



THE BENEFITS OF OWNING A PARCEL CERT (LAND CERTIFICATION) FOR WOMEN LANDOWNERS AND CO-OWNERS IN BUNDABUNDA AND MUKUNI CHIEFDOMS - CLIENTS FEEDBACK

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INTRODUCTION

Zambia has two land tenure systems namely state land and customary land. State land is administered by the government while customary land is governed by traditional authorities. Between 80 and 85% of the land in Zambia is customary of which 60% is available to the rural majority as a source of their livelihoods. Undoubtedly this sector represents a significant account of the population that depends on customary land and therefore plays a very big role in the economic development of the country.

Women participation in land ownership must be promoted at all levels of development. This demands for equal and active participation of all community members in the process of acquiring and owning land either in partnership or as individuals. Since time immemorial, land in Zambia has been aptly regarded as a means of production. However, land ownership has been a preserve of men in most traditional communities. The women folk, who happen to be the majority participants in land usage and development, are often deprived of land ownership in their communities. Widows, single mothers, girl child orphans are among those that bare the blunt of land alienation. Nevertheless, economic inclusion must be regarded as cardinal to Zambia's economic advancement.

One way of fostering economic inclusion is to ensure land rights documentation in chiefdoms for both men and women. The latter being in the majority and most vulnerable would therefore attract more attention in helping them secure their land rights. A lot of work has been done on the advocacy by stake holders and promoters. However, MEDEEM guarantees that Women claims to ownership of the land are substantiated by proof of the ParcelCert (MEDEEMs Proprietary Land certificate). MEDEEM has invested in high tech soft and hard ware to ensure that the clients are provided with a quality, accurate and an efficient product which is a ParcelCert. The ParcelCert serves both as a historical proof and a data collection tool. It is designed in a way that ensures that all designated beneficiaries that is wife and husband, including the children, are listed on the document. Most importantly if the land is owned by the Man it also captures the wife as an equal partner. To augment the value of owning a ParcelCert MEDEEM has signed some Memoranda of Understandings with partners who share in the value of assisting the rural communities in achieving increased productivity and also secure land rights from possible grabs. With the ParcelCert women are able to borrow from financial institutions.

MEDEEM sincerely extends their gratitude to Musika, an all-weather friend for their generous and timely support in promoting women in securing land-rights in Chiefdoms. MEDEEM greatly appreciates the inspiration and commitment demonstrated by our sister organisation, Musika in many of our endeavors. The old wisdom testifies to the fact that "if you want reach fast walk alone but if you want to go far, walk together". This piece of wisdom from our forefathers and mothers speaks to the partnership that exists between Musika and MEDEEM

Peter Lungu
CEO, MEDEEM

ACKNOWLEDGMENTS

Medeem extend their sincere and utmost gratitude for the unfailing guidance, collaboration and cordial networking:

The Royal Highnesses

- Munokalya Mukuni of the Toka-Leya of Kazungula
- Bundabunda of the Soli of Rufunsa and Chongwe
- The Royal Establishments, the Royal Council and the village heads

Musika

- The Managing Director
- The management and staff

Chiefdom:	Mukuni	Overall Objective To document the benefits of owning land which has a parcelcert (Land certification) for women landowners and co-owners for purposes of data preservation, referencing and selected publications
Field guide:	Sitali Clifton	
Target:	10 clients	
Field documentation:	Charity N. Salasini	

Name: Ruth Kufanga
Gender: Female
Year of birth: 1962
Status: Widow
children: 2
Village: Manjelede
Size of land: 644.2 sq. m
Parcelcert #: 180103699



Benefits of the parcelcert

Now I have land that I can call my own. I became a widow in 2016 after losing my husband. Since then I have been trying to secure the future for my children by ensuring I own a piece of land. I requested for a piece of land from the Headwoman of my village. The land was granted to me. With the coming of Medeem, my land is now parceled. I am very happy and comfortable about this because for the first time I have acquired good documentation of my land. I have something that I call my own.

Challenges on the parcelcert

No challenges recorded

Wayforward

I urge my fellow women, widowed or not, to own the Parcel certificate. It is a sure way of owning your land.

Name: Grace Mukubesa
Gender: Female
Year of birth: 1982
Status: Married
children: 6
Village: Manjelede
Size of land: 707.52 sq. m
Parcelcert #: 180103686



Benefits of the parcelcert

The parcelcert has provided me with safe ownership of my plot. The issue of encroachment is now over and my children are now secure. As a family we have some piece of land we can call our own.

Challenges on the parcelcert

No challenges recorded

Wayforward

I would like to sincerely thank the village headman who has been encouraging us to get the parcel certificates for our pieces of land. I appeal to my fellow women to own their pieces of land by obtaining the parcel certificate.

Name: Theresa Mishoni
Gender: Female
Year of birth: 1956
Status: Widow
children: 3
Village: Manjelede
Size of land: 1,409.91 sq. m
Parcelcert #: 180023030

**Benefits of the parcelcert**

I am very happy to acquire the parcelcert. This is land that has been given to me by the Royal Highness and no one can take it away from me. There are no more encroachments and my children will benefit from me as their mother.

Challenges on the parcelcert

No challenges recorded

Wayforward

In our traditions we say if you find chibaka (storage facility) do not destroy. In the same way, if you find land do not waste it.

Name: Angela Mwiya
Gender: Female
Year of birth: 1978
Status: Married
children: 6
Village: Mulala
Size of land: 525.63 sq. m
Parcelcert #: 180103777

**Benefits of the parcelcert**

The Parcelcert is a good document to own by women. My land is now well demarcated by the survey map in the parcelcert. It is measured land. I have my paper and I can talk about it happily because it is a good story.

Challenges on the parcelcert

No challenges recorded

Wayforward

I urge my fellow women to get the parcelcert. When you have the parcelcert, the mind is free because now you know that you are settled. It is also an empowering feeling because you can tell your children that you own land, and that land belongs to them. It is secured tenure and not very expensive. Truly from the sale of tomatoes you can pay and get a parcelcert.

Name: Joyce Simutiya
Gender: Female
Year of birth: 1986
Status: Married
children: 2
Village: Mulala
Size of land: 184.74 sq. m
Parcelcert #: 1911328698



Benefits of the parcelcert

The parcelcert is indisputable evidence that you are given land by the Royal Highness. Without that document, land could be taken away. Medeem does the survey and you keep the papers, they are yours. That paper is security for my children. Even if I die, I know the plot belongs to my children

Challenges on the parcelcert

No challenges recorded

Wayforward

I urge my fellow women to get the parcelcert. The land will not be taken away from you because the parcelcert is an assurance.

Name: Getrude Sitwala
Gender: Female
Year of birth: 1993
Status: Married
children: 3
Village: Mulala
Size of land: 427.7 sq. m
Parcelcert #: 180103732



Benefits of the Parcelcert

The Parcelcert is a good thing for women. The document is in my hands to help my children secure land. This valuable because my children are included on the Parcelcert as beneficiaries.

Challenges on the Parcelcert

No challenges recorded

Wayforward

I urge my fellow women to pay and get the Parcelcert, otherwise you will make your children suffer.

Name: Emeldah Mwiya
Gender: Female
Year of birth: 1978
Status: Married
children: 4
Village: Mulala
Size of land: 373.68 sq. m
Parcelcert #: 180103795



Benefits of the parcelcert

The parcelcert really shows that the piece of land is in my name and because of that my children will not have a problem in future. My husband is also covered in the parcelcert. Not even our relatives would grab the land in case of death. Our children are secure.

Challenges on the parcelcert

No challenges recorded

Wayforward

I am very glad to own this document. I know that in future the parcelcert will be my witness over my piece of land and space.

Name: Milt Hazembe
Gender: Female
Year of birth: 1982
Status: Married
children: 5
Village: Mulala
Size of land: 469.21 sq. m
Parcelcert #: 180023050



Benefits of the parcelcert

We paid for a good service and we have secured our plot. Even if I died my children and relatives will benefit. I have my parcelcert for the piece of land. No one will occupy my plot.

Challenges on the parcelcert

No challenges recorded

Wayforward

I encourage women to find a way of paying for their pieces of land.

Name: Getrude Nanzumwa
Gender: Female
Year of birth: 1986
Status: Married
children: 5
Village: Chikume



Benefits of the parcelcert

The parcelcert is a good tool for good living because the Royal Highness Munokalya Mukuni has given us land. It is now ours. The Council will not trouble us anymore. Our children will be the greatest beneficiaries of this land.

Challenges on the parcelcert

No challenges recorded

Wayforward

I encourage women to find a way of paying for their pieces of land. Do some piece work and find money to pay for your land.

Name: Sarah Chumansu
Gender: Female
Year of birth: 1993
Status: Single
children: 4
Village: Nyanzabili
Size of land: 237.6 sq. m
Parcelcert #: 180104881



Benefits of the parcelcert

I have my piece of land in my name. I have my security

Challenges on the parcelcert

No challenges recorded

Wayforward

I appeal to my fellow women. Please work hard to own land and get a parcelcert.

Chiefdom:	Bundabunda	Overall Objective
Field guide:	James Phiri	To document the benefits of owning land which has a parcelcert (Land certification) for women landowners and co-owners for purposes of
Target:	10 clients	data preservation, referencing and selected publications
Field documentation:	Francine Banda Mashikini	

Name: Georgina Zulu
Gender: Female
Year of birth: 1979
Status : Married
Children: 4
Village: Chombwa
Size of land: 1.19Ha
Parcelcert #: 1909642591



Benefits of the parcelcert

We acquired the piece of land through inheritance from our mother in 2015. Before the land certificate I was unable to invest in the land because it belonged to my Mother-in-law. When the Royal Highness authorized MEDEEM to provide each land owner with a ParcelCert it was a good opportunity for us. Finally, the family is privileged to build a new and big house without interference from other family members. The children are also assured of inheriting the property. The family intends to plan to invest in a borehole for gardening and home use and also to build piggeries and chicken runs for business.

Challenges on the parcelcert

Medeem took long to produce the Parcelcert and deliver to us. That made me uncomfortable.

Way forward

To be focused is to own land and start developing it. The future is always bright if you own a piece of land. There is a lot one can do on land

Name : Caroline Chinyama
Gender: Female
Year of birth: 1979
status: Single
Children: Nil
Village: Chombwa
Size of land: 3822.98 Sq M
Parcelcert #: 1909909703



Benefits of the parcelcert

The ParcelCert has provided ownership and security for the entire family. Now I have planned to start goat rearing and to acquire a bigger piece of land to start farming. Most of my friends are now planning to acquire land in Bundabunda because of the land certificate which gives security for the land and protects any development that has been done on the land.

Challenges on the parcelcert

No challenges recorded

Way forward

I advise young people to own land now. Do not wait until you are married

Name: Vivian Banda
Gender: Female (co- ownership)
Year of Birth: 1987
Status: single
Children: 7
Village: Chombwa
Size of land: 3824.72 Sq M
Parcelcert #: 1909952631



Strength of the ParcelCert

The ParcelCert has contributed positively in my life as a young woman. I wanted to invest in a project of rearing village chickens as a source of my income but without security it was very difficult to invest. Now it is very comfortable to start my project. I will build a house first and build a chicken run later.

Challenges

No challenges were recorded.

Way forward

I can talk about an improved life style now because the ParcelCert is my assurance.

Name: James Phiri
Gender: Male
Year of birth: 1969
Status: Married
Children: 5
Village: Chombwa
Size of land: 1520.53 Sq M
Parcelcert #: 1909527837



Strength of the ParcelCert

The ParcelCert has provided my family a sense of ownership and security of the land. My wife inherited the land from her mother and being co-owners with my wife am comfortable to invest in the business of developing a piggery, poultry and fish ponds.

Challenges

No challenges were recorded

Way forward

I encourage the people in Chombwa to obtain the ParcelCert and develop their pieces of land because now there is land security. With the issuance of land certification offered by the Royal Highness to all residents of the Chiefdom, it is good to develop the land so that we also create employment to young people.

Name: Eve Hambiliki
Gender: Female
Year of birth: Unknown
Status: Married
Children: 1
Village: Chombwa
Size of land: -
Parcelcert #: 1909535986



Strength of the ParcelCert

The Parcel Cert has contributed to development at my personal level. Being a widow am able to feel I own this farm and now I can run businesses like Piggery to help me take care of my family, I thank the Royal Highness for giving me security of tenure for my piece of land. My children are now safe as this act; no one would trouble my children even after my passing on.

Challenges

No challenges were recorded

Way forward

Land is a big title to own. The people must feel happy and proud to own their pieces of land. The future of our children is bright if we own land for them today

Name: James Muzumara
Gender: Male
Year of birth: 1960
Status: Married
Children: 2
Village: Chombwa
Size of land: 1.50 Ha
Parcelcert #: 1909424766



Strength of the ParcelCert

The land certificate had provided me with a sense of ownership and security. I always had a number of plans to develop the land but because of lack of documentation i felt unsettled and insecure. I always felt that the headman may decide to reposes the land at any time. Now am delighted that the authority had come from the Royal Highness to issue me with a land certificate.

Challenges

No challenges were recorded

Wayforward

With the land certificate as security my plans to develop the land will be actualised. I have started building a chicken run that would hold about 1000 birds. In addition I now have a vegetable farm which supplement my home needs.

Name: Gladys Mwanza
Gender: Female
Year of Birth: 1964
Status: Married
Children: 2
Village: Mukopa Kapini
Size of land: 3.95 Ha
Parcelcert #: 1912144932



Strength of the ParcelCert

The land certification has helped us to reduce on disputes between neighbours. Before the certificate no one knew exactly where their boundaries were located. The land certification had also helped me to know how many hectares I have for my future plan. The document is proof of ownership which would protect my children if anything happened to me. In addition, because of the land certification I have started making blocks for sale and am also gardening on a small scale.

Challenges

I am not sure about the future. The Royal Highness may be requesting us to pay some fees to the customary authority towards the renewal of the document.

Wayforward

Clarity must be provided on future possibilities of the Royal Highness repossessing the land. No client would like to be relocated or land repossessed from them.

Name: Christine Zulu
Gender: Female
Year of birth: 1994
Status: Single
Children: 3
Village: Mukopa Kapini
Size of land: 5.42 Ha
Parcelcert #: 1912147907



Strength of the ParcelCert

The ParcelCert is a strong tool in securing land rights. As a mother of 6 my concern is how my children would benefit from the land that I inherited from my parents. With the land certificate I feel very comfortable to invest in the land because I know that my children would benefit or inherit whatever I have invested. I am investing more on the land. I have built a shop and some houses.

Challenges

No challenges recorded

Wayforward

I encourage my fellow women to get the ParcelCert and secure their land. The Royal Highness Is willing to empower everyone in his chiefdom with land.

Conclusion:

The interviews were conducted in order to document the benefits that the people in the two Chiefdoms of Bundabunda and Mukuni were able to experience and attest to. The findings which have been presented as personal interviews indicate that the ParcelCert is a tool for empowering the local people in Chiefdoms, especially women who are the targets of this review. The actual empowerment has been identified in the following sectors;

- i. Land identification and documentation
- ii. Land rights procurement and ownership
- iii. Land tenure and permanency
- iv. Land development and investment
- v. Land protection and boundary conflict resolution
- vi. Land management and land transfer

The report highlights Medeem's progress of its operations through the impact that it is generating among parcelCert owners. The personal experiences of people, especially women, presented in form of interviews informs the empirical evidence that is verifiable and substantially quantifiable. The way forward is to ensure this field report is presented annually for purposes of continued documentation, public information, referencing and preservation.

Prepared by:

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