SECURITY OF TENURE: THE PLIGHT OF PERI-URBAN COMMUNITIES SURROUNDING BULAWAYO CITY IN ZIMBABWE

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Security of Tenure
- is a guaranteed contract or agreement of occupation, renting or owning that is given to individuals or citizens of a country.

Peri-Urban
- They encompass characteristics of the urban and rural areas and they are located somewhere in-between the urban core and the rural landscape.

*Oxford Dictionary,*
Problem

- Insecurity of tenure resulting to non compliance to building and urban bylaws
- Silence on service delivery issues on the part of city authorities, and RDC authorities,

Objective

- To analyse tenure issues of peri urban communities and come up with upgrading measures

Methodology

- Exploratory study.
- Interviews with residents, observations, and photographic documentation
- Sample size of 30 the residents the peri-urban communities considered the topic of discussion sensitive in relation to how they acquired the land.
- Information obtained from this small sample size was used to generalise the plight of peri-urban families and communities in Bulawayo
Peri-urban communities

- Douglasdale,
- Montgomery,
- Umguza (Rangemore & Reigate),
- Norwood

Source: googleearth.com
Water

There is chronic water shortage for domestic usage. The city council provides once a week through bowsers.

Land

City growth into the peri urban has been necessitated by the fact that vacant land in the city is largely owned by private individuals. Accessibility to this vacant land is difficult due to tenure ‘ownership of the land’

Finance

Peri - urban development has faced challenges in accessing loans due to issues of tenure of security, attitude towards Peri-urban upgrading projects.
The rural fringes of Bulawayo have been partially assimilated into the boundary of the greater Bulawayo urban space.

The areas are disconnected and marginalised from the main sites of business and commerce found within Bulawayo city.

There is a distinct noticeable difference, of Bulawayo city areas and ‘the other areas’ which accommodate the poor and marginalised peri-urbanites.

This has led the peri urbanites to take advantage of this loophole and practice poor housing developments whose principal and obvious consequence is compromised living standards.

Source: Author
Peri urban women have relegated themselves to intolerable living conditions, because they cannot afford or have means to build sound structures.

65% of women in the study area had one or all of their children taken from their care because of their living conditions.

25% of the widowed and divorced women preferred to live with relatives as they made efforts of having a new start to life.
Freehold tenure
- This is when an individual owns the property (land and house), and have all rights and privileges that come with it.

Leasehold tenure (resettlement)
- This is when the occupant pays a sum of money to the landlord in return for the right to occupy the property in the form of a house or land

Common hold (communal) tenure
- This form of tenure allows the inhabitants to use the land (plough, till, build their homes), but when the government is in need of the land to develop projects like dams, mining.

Easement (servitude)
- An easement is a right to use the real property of another without possessing it.

Resettlement Permit
- The tenure of resettlement permit is a form of tenure where resettled people have the right to develop and use the land for a certain period of time defined in the permit. A resettlement permit is also regarded as an offer letter.

State lands
- State lands is a form tenure system of public land.

Unalienated land
- This refers to land that cannot be sold, exchanged or donated. Like game reserves, tourist attraction centers, and Heritage sites. These lands cannot be privatised but can be managed by the individuals and the state through enacted statutes.

Ministry of Lands, Land Reform and Resettlement, 2006
## Tenure types in Peri-Urban Bulawayo

<table>
<thead>
<tr>
<th>Area</th>
<th>Type</th>
<th>Form of Tenure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Douglasdale</td>
<td>Plots</td>
<td>Freehold, leasehold, Stateland</td>
</tr>
<tr>
<td>Montgomery</td>
<td>Plots</td>
<td>Freehold, leasehold, Stateland</td>
</tr>
<tr>
<td>Umguza Manningdale, Reigate and Rangemore)</td>
<td>Farming area</td>
<td>freehold, leasehold, commonhold, resettlement permit, state land and unalienated tenure</td>
</tr>
<tr>
<td>Norwood</td>
<td>Plots</td>
<td>Freehold, state land</td>
</tr>
</tbody>
</table>

Source: Google maps
These communities hold the old tenure systems held prior to the land redistribution exercise.

These communities are discriminated and segregated against because of the broad nature of the tenure held per area.

There is need for the government and the Local Authorities to change the tenure status possible to be held for each area to conform to the community needs this contributes working toward urban development and management.
Government authorities need to comply with the principle of free, prior and informed consent prior to planning and development projects affecting rural communities and their right to land and home ownership.

Peri urbanites need to form cooperatives, to facilitate development. This will facilitate equal access for peri-urban families to existing grants or loan schemes in support of housing renovation or upgrading.

The city authorities have to provide communities with legal security of tenure; to effect protection against displacement.

Encourage rehabilitation of properties through tax exemptions

Encourage tenant contract agreements to facilitate housing improvements

Because of reduced agricultural production these compounds can be changed to gated rental accommodation

Real estate developers need to go into land use contracts with these owners and construct high rise rental accommodation on these plots. This increases land value and unburdens the local authorities.
The study concluded by saying

- security of tenure, is to be enjoyed by peri-urban communities,
- the right of self-determination must be recognized and implemented,
  - as must rights related to the land, resources and territories of rural families