





















































































































































































































































[.htm\[Accessed](#), November 27, 2007]

Kinsey, B.H. (1999) Land Reform, Growth Equity. Emerging Evidence from Zimbabwe's Resettlement Programme: Journal of Southern African Studies, Vol. 25, No. 2 Pp 173-196

Kinsey, B.H. (1984) The strategy and tactics of Agrarian reform: Resettlement and land policy in Zimbabwe, discussion paper No. 136, School of Development Studies, University of East Anglia, Norwich

Lahiff, E. (2005) From 'willing seller, willing buyer' to a people driven land reform in PLAAS Policy brief No. 17 September 2005

Lahiff, E. (2003) The Politics of Land Reform in Southern Africa: Sustainable Livelihoods in Southern Africa, Research Paper 19, Institute Of Development Studies, Brighton, UK

Lahiff, E. & Cousins, B. (2001) "The Land Crisis in Zimbabwe viewed from south of the Limpopo" in The New Agrarian Politics in Zimbabwe, special issue of Journal of Agrarian Change, 1 (4), Worby, E. (Ed.)

Long, N. (2002) An Actor Oriented Approach to Development Intervention, Paper APO.Tokyo 22 – 26 April

Mahuku, D.N. (2005) External Donors, Domestic Political Institutions and Post Colonial Land Reform: A Comparison of Zimbabwe and Namibia, Johannesburg, University of Witwatersrand

Marinda, E.N. (2006) A comparative study of Land reform in southern Africa: Lessons that can be learned from South Africa's land reform programme, Doctoral Thesis,

Johannesburg, University of Witwatersrand

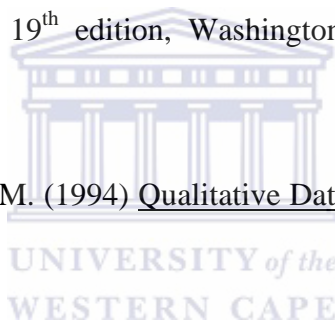
Marongwe, N. (2004) The Fast Track Resettlement and the Urban Development Nexus: The case for Harare, Zimbabwe Regional Environment Organisation (ZERO)

Marongwe, N. (2002) Conflicts over land and other natural resources in Zimbabwe, Harare, Zimbabwe Regional Environmental Organisation (ZERO)

Mbaya, S. (2001) Land issues in East and Southern Africa: An overview, volume 1: Southern Africa, A.Mwengo Publication, Harare

McRoy, R.G. (1995) Qualitative Research in Edwards, R.L. and Hopps, J.G. (Eds.) 1995 Encyclopedia of social work, 19<sup>th</sup> edition, Washington DC, National Association of Social Workers

Miles, M.B. and Huberman, A.M. (1994) Qualitative Data analysis: a sourcebook of new methods, Beverly Hills, Sage



Mouton, J. and Marais, H.C. (1990) Basic concepts in the methodology of the social sciences, Pretoria, Human Sciences Research Council

Moyo, S. (2003) The interaction of market and compulsory acquisition processes with social action in Zimbabwe's land reform in Mandaza, I and Nabudere, D. (Eds.), Harare, SAPES books

Moyo, S. (2001) The Land Occupation Movement and Democratization in Zimbabwe. Contradictions of Neo Liberalism, Millennium Journal of International Studies Vol. 30, No. 2 Pp311-330

Moyo, S. (1999) The political economy of land acquisition in Zimbabwe:1990-1999, JSAS, vol.26, No.1 pp5-28

Moyo, S. (1995) The Land question in Zimbabwe, Harare, SAPES Books

Palmer, R. (1990) 'Land Reform in Zimbabwe, 1980-1990': Journal of African affairs, Vol. 89, pp163-181

Pazvakavamba, S. (2006) Land Redistribution in Zimbabwe; a paper presented for the workshop "Land Redistribution in Africa: Towards a common vision" for the International Bank for Reconstruction and Development/ World Bank.

Reid, W.J. and Smith, A.D. (1981) Research in social work, New York, Columbia University Press

Rukuni, M. (1999) An Enquiry into Appropriate Agricultural Land Tenure Systems in Zimbabwe, Harare, Government of Zimbabwe Commission Paper

Rutherford, B. (2001) Commercial Farm workers and the Politics of (Dis) Placement in Zimbabwe: Colonialism, Liberation and Democracy in Journal of Agrarian Change 1(4)

Sachikonye, L.M. (2002) Whither Zimbabwe? Crisis or Democratization in Review of African Political Economy, No, 19 Pp13-20

SAFIRE (2004) Land Use and Tenure on Contested Land: Chitsa Community in Gonarezhou National Park, SE Zimbabwe, IUCN- The World Conservation Union

Salant, P. & Dillman, D.A. (1994) How to conduct your own survey, New York, John Wiley & Sons

Saruchera, M. and Odhiambo, M.O. (2004) Civil society and social movements: Advocacy for land and resource rights in Africa, PLAAS Policy Brief No. 12 August 2004



Scoones, I. and Woolmer, W. (Eds) 'Pathways of Change in Africa: Crops, Livestock and Livelihoods in Mali, Ethiopia and Zimbabwe', Oxford, James Currey

Sithole, B. Campbell, B. Dore, D. and Kozanayi, W. (2003) 'Narrative on land: State-Peasant relations over Fast Track Land Reform in Zimbabwe', African Studies Quarterly 7 No.2 & 3

United Nations Development Programme, Zimbabwe Land reform and resettlement: Assessment and suggested framework for the future, Interim Mission Report 2002

Utete, C (2002) Land Reform Report: Zimbabwe Commission of Enquiry, Government of Zimbabwe, Harare

Van der Brink, R. (2002) Land policy and land reform in sub-Saharan Africa: Consensus and controversy', unpublished paper delivered as 2002 distinguished alumni lecture to the department of Agricultural and applied economics, University of Wisconsin-Madison, September 27

De Villiers, B. (2003) Land reform Issues and challenges: comparative overview of experiences in Zimbabwe, Namibia, South Africa and Australia, Occasional papers, Johannesburg, Konrad Adenauer Stiftung Foundation

Walt A.J van der (1999) Property rights and hierarchies of power: an evaluation of Land reform policy in South Africa: Koers 259-294

Williams, M.; Tutty, L.M. and Grinnell, R.M. (1995) Research in Social work: an introduction, Itasca, Peacock

Zimbabwe Congress of Trade Unions (1996) Beyond ESAP: Framework for a long-term development strategy in Zimbabwe in LAS 701, 2005, The land question in Southern



## APPENDIX I: STRUCTURED QUESTIONS THAT GUIDED THE STUDY

### A. Beneficiaries questions

#### *Demographic data*

1. Name of farm beneficiary.

Gender: male or female?

Age?

Ethnicity: Shona, Ndebele, Kalanga or other? Please specify.

Where do you originally come from? Umguza/Nyamandlovu or other e.g. Matabeleland North, Matabeleland South, Midlands, Mashonaland or Manicaland?

What is your level of education? Do you have any training in farming or some experience in agricultural enterprise?

What is your occupation?

How many people are in your household?



#### 2. Assets base

Size of plot

Size of land cleared/cultivated

What kind of crops are you growing?

Name all the farming equipment that you own?

What and how many animals do you have on the land?

How long have you been residing on the land?

What inputs do you buy? Fertilizer, seeds, insecticides? Any other not mentioned?

Do you have any other source of income besides your farm output? Yes or no?

If yes, what is this source of income? Does it constitute additional or it is the only means of livelihood?

2. b. Land use pattern- is it subsistence or commercial?

#### 3. Perception on selection process

How did you acquire your land? Did you formally apply for it or did you get it through some other means? Please specify.

Why do you think you were resettled? How do you justify being on the list of land recipients?

Were you the first to be offered land or was there someone offered before you?

Do you belong to any organization whether political or otherwise?

If so do you hold a leadership position in any structure of the organization?

#### 4. Support services

- a) Do you receive any kind of support whether it is technical, monetary, political and social or extension support? Yes/No

*Perceptions on support services*

- b) What do you think about these services?
- c) If they conflict, where is the conflict? The issue of power relations.
- d) In your assessment, are there some important services that are at the moment not being provided by government or NGOs in your area? If yes which are these?
- e) In your assessment, is government doing enough to support land beneficiaries? Yes/No
- f) If No, why do you say so?

#### 5. Perceptions on land allocation in Umguzu

Is the farm size adequate for you?

In your opinion, are there enough/ not enough farms or plots of land for all the people in your community who need land for farming?

In your view, was the method of identifying and selecting land recipients satisfactory? Yes/No.

If No why do you say so?

On fast track land resettlement in Umguzu, to what extent have you benefited?

- a) As an individual?
- b) As a community?

6. Perception/views on fast track land reform

In your view what should be done to improve fast-track land reform?

What do you think are the drawbacks of fast track land reform?

If you were involved in writing the fast track land reform policy, what priorities would you consider?

- a) As a person?
- b) As a community member?

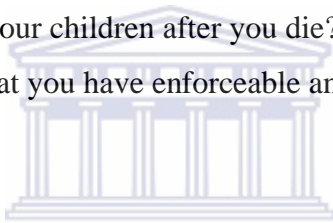
7. Security of tenure

Do you think your rights to land ownership are protected/safeguarded?

What rights do you as beneficiaries have on the land? Can you freely transact in the land?

Can your land be inherited by your children after you die?

Do you as a beneficiary feel that you have enforceable and substantive rights to your plot of land?



8. Livelihood perception/ quality of life

Has there been an improvement in your household income because of your new status as a resettled farmer?

Do you feel you now have better food security than you had before resettlement? Yes/no?

Has your quality of life improved after fast track land reform?

**How far is your home from the following facilities?**

<i>Facility</i>	<i>Kilometres</i>	<i>Name</i>
Nearest health centre/Clinic		
Nearest water point		
Nearest Bank/POSB		
Nearest Primary School		
Nearest Secondary School		
Nearest Market		

Nearest Agricultural centre/Extension support		
---	--	--

Has fast track created any economic opportunities for you?

**9. Conclusion**

Do you have any other comments or examples to give to add to what you have already said? Yes/No

If yes, please kindly make your contribution. Any comments you make are valid and important.



## **B. Non Beneficiaries**

### Demographic data

1. Name of respondent.

Gender: male or female?

Age?

Ethnicity: Shona, Ndebele, Kalanga or other? Please specify.

Where do you originally come from? Umguza/Nyamandlovu or other e.g. Matabeleland North, Matabeleland South, Midlands, Mashonaland or Manicaland?

What is your level of education?

What is your occupation?

How many people are in your household?

### 2. Assets base

What kind of crops are you growing?

Name all the farming equipment that you own?

What and how many animals do you have on the land?

Do you have any other source of income besides your farm output? Yes or no?

If yes, what is this source of income? Does it constitute additional or it is the only means of livelihood?

2. b. Land use pattern- is it subsistence or commercial?

### 3. Selection process

Did you formally apply for land resettlement? Please specify.

When did you apply for the land?

Do you have any historical claim to the land in Umguza?

Why do you think you were not chosen to be resettled?

How do you justify being/not being on the list of land recipients?

Do you have any training in farming or some experience in agricultural enterprise?

Were you the first to apply for land or were there others before you?

Do you belong to any organization whether political or otherwise?

If so do you hold a leadership position in any structure of the organization?

6. Support services

- j) Do you receive any kind of support whether it is technical, monetary, political and social or extension support? Yes/No
- k) If yes, is this support formal or informal?
- l) What do you think about these services?
- m) If they conflict, where is the conflict? The issue of power relations.
- n) In your assessment, are there some important services that are at the moment not being provided by government or NGOs in your area? If yes which are these?
- o) If No, why do you say so?

7. Perception/views on land allocation in Umguzu

In your opinion, are there enough/ not enough farms or plots of land for all the people in your community who need land for farming?

What is your view with regards to land allocation to people from different provinces outside of Matabeleland North?

In your view, was the method of identifying and selecting land recipients satisfactory? Yes/No?

If No why do you say so?

6. Perception/views on fast track land reform

In your view what should be done to improve fast-track land reform?

What do you think are the drawbacks of fast track land reform?

In your opinion was the Zimbabwean government justified in forcefully grabbing land or not from white farmers to redistribute it?

Is there any other that is not mentioned in the above list? Please specify.

7. Security of tenure

Should the government encourage or not encourage further land grabs?



**8. Livelihood perception/ quality of life**

Has your quality of life improved after fast track land reform?

Has fast track created any economic opportunities for you?

**9. Conclusion**

Do you have any other comments or examples to give to add to what you have already said? Yes/No

If yes, please kindly make your contribution. Any comments you make are valid and important.

