

Real Estate Investment and Development in an Evolving System of Tenure in Zimbabwe

Kuda MUSHATI and David NJIKE, Zimbabwe

Key words: real estate, investment, development, tenure.

SUMMARY

Policy is one of the major pillars of a Spatial Data Infrastructure and as such a shift in policy can change a system completely to such an extent that some functions can actually be rendered not useful anymore.

This paper is being done with the idea of looking at the effects of the land reform in Zimbabwe with major focus on the real estate industry. Major thrust will be put on the proposal to nationalize all the acquired farms. This is obviously a new system of tenure in Zimbabwe which shows a major change in policy from the government's side

This paper will contribute, by encouraging and highlighting ideas, by bringing debate to the policy makers in order to bring out the most comprehensive system that can be implemented in perpetuity without stop and go approaches were immediate shortfalls are sometimes overlooked.

The contribution of several professionals such as land surveyors, planners and others are going to be assessed to make out whether or not their invaluable contribution is being taken.

It is also the aim of this paper to make recommendations to the stakeholders on alternative ways of defining a sustainable system of tenure that upholds and guarantees security and embraces the notion that a secure tenure system is a vital cog in economic development and at the same time addresses the major drive behind the reform process which is equitable distribution.