



**GLTN**  
GLOBAL LAND TOOL NETWORK

*SECURING LAND AND PROPERTY RIGHTS FOR ALL*

## **Country Experiences with STDM**

**LADM Workshop, Delft  
16-17 March 2017**

FACILITATED BY:

**UN HABITAT**  
FOR A BETTER URBAN FUTURE

# STDM COUNTRY IMPLEMENTATION BRIEF

STDM implementation entails mapping (imagery based or GPS) participatory enumerations and gender and age disaggregated data

## 1. Uganda

- 89 informal settlements have now been profiled in the upscaling of the STDM implementation.
- Working with KCCA towards issuance of occupancy certificates
- Vegetable Oil Development Project (VODP) is using STDM to link farm landholdings with tenure security in Bugala Island.
- Supporting MoL for customary tenure in North Uganda

## 2. Kenya

- STDM is used in enumeration and mapping for KISIP (component II)
- In informal settlements - community land information system established and owned by communities, issuance of allotment certificates in Mombasa
- Pilot STDM implementation in Bomet County to map out communal water points and grazing land
- Using STDM in the VGGTs project between FAO, GLTN and Turkana County.

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## STDM COUNTRY EXPERIENCES Cont'd

### 3. D R C

- STDM in land mediation and land tenure security, in North Kivu and South Kivu provinces
- Beni University trained for STDM capacity enhancement

### 4. Namibia

- STDM used for implementation of the Flexible Land Tenure Act in order to promote tenure security in Gobabis Municipality

### 5. Philippines

- STDM implemented to enhance community development in Muntinlupa City

### 6. Zambia

- STDM used for customary land certification in Mungule and Chamuka Chiefdoms
- STDM used for occupancy licenses in Kanyama informal settlement

#### **Other experiences:**

- Piloting on STDM family lands in St Lucia and St Vincent
- Implementation by DW in Angola
- Starting initiatives in Nepal, Dafour, Erbil,

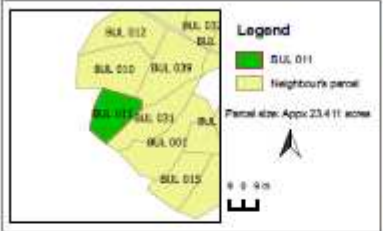

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# SAMPLE CERTIFICATE

Ref. No. 544

## Certificate of Customary Land Occupancy

Chamuka Chiefdom  
Chisamba District

The persons listed below are the bonafide occupants of parcel number **BUL 011** highlighted in the map above.

Last Name	First Name	Tenure Type	Signature
Changa	Bupe	Relative	
Changa	Jacqueline	Child of owner	
Changa	Lewis	Child of owner	
Changa	Sipho	Relative	
Lwanga	Joyce	Individual owner	

Issued on this day ...../...../..... at Chamuka Own Palace

.....  
Village Headperson

.....  
Chief

Disclaimer: This document is not a title deed. Title deeds are only issued by the President of the Republic of Zambia through the substantive office of the Commissioner of Lands. The rights cannot be transferred from the persons listed in this document. In case of any changes, this document will be rendered null and void, and a new certificate will need to be issued in consultation with the Chief and respective village head person.

### COORDINATES LIST

No	Longitude	Latitude
1	28.554415493607	-14.606820071741
10	28.552303643390	-14.602557540304
11	28.552632217634	-14.600786470907
12	28.552739633039	-14.600227866071
13	28.5532440739077	-14.5994374695805
14	28.5532440739077	-14.5994374695805
15	28.554415493607	-14.606820071741
3	28.5538713744033	-14.60040304077
3	28.5538690312968	-14.6000020912691
4	28.5538690312968	-14.600340206488
5	28.5538690312968	-14.6006000203467
6	28.5538690312968	-14.6011080207617
7	28.552730006988	-14.6014518008118
8	28.5540383836025	-14.6022020100046
9	28.554406993825	-14.601975038789

### TERMS AND CONDITIONS

- A customary certificate is not a title deed hence cannot be used for financial benefits e.g. obtaining a loan.
- The powers of the village headperson and the Chief remain the same as before and the bearer of the certificate is expected to accord maximum respect to the traditional authority.
- The headperson and Chief reserve the right to grant/deny a subject the customary certificate.
- The transfer of land either wholesome or subdivision is subject to approval by the Chief and the village head person.
- The bearer of the certificate should be a person of good standing in society i.e.
  - Must not have a criminal record
  - Must not engage in civil disobedience e.g. GBV, abusive language etc.
- The certificate shall only be issued to the land holder upon full payment of a non-refundable fee of K100 within a period of 6 months.
- The headperson and Chief retain the power to revoke the certificate on the following grounds:
  - If the bearer willfully, deliberately, disregards and obstructs the powers of village headperson and the Chief.
  - If the bearer relocates to another village or area.
  - Does not participate in community development activities e.g. village meetings, Kulamba Kubwalo contributions etc.
- In the event of death of the owner of land, a new certificate shall be issued to reflect the new owner(s) details.
- To be issued to individual who has stayed in the village for a minimum of 6 years.

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## STDM DECLARATION

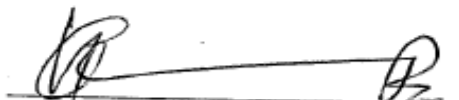
We Chiefs of the Lenje Royal Establishment, have met today the 20<sup>th</sup> May 2016 at Ibis Gardens in Chibombo District to discuss customary land administration and securing land rights especially for women residing in our respective chiefdoms.

Having spent the whole day sharing ideas, thoughts and best practices, we as delegates affirm the following:

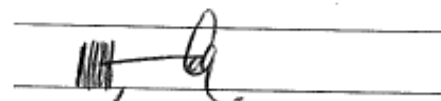
- 1) Securing land rights for our subjects through customary land certification
- 2) To support the issuance of customary occupancy certificates in Mungule Chiefdom and later scale up STDM to other Lenje Chiefs.
- 3) To work in close collaboration with the Ministry of Lands and Natural Resources, Ministry of Chiefs and Traditional Affairs, as well as support NGOs such as People's Process on Housing and Poverty in Zambia, to undertake participatory mapping of chiefdom boundaries, village boundaries, and individual plot boundaries in a bid to eliminate boundary disputes and fostering peace, tranquility, and tenure security in the chiefdoms

Signed by:

Senior Chief Mukuni Ngombe



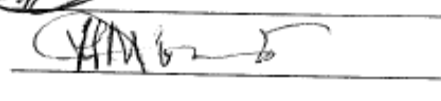
Chieftainess Mungule



Chief Chamuka



Chief Liteta



Chief Chitanda

Chief Mukubwe

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# Profoma / Quote



**RCMRD**

REGIONAL CENTRE FOR MAPPING  
OF RESOURCES FOR DEVT.  
P O BOX 632-00618 RUARAKA  
NAIROBI KENYA.  
TEL +254 20 2680722 /48  
Fax : +254 20 2680747  
Cell: +254 723 786 161/ +254 735 981 098

Provides specialist services:  
GIS, GPS, IT training ect  
Remote Sensing (RS)  
Surveying and Mapping  
Repair of surveying equipment

To:  
**SDCUSD**  
Sundry Customers: US Dollars A/C

Deliver To:  
PPHPZ  
Plot 106/2 Washama Road  
Villa Elizabetha  
P.O. Box 36202  
Lusaka, Zambia

Account	Date	Order No	Delivery Note	Our Reference
SDCUSD	17/12/2014			IVQ0156

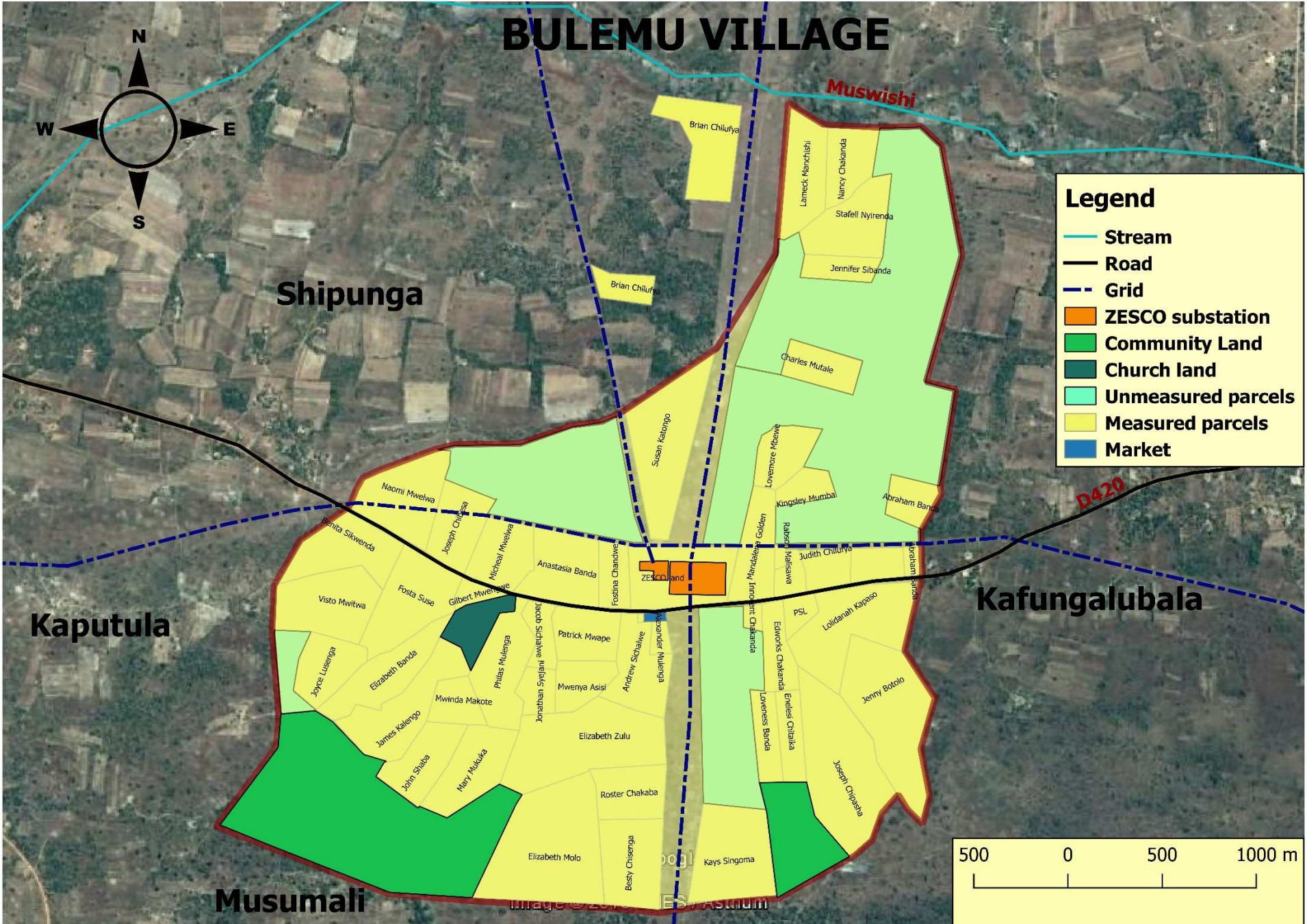
Item Code	Item Description	Units	Price
1001000>001	Worldview 2 50cm spatial resolution 81 sqkm	0.00	1296.00
1001000>001	Shipping and handling	0.00	175.00
Worldview 2 50cm spatial resolution. Area 81 sqkm. Cost per sqkm 16 usd Shipping and Handling 175 usd			

Total (Excl)	\$	1,471.00
Discount	\$	0.00
<b>Total</b>	<b>\$</b>	<b>1,471.00</b>
Tax		0.00
<b>Total (Incl)</b>	<b>\$</b>	<b>1,471.00</b>

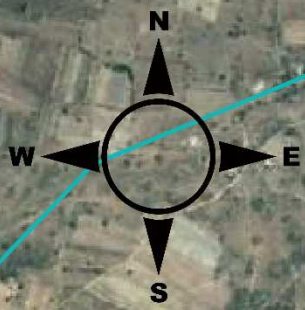
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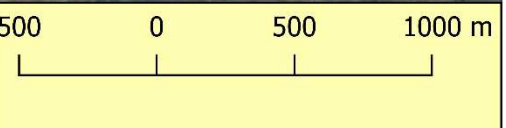


# BULEMU VILLAGE



**Legend**

- Stream
- Road
- - - Grid
- ZESCO substation
- Community Land
- Church land
- Unmeasured parcels
- Measured parcels
- Market



Shipunga

Kaputula

Kafungalubala

Musumali

Muswishi

D420

ZESCO land

Brian Chilufa  
 Brian Chilufa  
 Lameck Manchishi  
 Nancy Chakanda  
 Stafeli Nyirenda  
 Jennifer Sibanda  
 Charles Mutale  
 Lovemore Mbeve  
 Kingsley Mumba  
 Abraham Banda  
 Naomi Mwelwa  
 Benita Sikwenda  
 Joseph Chikasa  
 Michael Mwemwe  
 Anastasia Banda  
 Fostina Chandive  
 Susan Kapungo  
 Golden  
 Rabeo Malisawa  
 Judith Chilufa  
 Visto Mwitwa  
 Fosta Suse  
 Gilbert Mwemwe  
 Jacobo Sichelewe  
 Patrick Mwape  
 Andrew Sichelewe  
 Alexander Mlunga  
 Mwenya Asisi  
 Mwendu Makote  
 Phiso Mlunga  
 Jonathan Sichelewe  
 Elizabeth Zulu  
 Elizabeth Molo  
 Roster Chakaba  
 Besy Chisenga  
 Joyce Lusenga  
 Elizabeth Banda  
 James Kalango  
 John Sibasa  
 Mary Mukaika  
 Edwors Chakanda  
 Lovemore Banda  
 Enelesi Chikaba  
 Lolidanah Kapaso  
 Jenny Botolo  
 Joseph Chikasha  
 Kays Singoma

