT: YEAR II

I. INTRODUCTION AND PROJECT BACKGROUND

In October 1999, The US Agency for International Development (USAID) 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 Programme (LRRP II) and the Land Policy Framework. The Centre for Applied Social Sciences (CASS), University of Zimbabwe, is the principal local organization collaborating with LTC. Funds have been provided through the CA for technical assistance and research in support of the LRRP II and land policy elaboration and implementation.

The subcontract between LTC and CASS was negotiated during January and February 2000, culminating in the signing of the subcontract in April of that year. A Project Management Committee (PMC), consisting of representatives from CASS, USAID, LTC,

Government of Zimbabwe (GOZ), and civil society organizations was constituted in November 1999 to provide leadership for the project.

This is the second annual report of the CA's operation, covering the period 1 July 2000-30 June 2001. Project administration occupied CASS and LTC during most of the first half of the period. This focus on administration combined with donor retrenchment resulting from the farm occupations and violence surrounding the elections resulted in significant delays in the startup of the technical program. In particular, the policy studies advised by the PMC in Annex A were substantially rolled-over into the Year II workplan.

Personnel

LTC

Michael Roth, Project Director
Pamela Pozarny, Resident Project Coordinator
Katherine Davey, Financial Officer

CASS

Phanuel Mugabe, CASS Director
Francis Gonese, CASS Project Manager

PMC

Dr. P. Mugabe, CASS (Chair)
Prof. S. Moyo, Director, SARIPS
Mr. D. Rwafa, Vice-President's Office
Mr. E. Loken, Program Officer, USAID
Ms A. Mgugu, Director, Women and Land Lobby Group
Dr. R. Mupawose, NECF co-chair and Zimbabwe Leaf Tobacco
Dr. V. Hungwe, Ministry of Lands, Agriculture, and Rural Resettlement
Mr. T. Ndlovu, Association of Rural District Councils

II. MANAGEMENT

Francis Gonese was hired by CASS at the University of Zimbabwe in January 2000. He currently serves as the CASS Project Manager and is also an Instructor within CASS, teaching Rural Livelihoods and Natural Resource Policy and Management and also serving as Co-Principal Investigator on USAID's Broadening Access and Strengthening Access to Input Market Systems (BASIS) Water Project in Southern Africa. During the first year of the project, Mr. Gonese along with CASS Director, Dr. Phanuel Mugabe, provided much of the local management and administration for the project. Gonese, for example, helped recruit the Ph.D. Fellow and the Project Assistant. He also helped procure vehicles for the project and rent housing for the Resident Project Coordinator (RPC).

Gonese and the RPC work closely and share many of the tasks of project administration. Gonese serves as the person responsible for negotiating and developing CASS subcontracts. He also serves as a key researcher on the Alternative Models Scope of Work and as the unofficial liaison with other University researchers on project technical assistance and research activities. Until the freeze on international study tours in 2000, Gonese worked with Ben Cousins of the Programme for Land and Agrarian Studies at Western Cape University on development of a South Africa study tour to study comparative land reform models. Along with the RPC, he helped organize the Workshop to Review Scopes of Work in January 2001 and the three PMC meetings held to date.

In July 1999, LTC began advertising for a RPC to coordinate project activities in Zimbabwe. Applications were reviewed during then-Project Director John Bruce's visit to Zimbabwe in November. Comments on the leading candidates were received at the first PMC meeting on 20 December 1999. After the meeting, LTC proceeded to negotiate with the short-listed candidates and brought the lead candidate, Dr. Pamela Pozarny, to Harare in March 2000 to meet with LTC and CASS staff, and the PMC. Dr. Pozarny was offered the position, subject to the outcome of negotiations between donors and the GOZ over suspension of aid to the land reform program.

Following the June 2000 elections, clearance was received to proceed with the LRRP II and the RPC position. Negotiations with Dr. Pozarny began shortly thereafter and resulted in her employment starting 1 November 2000. She arrived in Zimbabwe on 16 November. With the assistance of CASS, housing was arranged, office space established (initially at the University of Zimbabwe and later at CASS Trust), and contacts made with key players in the LRRP II effort.



Gonese and Pozarny

Dr. Bruce helped establish the project and manage project start-up, including recruitment of the RPC advisor, establishment of the CASS subcontract, and development of the Year I workplan. In July 2000, Dr. Bruce resigned as project manager to take a position with the World Bank. Dr. Michael Roth, formerly LTC researcher under the project, became the Project Director after consultations with and approval from USAID.¹

III. ADMINISTRATION

Considerable effort was made during the year to establish sound financial and technical reporting systems and to procure equipment and office space for the project:

VEHICLES

Two project vehicles were purchased by CASS in November 2000: a Toyota 4-wheel drive pick-up and a compact Mazda 323. The decision to buy two vehicles rather than one 4-wheel vehicle was based on the need to provide the RPC with daily transport for meetings and

¹ Drs. Bruce and Roth were co-Principal Investigators on the LTC project proposal that resulted in USAID/Harare providing funding for this project.

business in Harare, while making available a second vehicle for CASS and LTC researchers' local travel and fieldwork.

EQUIPMENT

The project purchased two computers: a laptop for the RPC and a desktop for the Project Assistant. A modest amount of office furniture was purchased.

FINANCIAL MANAGEMENT

Beginning in January 2001, much of the management's focus was spent on organizing and streamlining the system of financial management and reporting. To this point, CASS invoicing of expenses had become seriously delayed due to slow financial reporting and budgets that were inadequate for the needs of CASS and changes in the technical program. From January to April 2001, the team reviewed in detail local financial expenses and resource requirements. As a result of this review, the CASS and LTC management team revised the LTC/CASS budget under the CA to: (1) develop a better financial tool for managing resource flows and expenditures, (2) re-program carryover funds resulting from project delays in the first year of operation, and (3) update the budget to reflect changes in the project's technical program. LTC formally requested a budget modification in May 2001 from the USAID Regional Contracts office in Gaborone; formal approval of the budget was received in August 2001.

Two additional changes with regard to financial management were implemented during the period:

- A foreign currency account at Barclay's Bank was opened to cover expenses denominated in US dollars under the project.
- Arrangements were established with the USAID controller for foreign currency exchange through USAID transfer mechanisms for purposes of supporting local currency costs.

The first transfer of project funds was done in April 2000. CASS submitted their final report of expenditures under this first disbursement in March 2001. After reviewing CASS expenditures and updating budgets and installing the new financial system, LTC approved the first invoice and advanced the 2nd installment of funding to CASS in May 2001 (part into the foreign currency account, and part through the USAID controller into the local currency account).

ADMINISTRATIVE MANAGEMENT

In addition to updating financial procedures, a management review of job descriptions held by the RPC (Pozarny) and CASS Project Manager (Gonese) was undertaken to streamline respective tasks and responsibilities. This work included defining lines of communication, establishing logistical operations and organizing workspace. Dr. Pozarny was settled into the CASS office at the University of Zimbabwe. In May 2001, she transferred to a new office at CASS Trust (located near but outside the University) to help improve communications and interaction with project staff.

Agnes Diazi was hired in June 2001 to assist with project administration and financial assistance.

A significant amount of time by LTC and CASS personnel has been required to mobilize researchers and organizations for project related work. General terms of reference needed to be prepared, key staff and organizations identified to carry out the work, scopes of work and proposals prepared, technical plans reviewed and revised, and subcontracts negotiated. Once

completed, the project coordinator asks each team to prepare a detailed workplan and to report quarterly on activities carried out. The linkages between these activities require constant communication with key project-related personnel working on the project to keep planning on track, and with CASS financial personnel who are backstopping the technical programs.

IV. MEETINGS AND WORKSHOPS

THE PROJECT MANAGEMENT COMMITTEE (PMC)

The Project Management Committee was established at the project's inception to facilitate work with all sectors of Zimbabwean society, and ensure effective cooperation and coordination with both the government of Zimbabwe and civil society institutions involved in land reform. Members of the committee thus include key stakeholders and analysts involved in the land reform process (see Annex B). The purpose of the committee is to review and offer advice on project proposals, workplans, quarterly and annual reports, and any other project initiatives. During this year, two meetings were organized by the project management team to inform the PMC of progress activities, submit to them scopes of works for approval, discuss propositions for further research studies, review BASIS activities and progress, and consider alternatives for support and capacity building of civil society organizations (see table for key activities accomplished).

Summary of PMC Meetings		
Date	Location	Key activities reviewed
February 13 2001	Mandel Training Centre Harare	<ul style="list-style-type: none"> • Review and approval of SOW: Alternative Models Inquiry • Review and recommendations for revision of SOW: Subdivision Policy and Agrarian Structure; Land Transaction Monitoring; GIS and Land Use Planning • Considerations in design for SOW: Institutional framework for land administration and management • Solicitation of BASIS Mentors Program proposal
June 18 2001	CASS Board Room University of Zimbabwe	<ul style="list-style-type: none"> • Review and approval of SOW: Subdivision Policy and Agrarian Structure • Review of final draft of SOW: Monitoring of Land Transactions • Review and recommendations for revision of SOW: GIS and Land Use Planning • Review of final revision for BASIS Mentors Program • Prioritization of three areas for capacity building: (1) workshops and training; (2) study tour/exchange visits; (3) gender-focused awareness campaigns

WORKSHOP TO REVIEW SCOPES OF WORK

This workshop, organized and hosted by CASS, was held 19 January 2001 at the Organizational Training and Development Centre in Harare. The aim of this first workshop was to fully review, critique and improve the proposals under preparation for submission at the February PMC meeting. The workshop was attended by 20 participants, mostly scholars and civil society representatives who are specialists in land (see Annex C). The level of contribution and critical analysis was impressive, and recommendations were well-received and integrated into subsequent drafts. It was a highly fruitful working session and it was agreed that similar occasions should be arranged in the future for other studies.

V. NETWORKING: FIELD VISITS, CONFERENCES AND WORKSHOPS

Substantial effort was undertaken during the year to develop contacts and collaboration with stakeholders. Annex D lists key contacts made by the project's management to initiate and further collaboration.

FIELD VISITS

Two field visits were conducted by the project management team (Pozarny and Gonese) during the third quarter. The first was made to Mashonaland Central Province near Bindura to visit and interview informal settlement families and local government field workers at the District level, and the second to Mashonaland East Province (Mutoko area) to meet with rural families and civil service agents at the District level. Two local NGO field projects (DAPP and Farmer Development Trust) were also visited. In addition, Pozarny participated in a farmer field day in Mashonaland West Province organized by a local NGO, Zimbabwe Peace Dialogue Council. These visits proved highly fruitful to the RPC in providing her with hands-on understanding of the actual rural situation and needs. During the field day, for example, an instructive, informal, and friendly dialogue transpired spontaneously among extension agents, farmers and Pozarny concerning land availability and entitlement among local communities.

The RPC joined FOS, a Belgian NGO for a three-day field visit (May 29-31) to Nyahode Union Learning Center (Chimanimani), to participate in a working meeting with members of the Zimbabwe PELUM Association to develop curricula for training PELUM members in pre-settlement and land use planning. Four associations (AZTREC [Association in Zimbabwe of Traditional Environmental Conservationists], Zvishavane Water Project, NULC, and Mwenezi Development Training Center) met to devise an outline of main themes for all 24 associations of PELUM. The themes included land-use planning, water management, advocacy, and appropriate technology. Possibilities for collaboration between PELUM and LTC/CASS were explored, and field visits to the NULC field site were conducted. Following this workshop, a full-day visit was made to AZTREC in Masvingo, to visit their farms, projects, facilitators and settler communities. Ideas were launched for potential support in capacity building and advocacy around land reform issues.

The earlier contact with Farmer Development Trust resulted in visits to two of their training facilities during the fourth quarter. A visit on 18 May was made by Pozarny to the Trelawney Center to attend a field school graduation ceremony where members of UNDP, GTZ, DED, and several tobacco agencies were in attendance. A second field visit to the Dozemary Center on 12 June was conducted by Drs. Pozarny and Roth, accompanied by the FDT Executive Director Lovegot Tendengu and a Barclay's Bank Deputy Director (of Agriculture), Saul Jaravaza. The visit included on-farm field visits with farmers, visits to

nearby communal area farmers, visits to ongoing classroom training sessions, a tour of the center's tobacco-processing production and storage facilities, and training and student lodging facilities.

Also during the fourth quarter, a visit was made to AZTREC in Masvingo by Michael Roth, Harvey Jacobs, Pamela Pozarny from LTC, and Francis Gonese from CASS. This two-day visit was packed with a number of informative visits and meetings. These included a working dinner with three PELUM-association members (Mwenezi, Zvishavane Water Project, and AZTREC), a tour of the AZTREC supported eco-village and nearby vegetable gardens and tree nurseries, field visits to Shashe and Faith Farms, farmer community presentations and theatre troupe presentations, a visit to the proposed tourist development center on the Faith Farm dam, and exchanges with representatives from the community and local populations.

A project visit was made by Pozarny and Gonese to SIRDC (Scientific and Industrial Research and Development Center) in Harare on 19 April to learn more about their GIS operation. SIRDC Director, Dr. Sharon Gomez, demonstrated the various technical capacities of the computerized systems in place concerning land-use planning. The displays were highly sophisticated and impressive; it was agreed that collaboration between the project and the center would be quite beneficial.

Finally, the RPC was introduced to the Surveyor General, Roderick Chigumete, and then toured in detail the Deeds Registry on 6 June with project researcher, Sam Zhou, of Gentina Engineering (Pvt) Ltd. This visit highlighted some of the constraints and challenges of land transfers, titling, and registering which the project study will address. The Surveyor General was interested and impressed with the objectives of the *Land Transactions Monitoring* project and agreed to be of any assistance if needed.

CONFERENCES AND WORKSHOPS

On 26 September 2000, Michael Roth presented a Seminar entitled *Zimbabwe: The Land Issue and the Economy* at a Roundtable Discussion hosted by the Foreign Institute and The Bureau of African Affairs of the Department of State. A brief of that meeting was provided by Roth to USAID/Zimbabwe as follow-up.

In December 2000, Dr. Pozarny attended a one-day seminar sponsored by the National Economic Consultative Forum's (NECF) Land Task Force Meeting on *Private Initiatives for Land Reform*. The purpose of this seminar was to present ideas and plans concerning private funding sources and potential banking/credit relations that would support land reform, specifically land purchase, improvements, and agricultural programs. Contacts were made with a number of persons and arrangements made for follow-up meetings.

During the third quarter period, the project coordination team attended a CASS-Kellogg Foundation sponsored regional workshop held in Masvingo to discuss the CASS-implemented Integrated Rural Development Project. This workshop was highly beneficial in garnering information from other SADC countries and projects regarding rural development, land issues and participatory development. The workshop was conducted through small group work, allowing for excellent interaction, inputs and networking for further contacts.

The project coordination team attended a one-day conference on 10 May at the Harare International Conference Center, hosted by the Farmer Community Trust and Women and Land Lobby Group to review land reform in Zimbabwe. Presentations were made by government (Ministry of Local Government, Public Works and National Housing, and Ministry of Lands, Agriculture and Rural Resettlement) and civil society (ZERO, Farmer

Community Trust, Women and Land Lobby Group, Indigenous Commercial Farmer's Union, local farmers). Working groups were organized to think further on land reform. A presentation of a revised April 2001 Land Reform Policy was made by the government, which raised serious concerns among the participants about the policy's plan to institutionalize the current "fast-track" process, which neglects civil society involvement. The Women and Land Lobby Group workshop described below was the result of this newly presented policy document.

The Women and Land Lobby Group hosted a one-day workshop on 22 May entitled "*Gender Gaps in Land Reform Policy*." The objective of this workshop was to review the recent policy on land reform (April 2001) and its lack of consideration for the rights of women. The workshop participants were concerned that the policy is, in fact, a regression from former policies on land by marginalizing the rights of women and neglecting gender and equity in land rights. Most of the workshop was allocated to designing recommendations that were to be forwarded to government (not yet available). Various participants delivered additional presentations underlining the importance of considering women in land reform policy. Participants at the workshop included representatives from government (Ministry of Youth, Gender and Employment Creation, as well as Ministry of Lands, Agriculture and Rural Resettlement), civil society (NGOs, advocacy groups), and a few international agencies (Sweden, LTC/CASS project).

VI. TRAINING AND CAPACITY BUILDING

The LTC portion of the budget supports two Ph.D. Fellows presently enrolled in LTC's Ph.D. in Development Program at the University of Wisconsin-Madison.

Mr. Kizito Mazvimavi has been enrolled since September 1999. Mazvimavi visited CASS/Zimbabwe during July and August 2000 to work on identifying research for his Ph.D. dissertation, to assist with the SOWs, and make arrangements for his family to join him in Madison in September. He is currently Chair of the Ph.D. in Development Students Organization. He has also qualified to earn a Masters degree in the Department of Agricultural Economics in parallel with his Ph.D. in Development degree. Beyond his coursework, Mr. Mazvimavi is presently working with Drs. Michael Roth and Peter Novak of the University of Wisconsin and Bill Kinsey on a proposal for his dissertation research. A preliminary draft of the proposal was completed in June, and the final draft is expected by December 2001. Mazvimavi returned to Zimbabwe during June and July 2001 to further his Ph.D. dissertation research and to assist with a study on women's rights to land with Fellow graduate student, Ragan Petrie, with core funding from the BASIS CRSP. Mr. Mazvimavi was awarded a Graduate School Fellowship for the Spring Semester 2002.

CASS advertised the position for the second Ph.D. Fellow in May 2000. After a review of the over sixty applications received, interviews were held on 19 July by a CASS Committee comprising Dr. Mugabe (Chairman), Dr. Mamimine and Mr. Gonese, with Mazvimavi as Secretary. Charles Chavunduka was the successful candidate out of the five short-listed for interviews. After obtaining PMC approval on his selection, CASS referred his application to LTC for processing for admission to the University of Wisconsin-Madison Graduate School. He was successfully admitted to begin studies in January 2001. During the month of December 2000 he worked with CASS and the RPC to acquaint himself with the project. Chavunduka arrived in Madison in January and is currently enrolled in classes at the University of Wisconsin-Madison. He will be concentrating on his coursework during his first semester (January to May) and summer (June to August) semesters. Starting with the fall

2001-2002 semester (September to December), he will begin working on formalizing concepts for his dissertation.

Other forms of capacity building in Zimbabwe included contact with CREATE and other civil society organizations, bilateral and multilateral agencies, and government officials, to explore partnerships and potential for undertaking capacity building activities. Although extensive networking continued throughout the reporting period, concrete arrangements for establishing a formal program or initiative for training and capacity building could not be accomplished due to the uncertain political climate and highly volatile circumstances surrounding land resettlement. Nevertheless, through field visits and meetings, a number of NGOs discussed proposals and ideas with the project's management, laying the groundwork for future collaboration.

Capacity Building

- Established project office within the Centre for Applied Social Science, University of Zimbabwe
- Supports full-time CASS Project Manager and RPC
- Two Zimbabweans are undergoing Ph.D. training at the University of Wisconsin–Madison
- Incorporates faculty, staff and students of NGOs in technical assistance and research activities, including the departments of Agricultural Economics, Economic History, and Geography (UZ), Gentina Engineering (Pvt), and ZERO.
- Organized a project management committee of key individuals from government and civil society to regularly review technical programs
- Attracted two Parliamentarians to the BASIS Synthesis Workshop in Southern Africa to review comparative experience on land and water policy reform in the region
- Successfully connected with a broad network of government, academic, and civil society organizations engaged in the land reform effort

VII. POLICY STUDIES

Program implementation came to a near halt in the fourth quarter (April to June) of 2000 due to the circumstances leading up to the elections. The occupation of farms by war veterans and questions over the legitimacy of government actions in compulsory acquisition of farms for resettlement resulted in donor retrenchment for the LRRP II program. Implementation of the SOWs intended to provide policy support to the GOZ in turn was delayed, dampening enthusiasm of researchers involved in the project.

These same factors continued to impede development of work on the policy studies during the first quarter of Year II (July to September 2000). However, by the second quarter, progress again resumed. Four draft scopes of work were reviewed during the PMC meeting in February. As described below two were approved (one of which was subdivided into two activities wherein one was approved while the second was under finalization for submission at the next PMC), one required further work and the fourth (the gender study) was eliminated in favor of developing a crosscutting analysis of its issues through all studies.

ALTERNATIVE MODELS INQUIRY SOW

Government and civil society organizations face difficult and complex questions about appropriate mechanisms to acquire and resettle land in Zimbabwe. The focus on “fast track” to some extent has both overtaken this debate and underscored the importance of the question, if not “fast-track,” then what? How much land should be allocated per farm or person? To whom? What services should be provided? At what cost? What organizational models are best adapted to different agroecological and economic conditions. If complementary approaches are to contribute to the LRRP II, what are they?

The *Alternative Models Inquiry Study* will identify and offer for policy consideration a mix of approaches in land settlement, resource use and management that can be applied in implementing the LRRP in Zimbabwe. The study will focus on the lessons of models and approaches implemented to date by the Government and NGOs in Zimbabwe (under LRRP I), and international comparative experience. It will evaluate their organizational and operational characteristics in terms of effectiveness, cost, and ease of implementation. The intention is to construct a menu of options for implementing land resettlement, each evaluated for technical soundness, optimal resource use, and adaptiveness to changing conditions. Based on this information, gains and losses can be explicitly recognized in designing program components for new models that seek to balance goals of agricultural productivity, economic growth, equity, and environmental sustainability.

The SOW for this study underwent rigorous critique during the January workshop, where, simultaneously, new team members were identified and engaged. The team now comprises four locally based researchers: Mr. Francis Gonese, Dr. C. Mukora (Geography Department, University of Zimbabwe), Mr. Nelson Marongwe (ZERO), and Dr. Bill Kinsey (independent). As requested at the PMC meeting, Mr. Gonese worked with Ms. Mgugu to incorporate gender dimensions and analysis into the scope of work. A subcontract was written between CASS and ZERO (as requested by the latter organization) covering Mr. Marongwe's participation on the team. Formal negotiations of subcontracts with partnering organizations was completed in June 2001 and implementation begun. Dr. Bill Kinsey visited LTC from June to August 2001 for purposes of reviewing the international comparative experience with alternative land resettlement models.

SUBDIVISION SOW

The first draft of the SOW entitled *Subdivision and Monitoring of Land Deed Transactions and Agrarian Structure* by Rugube, Sukume and Roth dated 2 November 2000 was reviewed during the January workshop. This was followed by a more in-depth review by Abby Mgugu, Director of the Women and Land Lobby Group, to better integrate gender dimensions into the study. Due to problems reaching a common understanding on the scope of work among the principle investigators and difficulties negotiating their respective subcontracts, this SOW was subdivided into two separate SOWs to expedite implementation.

The first research activity, *Subdivision Policy, Land Reform and Resettlement*, led by Dr. Roth and Dr. Chris Sukume of the Department of Agricultural Economics and Extension at the University of Zimbabwe, focuses on subdivision policy and agrarian structure. It seeks to evaluate the effect of land subdivision policy on land transfers to the 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 will identify or articulate processes or procedures followed to determine a parcel subdivision, agencies and organizations involved, and criteria used. The effectiveness and fairness of legal provisions as they affect land subdivisions and transfer will be evaluated in terms of time requirements, transparency, cost effectiveness, and social costs and benefits. This activity also proposes to develop a data management system for tracking changes in landownership on agrarian structure over time for the most important farming sectors.

A focal group will be established to help facilitate the participation of stakeholders and connection with policymakers in the implementation of the activity. Such a focal group would ideally involve people from the Ministry of Lands, Agriculture, and Rural Resettlement, Agritex, and other agencies responsible for approving subdivisions. It would

also include one or more representatives from the farming organizations and women's groups.

LAND DEEDS TRANSACTIONS SOW

The second subcomponent is *Land Transaction Monitoring and Evaluation of Public and Private Land Markets in Redistributing Land in Zimbabwe*, led by Dr. Roth, Lovemore Rugube of the Department of Agricultural Economics and Extension at the University of Zimbabwe, and Sam Zhou, of Gentina Engineering (Pvt) Ltd. The major goal of this study is 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 deeds 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.

The researchers in this study will identify organizations and other stakeholders in public and private land markets, including heads of institutions, and through key informant interviews, evaluate constraints to transferring land. Case study methods and semi-structured, open-ended questionnaires will be used to evaluate land leasing arrangements, land tenure security and transaction costs involved in leasing public land to men and women. Data will be collected and computerized from 1999 to 2001, including land transactions and subdivisions for both large and small commercial sectors. The research team will then use the six years of census data (1996-2001, including the data by Chimedza and Rugube) to assess the comparative performance of government assisted schemes and the private sector in redistributing commercial farmland, and the modes of financing used. They will also assess the comparative performance of public leasing markets in redistributing farmland in the public sector.

Three Policy Studies Designed in 2001	
Scope of Work	Cooperating Organizations
Alternative Models Inquiry	CASS Dept. of Geography, U. of Zimbabwe ZERO
Land Subdivisions, Land Deed Transactions and Agrarian Structure in Zimbabwe: Activity 1, Subdivision Policy and Agrarian Structure	Department of Agricultural Economics, U. of Zimbabwe Land Tenure Center
Land Subdivisions, Land Deed Transactions and Agrarian Structure in Zimbabwe: Activity 2, Land Transaction Monitoring and Evaluation of Public and Private Land Markets in Redistributing Land in Zimbabwe	Department of Agricultural Economics, U. of Zimbabwe Land Tenure Center

A focal group will be established to help facilitate the participation of stakeholders and connection with policymakers in the implementation of this study. Such a focal group would ideally involve people from the Ministry of Local Government, Public Works and National Housing, Ministry of Lands, Agriculture and Rural Resettlement, Deeds Registry, the Surveyor General's Department and the private banking sector. It would also include one or more representatives from the farming organizations and women's groups.

The bifurcation of the *Land Subdivisions, Monitoring of Land Transactions and Agrarian Structure* SOW into two activities, and the addition of new researchers, has meant that implementation has become somewhat staggered. The subcontract to the University of Zimbabwe for the first SOW (Subdivision Policy) was completed and project implementation initiated by June 2001. However, with regard to the second SOW (Land Transactions Monitoring), a final proposal has been prepared but is awaiting final review by the PMC at its 18 September 2001 meeting. Once approved, CASS will proceed with initiating a subcontract with the University of Zimbabwe.

WOMEN'S ACCESS TO LAND CONSULTATION SOW

It was agreed at the February PMC meeting that gender issues would be built into each of the above SOWs rather than funding an independent study. The proposed study in Annex A (WALCON) has thus been discontinued.

GIS SOW

A preliminary "Land Use Planning" SOW with inputs by Drs. Mugabe and Roth was presented during the February PMC meeting. The SOW proposed to develop a GIS component in the policy studies that could be used to (1) visualize the deeds transactions data and changes in agrarian structure; and (2) visualize changes in land use by communal and resettlement farmers consistent with the sites proposed by the BASIS (Hughes/Nyambara) proposal. The PMC advised that this proposal, containing both a global GIS component and a local-level community development component, was too broad and in need of narrowing.

This study has undergone several proposal versions that have reshaped the objectives of the study. The two Principal Investigators, Harvey Jacobs from LTC and Phanel Mugabe from CASS, developed a framework for a pre-study of land-use planning during Dr. Jacobs' visit in June 2001. This would entail an overall review and analysis of information and technology existing in Zimbabwe at present, and define the gaps requiring attention. This will aid in designing appropriate land use planning in specific units concerning agro-ecological potential, economic analysis and national needs. There may be need for further development of GIS, but analysis of existing databases would first be required. Particular attention will be given to what activities are planned or underway within the Ministry of Lands, Agriculture and Rural Resettlement, compatibility of data, and property rights. Project Director, Michael Roth, formally reviewed the SOW in August and advised final recommendations. The SOW is awaiting final revisions and will be circulated to the PMC once completed.

INSTITUTIONAL FRAMEWORK ON LAND ADMINISTRATION SOW

The PMC at the February and June meetings advised the management team to prepare a SOW dealing on Institutional Framework and Land Administration. There were differences in points of view on what the focus should be and whether this focus should be the national level or local level. Nevertheless, there was a strong sense that this land administration SOW should focus on ways to decentralize land reform inclusive of government and all stakeholders concerned.

Priority areas for this SOW were to be determined with the guidance from the Ministry of Lands, Agriculture and Rural Resettlement. Unfortunately, the government has been unable to provide guidance, which has hampered proposal development. Nevertheless, a team has been formed, including Dr. Mamimine, Mr. Chatiza, Mr. Vudzijena, and Dr. Pozarny, who initiated work on the study. Once a draft is prepared, colleagues from LTC will participate in structuring the proposal. Work had begun on planning the activity with expectations of circulating a preliminary draft of the SOW to the PMC in time for its September meeting. At present, the subject area of land rights, land claims, administrative interventions formalizing rights, and arbitrations is being shaped into a proposal focusing on both national and local-level land administration.

VIII. BASIS ACTIVITIES

PROPOSAL ON NEW AGRARIAN CONTRACTS

In July 2000, Lovemore Rugube and Ruvimbo Chimedza published results of the deeds registration study in a report entitled *Broadening Access to Land Markets in Southern Africa: Report for Zimbabwe*, July 2000. Lovemore Rugube and Phanel Mugabe were invited to attend the BASIS CRSP sponsored *Southern Africa Land Markets Workshop* in Namibia, 5-9 July 2000, to present the results of these research findings with their counterparts in Namibia and South Africa.

A first draft of the BASIS CRSP proposal by David Hughes, Joseph Mtisi, and Pius Nyambara was submitted to the BASIS Technical Committee for review at its September 2000 meeting in Columbus, Ohio. The Technical Committee advised major modifications which were conveyed to the researchers by the BASIS Program Director, Michael Roth, at the end of September. One of the issues raised was the need for clarification on the status of Principal Investigators under the project. Pius Nyambara is the de facto principal Zimbabwe researcher. However, according to CASS rules, CASS could not assign Nyambara Principal

Investigator status since Nyambara had not yet joined the University or CASS. To resolve this issue, Hughes and Mugabe agreed that the subagreement be formed directly with the Department of Economic History of the University of Zimbabwe.

BASIS CRSP Supports Visit of Two Parliamentarians to Workshop in South Africa

Using core funding provided by USAID Global Bureau, BASIS CRSP supported the travel of two Parliamentarians from Zimbabwe to the BASIS Southern Africa Synthesis Workshop, *Broadening Access to Land and Water in Southern Africa*, 22-24 July at Magaliesberg, South Africa:

- Daniel McKenzie Ncube, Chair, Land, Agriculture, Water and Rural Development Committee
- Renson Gasela, Committee Member, Land, Agriculture, Water and Rural Development Committee



Parliamentarians Ncube and Gasela

The workshop provided the opportunity for Mr. Ncube and Mr. Gasela to learn about BASIS research findings and policy experiments with land and water reform in southern Africa, and to help advise and inform other regional participants on the challenges of land and water reform in Zimbabwe.

Researchers Hughes and Nyambara resubmitted the revised proposal entitled *New Agrarian Contracts: Sharecropping, Out-Grower Schemes, and Community-Based Tourism in the Context of Zimbabwe's Land Reform* in October. The BASIS Director advised one further modification and asked that the budget be reduced to US \$175,000 for three years. After satisfactorily implementing these changes, BASIS approved this proposal for funding in early January 2001.

Beyond Hughes and Nyambara, a number of other researchers will be involved in the project (all from the University of Zimbabwe Department of Economic History), including Eira Kramer (chair) and Joseph Mtisi (senior lecturer).

By the end of the third quarter, the subcontract between the University of Wisconsin and Rutgers University (the principal contracting institution supporting Hughes) had been signed.

However, Rutgers University was still engaged in setting up a subcontract with the Department of Economic History, the base of Dr. Nyambara.

BASIS MENTORS PROPOSAL

This collaborative proposal developed by Sam Moyo of SARIPS (Southern African Regional Institute for Policy Studies), Phanel Mugabe of CASS, and Michael Roth of LTC seeks to address a number of constraints to human capital development in Zimbabwe. First, faculty involvement and skills training at the University of Zimbabwe have weakened due to faculty losses. Second, students entering the critical stages of research for their thesis or dissertation often experience funding constraints that limit fieldwork and applied studies. Third, there is great need for partnership between local and international organizations that is constraining the application of knowledge from the international land reform and resettlement experience to the Zimbabwean situation, and also is constraining Zimbabwe's contribution to this global knowledge base.

This proposal seeks to establish a long-run program (but funded only for the first year) of student training and capacity building to begin to address these constraints. Specifically, it seeks to:

1. provide fieldwork and training support for up to three 2nd year MS or 3rd year Ph.D. students of Zimbabwean nationality;
2. provide a small stipend to the student's major professor as incentive to spend more time developing his/her student's skills and human capital;
3. strengthen field level research in Zimbabwe on issues of land and water reform and resettlement program through project funding and student mentoring by US and Zimbabwe faculty; and,
4. create or strengthen linkages between the university community, government and civil society organizations.

This proposal requests US \$65,971 to establish and support a one-year mentoring program of student research and training with funding provided by USAID/Zimbabwe through the BASIS Collaborative Research Support Program. The program is intended to support the research of up to three (2nd year MS or 3rd year Ph.D.) Zimbabwean students currently enrolled at a University in Zimbabwe or within the Southern Africa region. These students will usually have completed all necessary coursework and are in the process of designing or implementing research geared toward completing their University degree. Each student will be mentored by his or her major professor teamed with one of several US faculty members who have their research funded in Zimbabwe by either the BASIS CRSP or the LTC/CASS Technical Assistance Project. By piggybacking the time of US faculty onto already existing projects, this proposal hopes to keep US costs to a minimum. Research grants will be advertised in September 2001 with fieldwork, data analysis and write-up anticipated during the period November 2001 to October 2002. Principal outputs would typically include (for each student) the student's degree, the student's thesis or dissertation, and after the grant period, a research paper or journal article co-authored between the student, major professor and US researcher.

Pius Nyambara from the Economic History Department at the University of Zimbabwe has agreed to serve as the Mentor Program Coordinator. His role will be to assume responsibility for the management activities of this project which will be run within CASS. The final draft of this proposal was completed in early September 2001.

Also during this period, Mildred Mushunje, a lecturer at Africa University, was invited by the BASIS Director to present a paper on gender and land in Zimbabwe at the conference, “Who Owns America? III” held in Madison, Wisconsin, 6-9 June 2001.

IX. TRAINING AND WORKSHOPS TOWARD CIVIL SOCIETY CAPACITY BUILDING

The project coordination team has spent a good deal of time and energy throughout this reporting period exploring the diversity of activities of nongovernment actors working on land issues. A number of contacts and visits were made (see Annex D) with the aim of determining possible synergies and spaces for collaboration. The project budget earmarks around US \$35,000 toward these types of capacity building initiatives. After numerous exchanges, the project’s management team presented at the PMC June meeting a number of options to support nongovernment land reform initiatives. The PMC identified three priorities:

1. Dissemination of preliminary findings and recommendations of project research to communities at the local level countrywide in order to get feedback and verify findings. This would ensure that ideas of rural communities are built into the studies. A key element of this activity would harness the involvement of local CSOs working in rural communities to assist the project in facilitating the verification process.
2. Sensitization, mobilization and information campaigns concerning gender issues on land. Information on land/land policy, details of new legislation, women’s empowerment rights, inheritance etc., would be key themes.
3. Support of key civil society stakeholders or government officials in land reform to regional/international conferences, seminars, and workshops. (This could include reciprocally hosting these activities in Zimbabwe inviting outside participants.) Reaching beyond our own borders, at regional centers, for example, LTC or other international fora should provide comparative insights on land issues.

Following this meeting, Dr. Pozarny who has been working with the PELUM Association, contacted the national and regional offices to begin to define specific fundable activities concerning land issues, resettlement and land-use planning, advocacy and training. A review of these proposals by Gonese, Pozarny and Roth took place in July. It was decided that initially a modest commitment of seed money would be earmarked toward PELUM to start the process. PELUM is a 24-member association comprised of indigenous NGOs working in diverse areas of pre-settlement and on-farm training, production and market security, organizational and advocacy skills, and sustainable agriculture and rural livelihoods at large. PELUM was accredited with the former Technical Support Unit of the LRRP, and continues to work toward promoting community-based involvement in land reform and settlement efforts.

X. MONITORING AND EVALUATION

Establishing a monitoring and evaluation (M&E) plan for the project has proven to be far more difficult than originally anticipated. In the original project proposal, Drs. Bruce and Roth developed a monitoring plan built on the foundations of measuring the engagement of civil society organizations with government in implementing the LRRP II. However, most of

the key institutions identified in that proposal (e.g., the Technical Support Unit) and monitoring of complementary proposals implemented at central and decentralized levels had become obsolete by 2000. The fluid situation surrounding Zimbabwe's land resettlement program and loss of effective government-donor dialogue has also made it difficult to identify and implement activities with clear foresight and certainty. Consequently, benchmarks of performance have taken on the appearance of moving targets.

With the collapse of the original M&E plan in 2000, a series of meetings from January to June 2001 between the project management and USAID began to redesign the M&E activity in ways that better fit project activities and objectives. It was agreed that a consultant would be hired to assist in executing this work. By June 2000, a consultant had been identified and had begun the work together with the RPC on developing an M&E plan and indicators to measure performance.

XI. COMPARISON OF FY02 ANNUAL REPORT WITH WORKPLAN

Progress was slow in 2000 due to caution in face of political turbulence surrounding farm occupations and the general breakdown of the LRRP II program as the year progressed. Clearly the implementation plan that donors had hoped for in September 1998 has not materialized. The TSU, while created, is now defunct. The notion of rural districts being strong partners in the land policy dialogue process has broken down. While draft proposals on complementary models have been prepared, there is effectively no legal or administrative machinery, or political will, to implement them at national or local levels. Moreover, nearly all donors and external financial partners of Zimbabwe have currently blocked support for the government's "fast track" program. The violence that accompanied the elections in the spring of 2000 combined to substantially delay most aspects of program implementation through December of that year.

PROGRAM ADMINISTRATION, MANAGEMENT, WORKSHOPS AND CONFERENCES

Nevertheless, the project has made a number of substantial advances in spite of these obstacles. As indicated in the following figures, the project has hired key personnel, established an office and put in place the necessary systems of technical and financial management and reporting. With regard to program management, the project has recruited and retained two highly capable managers—Pozarny and Gonese—and established excellent communications with a large network of government and civil society organizations. Despite the farm occupations and violence reported in rural areas, the management team has in a responsible manner undertaken field visits to assess and monitor the needs of a sustainable and transparent land distribution and resettlement program.

Project management however did not anticipate the work that would be required January to June 2001 on financial management and reporting. Part of these were a result of the near hyper-inflation affecting the country that made it difficult to accurately project costs or negotiate contracts. That said, the financial systems existing in CASS were not completely compliant with USAID regulations or satisfactory for the needs of the project. Management is now comfortable that a workable and much improved, system of financial monitoring and reporting is operational.

Checklist: Annual Report/Workplan Comparison—Management & Administration

Program Administration	Program Management	Workshops and Conferences
<ul style="list-style-type: none"> ● Coordinator takes up residence in Harare ● Project office established at CASS Trust ● Two project vehicles procured ● Computers and office equipment purchased ● Year I annual report completed ● Year II workplan completed ● 1st, 2nd and 3rd quarter activity reports completed 	<ul style="list-style-type: none"> ● Project Coordinator recruited and hired ● Four SOW identified, solicited and reviewed ● M&E plan drafted ● PMC regularized ● Two PMC meetings held in 2nd year ● Consultations held to finalize 3rd year workplan 	<ul style="list-style-type: none"> ● Four field visits undertaken ● 1st Review of SOW and proposal workshop held to review and evaluate proposed work
<ul style="list-style-type: none"> ▪ Financial management system revised and implemented ▪ Validation of financial expenses to date ▪ Budget modification prepared and approved by USAID regional office ▪ Workplan system developed to track technical performance ▪ Program assistant hired 	<ul style="list-style-type: none"> ▪ John Bruce resigns as Project Director ▪ Michael Roth takes over as Project Director 	<ul style="list-style-type: none"> ▪ NECF Land Task Force Meeting ▪ Kellogg regional workshop ▪ Farmer Community Trust and Women and Land Lobby Group Conference ▪ Women and Land Lobby Workshop on Land Reform Policy
	<ul style="list-style-type: none"> ○ M&E plan developed ○ Consultant contracted to implement M&E plan ○ M&E plan implemented 	

Key:

- Proposed and accomplished
- Unanticipated but accomplished
- Proposed but not accomplished

SOWs, TRAINING AND CAPACITY BUILDING AND BASIS RESEARCH

Due to the above-mentioned constraints, progress has been slower than planned in developing proposals and scopes of work, and on implementing the monitoring and implementation plan for the project. By the end of the year, three solid SOWs had been designed, another 2 conceptualized, and subagreements on two put in place. With regard to BASIS funding, one proposal was funded and another well advanced. Two Zimbabwean Ph.D. candidates were

enrolled at the University of Wisconsin and making solid progress in their coursework. In addition, the project helped design one new SOW that it had not anticipated (GIS) and another (Institutional Framework and Land Administration) that, while anticipated, required considerable more work on conceptualization than management had foreseen. Now that work is substantially progressing in these areas, the M&E plan should be easier to finalize and implement.

Checklist: Annual Report/Workplan Comparison—Technical		
Scopes of Work and Policy Studies	Training and Capacity Building	BASIS CRSP Research
<ul style="list-style-type: none"> ● Alternative models inquiry SOW designed and implemented ● Subdivision SOW designed and implemented ● Land use (GIS) planning study designed but rejected ● Gender issues integrated in SOWs rather than an independent study 	<ul style="list-style-type: none"> ● Recruited second Ph.D. candidate ● Second Ph.D. candidate placed at the University of Wisconsin ● 1st Ph.D. candidate visits Zimbabwe to help plan dissertation research ● Key contacts and networking made with Govt. & CSOs 	<ul style="list-style-type: none"> ● BASIS Principal Investigators for 1st proposal identified ● BASIS Proposal, <i>New Agrarian Contracts</i>, developed by Rutgers University and UZ ● Subcontract between UW and Rutgers established ● BASIS Mentors Proposal solicited ● BASIS Mentors proposal drafted
<ul style="list-style-type: none"> ▪ 2nd Subdivision SOW—deeds registration monitoring—solicited and proposal developed ▪ GIS SOW prepared and revision advised ▪ Land administration and institutional SOW solicited and work undertaken on design 	<ul style="list-style-type: none"> ▪ Workshop and training priorities identified ▪ Collaboration established and exploration for support to PELUM association 	<ul style="list-style-type: none"> ▪ 2 Parliamentarians attend BASIS Synthesis Workshop in SA ▪ Zimbabwean invited to present paper at LTC Who Owns America conference ▪ BASIS Mentor Program Coordinator identified
<ul style="list-style-type: none"> ○ Subdivision SOW implemented ○ Land Use Planning SOW implemented ○ South Africa study tour planned and subcontracted 	<ul style="list-style-type: none"> ○ Training strategy with CREATE developed and implemented 	<ul style="list-style-type: none"> ○ Subcontract between Rutgers and UZ established
<p>Key:</p> <ul style="list-style-type: none"> ● Proposed and accomplished ▪ Unanticipated but accomplished ○ Proposed but not accomplished 		

In addition, the project did not make as much progress as it would have liked in the area of training and capacity building. While a number of good collaborators in the NGO community had been identified, management had not yet materially implemented the appropriate mechanisms to translate these contacts into operational activities.

Overall, despite the difficult circumstances constraining project operation in Zimbabwe, the project made solid headway in administratively advancing the project, establishing its presence with government and civil society organizations, and developing a process of workplan implementation that included both US and Zimbabwean researchers and oversight of the PMC. The challenge for the next workplan period will be to focus on implementation and converting the recommendations of policy studies and research into useful reforms and program interventions.

XII. INTERNATIONAL AIR TRAVEL

As required under 1E.2.(a)(1) of the CA (Annual Workplans), the planned international travel for Year II was to include:

- Two round trips by the Project Director between the U.S. and Zimbabwe.
- Two round trips by U.S. Principal Investigators working on SOWs.
- One trip by the RPC from the U.S. to Zimbabwe.
- One round trip by Ph.D. Fellow to Madison, Wisconsin.
- Two round trips between South Africa and Zimbabwe in association with Alternative Models Study Tour.

Actual International Travel (chronological)

- Three round trips by Project Director(s) between the U.S. and Zimbabwe (July 2000, February 2001, June 2001).
- One trip by the RPC from the U.S. to Zimbabwe (November 2000).
- One trip by newly selected Ph.D. Fellow to Madison, Wisconsin (January 2001).
- One trip by presenter to “Who Owns America” conference in Madison, Wisconsin ((May 2001) under BASIS funding
- One trip by U.S. Principal Investigator working on SOW (also LTC Director) (June 2001).
- Two round trips by Ph.D. Fellow to Madison, Wisconsin (June-July 2000, 2001).
- One trip by Bill Kinsey (researcher) to Madison to undertake work on comparative resettlement experience under the Alternative Models Inquiry SOW (June-August 2001).

XIII. BUDGET

The table in Annex E.1. provides a statement of financial expenditures through 30 June 2001 for the LTC/CASS technical assistance activities (the non-BASIS portion of the project). Line items have been updated to reflect the budget modification approved by USAID/Gaborone in 2001. Roughly 45% of the LTC total budget of \$649,291 has been spent on salaries of LTC staff and researchers, the salary of the RPC, stipends of two Ph.D.

students, and international travel. Less throughput of expenditures is evident for the CASS local subcontract, which shows only 21% of the \$549,318 budget expended. The lower ratio of spending by CASS mainly can be attributed to delays in implementing study and training programs due to factors mentioned earlier. However, by September 2001, three Scopes of Work for technical assistance activities out of the policy studies line item had been approved with another two under development. Project management also began programming the line items for workshop and training activities.

Expenditures related to BASIS CRSP research activities are summarized in the table E.2. Of the \$300,000 earmarked for BASIS programs, 20% is set aside for program management (by the Management Entity) according to Guidelines of the CRSPs administered by USAID Global Bureau. The remainder of the funding is earmarked for research activities. In February 2001, the BASIS management approved \$174,029 for a proposal on land contracting by David Hughes of Rutgers University and Pius Nyambara of the Department of Economic History, University of Zimbabwe. The contract to between LTC and Rutgers had been completed by the end of the reporting period, but Rutgers had not yet completed its subcontract with the University of Zimbabwe. In September 2001, the PMC approved funding for the BASIS Mentors Program. As of 30 June, a total of \$26,487 had been expended, mainly for program administration costs. The Rutgers's/UZ project began implementation in July and the Mentors Proposal will be implemented in October 2001, both with a scheduled completion date of 30 September 2002.

Looking forward, the management sees substantial throughput of expenditures by CASS and LTC in the next fiscal year July 2001-June 2002. Existing resources should enable management to keep the RPC (Pozarny) employed through October 2002 and perhaps the CASS project coordinator (Gonese) as well. Barring any major halt or slowdown in project activities, the project will substantially have spent all resources by November/December 2002. The management also expects that work on policy studies will be completed by September 2002; no-cost extensions beyond that date will be difficult as the project begins to lose its management staff. Discussions are underway with the USAID/Harare mission for a cost or no-cost extension beyond December 2002, but, due to political events in Zimbabwe, no decision on future funding will be possible until sometime in the 1st or 2nd quarter of 2002.

XIV. OUTPUTS

Bruce, John, Year I Summary Report, 1 November 1999-30 June 2000, and Year2

Workplan, 1 July 2000 to 30 June 2001, July 2000. CASS and LTC, draft.

Gonese, Francis, Bill Kinsey, N. Marongwe, and C. Mukora, Inquiry of Alternative Models, LTC/CASS Scope of Work. February 2001.

Hughes, David M. and Pius S. Nyambara. New Agrarian Contracts: Sharecropping, Out-Grower Schemes, and Community-Based Tourism in the context of Zimbabwe's Land Reform. Proposal funded by the BASIS Collaborative Research Support Program with financial support from USAID/Harare. January 2001.

Hughes, David, Rezoned for Business: How Eco-Tourism Unlocked Black Farmland in Eastern Zimbabwe, forthcoming in *Journal of Agrarian Change*.

- Mabeza-Chimedza, Ruvimbo and Lovemore Rugube, Broadening Access to Land Markets in Southern Africa: Report for Zimbabwe, July 2000.
- Mushunje, Mildred T. 2001. Women's Land Rights in Zimbabwe. Paper prepared for the Who Owns America Conference, 6-9 June 2001.
- Roth, Michael and Chris Sukume, Land Subdivision, Monitoring of Deed Transactions and Agrarian Structure in Zimbabwe, LTC/CASS Scope of Work. Activity One. February 2001.
- Roth, Michael, Lovemore Rugube and Sam Zhou, Land Transaction and Monitoring and Evaluation of Public and Private Land Markets in Redistributing Land in Zimbabwe. Activity Two. (DRAFT) June 2001.
- Six-Month Project Activity Report. LTC and CASS. 1 July-31 December 2000.
- Three-Month Project Activity Report. LTC and CASS. 1 January-31 March 2001.
- Year Two Project Annual Workplan. LTC and CASS. 1 July 2000-30 June 2001.
- Year One Project Annual Report. LTC and CASS. 1 July 1999-30 June 2000.

ANNEX A: POLICY STUDIES

Policy Studies Approved in Year I for Implementation in Year II	
Study Briefs	
Alternative Models Inquiry	
<p>During the Inception Phase, donors, NGOs and community organizations are to begin experimenting with alternative models of land reform, alternative or supplementary to the classic resettlement models currently pursued by Government. These models often involve non-agricultural land uses and partnerships among landholders, land users and investors. It is important in the early stages of the Inception Phase to enrich reform participants' understanding of such models, both from other countries (especially South Africa) and from within Zimbabwe itself, particularly the "mechanics" of such approaches: contractual, administrative and financial. The South African land reform is failing to deliver land in a timely way, but it has been fertile ground for interesting innovations in land reform. Lessons will also be learnt from other countries in the Southern African region. Experiences from Botswana, Tanzania, Kenya and Mozambique are considered fitting for these studies.</p>	
Land Use Planning Policy Implementation	
<p>This exercise is important in rationalizing allocation of land use types on the basis of economic productivity, production objectives of the farmers concerned on the basis of their cultural, food and other requirements, ecological considerations on capability of specific sites, for effective management of the ecosystem. This is a research and training activity that should start with a broad review of different planning activities by various organizations and at various levels of society. This activity should examine the strengths and weaknesses of each of these systems. A review of achievements of each of these systems should also be used in the evaluation process.</p> <p>The activity will develop a suitable planning process for Zimbabwe's agricultural sector. It will be sought to develop a planning process that will allow/empower local people, in both resettlement and communal area contexts concerning the landscape in which they live. This will be a process based on full participation by the people who are being planned for. It is a planning system that effectively incorporates the production objectives of the farmers concerned. Emphasis should be placed on the processes of consultations with local people in the formulation of objectives and laying down land use plans. This exercise should explore new planning approaches that are being used in the development process. Planning tools like participatory rural appraisals and other community consultative skills should be incorporated in the planning process.</p> <p>Management of the ecosystem is an important objective of land use planning. Sustainable land use activities are based on the ability of the ecological base to carry them. Sound ecological assessments are an important component of the planning process. Historically, this has been the sole consideration planners made when allocating use types to land. It is important to use an integrated planning process that takes care of ecological and socio-cultural and economic concerns. Work under this activity should include:</p> <ul style="list-style-type: none"> • Review of planning approaches currently being used • Analysis of planning strengths and weaknesses • Identification of ways of improving the planning process • Participation in some on-going planning exercise in Ministry of Agriculture • Training of government personnel in new approaches • Production of planning manual for Zimbabwean agriculture 	

Subdivision Implementation	
<p>This study will examine implementation of the policy on subdivision reflected in the Land Policy Framework. This policy is an important element in the overall plan to dramatically change historic patterns of land distribution in Zimbabwe, and its long-term impact may be more important than resettlement programs. This study would continue the Deeds Registry Transactions Research initiated under the BASIS Southern Africa Program in 1997. It is gathering annual data on land transactions from a sample of land registries, and data for 1996, 1997 and 1998 are now in hand. The analysis of those data will deepen the understanding of the redistributive implications of those transactions. The study is being managed by Drs. Lovemore Rugube and Ruvimbo Chimedza of the Department of Agricultural Economics, University of Zimbabwe.</p> <p>Subdivision policy spans multiple regulations set and monitored by governmental agencies in the areas of land use planning, environment, and town and country planning. In the final quarter of this workplan, efforts will be made to 1) assemble the relevant pieces of regulation; 2) assess in detail the constraints affecting land reform and resettlement; and 3) identify in concrete terms the procedures used to implement these regulations in practice. It seems likely that a land tax will be legislated shortly, and implementation will begin. The team working on this study in Year II will devise methods to monitor subdivision and to determine the impact of land taxation on subdivision rates.</p>	
Women's Access to Land Consultation (WALCON)	
<p>There is thought to be a clear contradiction between inheritance practices under custom and the constitutional principle of gender equality. The new emphasis on seeking greater access to land for women comes at a time when there is a new emphasis on making use of traditional authorities in land management. Clearly it will take time to reconcile these two desirable but potentially conflicting approaches.</p> <p>What are needed are effective strategies to begin the process of change at local level. In fact, when researchers go beyond the "rules" of customary systems, they often find women holding land in their own right. This is often due to particularities in family histories, or to local variations in inheritance rules, or even to alarming developments such as the AIDS pandemic. What is needed is consultation with local women and their families and local authorities to discover degrees of flexibility within those systems; to find ways to affirm such control over land on the part of women as does exist, and to identify opportunities to expand women's access to control of land.</p> <p>This is a program, which should be carried out in resettlement areas, communal areas, and small commercial farming areas, perhaps in succession. It is seen as a multi-year program, and should bring together researchers and those committed to expanding women's access to land in an effective coalition. The effort would begin with a planning workshop toward the end of Year I, with representation of rural women, and carry out fieldwork during Year II, producing periodic reports, reviewing them in workshops, and producing a proposal for pilot activities for addressing this set of issues.</p>	
<p>Source: Year I Workplan.</p>	

Policy Studies Postponed for Years I and II Workplan

Study Briefs

Land Boards Policy Implementation Study

The National Land Policy Framework calls for the creation of land boards to manage land in Zimbabwe, but there is a broad array of issues that must be thought through before Zimbabwe can move ahead with this process. It seems that at least some portion of this effort would need to be programmed and donor funding sought. The pre-eminent experience with the land board model is that of Botswana. The study would engage some participants in the creation of the boards in Botswana in the 1970's to understand that process better and would carry out consultations in 2-4 districts in Zimbabwe to anticipate problems that might arise in the process, consulting local government, traditional authorities, and local land-users. It would explore office, staffing and training requirements of such a system, examine the costs of creating the system and recurrent costs involved in operating the system, and any potentials for the system to generate income to support itself.

A report will be prepared and reviewed in a workshop including both national and local actors, civil society organizations and traditional authorities, and a pilot program for the initiation of this model of land administration proposed. Because this study cannot satisfactorily proceed without the active participation of both national and district officials, it is now planned to postpone it into Year II of the project. This study is seen as a first module of an ongoing program of research on Local Institutions, Authorities, and Land (LIAL).

Community Land Demarcation Study

The National Land Policy Framework calls for a program of community land demarcation. This is seen as a precondition for effective community-based land resource management. There are a number of recent experiences with this process in the region, including a Tanzanian experience in the 1980s and an on-going program in Mozambique in which the lead is taken by Mozambican NGOs. The study would access those experiences through some combination of study travel and consultancies, and consult any precedents in Zimbabwe and in the broader African experience. The study would explore training, staffing and field operation costs, the mechanisms for maintaining records produced by the system, including digitalization and inclusion in GIS data bases, and would produce an implementation plan including cost projections. A report would be prepared, to be reviewed in a workshop with representation by a wide variety of stakeholders, including civil society organizations.

LTC researcher Peter Bloch and, pending identification of the CASS lead researcher and NGO and private sector representatives for the team, CASS Director Phaniel Mugabe, will take the lead in organizing this study, with study visits to Tanzania and Mozambique to take place toward the end of Year I. It is anticipated that the report, discussed in a national workshop and then in workshops in the communal areas, would provide the basis for a proposal for pilot activities to be implemented during Year II.

Source: Year I Workplan.

ANNEX B: MEETING ATTENDEES

PARTICIPANTS ATTENDING PMC MEETING, 13 FEBRUARY 2001

MEMBERS PRESENT

Dr. P. Mugabe, CASS (Chairing)

Prof. S. Moyo, SARIPS

Mr. E. Loken, USAID

Dr. P. Pozarny, LTC/CASS

Ms. A. Mgugu, Women and Land Lobby Group

Apologies: Dr. Vincent Hungwe, Ministry of Lands, Agriculture and Rural Resettlement

Dr. R. Mupawose, co-chair NECF and Zimbabwe Leaf Tobacco

Mr. C. L. Maxwebo, President's Office

Dr. M. Roth, LTC

Mr. T. Ndlovu, Association of Rural District Councils

Mr. F. T. Gonese, CASS

In attendance: Ms. D. Nyadore, CASS TRUST

PARTICIPANTS ATTENDING PMC MEETING 18 JUNE 200

MEMBERS PRESENT

Dr. P. Mugabe, CASS (Chairing)

Mr. D. Rwafa, Vice-President's Office

Dr. H. Jacobs, LTC

Dr. P. Pozarny, LTC/CASS

Mr. F.T. Gonese, CASS

Apologies: Dr. R. Mupawose, co-chair NECF and Zimbabwe Leaf Tobacco

Dr. V. Hungwe, Ministry of Lands, Agriculture and Rural Resettlement

In attendance: Ms A.B. Daizi

Prof. S. Moyo, SARIPS

Mr. E. Loken, USAID

Dr. M. Roth, LTC

Ms A. Mgugu, Women and Land Lobby Group

By invitation: Dr. Chrispen Sukume, Researcher, Agricultural Economics & Extension, University of Zimbabwe

Absentia: Mr. T. Ndlovu, Association of Rural District Councils

ANNEX C: REVIEW OF SCOPES OF WORK WORKSHOP, 19 JANUARY 2001: PROGRAM AND LIST OF PARTICIPANTS

Programme for the Workshop on Scopes of Work for Policy Research Studies on Land Reform and Resettlement in Zimbabwe: Friday, 19 January 2001, OTD Conference Centre

8:00–8:30 am: Participants arrive

8:30–8:45 am: Introductions.

Background to the CASS/LTC Cooperation Agreement and brief outline of the research program

Dr. P. Mugabe, Chairman, CASS

8:45–10:00 am: Presentation and discussion of Alternative Models study SOW

led by F. T. Gonese, CASS

10:00–10:15 am: T E A B R E A K

10:15–11:45 am: Presentation and discussion of the Land Use Planning Policy Implementation SOW

led by Dr. P. Mugabe, CASS

11:45–1:00 p.m.: Presentation and discussion of the Women Access to Land SOW

led by Ms. R. Mate, Department of Sociology, University of Zimbabwe

1:00–2:00 p.m.: L U N C H B R E A K

2:00–3:30 p.m.: Presentation and discussion of Subdivisions, Taxation and Monitoring Land Transactions study SOW

led by Dr. L. Rugube and Dr. C. Sukume, Department of Agricultural Economics and Extension, University of Zimbabwe

3:30–3:45 p.m.: T E A B R E A K

3:45–4:45 p.m.: Concluding Session

4:45–5:00 p.m.: Closing

PARTICIPANTS

Mr. F. Gonese (Chairman)
(CASS/UZ)

Dr. C Mukora (UZ)

Dr. P. Mamimine
(CASS/UZ)

Ms. R Mate (UZ)

Dr. P. Pozarny (LTC/CASS)

Ms. B. Moyo (CASS)

Dr. L. Rugube (UZ)

Mr. Goredema (DDF)

Dr. C Sukume (UZ)

Dr. B Kinsey (Independent)

Dr. P Nyambara (UZ)

Ms. S Mbaya (Independent)

Dr. Pangeti (UZ)

Mr. N Marongwe (ZERO)

Dr. J. Kurebwa (UZ)

Attendance: Ms. D. Nyadore

ANNEX D: CONTACTS WITH NGO AND CSO

Week	Persons Contacted (by Pozarny)	Institutional Affiliation	Type
27 Nov-1 Dec	Mr. Gus le Breton, Director	SAFIRE	NGO
	Dr. Pius Nyambara, Dr. Joseph Mtisi and Ms. Eira Kramer	Department of Economic History, UZ	University
	Dr. Chrispen Sukume Dr. Lovemore Rugube	Department of Agricultural Economics and Extension, UZ	University
	Program officer, Mr. Kelly Stevenson and Director Mr. Dennis O'Brien	CARE	NGO
4-8 Dec	Ms Abby Take Mgugu	Women and Land Lobby Group	NGO
11-15 Dec	Ms. Chinwe Dike (DRR) Mr. Dennis Nkala (PC) Mr. Mfaro-Moyo (PO)	UNDP	UN agency
	Dr. John Hansell Ms. Gill Wright	DFID	Donor (UK)
	Mr. Ed Butler	USAID CAMPFIRE program	Project (USAID)
	Dr. Rogier Van den Brink (acting RR)	World Bank	Multilateral
	Dr. Miles Toder, Chief of Party Ms. Peg Clement, Deputy	USAID Parliament Advocacy Project	Project (USAID)
	Ms. Dorothy Manuel Mr. Nelson Marongwe	ZERO	NGO
	Mr. Paraiwa, Director of Transport, Plant and Equipment	Ministry of Rural Resources and Water Development	Government
	Ms. Sophie Tsvakwi, Deputy Director	Ministry of Lands, Agriculture and Rural Resettlement	Government
18-22 Dec	Mr. Bheki Maboyi Mr. Jenrich	CREATE Farmers Development Trust	NGO NGO
	Mr. Ndlovu, Development Advisor	Association of Rural District Councils	Local Government
	Mr. Katiza, Secretary General	African Union of Local Associations (AULA)	CSO
	Ms. Sue Mbaya, independent researcher and member	MWENGO	NGO
	Dr. Vincent Hungwe, acting Permanent Secretary	Ministry of Lands, Agriculture and Rural Resettlement	Government
	Mr. Chatora, Director of Resettlement	Ministry of Lands, Agriculture and Rural Resettlement	Government

Date	Persons Contacted/Events	Institutional Affiliation	Type	Purpose of Visit
4 Jan	Silas Hungwe, President	Zimbabwe Farmer's Union	CSO	Initial contact (RPC)
5 Jan	Dr. Sam Moyo, Director	SARIPS (Southern African Regional Institute for Policy Studies) and PMC member	NGO/Research	Initial contact (RPC)
10 Jan	Mr. Nick Swaenpoel, past President Greg Breckenridge, President	Commercial Farmer's Union Association of Bankers	CSO Private sector	Review state of situation (RPC, USAID Director and Program Officer)
12 Jan	Mr. Nherera, Director	Indigenous Commercial Farmer's Union	CSO	Initial contact (RPC)
16 Jan	Dr. Robbie Mupawose	Co-chair NECF (National Economic Consultative Forum), Zimbabwe Leaf Tobacco, and PMC member	Private sector	Initial contact (RPC)
23 Jan	USAID-hosted luncheon on land issues	Donor community and selected participants	Donors and key persons	Reps. from donors, NECF, RPC
31 Jan	Monthly NGO and Project Forum Meeting	Largely American-affiliated NGOs and USAID-funded projects	NGO	US NGOs and USAID CA partners
7 Feb	Dr. Kaori Izumi, Land Tenure Officer Dr. Paul Mauro-Faure, Director, Sustainable Development Division	FAO	UN agency	Introduction(RPC and CASS Mgr.)
10 Feb	Dr. Sam Moyo, Director	SARIPS	NGO/Research	Review of BASIS funding possibilities with LTC
12 Feb	Mr. Nelson Marongwe, researcher Ms. Dorothy Manuel, Administrator Ms. Fannie Mutepfa, Director	ZERO	NGO	Introduction to Project Director and discussions

13 Feb	Dr. Vincent Hungwe, Acting Permanent Secretary	Ministry of Lands, Agriculture and Rural Resettlement	Government	Introduction of Project Director and discussion
15 Feb	Mr. Nick Swaenpoel, past President and current member	Commercial Farmer Union	CSO	Introduction of Project Director and discussion
15 Feb	Mr. Kelly Stevenson	CARE	NGO	Introduction of Project Director and discussion
16 Feb	Mr. Mboyi Bheki, Director	CREATE	NGO	Introduction of Project Director and discussion
2 March	Mr. Ian McNulty	Catholic Relief Services/ Regional Office	NGO	Review of programs (RPC)
5 March	Dr. Mandivamba Rukuni, Program Director	Kellogg Foundation and Chair, Land Tenure Commission 1994	CSO	Initial contact (RPC)
7 March	International monthly NGO forum	PACT	NGO	US NGOs and USAID CA partners
16 March	Mr. David Tafirenyika, Director Mr. Masawuko Maruwacha, Program Assistant and Trainer	Zimbabwe Peace Dialogue Council/Non-Violent Action and Strategies for Social Change (NOVASC)	NGO	Initial contact (RPC)
22 March	Mr. Ivan Labra, Director Mr. Cephus Muropa	Communication Links	NGO	Initial contact (RPC)
22 March	Mr. John Stewart, Director	NOVASC	NGO	Initial contact (RPC)
23 March	Mr. Champion Chinhoyi, Director	ZimTrust	NGO	Initial contact (RPC)
24 March	Mr. Mike Mispelaar	CREATE founder	NGO	Review of situation (RPC)
27 March	Ms. Karola Block, Advisor	Environment 2000	NGO	Initial contact (RPC)
2 April	Nicolai Pepi, Consultant	DED-German Development Service	NGO	Initial contact (RPC)

5 April	Masawuko Maruwacha, Program Officer; David Tafirenyika, Director	Nonviolent Action and Strategies for Social Change (NOVASC) and Zimbabwe Peace Dialogue Council (ZPDC)	NGO	Field day visit to Hurongwe District, Makati settlement area (RPC)
9 April	Ms. Carmel Mbizvo , Director of NETCAB	NETCAB-Networking and Capacity Building Initiative of the IUCN (The World Conservation Union)	NGO	Initial contact (RPC)
10 April	Mr. Stephen Kasere, Director	CAMPFIRE Association	CSO	Initial contact (RPC)
12 April	Mr. Godfrey Magaramombe, Executive Director	Farmer's Community Trust	NGO	Initial contact (RPC)
19 April	Dr. Sharon Gomez, Director	Scientific and Industrial Research Development Centre (SIRDC)	Gvt. and private	Initial contact and tour (project co-managers)
20 April	Mr. Ebbie Dengu, Executive Director	Intermediate Technology and Development Group (ITDG)	NGO	Initial contact (RPC)
24 April	Mr. Lovegot Tendengu, Executive Director	Farmer Development Trust	NGO	Initial contact (RPC)
2 May	Monthly NGO and Project Forum Meeting	Largely American-affiliated NGOs and USAID-funded projects	NGO	US NGOs and USAID CA partners
2 May	Ms Ruvimbo Masunungure, Programme Officer	Zimbabwe Women Lawyers Association (ZWLA)	CSO	Initial contact (RPC)
3 May	Ms. Charlene Hewat, Executive Director	Environment 2000	NGO	Initial contact (RPC)
8 May	Dr. Julie Stewart, Director Dr. Amy Tsanga, Deputy Director	Women's Law Center, University of Zimbabwe	University	Introduction(RPC)
9 May	Mr. Sam Zhou, Surveyor, Researcher	Independent consultant/researcher also with firm Gentina Engineering (Pvt.)	Private sector, and Research	Initial contact (RPC)
10 May	"Review of Land Reform in Zimbabwe" Conference	Hosted by: Women and Land Lobby Group, and Farmer Community Trust	CSOs, gvt., farmers, donors, researchers	Review of current land reform policy attended by project co-managers

18 May	Field visit for Graduation Ceremony	Farmer Development Trust Trelawney Training Center	NGO	Ceremony and visit of FDT center (RPC)
22 May	“Gender Gaps in the Land Reform Policy” workshop	Women and Land Lobby Group	CSO	Workshop to review and provide recommendations
23 May	Evert Waeterloos, Programme Coordinator	Fund for Development Cooperation (FOS)	NGO	Initial contact (RPC)
23 May	Anastase Djaribo, Consultant	Soil Fertility Project	Research	Initial contact (RPC)
29-31 May	Robert Sacco (NULC), Cosmos Gonese (AZTREC), Irene Dube. Zvishavane Water Project) – NGO Directors	PELUM Association (Participatory Ecological Land-Use Management) at Nyahode Union Learning Center, Chimanimani	NGO/CSO	PELUM Workshop on curricula building at NULC; visit to AZTREC program in Masvingo (Belgian FOS and RPC)
1 June	Ms. Tsitsi Nzira, Research Associate	Women and Law in Southern Africa Research Trust	CSO	Initial contact (RPC)
6 June	Roderick Chigumete, Surveyor General	Surveyor General, Ministry of Lands and Agriculture, and Deeds Registry visit	Government	Initial contact and visit to Deeds Registry with researcher, Sam Zhou
12 June	Lovegot Tendengu, Executive Director, with Saul Jaravaza, Deputy Director/Agriculture	Framers’ Development Trust; Barclay’s Bank	NGO and private sector	Field visit to Dozemary Training Center with Project Director and RPC
19 June	Mr. Flemming Winther-Osen, Chief Programme Advisor	DANIDA Agriculture Sector-Support Programme	Project	Initial contact (RPCm)
19 June	Mr. Kudzai Chatiza	Development Associates, Independent researcher	NGO and Research	Initial contact (RPC)
20-21 June	Cosmos Gonese, Director Meetings also with Irene Dube (Zvishavane Water Project and Mr. Chuma (Mwenezi project)	AZTREC (Association of Zimbabwe Traditional Environmental Conservationists), a PELUM organization	NGO	Field visit with AZTREC in Masvingo (Project Director, Land Tenure Centre Director, with project co-managers)

ANNEX E.1: BUDGET

<u>CATEGORY</u>	<u>PROJECT BUDGET</u>	<u>DISBURSED YRs 1 & 2</u>	<u>BALANCE</u>
Land Tenure Center			
Researchers	\$115,660	\$63,243	\$52,417
Consultants	\$34,236	\$5,795	\$28,441
RPC	\$142,400	\$44,569	\$97,831
Project Assistants	\$104,475	\$37,826	\$66,649
Administration	\$42,493	\$28,283	\$14,210
International Travel	\$62,835	\$41,745	\$21,090
Start-up & Housing	\$2,700	\$4,481	-\$1,781
Communications and Supplies	\$5,384	\$1,401	\$3,983
Library	\$1,250	\$250	\$1,000
RPC Computer	\$3,000	\$2,598	\$402
Indirect Cost Recovery	<u>\$134,858</u>	<u>\$63,809</u>	<u>\$71,049</u>
Total	\$649,291	\$293,999	\$355,292
CASS			
Project Administration	\$32,154	\$11,825	\$20,329
Policy Studies	\$237,737		\$237,737
Travel Study	\$9,473	\$7,269	\$2,204
Workshops	\$25,500	\$445	\$25,055
Training/Short Courses	\$24,000		\$24,000
Monitoring & Evaluation	\$12,000		\$12,000
Vehicle	\$45,000	\$44,547	\$453
Vehicle Fuel, Insurance, Upkeep	\$18,500	\$5,531	\$12,969
Driver	\$5,000	\$508	\$4,492
Living Allowance for RPC	\$29,120	\$6,452	\$22,668
Local per diem for RPC	\$11,540	\$31	\$11,509
Local travel for RPC	\$1,000	\$236	\$764
Airfare for Ph.D. training in the US	\$6,365	\$4,974	\$1,391
Internet & Communications	\$11,000	\$4,183	\$6,817
Photocopy & Supplies	\$11,000	\$2,951	\$8,049
Researcher Salaries (Gonese)	\$47,729	\$18,993	\$28,736
Audit	\$7,500		\$7,500
Furniture (RPC)	\$4,000	\$3,203	\$797
Bank Charges	\$1,000	\$257	\$743
Utilities & Building Upkeep	\$5,500	\$1,173	\$4,327
Security	<u>\$4,200</u>	<u>\$836</u>	<u>\$3,364</u>
TOTAL	\$549,318	\$113,413	\$435,905
PROJECT TOTAL	\$1,198,609	\$407,412	\$791,197

ANNEX E.2: BASIS BUDGET

BASIS BUDGET: Zimbabwe Land Reform and Resettlement Project			
Category	Project budget	Disbursed years 1 & 2	Balance
Management Entity			
Salaries and fringe benefits		\$18,660	
Travel		2,369	
ODC		11	
ICR		<u>5,447</u>	
Subtotal ME	\$60,000	\$26,487	\$33,513
Subcontracts			
Rutgers/UZ Land Contracts Proposal	\$174,029	\$0	\$174,029
CASS/LTC/SARIPs Mentors Proposal	<u>\$65,971</u>	<u>\$0</u>	<u>\$65,971</u>
	\$300,000	\$26,487	\$273,513