



## 2<sup>nd</sup> Malawi Land Symposium



### Initial Steps in the Implementation of the Malawi Land Laws: Implications for Commercial Agriculture



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FOOD POLICY  
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### Proceedings Report

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## Acknowledgements

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Special thanks also go to the co-organizers of the symposium:

- Ministry of Lands, Housing and Urban Development (MoLHUD);
- Ministry of Agriculture, Irrigation and Water Development (MoAIWD);
- European Union Delegation to Malawi;
- Food and Agriculture Organization of the United Nations in Malawi; and
- LandNet.

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Finally, we are grateful for the contributions of all panelists and presenters and the people that graced the symposium, particularly:

- the Guest of Honour, Hon. Atupele Muluzi, MP, Minister of Lands, Housing and Urban Development, who graciously opened the symposium and listened to several of the presentations;
- the Principal Secretary of Lands, Housing and Urban Development, Mr. Charles Msosa;
- the Chief Director in the Ministry of Agriculture, Irrigation and Water Development, Mr. Bright Kumwembe;
- the Acting Vice Chancellor of Lilongwe University of Agriculture and Natural Resources (LUANAR), Professor Emmanuel Kaunda; and
- the Traditional Authority from Nsanje District, Chief Mbenje.

## Executive Summary

The symposium, *Initial Steps in Implementation of the Malawi Land Laws: Implications for Commercial Agriculture*, brought together 106 participants (22 female). Among the participants were many from the public sector, represented by staff from the Ministry of Lands, Housing and Urban Development (MoLHUD); the Ministry of Agriculture, Irrigation and Water Development; the Ministry of Local Government; the Ministry of Industry, Trade and Tourism; and the Ministry of Finance and Economic Planning and Development. Other participants came from the private sector; civil society organizations; farmer organizations; development partner agencies; research institutions and academia; and the media.

The symposium was organized to provide a venue for dialogue on the newly adopted land laws of Malawi and what they entail for agriculture development in the country. The Minister of Lands, Housing and Urban Development, Honorable Atupele Muluzi, MP, was the guest of honor. Other notable participants included: the Principal Secretary of Lands, Housing and Urban Development, Mr. Charles Msosa; the Chief Director in the Ministry of Agriculture, Irrigation and Water Development, Mr. Bright Kumwembe; the Acting Vice Chancellor of the Lilongwe University of Agriculture and Natural Resources (LUANAR), Professor Emmanuel Kaunda; and a Traditional Authority from Nsanje District, Chief Mbenje.

After introductory and opening remarks, the keynote speech was presented by the MoLHUD Chief Economist, Mr. James Namfuko, on *The New Land Acts and Implications on Customary Landholding, Access to Land for Large-Scale Commercial Agriculture, Women's and Youth Access to Land*. This was followed by a presentation by Mr. Joshua Nthakomwa of the Malawi Investment and Trade Center (MITC) in the Ministry of Industry, Trade and Tourism, who highlighted the dysfunctional process of acquiring land for agricultural investment purposes. MITC's presentation was followed by Mr. Humphrey Kamwendo's presentation, entitled *Acquisition of Land for Large Scale Commercial Farming by Green Belt Initiative Holdings Limited*, in which three scenarios of how land has been acquired were presented. The following presentation was by Mr. Emmanuel Mlaka, the National Coordinator of LandNet, who presented on *Voluntary Guidelines on Governance of Tenure and Land, Forests and Fisheries in the Context of National Food Security: Guiding Principles of Responsible Governance of Tenure*. These presentations focused on the practical side of the implementation of the land laws.

The next two presentations were technical. *Land Profiling and Soil Loss Analysis in Malawi* was presented by Mr. Gilbert Kupunda, Deputy Director responsible for Land Resources Surveys and Evaluation in the Department of Land Resources Conservation in MoAIWD. Mr. Kupunda showed that the rate of soil loss due to land degradation has increased over the past two decades from an average of 20 metric tons per ha per year in 1992 to 29 metric tons per ha per year in 2014. The second technical presentation was by Professor Charles Jumbe of LUANAR on farm land rental markets based on research that matched tenants and their landlords in several districts in Malawi. The research showed that land rental markets facilitate efficiency, equity and welfare gains. However, tenants were found less likely to invest in soil fertility enhancing investments, such as manure application or other climate smart agriculture technologies, due to the temporary and informal nature of the rental agreements. The study pointed to implementation of the land laws as being a possible solution to the issue, if it results in increased land tenure rights and hence more formalized land rental transactions.

The final presentation by Dr. Hosaena Ghebru of IFPRI was on the Monitoring and Evaluation of Land in Africa (MELA) project, which is being coordinated by the African Union

(AU) in Addis Ababa, Ethiopia. The project focuses on tracking implementation progress of the AU declaration on land in ten countries, including Malawi.

Following the presentations, two question-and-answer sessions, a panel discussion, and a digital voting session were held. The digital voting session obtained input from symposium participants on the implications of several land policy issues.

The following points summarize highlights from the symposium:

- There is inconsistency in policies (or lack of use of available evidence in policies) evidenced by the Farm Input Subsidy Program providing inputs for production of maize in areas found to be unsuitable for maize production. This emphasizes the need for land profiling exercise to be updated with current information since the current crop suitability maps are based on data that was collected between 1988 and 1992. There is also need to advise the government on the right fertilizers for different areas of Malawi, based on results of soil mapping and abandon the blanket fertilizer recommendation that MoAIWD has followed for many years, with limited agricultural productivity results.
- The MoLHUD realizes that they need to include regulation of farm land rental transactions in their tenant-landlord bill.
- MITC and stakeholders recommend that the best model of land acquisition for large scale agricultural investments should involve communities that own land as shareholders or as partners in an equally profitable arrangement for the communities.
- Stakeholders provided recommendation on the types of land research that should be carried out in Malawi, going forward:
  - Impact of the rise of medium-scale farmers on productivity, employment, and food security.
  - Welfare impacts of land acquisitions and land rental markets.
  - Land equity and responsible land investments.
  - Financing of land transactions and investments.
- The discussion on land acquisition by investors pointed to a past lack of political leadership to guide land acquisition. In the case of Malawi Mangoes, due to these deficiencies, the company lost millions of dollars and is now not employing any one when it could be employing about 2,000 people if everything had gone smoothly. In contrast, Mtalimanja Holdings Limited had a good experience of land acquisition where the company offered 30 percent of its shares to previous land owners. The discussion also pointed to the need for effective community leaders, such as Chief Mbenje, to guide communities in negotiating for better terms with agriculture investors looking for land.
- Despite several presentations on the issue, most symposium attendees report that they remain unsure on the exact process of how land is supposed to be acquired for agricultural investments -- as shown by results of the digital voting.

At the close of the Symposium, it was generally hailed as a success, with stakeholders expressing a strong desire to have it held annually.

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## Acronyms

AfDB	African Development Bank
ASWAp	Agriculture Sector Wide Approach
AUC	African Union Commission
CEO	Chief Executive Officer
CSO	Civil Society Organization
DLRC	Department of Land Resources and Conservation
ECA	Economic Commission for Africa
EU	European Union
FAO	Food and Agriculture Organization of the United Nations
FUM	Farmers Union of Malawi
GBI	Green Belt Initiative
IFPRI	International Food Policy Research Institute
ILC	International Land Coalition
JICA	Japanese International Cooperation Agency
LGAF	Land Governance Assessment Framework
LUANAR	Lilongwe University of Agriculture and Natural Resources
MELA	Monitoring and Evaluation of Land in Africa
MITC	Malawi Investment and Trade Centre
MoAIWD	Ministry of Agriculture, Irrigation and Water Development
MoLHUD	Ministry of Lands, Housing and Urban Development
NAP	National Agricultural Policy
NAPAS	New Alliance Policy Acceleration Support
NASFAM	National Smallholders association of Malawi
TA	Traditional Authority

# INTRODUCTION

## Background and context

In 2016, two significant policy reforms were achieved:

- The Ministry of Agriculture, Irrigation and Water Development (MoAIWD) adopted and launched a new National Agriculture Policy (NAP) that proposes commercialization of agriculture as the way forward for Malawi; and
- the Ministry of Lands, Housing and Urban Development (MoLHUD) passed ten land bills in Parliament, all of which have been signed into law by His Excellency the President of the Republic of Malawi, Professor Peter Arthur Mutharika. The ten included:
  - the Land Bill;
  - the Customary Land Bill;
  - the Land Survey Bill;
  - the Physical Planning Bill;
  - the Registered Land (Amendment) Bill,
  - the Land Acquisition (Amendment) Bill;
  - the Local Government (Amendment) Bill;
  - the Malawi Housing (Amendment) Bill;
  - the Public Roads (Amendment) Bill; and
  - the Forestry (Amendment) Bill.

Government with several stakeholders are actively involved in supporting efforts to reform the land and agriculture sectors. These include:

### *The Government of Malawi*

Under the New Alliance for Food Security and Nutrition that the Government of Malawi, development partners, and the private sector agreed to in December 2013, MoLHUD is responsible for identifying about 100,000 hectares of land by 2022 (or 10,000 ha per year) that is suitable for commercial agriculture. This target was reduced from an earlier target of 200,000 hectares in response to expressions of concern from other stakeholders on the amount of land involved. In relation to the newly passed Land Acts, the MoLHUD is developing a roadmap to roll out their implementation.

Within MoAIWD, the Department of Land Resources and Conservation (DLRC) has conducted a soil loss assessment that has revealed that the country is losing an average of 29 metric tons of soil per hectare per year. Because of this high rate of soil erosion, much of Malawi's arable land is being progressively made more and more unproductive. Maintaining sufficient agricultural production levels to meet the livelihood requirements of producers and the food needs of the country is increasingly dependent on increasing use of chemical fertilizers, the use of which may not be economically and environmentally sustainable under all conditions. DLRC has developed catchment management guidelines intended to reduce and reverse land degradation. The guidelines are to be mainstreamed in all agricultural development programmes. Their effective implementation, with involvement of critical masses of land users, particularly farmers, would enable Malawi to recover or to maintain the quality of its land resources. Implementation of these guidelines is based on a "hot spot" approach with participation of the communities through Village Level Actions Plans.



DLRC is also conducting a land profiling study that has produced crop suitability maps. This information will guide the Ministry of Lands, Housing, and Urban Development and related Ministries in developing physical land use plans at local level.

### *Civil Society Organisations (CSO)*

CSOs have been involved in land policy issues through LandNet (previously known as Civil Society Task Force on Land and Natural Resources), which advocates for pro-poor land rights; and through the International Land Coalition (ILC). These organizations support government and stakeholders in reviewing the land policy and legislation.

Through a consortium of CSOs made up of Oxfam, LandNet, and the Center for Environmental Policy and Advocacy, with European Union (EU) funding, a three-year project entitled *Promoting Responsible Land Governance for Sustainable Agriculture in Malawi* will be implemented in Mzimba, Kasungu, and Phalombe districts. The specific objective of the project is to pilot, test and recommend for scale-up improved gender-sensitive land governance systems for customary estates under the new Land Law.

CSOs also have contributed, through the Food and Agriculture Organization of the United Nations (FAO), to the development of a national implementation framework that will be released by MoLHUD soon. The CSOs are also contributing to development of Information, Education, and Communication (IEC) materials and taking a unified communications approach to avoid conflicting messages. MoLHUD has also been working with CSOs and other stakeholders through the Land Governance Assessment Framework (LGAF) Task Force.

### *Development Partners*

The **World Bank** has supported several activities on land governance in Malawi, including assistance to the government on enactment of the land bills; on-going idle estate identification efforts; assistance to MoAIWD with short-term consultancies on a Land Management Information System; and the LGAF, among others. This support is channeled through the Agriculture Sector Wide Approach (ASWAp) Multi-Donor Trust Fund that is managed by the World Bank.

The **European Union** (EU) has engaged OXFAM to undertake a pilot customary estates registration, which is a major reform contained in the Customary Land Law. This aims at capacitating CSOs to advocate for best practices in land governance to rural communities. The EU is also providing technical assistance support to MoLHUD to restructure and formalize the Task Force that was formed as an outcome of Malawi's LGAF – dealing primarily with legal and policy issues and strengthening sustainable capacity within the Ministry's Land Administration System. This intervention complements the World Bank's capacity strengthening activities for land administration and contributes to strengthening the policy dialogue on the Land Act and its implementation.

In 2012, the EU also supported a study on land allocation procedures and current and past land disputes in sugarcane outgrowing schemes and other EU supported irrigation schemes in Malawi. The study analyzed the situation regarding land issues related to the development of irrigation and, in collaboration with key ministries, developed an action plan to resolve these issues and mitigate against further problems to maximize the returns on investments to the communities.

The EU has recently engaged OXFAM at regional level to implement a project that aims at ensuring women's access to and control over their land resources in eight African countries - supporting and enabling rural women's voices. Malawi is a beneficiary of this project.

The **Food and Agriculture Organization of the United Nations (FAO)** is collaborating with MoLHUD and CSOs on the use of the Voluntary Guidelines on Tenure of Fisheries, Forestry and Land. FAO is also assisting the Ministry with a Communication Strategy for the new land laws.

The **African Union Commission (AUC)**, in conjunction with the **Economic Commission for Africa (ECA)** and the **African Development Bank (AfDB)**, developed and adopted the Framework and Guidelines on Land Policy in Africa and the Guiding Principles on Large Scale Land-based Investments in Africa.

The **International Fund for Agriculture Development** in conjunction with several partners is implementing a Land Policy Initiative (LPI) project to implement the AU Declaration on Land that was launched in Malawi in 2010. With support of IFPRI, the LPI is tracking implementation of the AU Declaration on Land, in partnership with AUC, ECA, and AfDB through the Monitoring and Evaluation of Land (MELA) project in Africa. Malawi is one of the countries implementing the MELA project.

The **Japanese International Cooperation Agency (JICA)** started a three-year training program on land policy and administration for responsible agricultural investment and inclusive development with the view to building capacity in the public sector of developing countries, including Malawi. In Malawi, one public official has been trained. Currently JICA is conducting research on land policy and administration to inform their future development programs in the land sector in Malawi

### **Workshop participants**

The second Malawi Land Symposium, *Initial Steps in Implementation of the Malawi Land Laws: Implications for Commercial Agriculture*, was held at the Sogecoa Golden Peacock Hotel in Lilongwe on 10 May 2017. The symposium participants included government officials and staff, including traditional authorities; the private sector, CSOs, farmers' organizations, researchers from academia and research institutes, representatives of development partners, the press, and others.

The symposium was graced by the Minister of Lands, Housing and Urban Development (MoLHUD), Hon. Atupele Muluzi, MP who was the guest of honour. Other notable individuals included the Principal Secretary of MoLHUD, Mr. Charles Msosa; the Chief Director of MoAIWD, Mr. Bright Kumwembe; the Deputy Vice Chancellor of LUANAR, Professor Emmanuel Kaunda; and Traditional Authority (TA) Mbenje of Nsanje district, among others. A total of 106 participants attended of whom 22 were women. Annex 3 provides a list of the participants.

### **OBJECTIVES AND OPENING REMARKS**

The objective of the 2<sup>nd</sup> Malawi Land Symposium, *“Initial Steps in Implementation of the Malawi Land Laws: Implications for Commercial Agriculture”*, was to provide a venue for dialogue on the newly adopted land

*Photo 1: A cross-section of participants at the symposium*



laws and what they entail for agriculture development in Malawi. The symposium also aimed at providing information on the status of several New Alliance commitments that are related to land. The particular New Alliance commitments are the following:

- Identify land in phases, suitable for large-scale commercial agriculture (10,000 ha/year from 2013) every year;
- Enactment of the new Land Bill into law (which happened but now remains to be disseminated and implemented);
- Introduction of agricultural zoning based on priority crops and growth.

The symposium was organized by the MoLHUD in collaboration with MoAIWD with support from the United States Agency for International Development (USAID) through the New Alliance Policy Acceleration Support Project (NAPAS: Malawi) and the European Union (EU)-funded Land Governance Project.

### ***Welcome Remarks and Introductions***

***Dr. Flora Nankhuni***

***Chief of Party, New Alliance Policy Acceleration Support Project***

In her remarks, Dr. Nankhuni welcomed the participants, gave a brief background to the land symposium, and reported on trends that were identified at the first Land Symposium of April 2016.

Among the trends and issues identified were:

- There has been a rising share of agricultural land going to urban based medium-scale farmers;
- Rising prices of agricultural land with potential implications on food security, productivity, employment, and equity issues;
- Land rental transaction are more prevalent in Malawi compared to Zambia, probably reflecting the high population density in Malawi;
- Malawi has relatively high rates of land ownership by women, especially for land that is jointly owned with spouses, with some data showing 32-48 percent of land owned by women. However, the data do not show control, management, or use of that land by women; and
- There are many idle estates whose leases have expired and are not being used according to intended purposes;
- Data that was collected in 1988-1992 by the Land Resources Conservation Department can be used to develop crop suitability maps and an agricultural zonation scheme for Malawi

***Photo 2: Dr. Flora Nankhuni giving welcome remarks***



### ***Opening Remarks***

***Mr. Bright Kumwembe***

***Chief Director, Ministry of Agriculture, Irrigation, and Water Development***

Mr. Kumwembe appreciated the organization of the Symposium as one way of promoting the contribution of agriculture to the economic growth and development of the country. He pointed

out that land is a critical factor of production – we cannot talk about agricultural productivity without addressing land issues. Mr. Kumwembe also commended MoLHUD for finally having the land laws adopted. He mentioned that land tenure security has been flagged in the National Agriculture Investment Plan (NAIP) as critical for agriculture development. He commended the close collaboration between the two ministries (MoAIWD and MoLHUD) saying that the issue of land cuts across their core businesses. He mentioned several efforts that MoAIWD is doing to improve quality of land, such as soil analysis and nutrient loss soil mapping that will help the Ministry recommend new fertilizers and avoid blanket fertilizer recommendations for the whole country. He also mentioned the land profiling work that will help the Ministry plan their agricultural development programmes better.

**Photo 3: Mr. Bright Kumwembe giving opening remarks**



**Opening Remarks**

**Mr. Charles Msosa**

**Principal Secretary, Ministry of Lands, Housing and Urban Development**

Mr. Msosa acknowledged the importance of land to agriculture and that the enactment of the new land laws could potentially affect agriculture positively. However, Mr. Msosa cautioned that the new land laws are not a panacea in themselves, but that collaboration in “action” towards implementation of the land laws is of critical importance. He mentioned that MoLHUD will put in place a communication strategy to help disseminate the new land laws, with support of FAO. He also mentioned that the Ministry is developing a roadmap to implement the land laws and that issues of women’s and youths’ access to land will take prominence. In this regard, the MoLHUD will develop a gender strategy to direct implementation of the new land laws in an equitable manner. He concluded that Malawi has aligned itself to international declarations including the AU declaration on land governance and the 2009 Land Declaration in line with the Comprehensive African Agricultural Development Programme (CAADP) on mainstreaming of land issues in agriculture.

**Photo 4: Mr. Charles Msosa giving opening remarks**



***Official Opening by Guest of Honour  
Hon. Atupele Muluzi, MP  
Minister, Ministry of Lands, Housing  
and Urban Development***

In his official opening speech, the Guest of Honour noted that Malawi is an agrarian economy and, hence, land issues are at the center of the development trajectory for Malawi. He observed that, while government has passed key legislation on land governance after a long period of consultations, the next challenge is implementation of the new land laws. He indicated that there will be a baseline in line with a review of the master-plan of land use in Malawi. He noted that the new land laws have given an opportunity for further investments for industry and agriculture. He talked about MoLHUD initiatives, including putting in place a modern digitized land management system that will curb corruption in land acquisition transactions and dealings. He called for stakeholders to work together with communities to help them understand and implement the new land laws.

***Photo 5: Hon. Atupele Muluzi, MP giving official opening remarks***



## **SUMMARY OF PRESENTATIONS AND DISCUSSIONS**

*The program and all the presentations that were made are accessible on the Feed the Future Food Security Policy Innovation Lab on the Michigan State University website:*

*[http://foodsecuritypolicy.msu.edu/news/initial\\_steps\\_in\\_implementation\\_of\\_the\\_malawi\\_land\\_laws\\_implications\\_for\\_co](http://foodsecuritypolicy.msu.edu/news/initial_steps_in_implementation_of_the_malawi_land_laws_implications_for_co)*

### **Session One – Presentations**

***The Rise of Medium-Scale Farms in Africa: Causes and Consequences of Changing Farm Size Distribution,  
by Dr. Milu Muyanga***

This presentation was not made. However, Dr. Flora Nankhuni presented findings from the 2016 Malawi Land Symposium that this presentation was supposed to update. In her presentation, Dr. Nankhuni noted that the agricultural production system has gone beyond dualism, with the advent of medium scale farmers who are acquiring large pieces of land at a very high rate since the 1990's. She mentioned that land rental transactions are prevalent in Malawi and that land prices are rising. She also highlighted the relatively high land ownership statistics for women in Malawi (up to 48% according to some data sources). However, it was highlighted that this does not indicate that the women control, manage, or use that land. Dr. Nankhuni concluded by summarizing the other presentations that were made in 2016 on idle estates and an agricultural zonation scheme for Malawi.

***Keynote Address: New Land Acts and Implications on Customary Landholding, Access to Land for Large-Scale Commercial Agriculture, Women's and Youth Access to Land***  
**by James Namfuko,**  
**Chief Economist, Ministry of Lands, Housing and Urban Development**

Mr. Namfuko pointed out in his keynote address that the lack of tenure security is one of the factors contributing to low agricultural investments. He also stated that one of the major barriers to agricultural investment in Malawi is impaired access to land due to cumbersome regulatory procedures.

***MITC's Experiences on Land Acquisitions for Agricultural Investments in Malawi***  
**by Mr. Joshua Nthakomwa,**  
**Director of Investment Promotion and Facilitation, Malawi Investment and Trade Center (MITC)**

Mr. Nthakomwa noted that lack of economic diversification and value addition coupled with a longstanding structural trade deficit, population pressure, and economic volatility pose fundamental challenges to the development of the country. He stated that the role of MITC is to identify land for agricultural investments and not for investors to do that on their own. He bemoaned the unregulated pricing of land and the lack of a systematic process to acquisition of land. He observed that the government has not yet identified land specifically zoned for private investments and that foreign investors are forced to engage directly with chiefs because the government has not yet instituted a fund that can be used to acquire land for both domestic and foreign investors. This results in inappropriate compensation and land conflicts, among other problems. In consequence, MITC ends up “fire-fighting” for land on a case-by-case basis. He concluded that the key to successful investments in the agricultural sector hinges on successful land acquisitions and a land zoning process that must be speeded up.

***Voluntary Guidelines on Governance of Tenure and Land, Forests and Fisheries in the Context of National Food Security: Guiding Principles of Responsible Governance of Tenure***  
**by Mr. Emmanuel Mlaka**  
**National Coordinator, LandNet**

Mr. Mlaka presented guidelines and principles that need to be followed for responsible land governance, especially by investors in the agricultural sector. He also pointed out that successful large-scale investments in agriculture need to have the following principles in place: support to the nutrition and food security of the people; fighting poverty; mainstreaming gender issues; and ensuring sustainable natural resource management; among others. He challenged investors to recognize and respect all legitimate tenure rights and that the land sector ought to go beyond “fire-fighting” but should rather focus on preventing land conflicts. He questioned how effective the land tribunals would be in the new land laws and emphasized the need for transparency during land acquisitions. He concluded that land transactions for large scale investments should be done in a win-win situation for all parties concerned.

***Questions, Answers and Comments***  
**moderated by Dr. Candida Nakhumwa**  
**Director of Research, Policy and Partnerships, Farmers Union of Malawi**

The key questions and comments included:

- The need for MoLHUD to provide timelines for implementation actions. Speed is of essence if the new land laws are to translate into meaningful agricultural investments.

- The need to clarify the land ownership question especially by women in view of MoLHUD's upcoming development of a gender strategy. The question was asked, why do we need a gender strategy when women's ownership of land is relatively high in Malawi?
- A question was asked if large-scale agriculture investments are following the guidelines that were shared by Mr. Mlaka and who is monitoring that process?
- The need to appreciate that land has value based on its potential for development. Therefore, it is good that the new land laws will compensate people for the value of their land and not just for the value of developments on their land, as was the case before the passage of the laws.
- The need for an Agricultural Holdings Act – the UK Land Holding Act was highlighted as possibly helping guide the process of developing Malawi's version of the Act.
- The issue of land ownership structure and productivity – a question was asked if research has been conducted to compare the productivity of land held by smallholder farmers versus medium-scale farmers versus large estates.
- Comments were made on the need to regulate land size for large scale investors and to establish better statistics on women's access to, control of, and ownership of land.

The take-home messages from the plenary discussion, as summarized by Dr Candida Nakhumwa, included:

- Further research is needed on changing land ownership structures and the productivity of land.
- Gender and land tenure security issues need to be recognized and acted upon.
- Land zoning and mapping is a must for the competitive and efficient development of land.
- Modalities of compensation ought to be very clear in the Land Act. There is also a need for creation of a Revolving Compensation Fund to enable government to implement the new land laws.
- There is need to follow up on the Agricultural Holdings Act.
- Regulation of land-holding size for large scale investors needs to be explored, considering there is significant population pressure on agricultural land across Malawi.
- MITC should be the only institution issuing land certificates for large scale investments in agriculture.

## **Session Two – Presentations**

### ***Land Acquisition for Large-scale Commercial Farming by Green Belt Initiative Holdings Ltd.***

***by Mr. Humphrey Kamwendo***

Mr. Kamwendo shared three key models of land acquisition for large scale agricultural investments used by Green Belt Initiative (GBI):

- Use of idle estates, e.g., from Press Agriculture Limited (PAL) through MoLHUD.
- Acquiring customary land from communities and compensating them. This is less preferred by GBI because it involves cumbersome and difficult processes.
- Partnership with land owners where the original land owners own equity/shares in the business.

Mr. Kamwendo recommended the partnership model as the most preferred as it is relatively rapidly implemented, involves less conflict, and empowers communities. He further recommended the need for community sensitization before any land deals are made.

***Land Profiling and Soil Loss Analysis in Malawi***

***by Mr. Gilbert Kupunda***

***Deputy Director responsible for Land Resources Surveys and Evaluation***

***Department of Land Resources Conservation (DLRC), MoAIWD***

This presentation reviewed a study done in 1992 focusing on land use, soil type, soil cover, and topography, among others. The objective of the study was to provide strategic guidance on where specific investments and programmes can be placed for increased agricultural commercialization. The presentation also emphasized on the need to utilize land according to its potential to avoid land degradation and the need to bring in measures to protect soil erosion, especially in the Southern and Northern regions of the country where soils are highly vulnerable to erosion.

More recent analysis reveals that soil loss has increased from 20 metric tons/ha/year in 1992 to 29 metric tons/ha/year by 2014. This increase in soil loss is partly attributed to weak policies on sustainable land management practices. DLRC has also produced crop suitability maps and a list of five prioritized crops for each district in Malawi based on the land profiling study results. He recommended that large scale agricultural investments should be aligned with land zoning to increase agricultural productivity and reduce soil degradation.

***Do Farm Land Rental Markets Really Promote Efficiency and Equity in Smallholder Agriculture? Evidence from a Tenant-Landlord Matched Sample in Malawi***

***by Professor Charles Jumbe***

***Lilongwe University of Agriculture and Natural Resources***

This study was conducted between April and May 2016 in Lilongwe, Salima, Nkhosakota and Zomba districts. It focused on patterns in land rental markets and how they affect investment in land and soil fertility enhancing measures as well as equity, efficiency and welfare gains. The findings show that tenants are interested in short-term gains on land use (mostly inorganic fertilizer application) rather than long term gains, such as manure application or adopting other climate smart agricultural technologies. The results also show that land rental markets facilitate efficiency gains by enabling net transfers of land from less-able to more-able farmers and from land-rich to land poor farmers (equity gains) and productive livelihoods (welfare gains). These findings will help policy makers better understand the role that land markets can play in increasing agricultural productivity and structural transformation. Dr. Jumbe emphasized the need to recognize, encourage and regulate land renting to ensure equitable distribution of benefits from rental transactions. Discussion of the findings pointed to a need to include farm land rental transactions in the landlord-tenancy bill that the MoLHUD is developing.

***Monitoring and Evaluation of Land in Africa (MELA) Project***

***by Dr. Hosaena Ghebru***

***Research Fellow, International Food Policy Research Institute***

The Monitoring and Evaluation of Land in Africa (MELA) project is being coordinated by the African Union (AU) in Addis Ababa, Ethiopia. The project focuses on tracking implementation progress of the AU Declaration on Land. In his presentation, Dr. Ghebru noted the commitments African heads of state have made on land governance matters, including women's land rights, land reforms, and land policy implementation. The MELA project is expected to be implemented in ten African countries, including Malawi. Selection of countries



to implement the project was based on (i) strong political commitment, (ii) ongoing land policy reforms, (iii) data availability, and (iv) stages of land development. Dr. Ghebru also emphasized that the MELA process involves identifying best practices in design and implementation of land policies aimed at improving land governance in Africa. For instance, in Malawi, the MELA project will attempt to align and evaluate progress on the Sustainable Development Goals (SDGs) indicators on land. Lastly, Dr. Ghebru commended Malawi for starting well, especially, in view of the recently adopted land laws.

### *Questions, Responses and Comments*

*moderated by Mrs. Mutemwe Kavalo,*

*International Aid Coordinator in Sustainable Agriculture, EU Delegation to Malawi*

The following were some of the questions and comments raised:

- There is a need to intensify communication efforts on crop suitability profiles to create mass awareness about their availability and facilitate design of agricultural programmes based on study results. Participants were surprised to learn that the Lower Shire area is known to be unsuitable for maize production since 1988-92 and yet the Farm Input Subsidy Programme provides inputs to enable households in Chikwawa and Nsanje districts to produce maize. This has implications on how FISP can be reformed to increase its efficiency.
- There is need for proper coordination of the two Monitoring and Evaluation projects which are all being coordinated at the AU – the MELA project and the Transverse project.
- Dr. Jumbe was asked whether economic factors were accounted for in the study he presented on the landlord-tenant survey. Several factors were controlled for in the survey, including asset values and household savings. For more information, the full paper can be provided upon request.
- The recommendation was made that, in light of the realization that most of the contracts between landlords and tenants are informal, there is need to include regulation of farm land rentals in the landlord-tenant bill that is being developed by MoLHUD.

### **Session Three – Panel Discussion**

The panel discussion was moderated by Mr. Rex Chapota of Farm Radio Trust. The panelists included Mr. Prince Kapondamgaga, the CEO of Farmers Union of Malawi; Mrs. Yvone Mmangisa, the Land Governance Officer for FAO and UN Women representing the development partners; Dr. Betty Chinyamunyamu, the Deputy CEO of NASFAM representing small business farmers; Mr. Jonathan Jacobs, the co-founder and former Managing Director of Malawi Mangoes, now Joint Managing Partner of Longevity Development, representing foreign investors; Professor David Kamchacha of Mtalimanja Holdings Ltd. representing Malawian investors; and TA Mbenje of Nsanje district representing chiefs and communities.

The first panelist to take the floor was Mr. Kapondamgaga who responded to the question “Do you think the Ministry of Land’s initiative to identify 100,000 ha of land by 2022 for commercial agriculture will help change the fortunes of Malawi’s agriculture?” In his response, Mr. Kapondamgaga started by clarifying that agricultural commercialization is not an issue of size, and emphasized that both smallholder farmers and large scale farmers can go commercial. Thus, commercial agriculture should not be synonymous with large-scale farming – it is just an approach that embraces commercial orientation in small-, medium- and large-scale farming. Mr. Kapondamgaga also noted that for Malawi to address the trade deficit and food security

problems pointed out by MITC, serious and meaningful investments in agriculture are needed to raise productivity. Thus, land becomes critical. He pointed out the need for serious investments in the whole nation to realize benefits from increased agricultural productivity beyond the land question. He asked, “What benefit is land acquisition when there is no energy, and no infrastructure to support such investment?” He mentioned the need to develop infrastructure in both rural and urban areas, such as ICT and irrigation, among others. As a country, we need affordable access to agricultural financing. He further pointed out that the private sector needs to be incentivized so that we have private sector-led and public sector-enabled agriculture development. To achieve this, there is need for joint efforts from government, private sector and the donor community, hence, the coming in of the New Alliance for Food Security and Nutrition through the CAADP Framework. While government was supposed to provide an enabling environment under the New Alliance Framework, there is no designated land for commercial agriculture in Malawi and this is one of the hindrances to commercializing agriculture in Malawi. Thus, designating land for commercial agriculture is crucial for promoting agricultural investments.

The second panelist to take the floor was Mr. Jonathan Jacobs, co-founder of Malawi Mangoes. Mr. Jacobs took on the question “What are the key lessons in moving forward in the quest for commercial agriculture in Malawi in view of the Malawi Mangoes experience?” Mr. Jacobs noted that effective leadership at every level of society – village, district, national, and political – is crucial. He pointed out that, as private sector firm, Malawi Mangoes would prefer not to obtain for their investments customary land that is being used by communities. He emphasized the critical need for effective contracts between interested parties. For instance, Malawi Mangoes signed a contract with the government of Malawi to legally acquire land, but the government did not play its part. He explained that Malawi Mangoes offered government the funds that were needed to compensate the people using the ~2,000 hectares that Malawi Mangoes was acquiring on land that was previously idle, on condition that the government subtract the amount paid by Malawi Mangoes in future rental fees. However, it seems that the funds never reached all intended beneficiaries, causing some members of the community to become dissatisfied with the company. In the end, Malawi Mangoes delayed its operations and ended up losing millions of dollars in the process. More importantly, the company is no longer employing people when it could be employing about 2,000 people if the process had gone on smoothly. Essentially Malawi Mangoes lost, the community lost, and the government lost tax revenues.

TA Mbenje responded to the following questions: “What is the understanding of the common man when they see a foreign investor in their village? Would the new land laws help solve prevailing land issues? What are the benefits to a common man when foreign investors decide to invest in their locality?” TA Mbenje clarified that the new land laws have been embraced. However, the bone of contention among the common man in the community is a lack of understanding of the land laws, both new and old, due to lack of mass sensitization of what the laws entail. He bemoaned the fact that the whole process of reviewing land laws has left communities behind.

In the community, the understanding has been that land is controlled by traditional leaders, the chiefs. While the chiefs themselves understand that the new land laws have legitimized their power over land, the community think that they are going back to the colonial era where land issues were being administered by colonial masters. He thus stressed that consulting the chiefs does not necessarily mean the wider community has been consulted. Hence, the entry point by foreign investors into the community matters a lot.

Professor Kamchacha shared Mtalimanja Holdings' experience, saying that the company involved both chiefs and the community where the company's intentions were shared before any land acquisition started. In the end the company allocated 30 percent of the company shares to the previous land owners.

Another question was posed to Dr. Chinyamunyamu on whether bringing in smallholder farmers in commercial agricultural investment is going to stifle productivity. Dr. Chinyamunyamu noted that landholding sizes are declining. However, smallholder farmers need to compete in a competitive global environment and technology development for increased production is inevitable. Therefore, the need for identifying land for commercial agriculture is critical. She noted that there is now an increasing realization of the need to support small-, medium- and large-scale farmers. Government must integrate smallholder farmers as active participants in a quest to promote commercial agriculture, such as through the anchor farm model.

Mrs. Mmangisa acknowledged that the issue of smallholders versus large-scale farmers remains a dilemma in the donor community. However, she concurred with Dr. Chinyamunyamu that we cannot give a blind eye to small-scale farmers. They need to be integrated and supported in dealing with investors. Mrs. Mmangisa also pointed out that development partners in 2016 proposed five principles that are to be followed for responsible investments in agriculture. These include (i) contributing to food security and nutrition, particularly for the most vulnerable; (ii) sustainable and inclusive economic development and poverty reduction; (iii) youth empowerment; (iv) gender equality and respect for cultural heritage; and (v) supporting diversity and innovation. Development partners have been supporting CSOs to make sure that these principles are followed and ably support smallholder farmers to achieve them.

There were several take-home messages from the panel discussion:

- The need for private sector-led and public sector-enabled agriculture.
- Government must identify and designate land for commercial agriculture.
- Ensure wider consultations with communities.
- Encourage partnership between the community and the large-scale investor, e.g., partnership in shareholding arrangements.
- Integrate smallholder farmers as active participants in commercial agriculture, such as through the anchor farm model.
- Sensitize communities on the new land laws to clear existing misunderstandings.
- Government must provide incentives for small-, medium-, and large-scale agricultural investments.
- Effective leadership at every level (village, district, and national) is required for successful land acquisition and utilization by foreign investors.
- The new land laws will only be of value if effectively implemented.
- To enable Malawi to compete globally requires quality products and high productivity in the agricultural sector.
- Responsible governance of land must avoid politicization of the same due to the power relations surrounding land matters.
- Greater clarity on the processes involved in land acquisition for large-scale agricultural investments is required.

## Session Four – Stakeholders Input

Stakeholders input into the symposium was done through digital voting on several questions. Results of the voting showed that:

- Stakeholders have positive perceptions about the new land laws in the following areas:
  - 84 percent agreed that the new land laws adequately protect the natural resource base and promote long-term sustainable investments in land.
  - 81 percent agreed that the new land laws will ensure adequate compensation of rural resource-poor people who lose their land for agricultural investment.
- Stakeholders have negative perceptions regarding the new land laws in the following areas:
  - 97 percent disagreed that valuation of land and compensation assessment processes in Malawi are clear.
  - 91 percent disagreed that Malawi's finance policies are aligned to the new changes in land laws and a move to increased agricultural commercialization.
  - 88 percent disagreed that under the new land laws it is clear how much money should be paid and to whom when acquiring land for commercial agricultural investment.
  - 70 percent disagreed that in the new land laws, the role of land tribunals is clear in terms of land acquisition for investments in commercial agriculture.
  - 66 percent felt that smallholder farmers that are selling their small pieces of land are being pushed into marginalization, out of desperation, without knowing it.
  - 58 percent disagreed that the new land laws provide adequate safeguards to protect vulnerable groups and communities from exploitation in land rental markets.
  - 58 percent disagreed that, under the new laws, the procedures on how farm investors can acquire land for investment in Malawi are clear.
  - 52 percent disagreed that the new land laws adequately incorporate principles of responsible land investments.
  - 52 percent disagreed that under the new laws, the role of MITC is clear regarding how it is to facilitate investments in commercial agriculture.
- The responses to questions asking symposium participants' views on the changing structure of land ownership towards more medium-scale holdings were mixed.
  - 66 percent agreed that as land transactions increase in Malawi, land should be allowed to be sold to people with jobs in the cities.
  - 75 percent agreed that conversion of customary land into leasehold or freehold ownership should be encouraged.
  - 72 percent stated that, considering population growth in rural areas and that farms are getting smaller and smaller, Malawi government policy should be to help small farmers with less than 0.5 ha of land intensify farming, even if their land is small.
  - 22 percent felt that policy should encourage medium and large scale investors to consolidate land and employ smallholder farmers as labour on the farms.
  - No one recommended that policy should encourage small farmers to relocate to cities in search for better opportunities.
- Responses to the other questions included:
  - Preference for partnerships between investors and communities where previous land owners become shareholders in the investment (91 percent preferring this over

- compensating communities for their land (0 percent) or investors buying idle estates (6 percent).
- Varied ideas about what government should do with idle estates whose lease terms have expired: 47 percent said that government should give current tenants a chance to renew the lease term; 38 percent stated that government should repossess the land and make it available for new rentals through Traditional Authorities; while 13 percent said that government should charge a penalty fee for utilization of land whose term has expired.
  - Varied responses about what should be done about regulating land management under land rental markets: 31 percent said that “extension services should be provided on sustainable land and water management to tenants”; 28 percent said that “charge a penalty fee for unsustainable land management practices; 22 percent said that “impose a tax on tenants and use proceeds for sustainable land management interventions; and 19 percent said that “monitor and evaluate land management practices of tenants”.
  - Preference for conversion of customary land into leasehold (53 percent of the stakeholders that voted), compared to 19 percent preferring conversion of customary land to customary estates and 22 percent preferring conversion of customary land to any form existing under the new laws. No one preferred conversion to freehold land, while 6 percent preferred that customary land should not be converted.
  - Preference for continuing to hold the land symposium annually (88 percent) over 6 percent indicating that it should be held every other year, 3 percent (1 person) saying it should be held after several years and 3 percent (1 person) saying it should not be held at all.

These results are presented in greater detail in Annex 1.

## **Closing Remarks**

*By Professor Emmanuel Kaunda*

*Acting Vice Chancellor, Lilongwe University of Agriculture and Natural Resources*

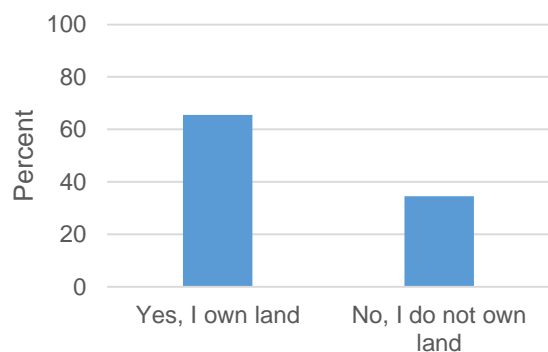
In his closing remarks, Professor Kaunda noted that Malawi is a young country because it has a growing population. Thus, it is important to integrate the youth in land issues to ensure that demographic dividends are exploited. He emphasized the importance of identifying land for agricultural investment purposes that can help university graduates to opt for investing in agriculture. He also called for coordination among all ministries involved in implementation of land-related strategies, citing the mismatch between results of the land profiling and soil mapping studies and FISP or blanket fertilizer recommendations. He appreciated the organization of the 2<sup>nd</sup> Malawi land symposium as indeed being a critical step in the implementation of the new land laws in Malawi and recommended a continuation of the initiative.

## ANNEXES

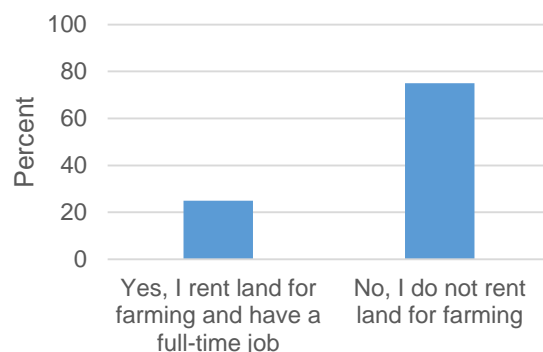
### Annex 1: Polling results of digital voting on policy implications coming out of the symposium

Note: Between 29 and 35 valid responses were obtained for each question.

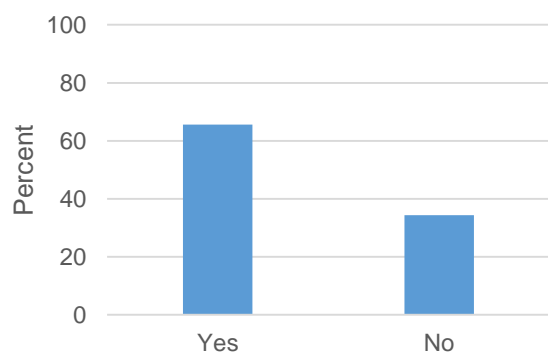
**Digital Polling Question 1: Do you own land in Malawi?**



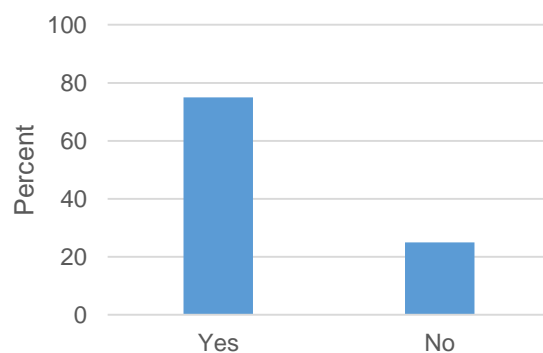
**Digital Polling Question 2: Do you rent land for farming and yet have a full-time job in town?**



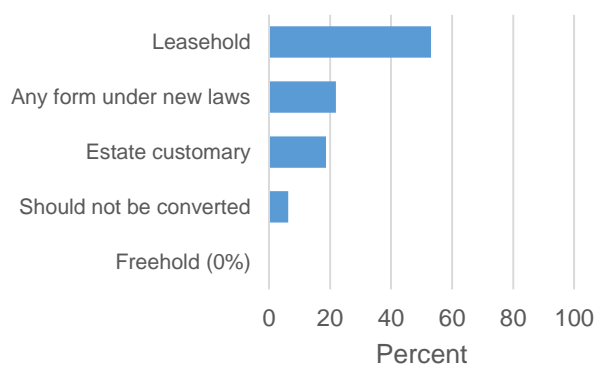
**Digital Polling Question 3: As land transactions increase in Malawi, should land be allowed to be sold to people with jobs in the cities?**



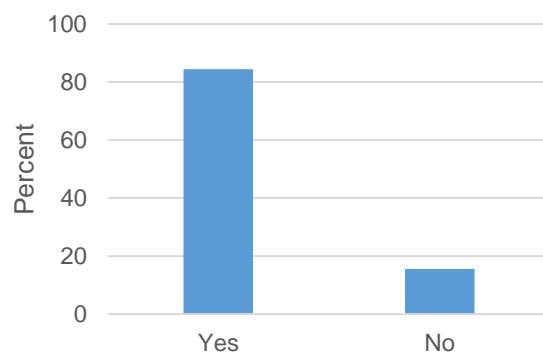
**Digital Polling Question 4: The conversion of customary land into leasehold or private ownership should be encouraged, yes or no?**



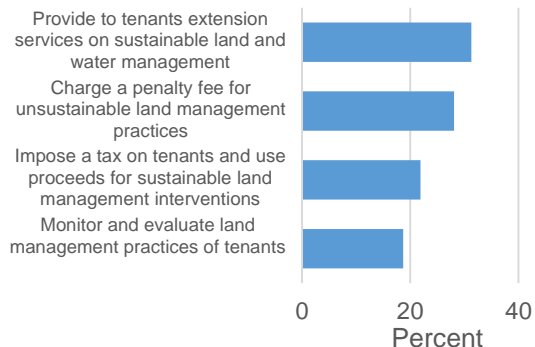
**Digital Polling Question 5: If conversion of customary land is to be allowed, what form should it be converted to?**



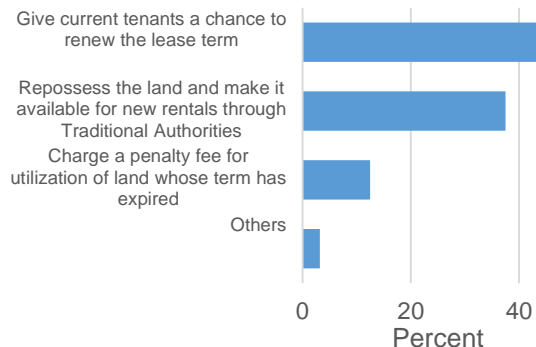
**Digital Polling Question 6: The new land laws adequately protect the natural resource base and promotes long-term sustainable investments in land, yes or no?**



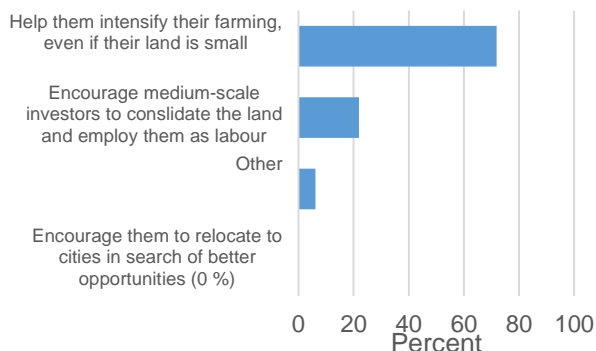
**Digital Polling Question 7: What should be done about regulating land management under land rental markets?**



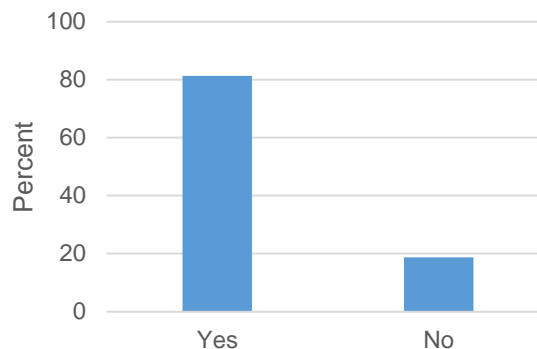
**Digital Polling Question 8: What should government do about estate land whose lease term has expired?**



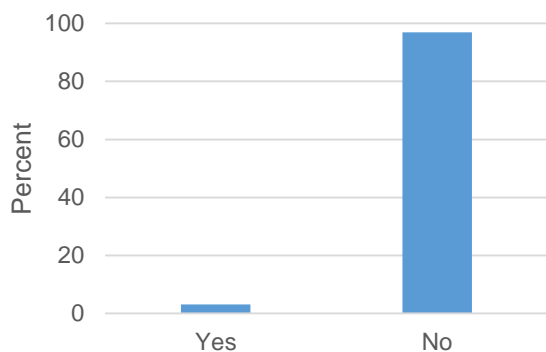
**Digital Polling Question 9: Considering population growth in rural areas and that farms are getting smaller and smaller, what should Malawi pursue in terms of small farms (less than 0.5 ha)?**



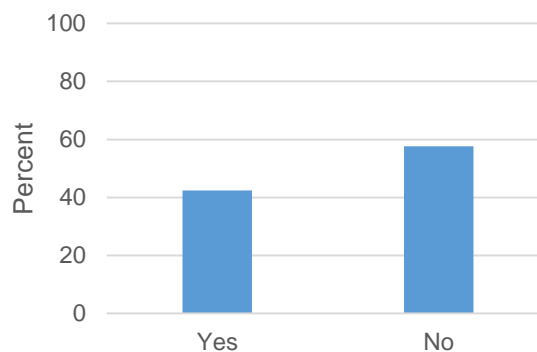
**Digital Polling Question 10: The new land laws will ensure adequate compensation of rural resource-poor people who are losing their land during land acquisition for agricultural investment, yes or no?**



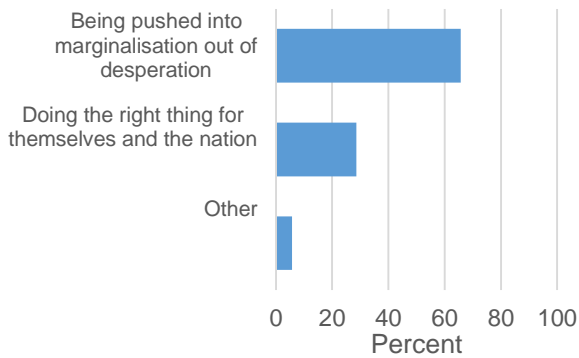
**Digital Polling Question 11: Valuation of land and compensation assessment processes in Malawi are clear; and actual land values and competitive land rental rates are known by all stakeholders, yes or no?**



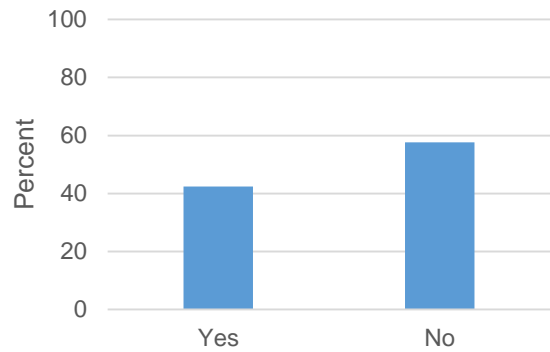
**Digital Polling Question 12: The new land laws provide adequate safeguards to protect vulnerable groups and communities from exploitation in land rental markets, yes or no?**



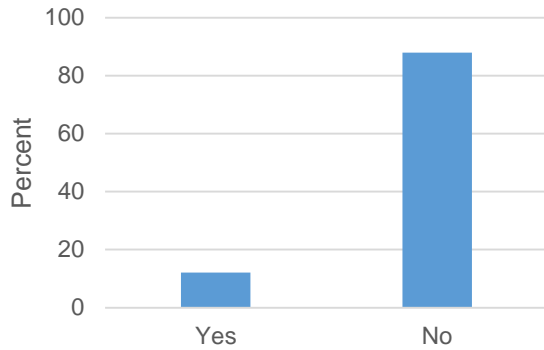
**Digital Polling Question 13: Do you think that smallholder farmers that are selling their small pieces of land are:**



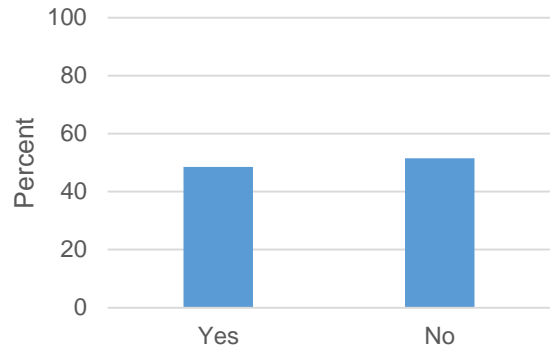
**Digital Polling Question 14: Under the new land laws, the procedures on how farm investors can acquire land for investment in Malawi are clear, yes or no?**



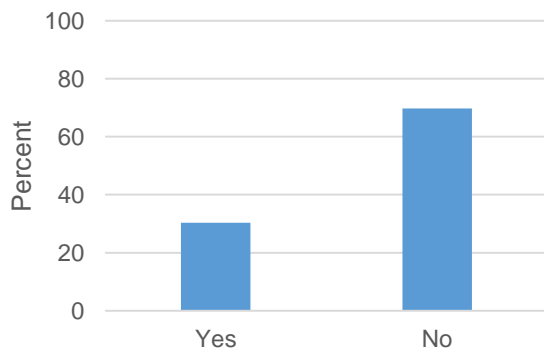
**Digital Polling Question 15: Under the new land laws, is it clear how much money should be paid and to whom when acquiring land for commercial agricultural investment, yes or no?**



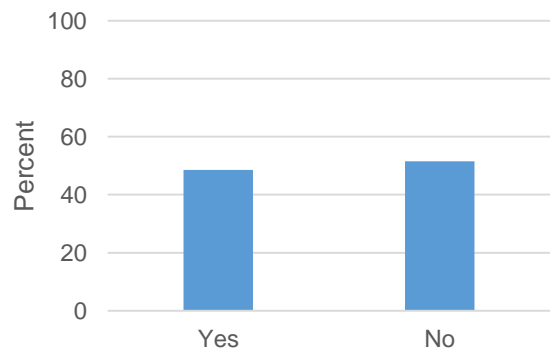
**Digital Polling Question 16: The new land laws adequately incorporate principles of responsible land investments, yes or no?**



**Digital Polling Question 17: In the new land laws, the role of land tribunals is clear in terms of land acquisition for investment in commercial agriculture, yes or no?**

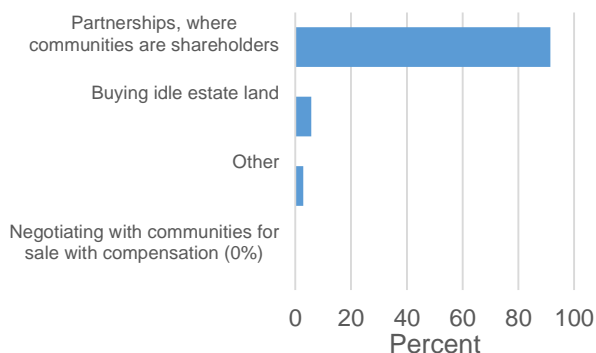


**Digital Polling Question 18: Under the new land laws, the role of MITC is clear, in terms of facilitating investments in commercial agriculture, yes or no?**

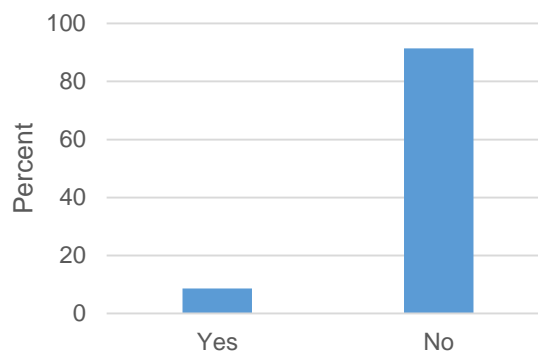




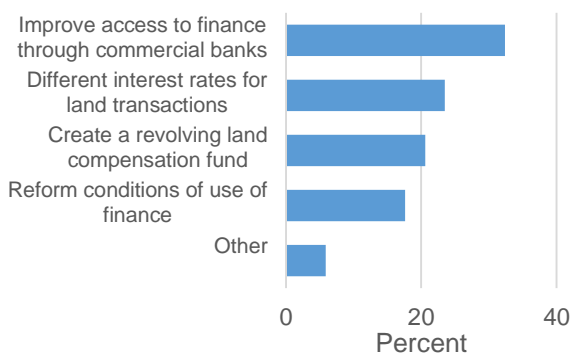
**Digital Polling Question 19: Under the Green Belt Initiative Holdings, which model should Malawi adopt in terms of land acquisition for investments in irrigated commercial agriculture:**



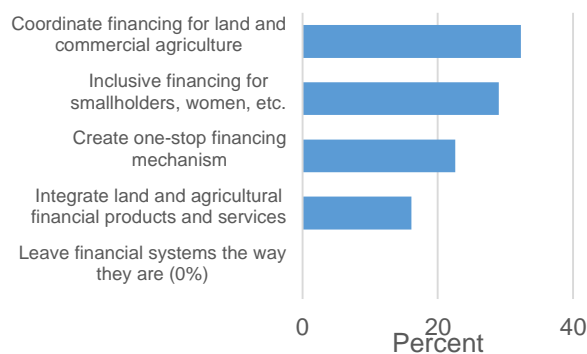
**Digital Polling Question 20: Malawi's finance policies are aligned to the new changes in land laws and the move to agricultural commercialization, yes or no?**



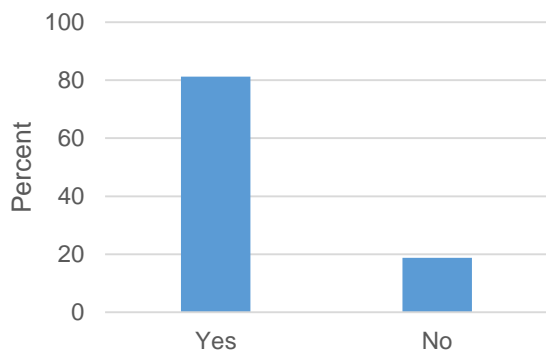
**Digital Polling Question 21: What are the major areas of financing land transactions that need to change?**



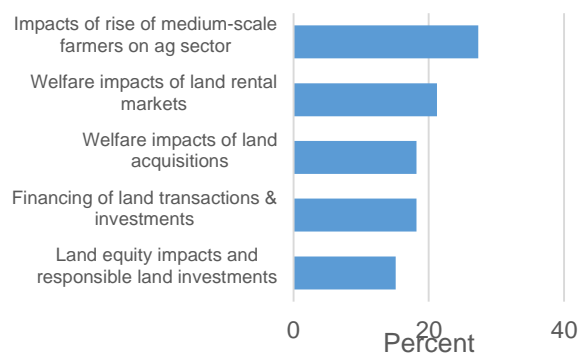
**Digital Polling Question 22: What will be the most effective way of enabling commercialization of agriculture through financial policy reforms?**



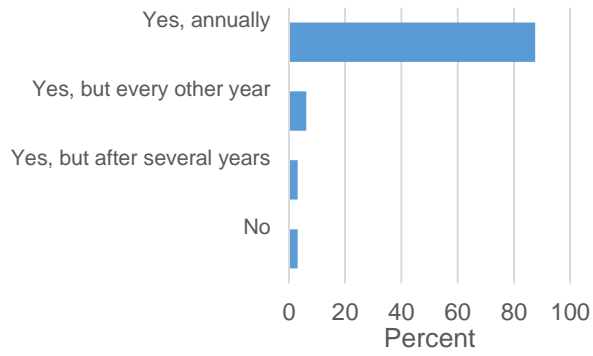
**Digital Polling Question 23: Should the government of Malawi introduce a new Agricultural Landlord-Tenant Bill, yes or no?**



**Digital Polling Question 24: What research on land would you like to see in the future?**



***Digital Polling Question 25: Should the Government of Malawi hold the Land Symposium again, going forward?***



## Annex 2: Resource persons' biographies



**Mr. Rex Chapota** is the founding Executive Director of Farm Radio Trust since 2009; an organization that is championing the greater role and usage of radio and other ICTs in extension and advisory services. He previously worked for Farm Radio International as a National Research Coordinator for an action research project known as the African Farm Radio Research Initiative (AFRRI)-Malawi Office from 2007 to 2009. Mr. Chapota is the current Chairperson of the National Agriculture Content Development Committee on ICT based Extension that is under the Department of Agricultural Extension Services in the Ministry of Agriculture, Irrigation and Water Development. He also sits on the National Executive Committee of the Malawi Forum for Agricultural Advisory Services (MaFAAS). He is the current Board Chairperson of Civil Society Network in Agriculture (CISANET), a network of over 100 international and national organizations working in Agriculture.

He has an academic background in Agriculture, specifically Rural Development and Extension, at Diploma and Bachelors' level obtained at the Bunda College of Agriculture-University of Malawi in 2007 and 2009, respectively, and a MSc. in Managing Rural Development from School of Oriental and African Studies-University of London. His thesis at MSc. level was on the 'Analysis of the role of CISANET in agricultural policy development and implementation in Malawi'. He is currently reading for his PhD in Extension and Rural Development at the Lilongwe University of Agriculture and Natural Resources (LUANAR) focusing on the ICT revolution in Agriculture.



**Dr. Betty Chinyamunyamu** is a Development Economist with extensive knowledge and experience in agribusiness development, food security and rural development. With over 18 years in the field, she is currently working with the National Smallholder Farmers' Association of Malawi (NASFAM) as Deputy Chief Executive Officer. Previously, she worked as an Information and Communications Officer and later as Policy and Advocacy Officer for ACDI/VOCA - an American nonprofit organization that promotes broad-based economic growth and the development of civil society in developing countries. She has also held various positions in NASFAM including Policy, Advocacy and Communications Manager and Development Director. Her areas of specialization are strategic planning, agribusiness development, policy and advocacy, farmer organization development and management, food security, gender empowerment, and monitoring and evaluation. Dr. Chinyamunyamu is also Board member of Farm Radio Trust and of Chisomo Children's Club; and General Assembly member of ActionAid Malawi. She has a Bachelor's degree in Economics (with distinction) from Chancellor College of the University of Malawi; a master's degree in Development Studies (with distinction) from the University of Cambridge (UK); and a PhD from the University of Leeds (UK).



**Dr. Hosaena Ghebru** is a Research Fellow at the International Food Policy Research Institute (IFPRI) – Development Strategy and Governance Division. Dr. Ghebru’s core research focuses on applied microeconomics with a focus on property rights, land markets and investment incentives, as well as gender-disaggregated impact evaluations of various land policy and governance interventions on agricultural productivity, sustainable land management and intra-household welfare and bargaining power in selected African countries like Nigeria, Mozambique, Ghana, Ethiopia and Uganda. Currently, Dr. Ghebru is a project leader for a new joint project with the AUC/AfDB/UN-ECA Land Policy Initiative (LPI) on Monitoring and Evaluation of Land in Africa (MELA) – a pilot project to track progress in implementation of the AU Declaration on Land Issues and Challenges in 10 selected African countries, including Malawi.



**Mr. Jonathan Jacobs** is the Co-Founder and former Managing Director of Malawi Mangoes and, now, is the Co-Founder and Joint Managing Partner in Longevity Development, a venture aimed at bringing public and private sectors together for the development of better, more sustainable and inclusive enterprise. He brings to the panel over a decade of transactional experience in both debt and equity investment capital, together with seven years of experience in the conceptualization, development and execution of operations in primary agriculture and processed food production. Equitable land tenure is an area of special interest for him, and while Managing Director at Malawi Mangoes – in collaboration with the Office of the President and Cabinet, the Ministry of Lands and the Ministry of Justice – he helped to develop a new progressive model of public-private-partnership for Malawi, whereby the ownership of the land remains with the people, and responsible private sector organizations are granted management contracts to operate that land, provided they maintain compliance with the policy conditions.

Mr. Jacobs has spent over 25 years teaching leadership and motivational skills to young people around the world and has directed leadership programmes, events and conventions in Europe, the Middle East, Africa, the USA and Australia.



**Dr. Charles B.L. Jumbe** is an A Professor of Economics at the Centre for Agricultural Research and Development (CARD) and the Director of Research and Outreach at the Lilongwe University of Agriculture and Natural Resources (LUANAR) since 2013. He holds a PhD in Economics from the Norwegian University of Life Sciences (Norway). Before joining the University in 1996, he worked as an Economist in several government departments including the Office of the President and Cabinet in the Department of Economic Planning and Development (1990-1993), Ministry of Energy and Mining (1993-1996) and Ministry of Agriculture and Food Security (1995- 1996). With more than 20 years of research experience, he has worked on a wide range of areas or topics such as renewable and non-renewable energy, biofuels, monitoring and evaluation of development projects, environment and climate change, agriculture, food and nutrition security, natural resource management, forestry, efficient cook stoves, water and sanitation, rural development, poverty and

vulnerability assessment, baseline (situational) analysis, mid-term evaluation and impact evaluation (end of project) of development interventions.



**Professor David Kamchacha** has over 25 years' experience in Managing and Developing Agricultural Inputs and output Markets. He also has over 15 years of experience in Business and Project Management and is an excellent facilitator. Prof. Kamchacha has over fifteen years of experience in Corporate Strategy, Corporate Finance, Information Processing, Strategic Market Research, Planning and Development. Prof Kamchacha has participated in designing Fertilizer Input Subsidy for Mozambique, Federal Government of Nigeria and has also contributed to several agricultural input assessment and action plans. He is part of a multi-million-dollar rice development project, the Bamboo Products and Bio Fertilizer Factory (Mtalimanja Holdings). He is a consultant on agricultural policy and on fertilizer production. He is also Vice Chancellor: Pentecostal Life University, and has two PhDs in Strategic Management and Economics and Development Studies.



**Mr. Humphrey Thomas Kamwendo** is a trained Land and Water Development Specialist with a Bachelor's degree in Irrigation Engineering and a Master's Degree in Water Science Engineering specializing in Hydraulic Engineering – Land and Water Development. He has worked as an Irrigation Engineer in the Ministry of Agriculture, Irrigation and Water Development and as a Technical Coordinator under CARE International where he was supervising construction of Rural infrastructure.



**Mr. Prince Kapondamgaga** is the Chief Executive Officer (CEO) of Farmers Union of Malawi (FUM), an umbrella body for farmers in Malawi. As CEO, Mr. Kapondamgaga heads the senior management team which is responsible for strategic management and leadership of FUM. Prince has 15 years' experience in agribusiness development projects and program and grants management, financial management, strategic management and monitoring and evaluation. Prior to joining Farmers Union, he has held several senior positions in other organizations such as World Vision International and Concern Universal. By virtue of currently being CEO, he sits in several boards and program steering committees in Malawi. Mr. Kapondamgaga is a holder of a BSc. in Agriculture and a MSc. in Crop Science obtained at the University of Malawi.



**Professor Emmanuel Kaunda** is the Acting Vice Chancellor of Lilongwe University of Agriculture and Natural Resources (LUANAR), Malawi and has been the Deputy Vice Chancellor of the same University for the past 4 years since 2013. During this period, he has contributed to the growth of the University in terms of capacity building of the University of Malawi with student population jumping from less than 2,000 to the current 9,000. Professionally Professor Kaunda, a Fisheries Ecologist, is one of the leading experts in African

aquaculture and fisheries and has supervised more than 25 MSc. and PhD students in Aquaculture and Fisheries. He has more than 50 publications in refereed journal and conference proceedings. Professor Kaunda is also the Technical Coordinator of the NEPAD Regional Fish Node- SANBio, a continental thrust to drive the agenda of aquaculture and fisheries; and a coordinator of Afri-Fishnet, a network of African fisheries experts in Africa

**Mrs. Mutemwe Kavalo** is currently working with the European Union Delegation as International Aid Coordinator in Sustainable Agriculture, works on various agricultural and natural resources related projects including Land Governance. She has a Diploma in Agriculture, a BSc. in Agriculture (Agricultural Engineering), and a MSc. in Forestry (Social Forestry). Previously, she worked for the Department of Forestry as District Forestry Officer and as Principal Forestry Planning Officer at the Forestry Department Head Quarters.



**Mr. Gilbert Kupunda** is currently the Deputy Director responsible for Land Resources Surveys and Evaluation in the Department of Land Resources Conservation, Ministry of Agriculture, Irrigation and Water Development. He holds a BSc. in Agriculture and a MSc. in Natural Resources Management. His work is centered in protecting and conserving land based natural resources, provision of land based information to land users for sustained use and protection of the environment. Previously, he worked in Blantyre, Lilongwe and Mzuzu ADDs, where he held different positions.



**Dr. Athur Mabiso** is a Policy Analyst with the NAPAS: Malawi project, where he works on agricultural policy and development strategy research while providing policy advice to national governments including the Ministry of Agriculture, Irrigation and Water Development in Malawi. Athur received his PhD in agricultural economics from Michigan State University, a Master's degree in Food and Resource Economics from the University of Florida, and a Bachelor of Science degree, with Honors, from the University of Zimbabwe. Prior to joining IFPRI, Dr. Mabiso was a research assistant at Michigan State University and a Borlaug LEAP Fellow. His research interests are investments in sustainable agriculture, food security and development strategy. A Zimbabwe national, Dr. Mabiso has worked in several countries, including Ghana, Indonesia, Kenya, Malawi, Mozambique, Nigeria, Somalia, South Africa, Swaziland, Uganda, the United States and Zimbabwe.



**Mr. Emmanuel D. Mlaka** is the National Coordinator of LandNet in Malawi. He worked very closely with Ministry of Lands, Housing and Urban Development on the review of the land-related laws since 2000. He has served on “Community Based Natural Resource Management” (CBNRM) National Steering Committee, under the Natural Resource-based Enterprises Sub-Sector for six years, from 2000 - 2006. In addition, Mr. Mlaka who graduated with a Bachelors’ degree in Business Administration from the Malawi Polytechnic has also served on the task-force that steered the establishment of LandNet from 1999

- 2000 and was part of the organizing team of the first ever National Land Symposium in 2002. He was part of a team of CSOs that audited the 2013 Land Bills for inclusion of Land Governance Principles. He was appointed National Coordinator of LandNet in 2014.



**Mrs. Yvonne Mmangisa** has been working as a Land Governance Officer for FAO and UN Women since 2015. She comes from a background in civil society where she headed LandNet, a network of civil society organizations on land issues. She has worked on various local and regional projects on land governance. She holds an Executive Master of Business Administration from ESAMI, Tanzania. Mrs. Mmangisa has also worked in various capacities in coordinating social accountability and community development projects under CARE Malawi, World

Vision International and Plan International.



**Dr. Milu Muyanga** is an Assistant Professor of International Agricultural Development in the Department of Agricultural, Food and Resource Economics, Michigan State University. His research focuses on emerging agricultural land water constraints, sustainable agricultural intensification, and household welfare analysis. Prior to his doctoral studies, Dr. Muyanga worked as a Research Fellow with Tegemeo Institute of Agricultural Policy and Development, Egerton University (Kenya) between 2004 and 2007. Before then he worked as an

Economist in the Ministry of Planning and National Development in the Government of Kenya between 1997 and 2003. Dr. Muyanga was the first winner of the 2007 Global Development Network's medal on the best research on the household exposure to risk theme.



**Dr. Candida Nakhumwa** holds a PhD in Agriculture Economics from the University of Greenwich in London. Dr. Nakhumwa has worked extensively in agricultural marketing and agribusiness, value-chains analysis, socio-economic research methods, policy analysis, monitoring & evaluation and farmer organization development. Currently, she works as Director of Research, Policy and Partnerships at Farmers Union of Malawi (FUM) an umbrella body for farmers in Malawi. One of her key roles in FUM is to engage with the government of Malawi to formulate agriculture and trade policies that will promote structural transformation and deliver inclusive growth. Previously, she worked as Director of Agribusiness and Marketing in the same organization. Before joining FUM, Dr. Nakhumwa also worked as a Monitoring & Evaluation and Communications Manager for NASFAM, and as an Economist for the International Fertilizer Development Centre (IFDC) in Lilongwe.



**Mr. James Namfuko** is the Chief Economist for Policy and Planning in the Ministry of Lands, Housing and Urban Development where he is responsible for the general program planning and management. He holds a Master's Degree in Economic Policy Management from the University of Zambia and a Bachelor's Degree in Social Science (Economics) from the University of Malawi. He has previously worked as Chief Economist for strategic planning and analysis with the Department of Economic Planning and Development and was Principal Economist for the Public Sector Investment Programme (PSIP).



**Dr. Flora Nankhuni** is in-country director for the Malawi-based activities of the Feed the Future Innovation Lab for Food Security Policy (FSP), a project managed by Michigan State University with support from USAID. At Michigan State University, Dr. Nankhuni is employed as an Associate Professor in International Development in the Department of Agricultural, Food and Resource Economics. She has a Ph.D. degree in Agricultural Economics and Demography and a Masters' degree in Economics from the Pennsylvania State University.

She has more than 15 years of experience in economic development, agricultural economics and development evaluation gained from working for NAPAS: Malawi, the CGIAR, and various World Bank Group departments. A Malawian national, Flora was a Lecturer in Economics at the University of Malawi before pursuing her doctoral studies.



**Mr. Joshua Nthakomwa** is Director of Investment Promotion and Facilitation with the Malawi Investment and Trade Center, a position he has held in the Center since 2013. For the 12 years since 2001, Mr. Nthakomwa has been an entrepreneur in his own right, primarily as an Investment and Business Development Consultant, but has also operated several business ventures at one point in time or the other including commercial farming, trucking, micro-finance, a funeral home, commercial fishing - among others. However, for one year

during this period, Mr. Nthakomwa was Deputy Chief of Staff with the State Residences and later was Acting Chief of Staff. As Director of Investment Promotion and Facilitation, Mr. Nthakomwa is responsible for packaging project opportunities and marketing them to prospective local and foreign investors. As such, he is also very actively involved in activities intended to enable the business operating environment through administrative and policy intervention.



### Annex 3: List of participants

	<b>Name</b>	<b>Institution</b>	<b>Type of institution</b>	<b>Sex</b>
1	Pamela Kuwali	CISANET	Civil Society	F
2	Emmanuel Mlaka	LandNet	Civil Society	M
3	David Harris	DAI	Development Partner	M
4	Felicity Buckle	DAI	Development Partner	F
5	Grea Chikwanka	DFID	Development Partner	M
6	Mutemwe Kavalo	EU Delegation	Development Partner	F
7	Victor Mponda	EU Delegation-MoAIWD-New Alliance	Development Partner	M
8	Yvonne Mmangisa	FAO	Development Partner	F
9	Florence Rolle	FAO	Development Partner	F
10	Frank Tembo	FtF Malawi Ag. Diversification Project	Development Partner	M
11	Micheal Mmangisa	UNDP	Development Partner	M
12	Craig Delhay	US Embassy-LL	Development Partner	M
13	Chimwemwe Msowoya	US Embassy-LL	Development Partner	M
14	Eluphy Nyirenda	USAID-Malawi	Development Partner	M
15	Carter Hemphill	USAID-Malawi	Development Partner	M
16	Chimwemwe Nkhata	Free Lance	Media	M
17	Faith Mwafuliwa	Malawi Broadcasting Corporation (MBC)	Media	F
18	Chipiliro Khamula	Malawi News Agency (MANA)	Media	M
19	Alick Ponje	Times	Media	M
20	James Muka	Times TV	Media	M
21	Tadala Kaledzera	Zodiac Broadcasting Station	Media	F
22	Samson Mgeni	GBS TV	Media	M
23	Jameson Salima	Mining Review		M
24	Haig Sawasawa	Total Land Care	NGO	M
25	Charles Govati	ARL	Private Sector	M
26	Candida Nakhumwa	Farmers Union of Malawi (FUM)	Private Sector	F
27	Prince Kapondamgaga	FUM	Private Sector	M
28	Geoffrey Wawanya	Landed Property Ags	Private Sector	M
29	Jonathan Jacobs	Longevity Development	Private Sector	M
30	Prof. David Kamchacha	Mtalimanja Holdings Ltd.	Private Sector	M
31	Fredrick Msiska	NAIP Consultant	Private Sector	M
32	Betty Chinyamunyamu	NASFAM	Private Sector	F
33	Frank Mussa	Ministry of Finance, Economic Planning, and Development	Public Sector	M
34	T A Mbenje	Ministry of Local Government - Nsanje District Council	Public Sector	M
35	Charlos Thombizi	Ministry of Local Government - Thyolo District Council	Public Sector	M
36	Benford Nyangombe	Ministry of Local Government - Blantyre District Council	Public Sector	M
37	Richard M Gomezulu	MoAIWD	Public Sector	M
38	Mike Chigowo	MoAIWD	Public Sector	M
39	Isaac Chipeta	MoAIWD	Public Sector	M
40	T.J Kassi	MoAIWD	Public Sector	M
41	Ida Mwato	MoAIWD	Public Sector	F

42	Bright Kumwembe	MoAIWD	Public Sector	M
43	Adreck Benati	MoAIWD - Kasungu ADD	Public Sector	M
44	Milila Phiri	MoAIWD - LRCD	Public Sector	M
45	Gilbert Kupunda	MoAIWD - LRCD	Public Sector	M
46	Pilira Kafakamoyo	MoITT - MITC	Public Sector	F
47	Joshua Nthakomwa	MoITT - MITC	Public Sector	M
48	George Idzani	MoLHUD	Public Sector	M
49	Sylvester Maluku	MoLHUD	Public Sector	M
50	Catherine Banda	MoLHUD	Public Sector	F
51	Davie Chilonga	MoLHUD	Public Sector	M
52	Felix Mangani	MoLHUD	Public Sector	M
53	K. Chinguluwe	MoLHUD	Public Sector	M
54	Stephen Nathambwe	MoLHUD	Public Sector	M
55	Daniel Chaineza	MoLHUD	Public Sector	M
56	Alice Gwedeza	MoLHUD	Public Sector	F
57	Mwawe Sapuwa	MoLHUD	Public Sector	M
58	Nick Wason	MoLHUD	Public Sector	M
59	Kamuna Kanthukako	MoLHUD	Public Sector	M
60	Charles Vintulla	MoLHUD	Public Sector	M
61	Gift Mfuno	MoLHUD	Public Sector	M
62	Arkford Mkundiko	MoLHUD	Public Sector	M
63	Tiwonge Phiri	MoLHUD	Public Sector	F
64	James Namfuko	MoLHUD	Public Sector	M
65	Mike Chigowo	MoLHUD	Public Sector	M
66	Peter Chadza	MoLHUD	Public Sector	M
67	Mercy Dube	MoLHUD	Public Sector	F
68	Calistus Khalapuwa	MoLHUD	Public Sector	M
69	Euphemia C. Bota	MoLHUD	Public Sector	F
70	Felix Tukula	MoLHUD	Public Sector	M
71	Charles Nkozomba	MoLHUD	Public Sector	M
72	Jailosi Chisi	MoLHUD	Public Sector	M
73	Mkoma Jemitala	MoLHUD	Public Sector	M
74	Hon. Atupele Muluzi, MP	MoLHUD	Public Sector	M
75	Wiseman Kamwiyo	MoLHUD	Public Sector	M
76	Charles Msosa	MoLHUD	Public Sector	M
77	Hector Kambuwe	National Statistics Office (NSO)	Public Sector	M
78	Dr. Hosaena Ghebru	IFPRI - Ethiopia	Research	M
79	Noora Aberman	IFPRI - Malawi	Research	F
80	Kim Keeton	IFPRI - Malawi	Research	F
81	Bob Baulch	IFPRI - Malawi	Research	M
82	Frank Place	IFPRI - Washington DC	Research	M
83	Stanford Musopole	LUANAR	Research	M
84	Prof. Emmanuel Kaunda	LUANAR	Research	M
85	Charles Mwase	LUANAR	Research	M
86	Prof. Charles Jumbe	LUANAR	Research	M
87	Dr. Daimon Kambewa	LUANAR	Research	M
88	Chiloweni Kachala	LUANAR	Research	F

89	Oyinkan Tasie	Michigan State University (MSU)	Research	M
90	Flora Nankhuni	MSU - NAPAS: Malawi	Research	F
91	Joseph Kanyamuka	NAPAS: Malawi	Research	M
92	Athur Mabiso	NAPAS: Malawi - IFPRI	Research	M
93	Zephania Nyirenda	NAPAS: Malawi	Research	M
94	Paida Mpasu	NAPAS: Malawi	Research	F
95	Christone Nyondo	NAPAS: Malawi	Research	M
96	Charles Mwenda	NAPAS: Malawi	Research	M
97	Moraka N. Makhura	University of Pretoria	Research	M
98	Grenald Dzuwa	CECAR, GOP		M
99	Dorah Mhango	CSCY Youth Armeg		F
100	Stuart Ganiza	EFSD		M
101	Jameson Salima	Mining Review		M
102	Steven Kweteza	SGAD		M
103	Jeremiah Chihana	SM		M
104	P. Kafakuwa	TSP		M
105	Edgar Phiri	USEF		M
106	Teddie Kapesa	Young Entrepreneurs and Development		M