

END OF PROJECT SUMMARY REPORT

Zimbabwe Land Reform and Resettlement Cooperative Agreement

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

1 Oct 1999–31 May 2003

Prepared by

Land Tenure Center, University of Wisconsin–Madison

The Cooperative Agreement between USAID/Zimbabwe and the Land Tenure Center of the University of Wisconsin began in October 1999 to provide technical assistance, training, capacity building and research in support of Zimbabwe's Land Reform and Resettlement Program II (LRRP II). A budget totaling just under \$1.5 million over a three-year period was granted, with the bulk of these funds used to provide support for studies, training, and technical assistance activities. The remaining amount (\$300,000) was programmed for the BASIS CRSP, USAID's worldwide Broadening Access and Strengthening Input Market Systems Collaborative Research Support Program. Both sub-programs were contained in one grant to the Land Tenure Center which was responsible for all subcontracting activities. In October 2002, an eight-month cost-extension request of \$183,757 was approved by USAID to extend the cooperative agreement through May 2003. These resources were used to help the LTC/CASS team close out the project and successfully conclude all existing activities. These included finalizing publication of outputs, organizing a national conference, producing a volume, and posting all outputs on a web-page so that subsequent work by USAID or other donors is able to take advantage of where the LTC/CASS managed project has now left off. This will be the last report published under the Cooperative Agreement.

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Acronyms

BASIS CRSP	Broadening Access and Strengthening Input Market Systems Collaborative Research Support Program
CA	Cooperative Agreement
CASS	Centre for Applied Social Sciences, University of Zimbabwe
CSO	Civil Society Organisation
FES	Friedrich-Ebert Stiftung
GOZ	Government of Zimbabwe
IASCP	International Association for the Study of Common Property
IDS	Institute of Development Studies–University of Zimbabwe
IRD	Integrated Rural Development Program
LRRP II	Land Reform and Resettlement Program II
LTC	Land Tenure Center
M&E	Monitoring and Evaluation
NGO	Nongovernmental organisation
PELUM	Participatory Ecological Land-Use Management
PMC	Project Management Committee
SOW	Scope of Work
RPC	Resident Project Coordinator
TREP	Tropical Resource Ecology Program
USAID	United States Agency for International Development
UZ	University of Zimbabwe

Preface

This End of Project Report covers the period 1 October 1999 through 31 May 2003 for work carried out under the Zimbabwe Land Reform and Resettlement Cooperative Agreement (CA) between USAID/Zimbabwe and the Land Tenure Center of the University of Wisconsin in collaboration with the Center for Applied Social Sciences of the University of Zimbabwe. The Cooperative Agreement commenced in October 1999 to provide technical assistance, training, capacity building and research in support of Zimbabwe's Land Reform and Resettlement Program II (LRRP II). Although the project was initially scheduled to end in September 2002, additional funding of \$183,757 was approved by USAID/Zimbabwe to extend the project by eight months, from October 2002 through May 2003. This extension provided the LTC/CASS team additional time and resources to close out all existing project activities and a limited set of new activities. These new activities included completing the coursework of the two Ph.D. students at the University of Wisconsin, finalizing publication of outputs, organizing a national conference, producing a volume, and posting all outputs on a web-page so that subsequent work (by USAID or other donors) is able to take advantage of where the LTC/CASS project has now left off in May 2003.

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

The first two years of the project were dominated by program administration amid concerns over delays in the technical implementation of activities and a broader waning of donor support for Zimbabwe. Donor retrenchment, the farm occupations and violence surrounding the 2000 parliamentary elections resulted in significant delays in the startup of the technical program. The third year witnessed completion of Scopes of Work (SOW) and programming of project funding, acceleration in implementation of the technical program, and continued engagement of Zimbabweans in international study tours. The fourth and final year of project implementation witnessed the finalization of all studies concluding with a national conference in March 2003. These accomplishments proceeded despite a continuation of the challenging environment in Zimbabwe that included shortages of fuel and other basic essentials, massive acceleration in price inflation and devaluation of the Zimbabwean dollar, and continued political unrest in rural areas. The final year of the project also witnessed a number of achievements in terms of delivery of outputs, strengthened collaboration with Parliament, ongoing interaction with other land and agrarian reform stakeholders, and a relatively soft landing in bringing the project to closure.

The four-year project has gone a considerable distance in facilitating and provoking debate on the current land reform and resettlement program, and informing that debate and policy formulation in the country. While the outputs generated by this project will continue to inform public policy on land reform and resettlement in the years to come, there is need now for quiet diplomacy and consensus building in constructing a roadmap for moving forward. The March 2003 Symposium began the process of constructing this roadmap. To the vast majority of people who have been engaged in this project over the past four years, it is unfortunate that it is ending when it has just reached full stride in delivering outputs and influencing the policy debate.

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

Michael Roth
Project Director

31 August 2003

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

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

or

<http://www.wisc.edu/lrc/zimbabwe/outputs.html>

END OF PROJECT SUMMARY REPORT

I. Introduction and Project Background

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

The original proposal anticipated a start-up date of July 1999, but because the Cooperative Agreement was not signed between USAID and the University of Wisconsin until October of the same year, the first phase of the cooperative Agreement spanned a period October 1999 to September 2002.

In August 2002, an eight-month cost-extension request of \$183,757 was approved by USAID to extend the cooperative agreement from October 2002 through May 2003. These resources were aimed at helping the LTC/CASS team close out the project and successfully conclude all existing activities. These included finalizing publication of outputs, organizing a national conference, producing a volume, and posting all outputs on a web-page so that subsequent work by USAID and other donors is able to take advantage of where the LTC/CASS has left off.

The first two years of the project were dominated by program administration amid concerns over delays in the technical implementation of activities and a broader waning of donor support for Zimbabwe. The third year witnessed completion of Scopes of Work (SOW) and programming of project funding, acceleration in implementation of the technical studies, and continued engagement of Zimbabweans in international study tours. The fourth and final year of project implementation witnessed the finalization of all studies concluding with a national conference in March 2003. These accomplishments proceeded despite a continuation of the challenging environment in Zimbabwe that included shortages of fuel and other basic essentials, massive acceleration in price inflation and devaluation of the Zimbabwean dollar, and continued political unrest in rural areas.

The remainder of this report documents key activities, outputs, and financial expenditures for the period October 1999 through May 2003 and formally brings the Cooperative Agreement to closure. By its nature, it has an

Impacts and Results:

For information on key findings of research studies and impacts associated with activities in this report, the reader is referred to the *LTC/CASS Annual Report*, in particular years III and IV.

output orientation, i.e. relating project activities and outputs to project expenditures. It does not however report on key findings of research studies or policy impacts. For these, the reader is referred to the project's Annual Reports or to research publications of interest.

II. Project Administration

Personnel

Dr. John Bruce helped to establish the project and manage project start-up, including recruitment of the Resident Project Coordinator (RPC) and establishment of the CASS subcontract. In July 2000, Dr. Bruce resigned 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/Harare.¹ Dr. Roth over the life of the project provided substantial oversight and direction of the project's technical program, annual workplans and annual reports, development of project Scopes of Work and Proposals, and student training at the University of Wisconsin-Madison.

Key Project Personnel During Life of Project LTC

Dr. John Bruce, Project Director (Oct 1999 to July 2000)

Dr. Michael Roth, BASIS CRSP Program Director and Project Director (July 2000 to May 2003)

Dr. Pamela Pozarny, Resident Project Coordinator (Nov 2000 to May 2002)

Katherine Davey, Financial Officer

Patty Grubb and Don Esser, Project Assistance

Beverly Phillips, Web functions

Kurt Brown, Publications

CASS

Dr. Phaniel Mugabe, CASS Director

Dr. Francis Gonese, CASS Project Manager and BASIS Coordinator

Kudzai Chatiza, Project Coordinator (May 2002 to May 2003)

Andrew Mlalazi, Monitoring and Evaluation (November 2001 to May 2003)

Agnes Daizi, Project Assistant (June 2001 to May 2003)

PMC

Dr. Phaniel Mugabe, CASS (Chair)

Prof. S. Moyo (Independent Land Expert)

Mr. D. Rwafa, NECF (Information and Documentation)

Mr. Eric Loken, Program Officer, USAID

Ms A. Mgugu, Director, Women and Land Zimbabwe

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

Dr. V. Hungwe, Permanent Secretary Local Government

Mr. F.T. Ndlovu, Association of Rural District Councils

Mr. Noah Chatora, Ministry of Rural Resources

Francis Gonese was hired by CASS at the University of Zimbabwe in January 2000 to serve as CASS Project Manager and Instructor within CASS. During the early phases of the project, Mr. Gonese along with CASS Director, Dr. Phaniel Mugabe, provided much of the local management and administration for the project including procurement of equipment, recruitment of personnel, formation of project committees, and financial management. Dr. Mugabe eventually assumed the role of chair of the Project's Programme Management Committee, and Gonese took on the role of Coordinator of project-funded BASIS CRSP activities.

In July 1999, LTC began advertising for a Resident Project Coordinator to coordinate project activities in Zimbabwe.

Applications were reviewed in November and leading candidates were reviewed at the first PMC

meeting in December 1999. After the meeting, LTC proceeded to negotiate with the short-

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

PMC Meeting Summary

Year 1:

1. December 20, 1999, CASS University
2. March 28, 2000, CASS University

Year 2:

3. February 13, 2001, Mandel Training Centre
4. June 18, 2001, CASS Boardroom

Year 3:

5. September 18, 2001, CASS Boardroom
6. November 6, 2001, CASS Boardroom
7. February 21, 2002, CASS Boardroom

Year 4:

for Land Reform SOW) replaced Pozarny in May 2002. Between the time of his hire and the end of the project, about half of Chatiza's time was spent as project coordinator, and the other half as researcher/consultant on the implementation of the project's technical program.

In November 2001, following approval of the Monitoring and Evaluation SOW, Andrew Mlalazi was recruited to manage and implement the project's M&E assessment and reporting of project impacts. Mlalazi's hire helped give the project a more dedicated focus in monitoring impacts in accordance with USAID requirements, and to connect technical implementation of the program with key stakeholders including the Program Management Committee, Stakeholders Panel, and Policy Focal Groups (see below).

Committees

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 included key stakeholders and analysts involved in the land reform process. The purpose of the committee

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 and began employment on 1 November 2000. She held this position until May 2002 when she took up employment with UN-FAO in West Africa.

In anticipation of the project closing in 2002, an internal search for Pozarny's replacement was undertaken to quickly identify a person already familiar with project activities, and skilled in project management. Kudzai Chatiza, formerly of Development Associates, and already working as a researcher on one of the project's technical assistance activities (Institutional Structures

Stakeholder Panel Members

- Mr. D Ncube. Chair, Portfolio Committee on Lands, Agriculture and Rural Resettlement, Parliament of Zimbabwe
- Mr. J Zishiri, Director of Rural Resettlement, Ministry of Lands, Agriculture and Rural Resettlement
- Ms E Jones, Deputy Secretary, Ministry of Local Government, Public Works and National Housing
- Chief J Mangwende, President of the Chiefs' Council District Administrator's Office, Mrewa
- Mr. S Chikate, Chief Executive Officer, Association of Rural District Councils
- Mr. D Hasluck, President, Commercial Farmers Union
- Mr. S Tsikisayi, Director, Zimbabwe Farmers' Union
- Mr. J Mautsa, Director, Indigenous Commercial Farmers Union
- Mr. C D Sungai, Secretary-General, Agricultural and Plantation Workers Union of Zimbabwe
- Mr. S Moyo, President, Law Society of Zimbabwe
- Mr. Washington Matsaira, President, Bankers' Association/ ZJIRI Initiative
- Dr E Sithole, Lecturer, Women in Law, UZ.
- Mr. E Dengu, Director, Intermediate Technology Development Group
- Ms I Dube. Director, Zvishavane Water Project
- Professor M W. Murphree, Chairman, CASS Trust, Centre for Applied Social Sciences
- Mr. Godfrey Magaramombe, Executive Director, Farm Community Trust

was to review and offer advice on project proposals, workplans, quarterly and annual reports, and any other project initiatives. It also lent advice on policy direction and program strategy. During the life of the project, eight PMC meetings were organized and convened by CASS, roughly twice per fiscal year (July to June) (see box).

A 16-member panel of stakeholders (see box) was also created to bring together civil society organizations (including NGOs and farmers' organizations), the private sector and public sector agencies to help provide expert opinion on project impacts and civil society engagement with government on land reform in Zimbabwe. The first stakeholder meeting was held 28 February 2002 to review expectations, approach, modalities, and constraints experienced by the project to date. While individual contacts were maintained with the stakeholder panel throughout the project, a second stakeholder meeting scheduled for November 2002 had to be postponed because researchers were not yet ready to present findings.

In addition to the Stakeholder Panel, policy focal groups were organized for each of the five policy studies implemented under the project including mainly technical people in government departments or Ministries relevant for the specific SOW. While five focal groups were eventually established, their success and endurance varied widely; those established for the *Alternative Models Inquiry* and *Institutional Structures for Land Reform* studies worked best. The focal group for the *Land Markets Study* made up of the Department of the Surveyor General, Deeds Registry and Ministry of Local Government worked well initially but disbanded largely because of the politics surrounding data

confidentiality and sensitivity, mainly by the Ministry of Lands with respect to data on public leases. A similar fate befell the focal groups for the *LIS/GIS* and *Subdivision* SOWs.

The March 2003 (End-of-Project) Symposium was successful in bringing representatives of the PMC, Stakeholders Panel, government officials, and representatives of civil society organizations together for the first time to engage in constructive debate. Two salient points are noteworthy with regard to government participation. The first relates to the sensitivity that government attaches to data on beneficiaries, acquired farms, policy issues, procedures and other aspects of land reform. While supportive of the project in principle, very few people went out of their way to facilitate institution wide access. Secondly, most government stakeholders qualified every input or contribution they made publicly or in private discussions to themselves and not as representatives or spokespeople of government. One therefore wondered whether individual support and cooperation on the Policy Focal Groups would eventually translate into government support and cooperation.

Policy Focal Group Representatives

Mr. N. Chatora, Director, Land Acquisitions, Ministry of Lands, Agricultural and Rural Resettlement
Mr. P I Mbiriri, Director, Department of Physical Planning, Ministry of Local Government, Public Works and National Housing
Mr. C.D. Gombedza, Senior Administrative Officer, Ministry of Local Government, Public Works and National Housing
Mrs. S.N. Musungwa, Under Secretary, Ministry of Local Government, Public Works and National Housing
Mr. R Chigumete, Surveyor General, Ministry of Lands, Agriculture and Rural Resettlement
Mrs. A.C. Rondoza, Principal Administrative Officer, Statelands Office, Ministry of Local Government, Public Works and National Housing
Mr. N. Ncube, Chief Planning Officer, Engineering Dept Ministry of Lands, Agriculture and Rural Resettlement
Mr. A.T. Chipato, Chief Lands Officer, Ministry of Lands, Agriculture and Rural Resettlement
Mrs. M. Hungwe, Communications Specialist, SADC-FANRPAN

Despite considerable effort throughout the project to engage civil society organizations in the research studies, they were largely observers and ultimately were unable to offer much in terms of information or participation. This was largely the outcome of NGO retrenchment in the wake of donor exodus from the country, becoming overwhelmed by the scope and pace of the land reform program, and being sidelined by the state under Fast Track Land Reform.

Technical Management

All research funds disbursed under the BASIS component as designed were made to require a proposal showing research methodology, literature review, schedule of activities, timeline and a detailed budget showing resource requirements. Funds for technical assistance activities and workshops were also disbursed based on a Scope of Work with comparable details required.

A substantial amount of the senior management's time was spent on defining the program of work, mobilizing research teams and organizations, soliciting proposals or Scopes of Work (always involving multiple iterations), circulating proposals/SOWs to other research teams and the PMC for review, and issuing subcontracts for disbursing funds. Once completed, the project coordinator asked each team to prepare a detailed workplan and to report quarterly on activities carried out. The linkages between these activities required constant communication with research team principal investigators to keep planning on track, and with CASS financial personnel on disbursing funds and on financial accounting.

By the end of the third fiscal year, management had substantially programmed all funds under line items earmarked for policy studies, travel study, workshops, training/short courses, and monitoring & evaluation. It had also implemented a system of Annual Workplan development that with a fair degree of certainty and detail projected activities to be carried out in the next fiscal year (based on the above proposals, SOWs and activity workplans). It also implemented a system of Annual (Activity) Reporting that helped to document achievements, impacts and constraints. (see Annual Reports and Workplans in section VIII). By the end of the 3rd year of the project, the following subcontracts had been established:

- LTC subcontract with CASS on local project implementation
- LTC subcontract with Rutgers University for Research on New Agrarian Contracts
- CASS subcontract with ZERO on Alternative Models Scope of Work
- CASS subcontract with the Department of Agricultural Economics, UZ, on Land Transactions Monitoring
- CASS subcontract with the Department of Agricultural Economics, UZ, on Subdivision SOW
- Rutgers University Subcontract with the Department of Economic History, UZ, for work on New Agrarian Contracts

For all remaining technical activities implemented locally under the project – e.g. Zimbabwean participation in international conferences and study tours, BASIS Mentors Program, Institutional Structures for Land Reform SOW, Designing a LIS for Rural Land Use Planning SOW, and M&E – CASS managed the disbursement of funds and financial management internally.

Financial management

Beginning in January 2001, considerable time was spent by management on organizing and streamlining the system of financial management and reporting. As a result of a review carried out from January to April 2001, the 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:

- 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 – Accommodation Exchange Transaction Slips – for purposes of supporting local currency costs.

The first transfer of project funds was done in April 2000. Subsequent disbursements to CASS experienced a rapid devaluation of the Zim dollar:

LTC Disbursements to CASS			
Disbursement Number	Amount in US Dollars	Date Disbursement Converted	Exchange Rate Used in Conversion (ZW \$ to US \$)²
1 st	100 000.00		
2 nd	80,000.00	04.06.2001	118.00
3 rd	20,030.00	22.01.2002	290.00
4 th	19,979.00	09.04.2002	326.10
5 th	20,000.00	04.06.2002	470.00
6 th	20,000.00	10.09.2002	680.00
7 th	20,000.00	08.10.2002	782.00
8 th	25,000.00	12.10.2002	1,646.00
9 th	100,000.00	28.01.2003	1,500.00
10 th	30 000.00	27.06.2003	2,150.00
11 th	36 853.00 ³	15.07.2003	3,550.00

Exchange rate volatility and the hyper devaluation of the Zim Dollar impacted management of the project at all levels throughout the project. SOWs and proposals implemented in 2000 or early 2001 experienced Zim dollar expenditures seriously in excess of Zim dollar budgets that been approved by management. By the end of the reporting period, all Principal Investigators were complaining of expenses racing ahead of budgets while CASS invoices denominated in US dollars experienced a rapid slowdown. At the same time, LTC expenses

² Except for transactions 10 and 11 facilitated through CASS the other transactions were processed through the USAID facility.

³ This amount, drawn for conversion from the local FCA, as well as the last disbursement of USD20500, was facilitated through CASS.

had reached the point of exhaustion, while CASS budgets showed a rather substantial pipeline of unspent US dollar funds, all at the same time that Principal Investigators complained about insufficient Zim dollars to carry out the work.

To further compound problems, one of the subcontracts implemented with the University of Zimbabwe (BASIS contract with the Department of Economic History) was required to convert US dollars at the official exchange rate of 55:1. Subsequent actions were taken to shift funds allocated to the Department of Economic History back to Rutgers University, but considerable time and energy was required of BASIS management (Roth) and Principal Investigators David Hughes and Pius Nyambara in the process. To help resolve pipeline problems, management had to devote considerable time and energy beginning in 2001 to modifying budgets in SOWs, and increasing salary rates of CASS personnel. These modifications were done on a 3- to 6-month basis thereafter throughout the life of the project.

Equipment

Two project vehicles were purchased by CASS in November 2000: a Toyota 4-wheel drive pick-up and a compact Mazda 323. These vehicles, combined with occasional rental of vehicles from the CASS pool during bottleneck periods, sustained travel needs through the life of the project.

The project further purchased two computers: a laptop for the RPC and a desktop for the Project Assistant, an LCD Projector and Digital Camera. A modest amount of office furniture was also purchased. All equipment and furniture remained under CASS ownership at the end of the project.

III. International Forum and Outreach

Conferences

The project supported the participation of Zimbabwean delegations at a number of international forum: South Africa National Land Tenure Conference, the Kampala World Bank Conference on Land Issues, and the International Association of Common Property Conference hosted by CASS in Victoria Falls, Zimbabwe.

In the first two cases, LTC was involved in the capacity of conference organization or as invited participants, and this participation helped pave the way for the Zimbabwean delegations. In the latter case, project director Michael Roth and BASIS principal investigator David Hughes organized poster sessions that included presentations by US and Zimbabwean researchers. In all the above cases, CASS took full responsibility for organizing travel, logistics and venue of the Zimbabwean participants.

IASCP Panel: Remaking the Reserves, New Agrarian Contracts in Zimbabwe

Edmore Mufema. Making or Breaking Bonds: Aspects of Contract Sugar Schemes in the Southeastern Lowveld of Zimbabwe

P. Nyambara. The Closing Frontier: Immigrants, Cotton and Sharecroppers in Gokwe, Northwestern Zimbabwe

Joseph Mtisi. Eating the Forbidden Fruit: Colonial Origins of Tea Out-grower Schemes in Zimbabwe

David Hughes. Rezoned for Business: How Eco-tourism Unlocked Black Farmland in Eastern Zimbabwe

International Conferences

1. **National Land Tenure Conference: Finding Solutions, Securing Rights held 26-30 November at the ICC, Durban, South Africa.** Five delegates attended on behalf of the project: parliamentarians (MPs D. Ncube and R. Gasela), a ZERO Research Fellow and team leader for the Alternative Models SOW (N. Marongwe), the RPC (Pozarny) and the Director of Land Acquisition and Rural Resettlement in the Ministry of Lands, Agriculture and Rural Resettlement (Mr. N. Chatora). Roughly 850 delegates attended the conference from government, civil society and the donor community.
2. **Uganda Regional Workshop on Land Issues held 29 April to 2 May 2002 in Kampala.**⁴ The Workshop brought together more than 100 policymakers and land policy professionals from donor, program implementer, civil society and government organizations. Quota restrictions restricted project attendance to four invitees: parliamentarians (MPs. Paul Mazikana and Edward Mukhosi), civil society representatives Ms. Abigail Mgugu (Women and Land Lobby Group) and Mr. Sylvester Tsikisayi (Zimbabwe Farmers' Union).
3. **9th Biennial Conference of the International Association for the Study of Common Property held at Victoria Falls, 17 – 21 June 2002.** The project organized two panels each containing a number of high quality papers and presentations:
 - Recreating or Losing Common Property? Decentralizing Rights to Land and Water in Malawi, Zimbabwe and the US organized by Michael Roth; and
 - Remaking the Reserves; New Agrarian Contracts in Zimbabwe organized by David Hughes and Pius Nyambara.

Around 30-40 participants attended each panel session. The project supported the direct or indirect participation of 14 delegates who were either presenters or discussants.

Study Tours

International Study Tours were also undertaken by delegations of researchers and parliamentarians under the *Alternative Models Inquiry SOW* (to South Africa), and under the *Institutional Structures for Land Reform SOW* (to Tanzania and Botswana).

- *Alternative Models Inquiry SOW, 1-7 December 2001.* Dr. Kinsey visited the Land Tenure Center in July and August 2001 to undertake a comparative analysis of international resettlement experiences (Kenya, Burkina Faso, Ethiopia, Guatemala, Indonesia and Malaysia). Francis Gonese of CASS, Nelson Marongwe of ZERO, two Members of Parliament (Ncube and Gasela), and Noah Chatora of the Ministry of Lands (who also attended the Durban National Land Tenure Conference) also undertook a study tour of relevant field sites in KwaZulu Natal Province in South Africa to study models of land restitution, land tenure reform and equity-sharing schemes.

⁴ In April 2001, the BASIS CRSP managed by the Land Tenure Center and USAID jointly organized US researcher support and contributions to the Donor Consultative Meeting on Land Issues cosponsored by the World Bank's Land Policy and Administrative Technical Group, USAID and other donors. Following this Conference, the World Bank with donor support subsequently organized four Regional Workshops to contextualize land issues and policy prescriptions in 2002: Africa (Kampala), Asia (Phnom Penh), Eastern Europe (Budapest), and Latin America (Mexico City).

- Institutional Structures for Land Reform SOW, October and November 2002.* An international study tour to Botswana and Tanzania was undertaken by team leader Patrick Mamimine of CASS and two researchers (Kudzai Chatiza, CASS and Vimbai Vudzijena, Agri-Optima Consulting) working on the Scope of Work. The visits were facilitated by Professor Issa G. Shivji's Land Rights Research Institute (HAKIARDHI) in Tanzania and a Zimbabwean free-lance development practitioner with extensive contacts in Botswana (Mr. Kumbirai Kujinga). In both Tanzania and Botswana the researchers met and discussed land administration and broader agrarian reform issues with a broad spectrum of actors representing academia, civil society and government. In Botswana, researchers visited Kweneng Land Board and a Sub-Land Board in the same area.

IASCP Panel: Recreating or Losing Common Property? Decentralizing Rights to Land and Water in Malawi, Zimbabwe and the US

Session 1: Rural and Urban Land Tenure

1. Nelson Marongwe, ZERO. What Land Rights Under Fast Track Resettlement
2. Michael Roth, LTC, and Chris Sukume, U. of Zimbabwe. Farm Size Protection, Informal Subdivisions: The Impact of Subdivision Policy on Land Delivery and Security of Property Rights in Zimbabwe
3. Jane Larson, U. of Wisconsin-Madison. Informality, Illegality and Inequality: Land Resettlement and Informal Housing in the Colonias of Texas, USA
4. Bill Kinsey and Michael Shambare. Decentralisation of a Sort: Traditional and Modern Local Leadership and Access to State-owned Commons in Zimbabwe

Session 2: Water and Natural Resources Management

5. Bill Derman, Michigan State University and Anne Hellum, U. of Oslo. Decentralizing Rights to Water?: Water Reforms, Informalization and Customary Rights in Southern Africa
6. Anne Ferguson, Michigan State University, and W.O. Mulwafu, U. of Malawi. Decentralization and Environmental Reform in Malawi: Property Rights for Women?
7. Dr. Medicine Masiwa. Resource Tenure Under Globalization And Its Impact On The Commons In Southern Africa

Discussants:

Daniel Ncube, Head of Portfolio Committee on Land, Agriculture, Rural Resources and Water Development
 Zebediah Murungweni, Formerly Advisor to the Ministry of Rural Resources and Water Development and Board Member of the Zimbabwe National Water Authority (ZINWA).

Workshops

As indicated earlier, a significant amount of time was spent by LTC and CASS personnel in early years of the project on mobilizing researchers, preparing terms of reference, soliciting and reviewing proposals and SOWs, and linking research teams with policy focal groups.

Researcher Workshops		
No.	Date	Venue
1	19 Jan 2001	(OTD) Organizational Training and Develop. Center
2	20 Aug 2001	OTD
3	21 Feb 2002	OTD
4	29 Aug 2002	OTD
5	9 Jan 2003	OTD
6	25 Feb 2003	Wild Geese Lodge
7	19 May 2003	Borrowdale Country Manor

As the project evolved, a series of Research Workshops was instituted, each usually involving 20-30 researchers, policy focal group representatives, and other interested parties from civil society. Initially, the workshops were used to review, critique and improve upon proposals and Scopes of Work funded

under the project. Later the workshops served as a useful forum for researchers to provide updates on progress of work, discuss problems, and submit findings for peer review and expert commentary, particularly during the later stages of the project.

CASS management personnel also formally participated in a number of workshops and seminars as invitees:

- ⇒ Roundtable Discussion hosted by the Foreign Institute and The Bureau of African Affairs of the Department of State, 26 September 2000. Michael Roth presented a Seminar entitled *Zimbabwe: The Land Issue and the Economy*. A confidential brief of that meeting was provided by Roth to USAID/Zimbabwe as follow-up
- ⇒ National Economic Consultative Forum's (NECF) Land Task Force Meeting on *Private Initiatives for Land Reform*, December 2000 (Pozarny)
- ⇒ Farmer Community Trust and Women and Land Lobby Group convened meeting to review land reform in Zimbabwe, 10 May 2001, Harare International Conference Center (Pozarny and Gonese)
- ⇒ The Women and Land Lobby Group Workshop on *Gender Gaps in Land Reform Policy*, 22 May 2001 (Pozarny)
- ⇒ Workshop on Natural Resources and Land-Based Conflicts, 6 August 2001, organized by ZERO (Gonese and Pozarny)
- ⇒ Public seminar on Land Occupations, 23 August 2001, organized by SAPES/SARIPS (Gonese and Pozarny)
- ⇒ Southern African Regional Conference on Farm Workers' Human Rights and Security, 11 September 2001 in Harare convened by the Farm Community Trust of Zimbabwe (Pozarny)
- ⇒ Implications of the Abuja Agreement on Land Redistribution in Zimbabwe hosted by the Institute of Development Studies (IDS)-University of Zimbabwe and Friedrich-Ebert Stiftung (FES). The workshop sought to promote dialogue and analysis of the agreement among stakeholders, public policy analysts and researchers (Pozarny)
- ⇒ Kellogg Foundation funded Integrated Rural Development Program (CASS-IRDP) held in October 2001 (Pozarny). Focused on options and strategies for creating or opening up spaces for direct and critical public participation in policy formulation.
- ⇒ Parliament's Portfolio Committee on Land, Agriculture, Water Development and Rural Resources organized a one-day workshop on 9 July 2002 at which the three Ministries falling within the Committee's purview were asked to present proposals for the 2003 budget to stakeholders (Chatiza and Gonese).
- ⇒ ZERO-convened a national workshop on National Multi-Stakeholder Consultative meeting in preparation for the World Summit on Sustainable Development (Johannesburg 2002), 1-2 August 2002 (Chatiza and Gonese).
- ⇒ Commercial Farm Boundaries GIS, 24 September 2002 organized by WWF Southern African Regional Office (Chatiza, Magaya and Gonese).

End of Project Symposium

In order to help facilitate dissemination of findings and discussion on the way forward, an end-of-project symposium entitled *Delivering Land and Securing Livelihoods: Post-*

Independence Land Reform and Resettlement in Zimbabwe was organized by the management team, 26-28 March 2003 to accomplish the following objectives:

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

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

Subsequent to the Symposium, authors were asked to revise papers and perspectives presented at the Symposium for purposes of publication in a volume of the same title. In some cases the titles in the volume and in the agenda are the same, in other cases changes were made in the title or the list of authors. The titles in Annex 2 have been revised to reflect revisions made following the Symposium to be consistent with the web-page and volume.

IV. Training and Capacity Building

The project supported capacity building through four initiatives:

First, the project supported the Ph.D. training of two students at the University of Wisconsin–Madison. Kizito Mazvimavi entered the Ph.D. in Development Program at the University of Wisconsin in September 1999. By May 2003, he had completed his dissertation research in Zimbabwe and is expected to complete his dissertation during the 2004 calendar year. Charles Chavunduka entered the same program in January 2001. By May 2003 he had completed all but two courses in fulfillment of his coursework requirements, and had begun work on his dissertation proposal. Chavunduka expects to complete his program in 2005. Project closure has required both students to solicit financial support to complete their studies through proposals and grant writing.

Delivering Land and Securing Livelihoods: Post-Independence Land Reform and Resettlement in Zimbabwe (End-of-Project Symposium)

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

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

This conference help filled a significant void in rural development forum since 1998

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

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

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

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

Second, the project directly supported the field research and theses of four masters level students at the University of Zimbabwe under the BASIS CRSP Mentors Program and one under the Land Information Systems SOW (i.e. Wilson Magaya). By May 2003, the field research of nearly all students was completed, but none had yet graduated from their respective programs.

Third, the project strengthened knowledge and broadened the experience of a number of representatives from government, parliament, and civil-society at Conferences and International Study Tours (see above)

Fourth, the project facilitated the human capacity development of researchers and consultants through development of Scopes of Work/Proposals for all activities, workplan development and reporting, Researcher Workshops to provide peer review, integrating research teams with Policy Focal Groups, and engagement of a large number of Zimbabweans at Workshops and Conferences.

V. Policy Studies

Subdivision Policy, Land Reform and Resettlement

Principal Investigators: Chris Sukume and Michael Roth

This policy study evaluated the effect of land subdivision policy on land transfers to indigenous Zimbabweans and women by: (1) reviewing and evaluating the legal framework governing land subdivision, consolidation and transfer; and (2) monitoring changes in subdivision applications and success rate. Through review of the legal framework and discussions with government, it identified and articulated processes or procedures followed to determine a parcel's subdivision, agencies and organizations involved, and criteria used. The effectiveness and fairness of legal provisions as they affect land subdivisions and transfer were also evaluated in terms of time requirements, transparency, cost effectiveness, and social costs and benefits. Little consideration has been given to the redistribution of land through private markets including informal and undocumented transactions, and land markets are severely constrained in redistributing land by subdivision policies and regulations. This activity along with the following two activities were aimed at filling this gap.

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

Principal Investigators: Lovemore Rugube, Sam Zhou and Michael Roth

Land redistribution has been going on in Zimbabwe since independence in 1980 justified on two main grounds: first, to correct historical inequities brought about by colonialism; and second, vast tracts of land reserved for whites resulted in size of farming units too large for effective utilization. The major goal of this study was to evaluate the role of public and private land markets in redistributing land to indigenous Zimbabweans by (1) monitoring public and private land deed transfers, and (2) evaluating the performance of the public leasing market. In 1998, researchers Ruvimbo Mabeza-Chimedza and Lovemore Rugube initiated a study of land deeds transactions with funding from USAID Washington's Global Bureau and the BASIS CRSP. The purpose of this study was to monitor the various means by which farmland in Zimbabwe is transferred to, and being used by indigenous people over time, both as a result of private market transactions and the government land resettlement program. In addition, public land in Zimbabwe is transferred through two options: direct sale or by lease with an option to purchase. Most direct sales can be identified through a deed search of the Deeds Office. Public leases are more difficult to track because they are issued

by two different government ministries (Local Government, Public Works and National Housing, and Ministry of Lands, Agriculture, and Rural Resettlement) and they are registered by the respective ministry overseeing the transaction. It is only at the option to purchase that the transaction is officially recorded in the Deeds Registry. This study reviewed the rate of transfers through both private land market and public lease mechanisms.

Land Transaction Monitoring and Evaluation of Public and Private Land Markets in Redistributing Land in Zimbabwe (1980-1995)

Principal Investigators: Lovemore Rugube and Sam Zhou

The PMC in September 2001 requested that the team expand the data being analyzed under the previous activity to cover the entire period since Independence in 1980, and to include all transactions involved (not just transactions to the disadvantaged). The SOW for this activity was approved by the PMC in September 2002, and was started in January 2003 with the injection of new funding from the Cost Extension approved by USAID. Rather than visiting the Harare and Bulawayo Deeds Registries as in the past, the team experimented with newly purchased Oracle software that would enable the team to directly access the data from the Deeds Registry data banks. By 31 May 2003 documentation was almost complete for the Harare Deeds Office, and partially completed for the Bulawayo Deeds Office, but data analysis had not yet been completed.

Alternative Models Inquiry

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

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

Institutional Structures for Land Reform

Principal Investigators: Patrick Mamimine, Kudzai Chatiza and Harvey Jacobs

A conscious and comprehensive institutional and administrative framework with goals of a fair, transparent, equitable and sustainable land reform has not accompanied Zimbabwe's land reform initiatives since Independence. It was considered imperative therefore that the current system of land administration (particularly with regard to organizational structures) be reviewed with the intention of identifying problems and constraints that hamper its effectiveness. This SOW sought to explore alternative models and institutional processes for a devolved land administration system to facilitate the planning and implementation of the land reform and resettlement program. In particular, the study sought to arrive at appropriate policy recommendations based on analysis of the existing land administration situation (de facto and de jure) complemented by an analysis of comparable international experiences.

Table of Outputs for Policy Studies Under Technical Assistance Activity	
Activity	Outputs⁵
Subdivision Policy, Land Reform and Resettlement	<ol style="list-style-type: none"> 1. C. Sukume and M. Roth. <i>Subdivision Policy and Informal Subdivisions: Contradictions Affecting Land Delivery and Secure Property Rights in Zimbabwe</i>⁶ 2. M. Roth, C. Sukume, D. Mupambireyi, and N. Ncube. 2003. <i>Farm Size Protection, Informal Subdivisions: The Impact of Subdivision Policy on Land Delivery and Security of Property Rights in Zimbabwe</i>. CASS Research Paper (forthcoming)
Land Transaction Monitoring and Evaluation of Public and Private Land Markets in Redistributing Land in Zimbabwe (1996-2001)	<ol style="list-style-type: none"> 1. L. Rugube and W. Chambati. 2001. <i>Land Redistribution in Zimbabwe: Five Census Surveys of Farmland Transactions, 1996-2000</i>. Paper presented at the BASIS Southern Africa Regional Synthesis Workshop, 22-24 July, Magaliesberg, SA 2. L. Rugube, S. Zhou, M. Roth and W. Chambati. 2003. <i>Government Assisted and Market Driven Land Reform: Evaluating Public and Private Land Markets in Redistributing Land in Zimbabwe</i>. CASS Research Paper (forthcoming) 3. L. Rugube, S. Zhou, M. Roth and W. Chambati. <i>Government Assisted and Market-Driven Land Reform: Evaluating Public and Private Land Markets in Redistributing Land in Zimbabwe</i> 4. R. Petrie, M. Roth and K. Mazvimavi. <i>Seeking Women Land Owners and Ownership in Zimbabwe: Case Studies of Women's Access to Land and Land Use</i>⁷
Land Transaction Monitoring (1980-95)	Output not completed
Alternative Models Inquiry	<ol style="list-style-type: none"> 1. Bill Kinsey. <i>Comparative Economic Performance of Zimbabwe's Resettlement Models</i> 2. Francis Gonese and Charles Mukora. <i>Beneficiary Selection, Infrastructure Provision and Beneficiary Support</i> 3. Nelson Marongwe. <i>Fast Track Resettlement and the Urban Development Nexus: The Case for Harare</i> 4. Bill Derman and Francis Gonese. <i>Water Reform in Zimbabwe: Its Multiple Interfaces with the Land Reform and Resettlement</i> <p>CASS Research Paper synthesizing findings underway but not completed</p>
Institutional Structures for Land Reform	<ol style="list-style-type: none"> 1. Harvey Jacobs and Charles Chavunduka. <i>Devolution for Land Administration in Zimbabwe: Opportunities and Challenges</i> 2. Patrick Mamimine. <i>Administration by Consensus: A Quest for Client-Centered Institutional Structures for Land Administration in Zimbabwe</i> 3. Kudzai Chatiza. 2003. <i>Whose Land is it Anyway? Proposal for a Devolved Institutional Structure for Land Administration in Zimbabwe</i> <p>CASS Research Paper synthesizing findings underway but not completed</p>
Designing a LIS for Rural Land Use Planning	<ol style="list-style-type: none"> 1. Phanel Mugabe and Wilson Magaya. <i>Designing a Land Information System for Rural Land Use Planning: A Situational Analysis and Feasibility Study</i>

⁵ Unless otherwise stated, all papers were for End of Project Symposium and will be published in End of Project volume entitled *Delivering Land and Securing rural Livelihoods: Post Independence Land Reform and Resettlement in Zimbabwe*, Michael Roth and Francis Gonese (editors), 2003.

⁶ An earlier version of this paper was presented at the 9th Biennial Conference of the International Association for the Study of Common Property was held at Victoria Falls, 17 – 21 June 2002.

⁷ An earlier version of this paper was presented at the BASIS Southern Africa Regional Synthesis Workshop, 22-24 July at Magaliesberg, South Africa.

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

Principal Investigators: Phanel Mugabe

The LIS/GIS policy study investigated the feasibility of constructing a national Land/Geographic Information System (LIS/GIS) for purposes of rural land-use planning through integrating existing databases and layers. The system would be easily accessible to and used by various stakeholders. The existing institutional structures that churn out and apply spatial data were examined as part of the study. Issues pertaining to acquisition of data, human resources and information technology (hardware and software) capabilities were also examined. The study concludes that developing a GIS/LIS for rural land use planning in Zimbabwe is feasible but requires that issues related to policy, data and equipment standards, acquisition and maintenance of standards and human capacity be addressed.

VI. BASIS activities

BASIS Zimbabwe Mentors Program

Principal Investigators: Sam Moyo, Phanel Mugabe, Michael Roth

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

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

Program inception began in Year II with the appointment of Dr. Pius Nyambara (UZ Economic History Department) as the Coordinator and establishment of procedures for soliciting proposals, external reviews,

Zimbabwe Mentors Grants

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

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

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

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

mentor selection, preparation of the advertisement, and selection of students and their mentors. A call for proposals was announced in October 2001 by paper advertisement in Zimbabwe and through BASIS, CASS, and SARIPS Collaborating Institutions and networks within the Southern Africa region. Proposals were restricted to students of Zimbabwean nationality. A total of ten proposals were received, four at the PhD and six at the Masters level, two were submitted by female applicants. Proposals were submitted to an external committee (Brian Raftopolous, Sam Moyo and Anne Ferguson) in January 2002 for review. Four proposals were eventually selected for funding. Student proposals were revised in the third year of the project, and funds were disbursed in early July 2002.

Four mini workshops were held between students, their mentors, and CASS management (two each in 2002 and 2003) with the purpose: 1) to afford students and mentors an opportunity to update management on progress made; 2) to provide students with comments and constructive critique on their research; 3) for students and mentors to inform CASS management of constraints faced; 4) to remind students of the importance of accounting for funds disbursed and to submit appropriate financial accounting; and 5) to help solicit better information on student expectations and needs. The students ran a Panel Session at the March 2003 Symposium to present their findings.

BASIS Research Project on New Agrarian Contracts

Dr. David Hughes (Department of Human Ecology, Rutgers University) and Dr. Pius Nyambara (Department of Economic History, University of Zimbabwe) were awarded US \$174,029 in support of the research activity *New Agrarian Contracts: Sharecropping, Out-Grower Schemes and Community-Based Tourism in the Context of Zimbabwe's Land Reform*.

BASIS CRSP Research – New Agrarian Contracts, Key Activities

- Contract between the University of Wisconsin and Rutgers University signed in January 2001
- Hughes, Nyambara and Mtisi attend Conference Hosted by the Center for Development Research in Copenhagen, Denmark, 4-5 September 2001
- Papers presented by Hughes, Dzingirai, Suzuki, Mtisi and Nyambara at the African Studies Association Annual Meeting, 15-18 November 2001 in Houston, USA
- Panel Session prepared for the IASCP Conference entitled *Remaking the Reserves: New Agrarian Contracts in Zimbabwe* (see box)
- Organized Workshop on *Options for Improving Out-grower Schemes and Smallholder Livelihoods*, 2-4 April 2003, Hot Springs Resort, Chimanimani
- Organized Workshop on *Options for Wildlife Management on Zimbabwe's Highveld*, 2-4 April 2003, Wild Geese Lodge, Harare, Zimbabwe
- Papers presented by Dzingirai, Hughes, Mtisi and Nyambara at the March end of Project

A first draft of the BASIS CRSP proposal by David Hughes and Pius Nyambara was submitted to the BASIS Technical Committee for review in September 2000. After modification and further reviews by the PMC, funding was approved in January 2001. The subcontract between the University of Wisconsin and Rutgers University was signed March 2001 with disbursement by the end of the second fiscal year (June 2001). However the sub contract between Rutgers and the Department of Economic History was delayed until the second quarter of the FY 02 fiscal year beginning in October 2001. Beyond two workshops conducted for stakeholders in 2003, the research activity prepared a panel for the IASCP Conference in 2002, and organized a session on New Agrarian Contracts at the March 2003 (End of Project) Symposium.

VII. Budget

Section II under Financial Management explains the problems experienced by the project's management team in coping with Zimbabwe's hyperinflation and foreign exchange restrictions. These problems had two material affects on final expenditures reported in Annex 1. First, expenditures on a number of line items exceed 15%. Second, LTC exceeded their budget while CASS underspent theirs, both by sizable margins.

CASS TA Budget

1. Budgets created for the SOWs and denominated in local currency were not modified quickly enough to keep pace with the project revenue stream created by the rapid devaluation of the Zimbabwean dollar. Consequently US \$85,360 remained unspent at the end of the project in the Policy Studies line item.
2. It became increasingly difficult to distinguish the workshop line item from the training and short courses line item toward the end of the project. With the decision to hold the March 2003 Nyanga Conference, the two line items were emerged to pool resources. Overall the negative balance for workshops (\$28,093) is nearly equally offset by the positive balance for training and short-courses (\$23,988).
3. Resources budgeted for the Monitoring and Evaluation Activity were also underspent (\$4,862) due to the local currency devaluation and slow progress that resulted from the Stakeholders Panel effectively ceasing operation in early 2003.
4. Line items for the RPC (Living Allowance and Local Per Diem) were merged to cover under-budgeted living expenses in Harare for the RPC and as local travel to the countryside became increasingly difficult after the 2000 Elections.
5. Expenses for photocopying and supplies experienced a sharp increase in advance of the March 2003 Nyanga workshop with the circulation of draft papers at Researcher Workshops and distribution of papers to the various project committees. Costs incurred in reproducing papers for the conference were covered under the workshop line item.
6. The salary of Francis Gonese as a researcher increasingly became more difficult to separate from CASS project administration with the expansion of his duties as BASIS Coordinator and co-principal investigator on the organization of the Nyanga conference. Overall, the deficit on Project Administration (-\$7,726) is nearly equally offset by the surplus funds remaining for Researcher salaries (\$5,404).
7. The net outcome of these (and other minor) adjustments was a balance of \$95,393 unspent at the end of the project.
8. The difference (\$8,349) between total funds spent (\$518,615) less a (\$118 reconciling difference) and the total funds advanced to CASS (\$525,500)⁸ was refunded to the USAID mission in Harare in October 2003 in local currency. As communicated to USAID/Harare in September, between the time CASS requested its final disbursement in June 2003 and the time money was disbursed and converted on 15 July 2003, the Zim dollar depreciated against the US dollar from 2,150 to 3,550. Since most of the expenses being reimbursed had been incurred before July the US dollar advance had the effect of creating a pool of unspent Zim dollars at the time of project closure on 31 July 2003.

⁸ There was an additional \$1,346 expenditure charged against the CASS budget which was not part of the funds advanced. This involved the purchase of a laptop computer by LTC which was hand carried to Zimbabwe. The "effective" total funds advanced is thus \$526,846 (\$525,500 plus \$1,346).

Because of restrictions against dollar purchases imposed by Government, CASS with approval of USAID refunded Zim \$ 29,638,992 to USAID/Harare in October 2003.

LTC TA Budget

1. With the departure of Pamela Pozarny as RPC, resources intended to cover her salary were switched to Katherine Davey to assist project director Roth with financial oversight and reporting. In addition, in advance of the March 2003 Nyanga conference, increased resources were required for LTC documentarian Bev Phillips to assist with web-page development, and LTC publication editor Kurt Brown who assisted with editing conference papers, and later compiling the final volume produced from the workshop. On net, \$32,006 remained in the RPC line item, while the line item for LTC administration was overspent by \$49,617.
2. The line item for international travel was also significantly overspent by \$24,262. In the last eight months of the project, two unanticipated trips were carried out by Roth to help CASS organize papers (the volume) for the Conference and also in closing out the project.
3. The line item for researchers was overextended (\$13,696) mainly because of additional salary support provided to LTC project director Michael Roth for additional time spent on closing out the project, organizing the Nyanga conference, editing the volume, and preparing 3 chapters for inclusion in the volume.
4. The line item for communications and supplies became overextended (\$5,341) as a result of Kurt Brown's material needs in assembling the end of conference project volume, and significant underbudgeting of resources for international telephone calling particularly during the last year of the project.
5. On balance, LTC exceeded its budget by a total of \$50,377. Approval was obtained from USAID project officer Eric Loken on 17 June 2003 to cover these additional costs by transferring surplus resources from the CASS sub-account to the LTC sub-account.⁹

BASIS

A significant amount of funding earmarked for the BASIS CRSP was not spent (\$42,956) even though the full budget of \$300,000 was fully obligated. While problems of hyperinflation played a significant and direct role in this outcome, there were other factors involved:

1. Rutgers University was allocated \$174,029 for its subcontract on Agrarian Contracts. Rutgers in turn entered into a subcontract with the Department of Economic History at the University of Zimbabwe (UZ) of cover all local expenses. After the subcontract was put in place, UZ imposed the requirement that all funds denominated in US dollars be converted at the official exchange rate of Z\$ 55 to the US dollar. Since the effective exchange rate (see section II) at the time was somewhere between 470 and 1,646, accepting this position would have meant the loss of inability to fully cover local research costs. The decision was then made to run all local costs through Rutgers University, but by this time in late 2002, much time had been lost. The surplus funds unspent (\$32,909) resulted from these delays, the rapid devaluation of the Zimbabwean dollar toward the

⁹ Loken's communication of 17 June 2003 approved the transfer of \$53,341, of which only \$50,377 was actually transferred.

end of the project in July, and too little time at the end of the project to undertake technical and budget modifications to fill the gap.

2. The balance of \$5,779 for the BASIS Management Entity is the result of weak oversight by the financial administration of LTC. These funds should have been spent by late 2002, but in the heat of closing down the project, pushing to ensure that outputs were delivered, and work on the March 2003 Nyanga Conference, this line item fell through the cracks.
3. With regard to the Mentors proposal, all funds allocated to the activity were fully obligated (as was indeed the case with all the line items above), but fixed Zimbabwean dollar budgets were surpassed by the rapid devaluation of the Zim dollar, resulting in funds remaining unspent.

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

VIII. Outputs

Cooperative Agreements and Amendments

LTC. Zimbabwe Land Reform and Resettlement Cooperative Agreement, USAID ZIMBABAWA CA 690-A-00-99-00270-00. LTC/CASS: 1 September 1999 to 30 August 2002.

LTC. Zimbabwe Land Reform and Resettlement Cooperative Agreement, Cost Extension. USAID ZIMBABAWA CA 690-A-00-99-00270-00. LTC/CASS: 30 September 2002 to 31 May 2003.

Project Proposals

Bruce, John and Michael Roth. 1999. 'Land Reform and Resettlement in Zimbabwe: Proposal for a Cooperative Agreement with the Land Tenure Center, University of Wisconsin-Madison.' LTC: August.

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

Annual Workplans

LTC/CASS. *Workplan: Year I.* Zimbabwe Land Reform and Resettlement Cooperative Agreement. USAID ZIMBABAWA CA 690-A-00-99-00270-00. LTC/CASS: 1 October 1999 to 30 June 2000.

LTC/CASS. *Workplan: Year II.* Zimbabwe Land Reform and Resettlement Cooperative Agreement. USAID ZIMBABAWA CA 690-A-00-99-00270-00. LTC/CASS: 1 July 2000 to 30 June 2001.

LTC/CASS. *Workplan: Year III.* Zimbabwe Land Reform and Resettlement Cooperative Agreement. USAID ZIMBABAWA CA 690-A-00-99-00270-00. LTC/CASS: 1 July 2001 to 30 June 2002.

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

Annual Reports

LTC/CASS. *Annual Report: Year I.* Zimbabwe Land Reform and Resettlement Cooperative Agreement. USAID Zimbabwe CA 690-A-00-99-00270-00. LTC/CASS: 1 October 1999 to 30 June 2000.

LTC/CASS. *Annual Report: Year II*. Zimbabwe Land Reform and Resettlement Cooperative Agreement. USAID Zimbabwe CA 690-A-00-99-00270-00. LTC/CASS: 1 July 2000 to 30 June 2001.

LTC/CASS. *Annual Report: Year III*. Zimbabwe Land Reform and Resettlement Cooperative Agreement. USAID Zimbabwe CA 690-A-00-99-00270-00. LTC/CASS: 1 July 2001 to 30 June 2002.

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

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

Proposals (BASIS Research and Student Training)

Chinuwo, Trust. 2002. 'Spatial and Temporal Change Analysis of Rangelands in Initial Resettlement Schemes in Zimbabwe.' Proposal awarded funding under the BASIS Zimbabwe Mentors Program.

Hughes, David M. and Pius S. Nyambara. 2001. '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.

Marimira, Susan C. 2002. 'An Institutional and Organizational Framework for Land Reform: The Case of Zimbabwe.' Proposal awarded funding under the BASIS Zimbabwe Mentors Program.

Marongwe, Nelson. 2002. 'A Critical Review of Land Occupations in Zimbabwe: 1998-2001.' Proposal awarded funding under the BASIS Zimbabwe Mentors Program.

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

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

Moyo, Sam, Phaniel Mugabe, and Michael Roth. 2001. 'BASIS Zimbabwe Mentors Program: A Collaborative Program for Student Mentoring and Training.' Proposal funded by the BASIS Collaborative Research Support Program with financial support from USAID/Harare, January.

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

Sithole, Pinimidzai. 2002. 'Impact of Water Reforms on Women in Zimbabwe.' Proposal awarded funding under the BASIS Zimbabwe Mentors Program.

Scopes of Work (Technical Assistance Program)

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

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- Gonese, Francis, T., Noah Chatora, and Nelson Marongwe. 2002. 'Report of the Study Tour of Land Reform Sites in Kwa Zulu Natal Province, South Africa,' 3-6 December 2001.
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- Nyambara, Pius. 2002. *The Closing Frontier: Immigrants, Cotton and Sharecroppers in Gokwe, Northwestern Zimbabwe*. Paper presented for the 9th Biennial Conference of the International Association of Common Property, Victoria Falls, 17-21 June 2002.

Panels Organized

Hughes, D., E. Kramer, J. Mtisi, Mufema and P. Nyambara. 2002. *Remaking the Reserves: New Agrarian Contracts in Zimbabwe*. Panel organized for the International Association for the Study of Common Property Conference, Victoria Falls, Zimbabwe, 17-21 June.

Roth, Michael. 2002. *Recreating or Losing Common Property? Decentralizing Rights to Land and Water in Malawi, Zimbabwe and the US*. Panel organized for the International Association for the Study of Common Property Conference, Victoria Falls, Zimbabwe, 17-21 June.

Annex 1: Technical Assistance Expenditures

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

Annex 1 (continued): BASIS Expenditures

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

Annex 2: Nyanga (End of Project) Symposium

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

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

Symposium

On

Delivering Land and Securing Rural Livelihoods:

Post-Independence Land Reform and Resettlement in Zimbabwe

Organized by:

The Land Tenure Center and the Centre for Applied Social Sciences

Venue:

Mont Clair, Nyanga

26-28 March 2003

25 MARCH

16:00 – 19:00 Registration (pick up conference materials)

19:00 – 21:00 Welcoming cocktail and reception

DAY ONE, 26 MARCH

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

8:30 – 9:00 **OPENING REMARKS:**

Welcome, *Phanuel Mugabe*, Centre for Applied Social Sciences

Project History and USAID Welcome, *Paul Weisenfeld*, USAID/Harare

Symposium's Organization and Objectives, *Michael Roth*, Land Tenure Center

9:00 – 10:30 **SESSION 1: AGRARIAN CONTRACTS**

CHAIR: Sue Mbaya

Resettlement and Contract Farming in Zimbabwe: The Case of Mushandike. *Vupenyu Dzingira*, Virginia Foundation for the Humanities and Public Policy, U. of Virginia, US

Rural Landlords, Rural Tenants, and the Sharecropping Complex in Gokwe, Northwestern Zimbabwe, 1980s – 2002. *Pius Nyambara*, Department of Economic History, U. of Zimbabwe

Green Harvest: The Outgrower Tea Leaf Collection System in the Honde Valley, Zimbabwe. *Joseph Mtisi*, Department of Economic History, U. of Zimbabwe

Rezoned for Business: How Ecotourism Unlocked Black Farmland in Eastern Zimbabwe.

	<i>David Hughes, Department of Human Ecology, Rutgers, the State University of New York, US</i>
10:30 – 11:00	Plenary Discussion
11:00 – 11:30	Tea Break
11:30 – 12:30	PANEL DISCUSSION: PERSPECTIVES ON LEASING AND SHARECROPPING CONTRACTS FOR INCREASING BENEFICIARY ACCESS TO LAND <i>David Hasluck, Commercial Farmer, Leasing and Sharecropping Contracts for Increasing Beneficiary Access to Land</i> <i>Vincent Hungwe, Ministry of Local Government, Public Works and National Housing, The Complexities of Agrarian Reform</i>
12:30 – 14:00	Lunch
14:00 – 15:30	SESSION 2: ROLE OF PRIVATE LAND MARKETS IN REDISTRIBUTING LAND TO THE HISTORICALLY DISADVANTAGED CHAIR: Abby Mgugu Government Assisted and Market-Driven Land Reform: Evaluating Public and Private Land Markets in Redistributing Land in Zimbabwe. <i>Lovemore Rugube, Sam Zhou, Michael Roth and Walter Chambati, Department of Agricultural Economics and Extension, U. of Zimbabwe, Gentina Engineering, Inc, and Land Tenure Center</i> Land Redistribution in KwaZulu-Natal, South Africa: Five Census Surveys of Farmland Transactions, 1997-2001. <i>Mike Lyne and Mark Darroch, U. of Natal, South Africa</i> Subdivision Policy and Informal Subdivisions: Contradictions Affecting Land Delivery and Secure Property Rights in Zimbabwe. <i>Chris Sukume and Michael Roth, Department of Agricultural Economics and Extension, U. of Zimbabwe, and Land Tenure Center, U. of Wisconsin-Madison, USA, respectively</i> Seeking Women Land Owners and Ownership in Zimbabwe: Case Studies of Women's Access to Land and Land Use. <i>Ragan Petrie, Michael Roth and Kizito Mazvimavi, Department of Economics, Georgia State University and the Land Tenure Center, U. of Wisconsin-Madison</i>
15:30 – 16:00	Plenary Discussion
16:00 – 16:30	Tea Break
16:30 – 17:45	PANEL DISCUSSION: PERSPECTIVES ON THE ROLE OF PRIVATE LAND MARKETS IN REDISTRIBUTING LAND <i>Daniel Ncube, Chair, Portfolio Committee on Lands, Agriculture, Water Development and Rural Resources, Parliament of Zimbabwe, Role of Private Land Markets in Delivering Land and Beneficiary Support Services</i> <i>Rodrick Chigumete, Land Information Services Consultant, Land Reform, Land Markets and Financial Capitalisation of Agriculture</i> <i>Ethel Mlalazi, Physical Planning, Ministry of Local Government, Public Works and National Housing, A Practitioner's Perspective on the Regulation of the Subdivision of Land Held Under Title</i> <i>Ngonidzaishe Murota, Commercial Bank of Zimbabwe, Role of Private Land Markets in Financing and Accelerating Agricultural Growth</i>
17:45 – 18:00	Closure
19:00	Dinner

DAY TWO, 27 MARCH

8:30 – 8:45	Opening Remarks
8:45 – 10:15	SESSION 3: PUBLIC LAND LEASES, LAND ACQUISITION AND RESETTLEMENT CHAIR: D. Rwafa Comparative Economic Performance of Zimbabwe’s Resettlement Models. <i>Bill Kinsey, Department of Agrarian and Labour Studies, Institute of Development Studies, U. of Zimbabwe</i> Beneficiary Selection, Infrastructure Provision and Beneficiary Support. <i>Francis Gonese and Charles Mukora, CASS and Department of Geography and Environmental Science, U. of Zimbabwe</i> Fast Track Resettlement and the Urban Development Nexus: The Case for Harare. <i>Nelson Marongwe, ZERO, Regional Environment Organisation</i> Water Reform in Zimbabwe: Its Multiple Interfaces with the Land Reform and Resettlement. <i>Bill Derman and Francis Gonese, Michigan State University, USA and Centre for Applied Social Sciences, U. of Zimbabwe</i>
10:15 – 10:45	Discussion
10:45 – 11:15	Tea Break
11:15 – 12:15	PANEL DISCUSSANTS: LAND ACQUISITION AND RESETTLEMENT PERSPECTIVES <i>Lextun Kuwanda, Ministry of Local Government, Public Works and National Housing, Beneficiary Selection and Infrastructure Provision in Resettlement Areas</i> <i>Noah Chatora, Director of Irrigation, Ministry Rural Resources & Water Development, Settlement and Resettlement Models in Zimbabwe</i> <i>Ms. Irene Dube, Zvishavane Water Project, Supporting Resettled Farmers: The Experiences of the Zvishavane Water Project</i> <i>Godfrey Magaramombe, Director, Farm Community Trust of Zimbabwe, Farmworkers: The Missing Class in Zimbabwe’s Fast Track Resettlement</i> <i>Mtoliki Sibanda, Tsholotsho Constituency, Delivery of Land Services to Land Reform Beneficiaries</i>
12:15 – 14:00	Lunch and Poster Session STUDENT PRESENTATIONS (MENTORS PROGRAM) An Analysis of Institutional and Organizational Issues on Fast Track Resettlement: The Case of Goromonzi District. <i>Susan Chido Marimira and K. Odero, Department of Rural and Urban Planning, U. of Zimbabwe</i> Spatial and Temporal Change Analysis of Rangelands in Initial Resettlement Schemes in Zimbabwe. <i>Trust Chinuwo</i> Impact of Water Reforms on Women in Zimbabwe. <i>Pinimidzai Sithole</i>
14:00 – 14:30	PANEL DISCUSSION: PERSPECTIVES ON TRAINING THE NEXT GENERATION OF PROFESSIONALS Pius Nyambara, Department of Economic History, U. of Zimbabwe Prisca H. Mugabe, Department of Animal Science, U. of Zimbabwe Kenneth Odero, Rural and Urban Planning, U. Zimbabwe
14:30 – 16:00	SESSION 4: INSTITUTIONAL STRUCTURES FOR LAND REFORM:

OPPORTUNITIES FOR AND OBSTACLES TO LAND DELIVERY SERVICES

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

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

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

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

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

16:00 – 16:30 Discussion

16:30 – 17:00 Tea Break

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

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

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

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

18:00 – 18:15 Closure

19:00 Dinner

DAY THREE, 28 MARCH

8:30 – 8:45 Opening Remarks

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

CHAIR: Robbie Mupawose, NECF co-chair and Zimbabwe Leaf Tobacco

Strategies for Agrarian Reform in Zimbabwe, Mutizwa Mukute, Participatory Ecological Land Use Management

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

10:15 – 11:00 Discussion

10:45 – 11:00 **CLOSURE**

11:30 – 13:00 Lunch

13:15 Departure from Nyanga

