

**“Land divided: Land and South African Society in 2013, in
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**Land transactions in peri-urban Domboshava, Zimbabwe: nature,
causes and outcomes**

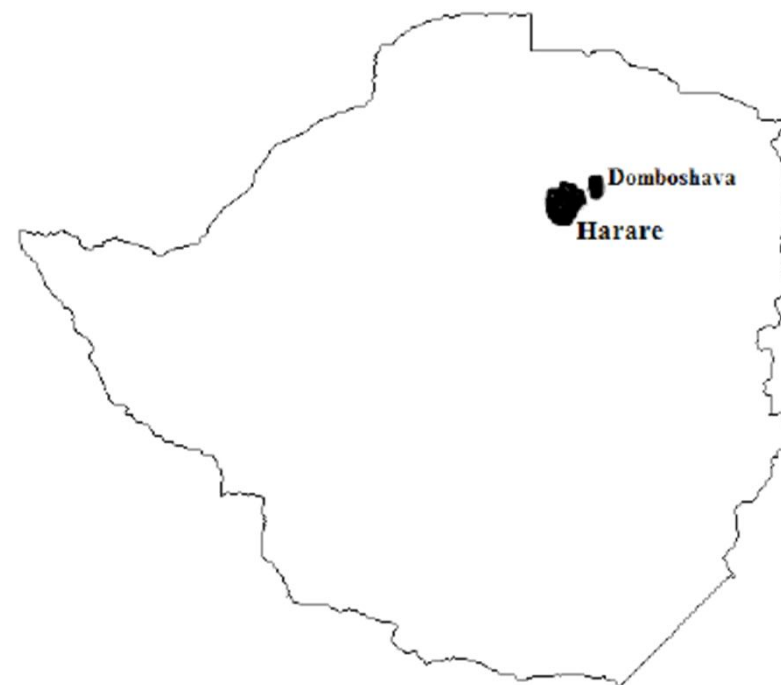
Introduction

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- Not a new phenomenon
- A global concern
- Various defined

Study area: Africa, Zimbabwe, Domboshava

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Nature

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Formal

- Within customary tenure, e.g. inheritance

Informal

- Outside customary tenure, e.g. selling, renting

Causes

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- The peri-urban nature of Domboshava
- Migration
- Survival
- Corruption
- Elusive nature of customary tenure
- Competing procedures on land allocation
- Nature of rural development policy

Outcomes

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- ❑ Diminishing relevance of customary tenure
- ❑ Land use change
- ❑ Tragedy of the commons
- ❑ Peri-urban sprawl/displacement/relocation
- ❑ Loss of cultural identity
- ❑ Prevalence of land disputes/conflict
- ❑ Depeasantization

Summary

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- Dilemma on maintaining important aspects of rural tribal culture of tribal members vs. balancing and maintaining interests of migrants
- Legalizing settlement
- Legalizing land through land holding titles for both tribal and migrants

Thank you