



Mpala, Ke Botlhokwa

# ANALYSIS OF BUSINESS LAND ACQUISITION IN BOTSWANA

Findings from the 2022 Botswana PHC

By

**Wilford Molefe, Zibo Albert & Ruth Kauthengwa**



Republic of Botswana



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**PG MATANTE ROAD CBD. FOUR THIRTY SQUARE . PLOT 54350**  
**Phone Number: +267 367 1300. Tollfree Number: 0800 600 200**  
**Email: [info@stats.org.bw](mailto:info@stats.org.bw)**  
**Website: [www.statsbots.org.bw](http://www.statsbots.org.bw)**



# OUTLINE

- ❖ INTRODUCTION
- ❖ OBJECTIVES OF THE STUDY
- ❖ LITERATURE REVIEW
- ❖ METHODOLOGY
- ❖ FINDINGS & DISCUSSIONS
- ❖ POLICY IMPLICATIONS
- ❖ CONCLUSIONS & RECOMMENDATIONS

# INTRODUCTION

Land is an important resource in the economy

It has the potential to play role in:

- poverty reduction,
- environmental management,
- social reconstruction and
- enhancing economic opportunities.

# INTRODUCTION CONT..'

- ❖ Before independence land was administered by Dikgosi;
- ❖ After independence the system changed and land is allocated according to different land tenure system;
- ❖ Three types of land tenure systems; tribal land, freehold and state land.

# INTRODUCTION CONT..'

- ❖ Tribal land is allocated under customary law through the **Tribal Land Act of 1968** by statutory bodies known as land boards;
- ❖ Tribal land is allocated for residential, commercial, civic, industrial and agricultural uses;
- ❖ The holders of tribal land rights are given certificates that provide owners perpetual and exclusive tribal land rights, except in communal grazing areas where there are no defined property rights to grazing resources.

# INTRODUCTION CONT..'

- ❖ Freehold land, owners have title to the land they hold under leasehold, normally 99 years renewable;
- ❖ This land title gives owners security of tenure, as they are free to sell at the prevailing market price without consent of the land authorities.

# INTRODUCTION CONT..'

- ❖ State land is allocated under the State Land Act for residential, civic, commercial and industrial uses in urban areas through fixed period state grants (FPSGs);
- ❖ The main uses of land are for residential, agricultural, commercial, industrial, civic, community and recreational activities.

# OBJECTIVES OF THE STUDY

- ❖ To assess business land ownership among the population of Botswana at the individual level;
- ❖ To evaluate gender disparity in business land ownership among Botswana population.

# LITERATURE REVIEW

- ❖ Access, ownership and/or control of land is critical for poverty reduction, food security, fostering of gender equality and inclusiveness, and reduction of land degradation, amongst other sustainable development objectives.
- ❖ Secure land rights and efficient land registration institutions are cornerstone of any modern economy
- ❖ Data on land ownership makes it easier to show wealth gaps between different groups by demographic characteristics

# LITERATURE REVIEW

- ❖ 30% of global population has legally registered rights to their land and homes
- ❖ In Botswana, the government has since 2009 embarked on the Land Administration Processes, Capacity and Systems (LAPCAS) which is aimed at ensuring that all land in the country is registrable
- The LAPCAS project was aimed principally at surveying tribal plots to cadastral standard in order to ensure that such plots could be registrable at the Deeds Registry.

# LITERATURE REVIEW

- ❖ In 2023 the Government of Botswana launched the registration of Customary Land Grants and issuance of Secure Land Title (SLT).
- ❖ The SLT replaces the old Customary Land grant certificate that was issued by the Land boards.
- ❖ With SLT Botswana are now directly using the Secure Land Title as security or collateral to access financial assistance from financial institutions and it is a major step in unlocking economic potential of the Tribal Land.

# LITERATURE REVIEW

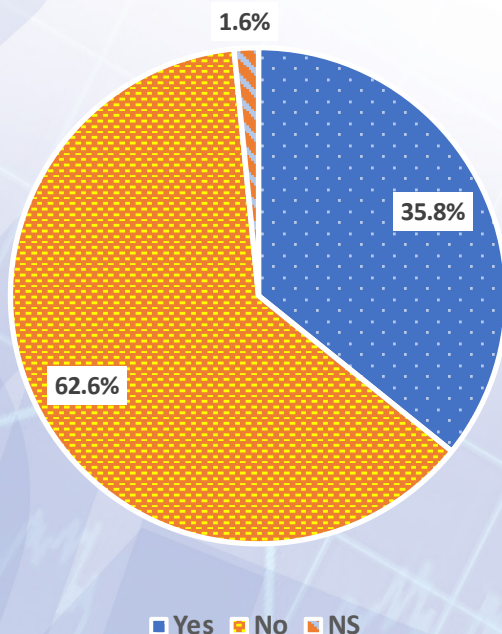
- ❖ According to Botswana Land Policy (2019), business land is allocated to citizens and non-citizens through open competitive public tender and some plots are being leased or sold at market price in a transparent manner;
- ❖ Section 59 of the Land Policy focuses on the business land which include mainly investment, commercial and industrial plots;
- ❖ Business land falls in all the three types of land tenure;
- ❖ Business land is used as premises of business operations, rental and for selling to generate income.

# METHODOLOGY

- ❖ The 2022 Botswana Population and Housing Census included a question on land ownership (agricultural, residential and business) with rights. Whether owned solely or jointly.
- ❖ The household head answered on behalf of all household members (18 years and above members).
- ❖ Used Statistical software (SPSS) to do basic descriptive measures, cross tabulations and graphical displays to aid in analysis

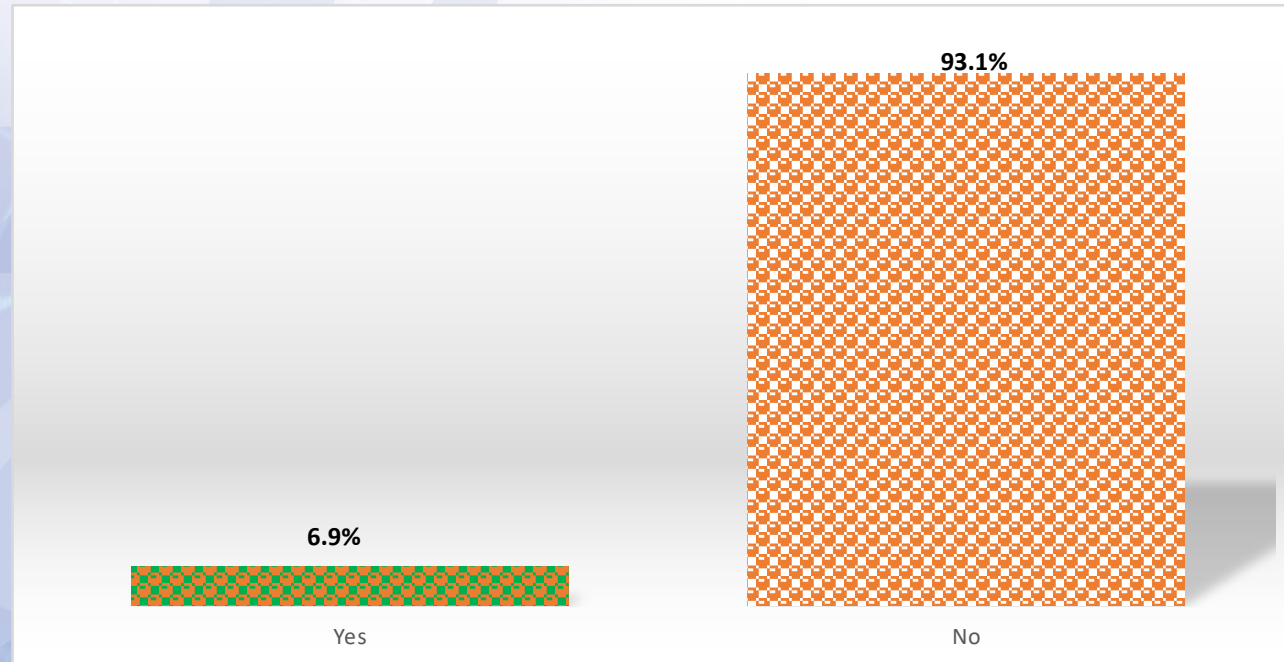
# FINDINGS AND DISCUSSIONS

## Figure 1: Land Ownership in Botswana



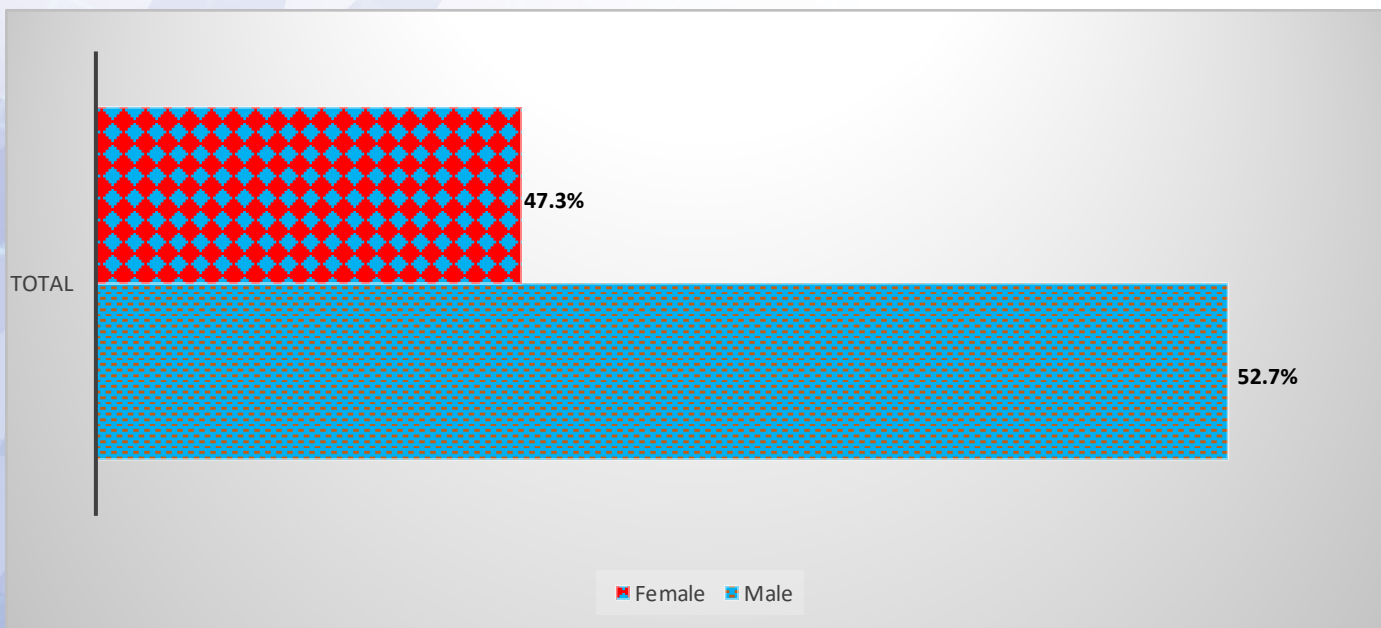
Less than half (35.8%) indicated that they have land. Males represent 16.2% and females 19.6% among those who owned land.

## Figure 2: Business land Ownership in Botswana



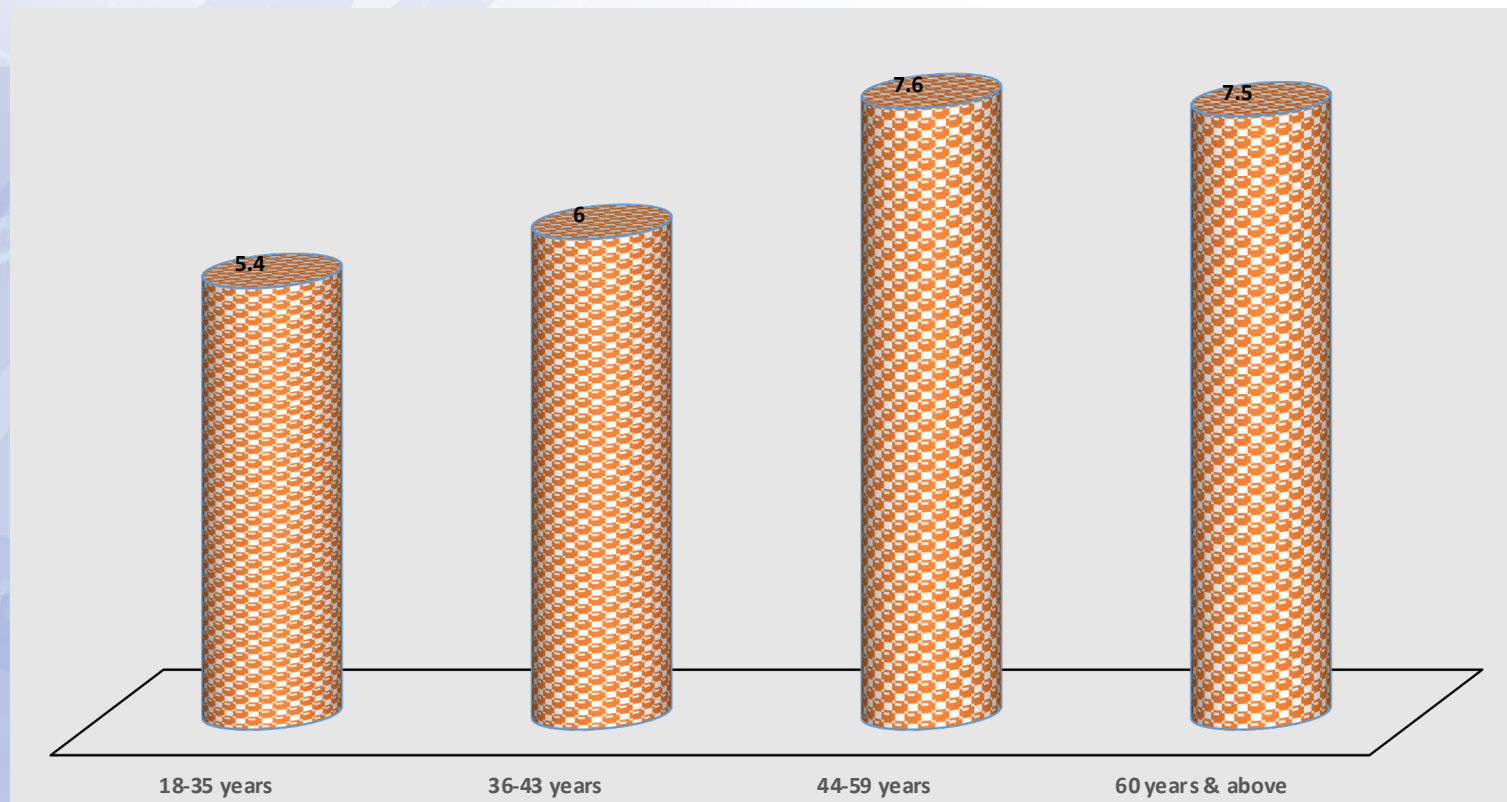
❖ 6.9 % percent of individuals has business land and 93.1 said they do not own business land.

# Figure 3: Distribution of Individual that own business land by gender

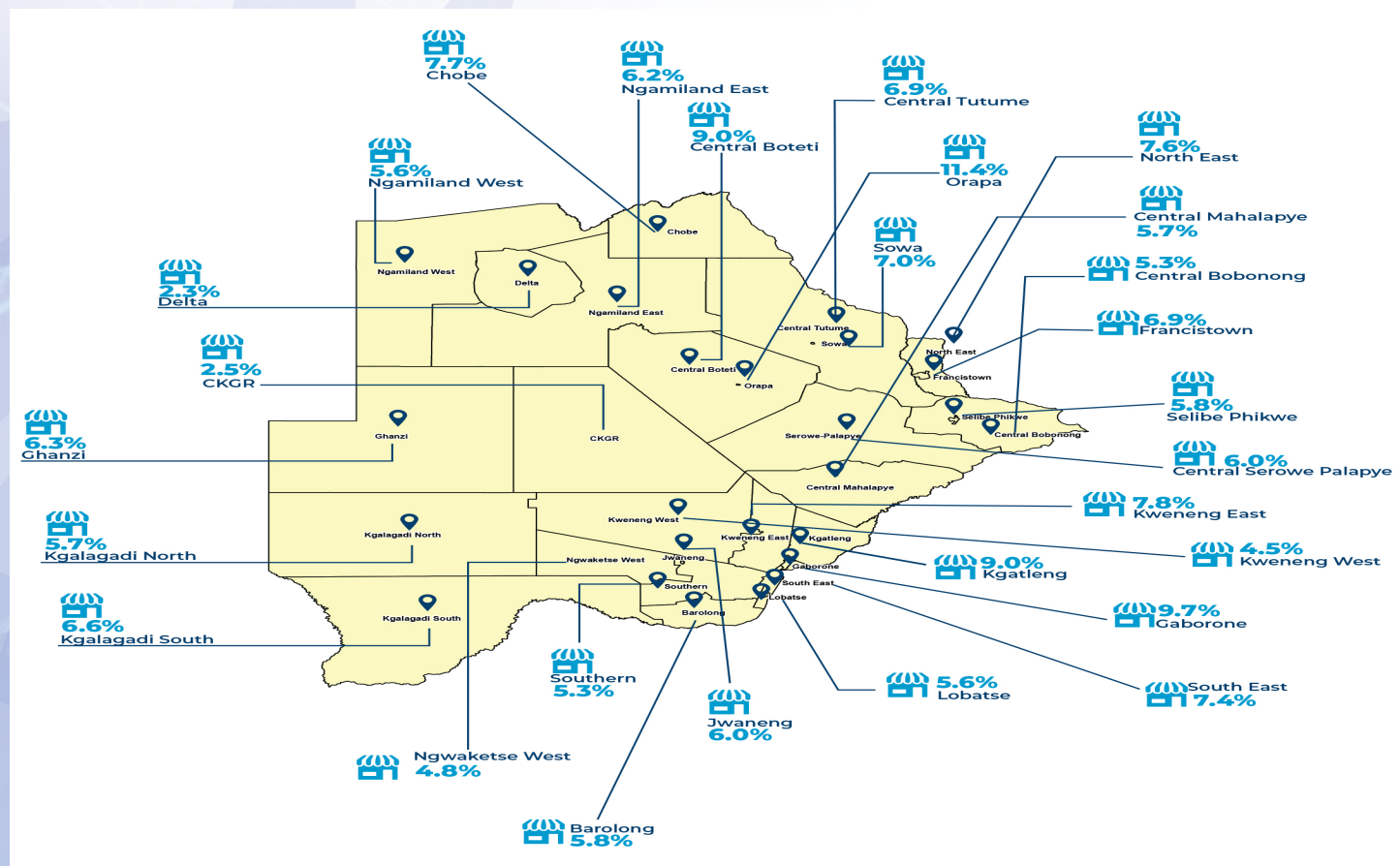


- ❖ The proportion of male business landowners from the total population owning business land stands at 52.7%. As for the female their proportion is at 47.3 %.

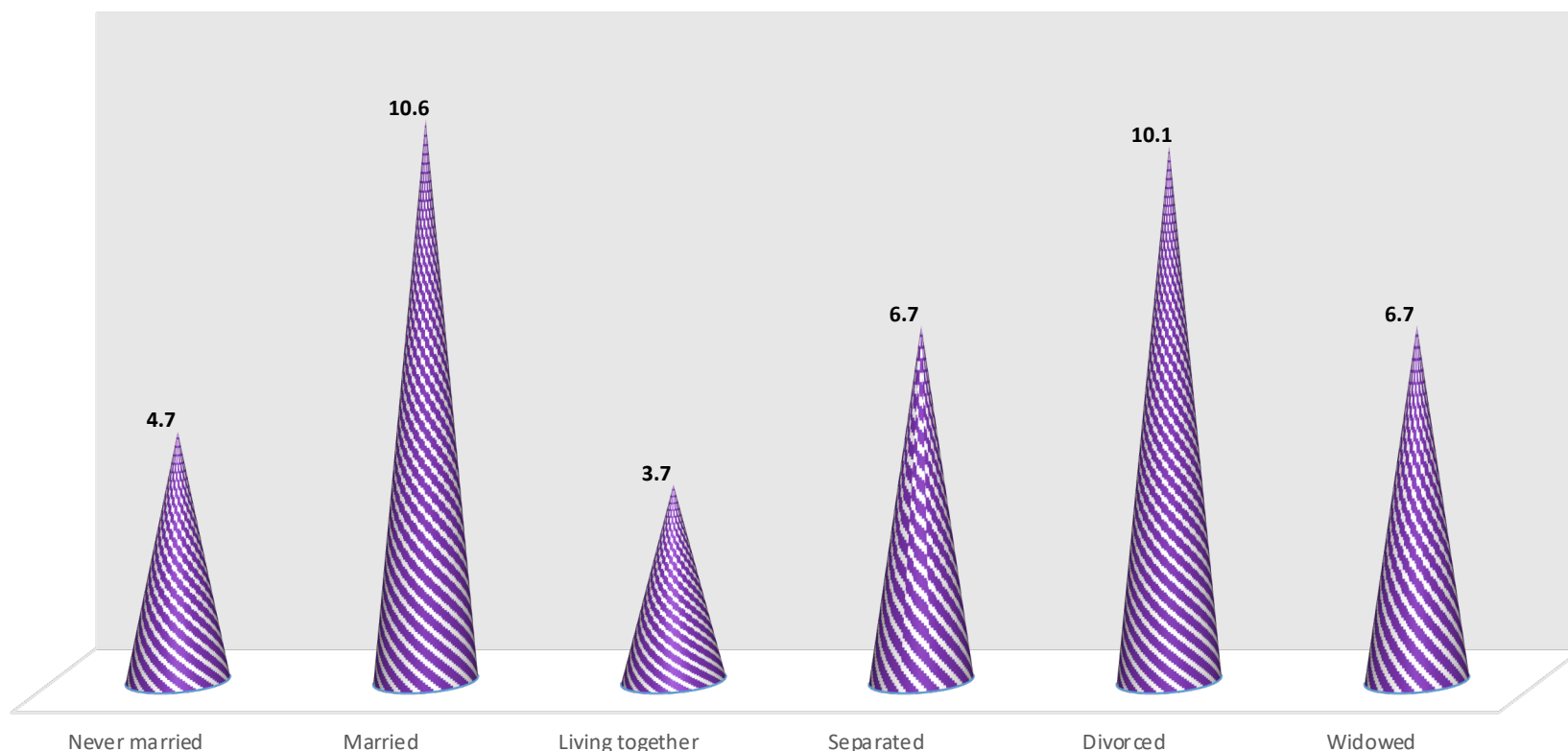
# Figure 4: Distribution of Individual that own business land by Age



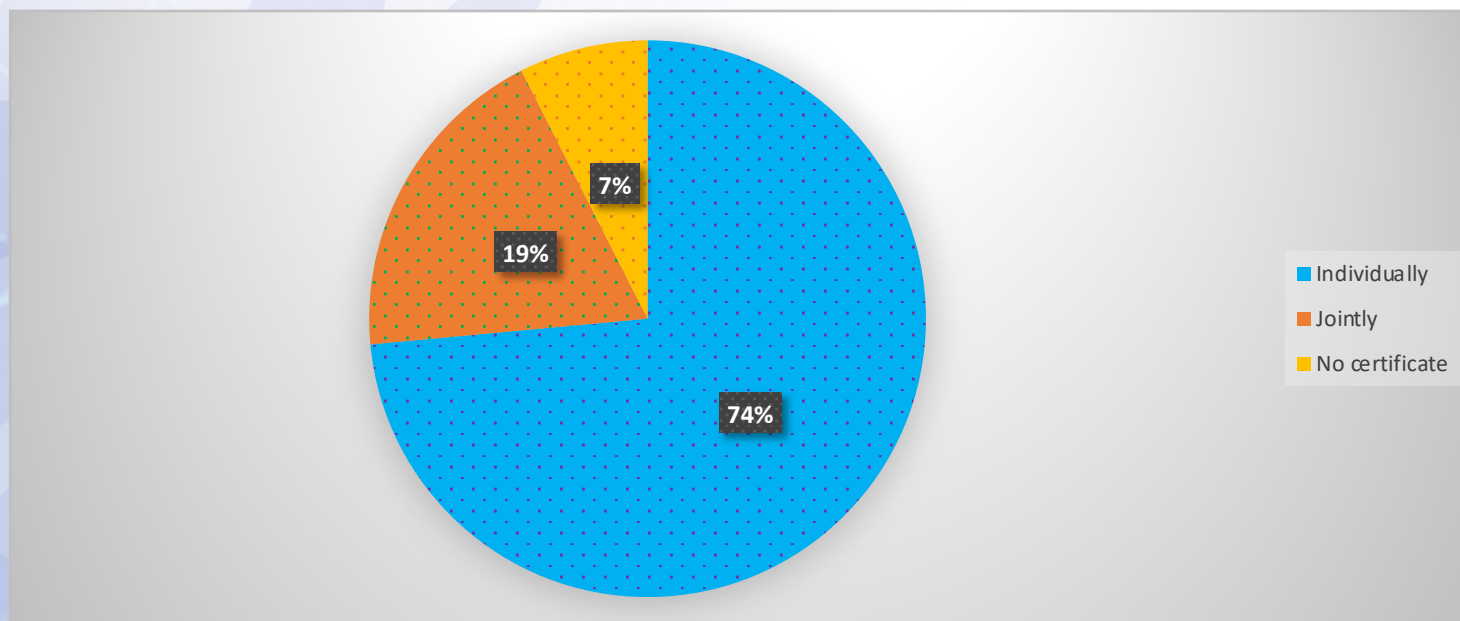
# Figure 5: Business Land Ownership by District



# Figure 6: Distribution of Individual that own business land by Marital Status

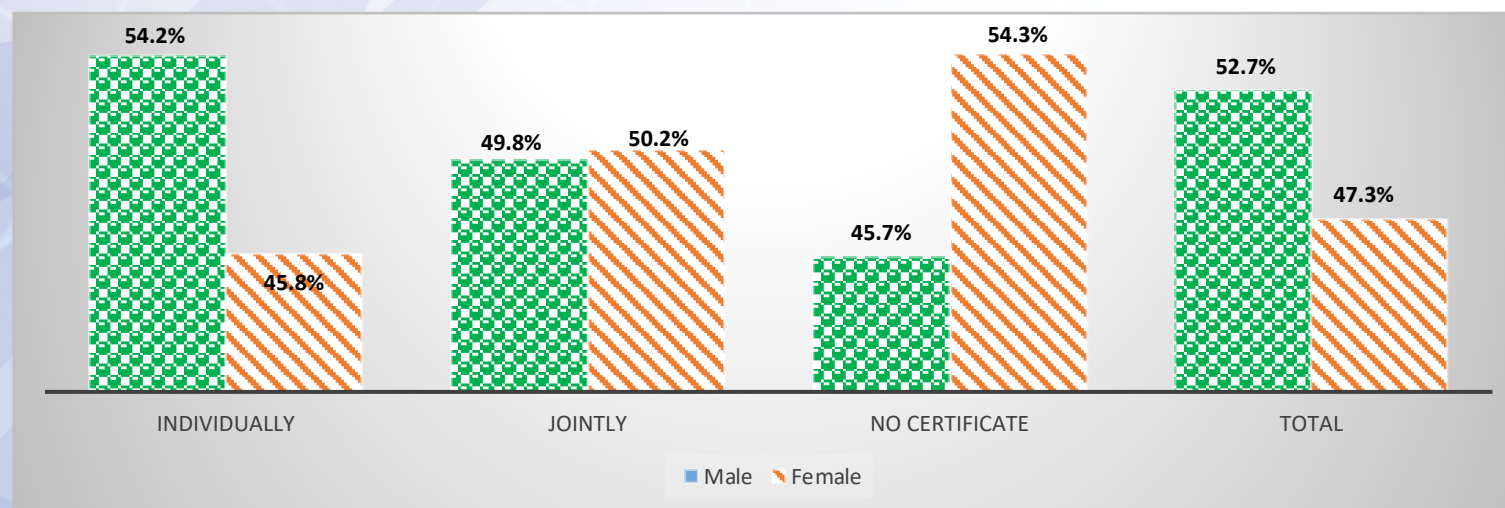


## Figure 7: Distribution of business land by Type and Rights



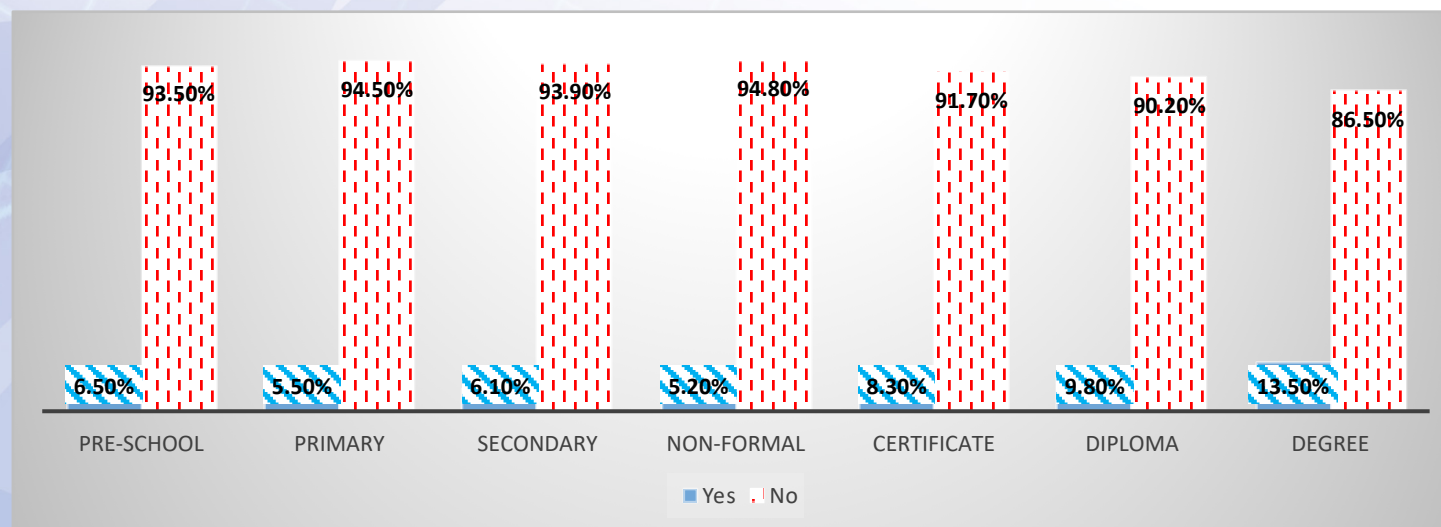
❖ 74% own it individually and has been registered, whereas 19% jointly own registered business land and 7% indicated they do not have no certificates

## Figure 8 :Distribution of Individuals owning business land by Gender, Type and Rights



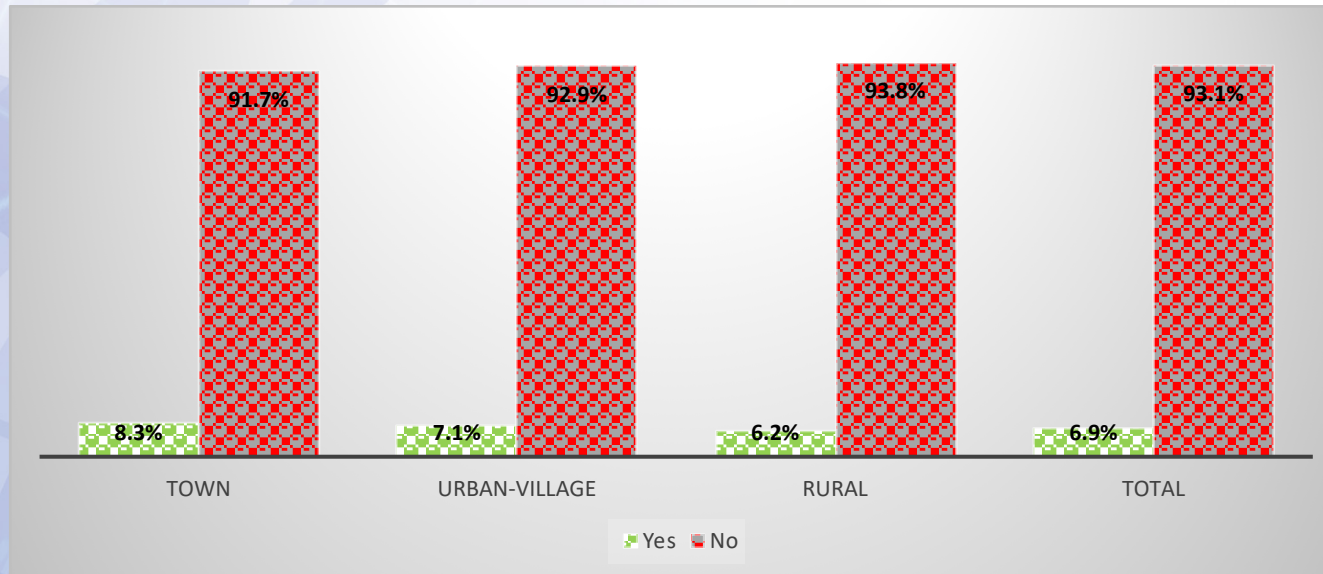
- ❖ Ownership of business land by gender shows that there are more male who own land individually and with certifications. For those households where there is no certification, females are in the majority at 54.3%. Those with joint-ownership, there is very little difference between men and women

## Figure 9: Distribution of Individual owning business land by Educational Attainment



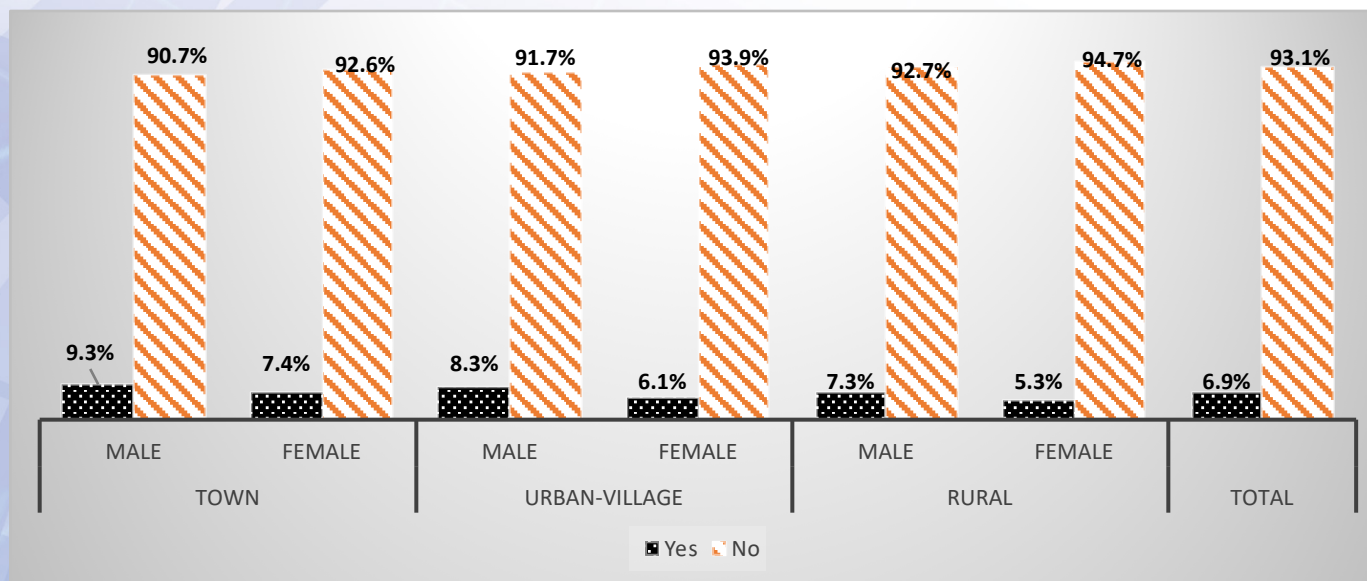
- ❖ There appears to be an increasing trend in the percentages of business land ownership by increasing education levels. At degree level, the proportion of households with ownership of land is higher than at the lower levels.

## Figure 10: Business land by locality



- ❖ With respect to ownership of business land by locality, the percentage of ownership is similar across and much lower

# Figure 11: Business land by gender and locality

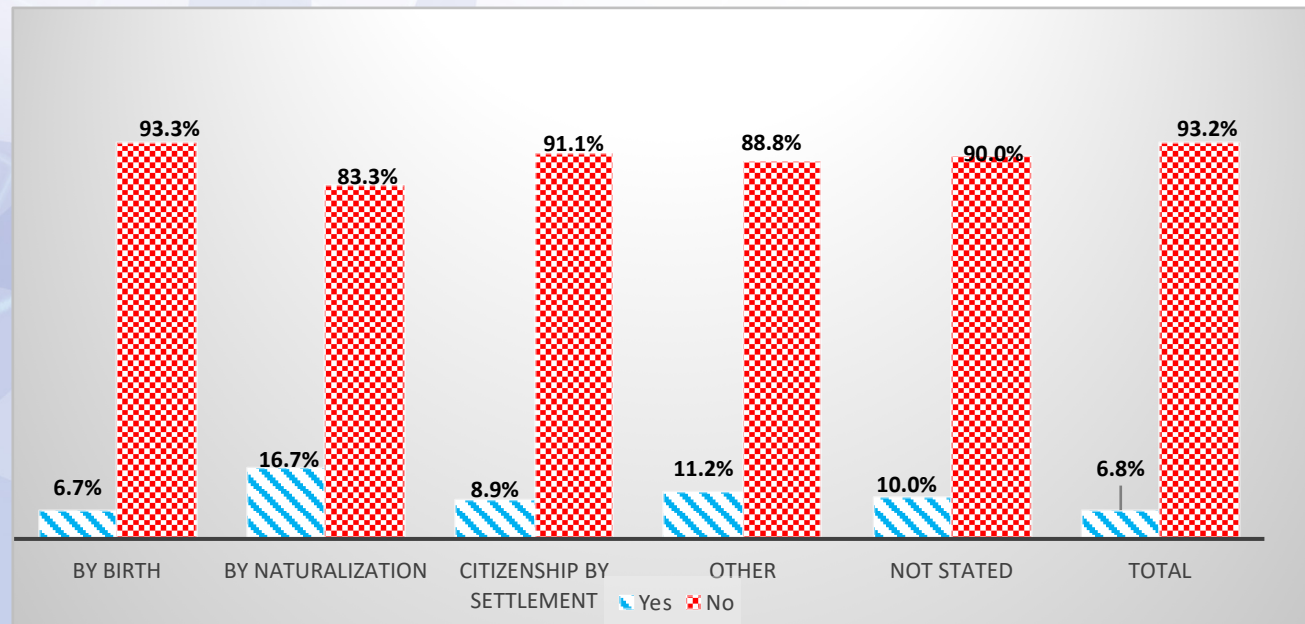


- ❖ There slightly more male individuals in towns owning business land at 9.3% versus 7.4% for female.

## Figure 12: Business land by citizenship



# Figure 13: Distribution of Individual owning business land by citizenship



- ❖ Lowest percentage of individual who are citizen by birth own land (6.7%). The highest percentage of individual who own business land are a citizen by naturalization (16.7%).

# POLICY IMPLICATIONS

## Botswana Land Policy (2019)

- ❖ Business land is allocated to citizens and non-citizens through open competitive public tender and some plots are being leased or sold at market price in a transparent manner ; This led to fewer business land acquisition.

# POLICY IMPLICATIONS Cont..'

## Sustainable Development Goals (SDGs) indicator 1.4.2 of SDGs:

- ❖ The government has done well in executing this indicator. The LAPCAS ensured that most of the land is registered and the government has started the issuance of Secure Land Title;
- ❖ The results of this study indicate that majority of the business land (74.2) percent has legally recognized documentation.

# POLICY IMPLICATIONS Cont..'

## Vision 2036 pillar on Human Social Development

- ❖ Allocation of business land through competitive public tender and some being sold at market price leaves behind those who do not have financial power and uneducated individuals;
- ❖ The government should just allow people to apply for business land and during its availability then an interview be done for those with viable business ideas.

# Conclusion and Recommendations

- ❖ Business land in Botswana is owned by only few individually in the country.
- ❖ It is recommended that the government should speed up allocation of business land, just like they did for residential plot with strategies like 100 000 plots were targeted for one financial year country wide.
- ❖ Government should just allow people to apply for business land just like residential land and during its availability then an interview be done for those with viable business ideas.

# Conclusion and Recommendations

- ❖ A further studies is recommended to find out which sectors in the economy are having business land and in which districts because with PHC individuals were asked if they have business land. However there was no follow up questions on usage and where those business plots are located.

# THANK YOU KE A LEBOGA

**PG MATANTE ROAD CBD. FOUR THIRTY SQUARE . PLOT 54350**  
**Phone Number: +267 367 1300. Tollfree Number: 0800 600 200**  
**Email: [info@stats.org.bw](mailto:info@stats.org.bw)**  
**Website: [www.statsbots.org.bw](http://www.statsbots.org.bw)**

