

**BINDURA UNIVERSITY OF SCIENCE EDUCATION  
FACULTY OF SCIENCE AND ENGINEERING  
SUSTAINABLE DEVELOPMENT DEPARTMENT**



**ASSESSING FAIRNESS AND EFFECTIVENESS IN LAND COMPENSATION  
PRACTICES IN THE CONTEXT OF URBAN DEVELOPMENT. THE CASE GURUVE  
GROWTH POINT, MASHONALAND CENTRAL PROVINCE, ZIMBABWE.**

**BY**

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**A DISSERTATION SUBMITTED TO THE DEPARTMENT OF SUSTAINABLE  
DEVELOPMENT DEPARTMENT IN PARTIAL FULFILMENT OF THE  
REQUIREMENTS OF THE BACHELOR OF SCIENCE HONOUR'S DEGREE IN  
DEVELOPMENT STUDIES.**

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## APPROVAL FORM

I certify ERINI LEON (B212606B) under my supervision completed the research project entitled **“Assessing fairness and effectiveness in land compensation practices in the context of urban development. The case of Guruve Growth Point, Mashonaland Central Province, Zimbabwe”**. Submitted in the partial fulfilment of the requirements of Bachelor of Science Honour’s Degree in Development Studies and recommend that it proceeds for examination.

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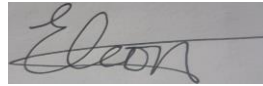
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## DECLARATION

I Erini Leon (B212606B) do hereby declare that this dissertation titled “**Assessing fairness and effectiveness in land compensation practices in the context of urban development. The case of Guruve Growth Point, Mashonaland Central Province, Zimbabwe**” is my own work and has not been submitted for any other degree or professional qualification. Every information and source that was used has been properly cited and acknowledged.

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## **DEDICATION**

This work is dedicated to the Almighty God for His divine guidance, wisdom and direction, as well as to my amazing parents and my whole family, whose love and support have been my guiding light throughout this journey.

## **ACKNOWLEDGEMENTS**

I would like to extend my deepest gratitude to the Almighty God, whose divine favor and guidance have been instrumental in my journey. Without His blessings, I would not have accomplished anything. My heartfelt appreciation also goes to my family for their unwavering support, encouragement and provision throughout my studies. Their love and care have been a constant source of strength and motivation. I am also deeply grateful to my supervisor Dr. J Makambanga, who provided invaluable guidance and support from the beginning to the end of this research. Their expertise, patience and dedication have been invaluable and I am grateful for the opportunity to have worked under his supervision.

## ABSTRACT

*Globally, ensuring fair and effective land compensation during urban expansion is a significant developmental hurdle. Despite significant global efforts and existing legal frameworks for land acquisition, the accelerating urban expansion worldwide consistently faces the critical, unresolved challenge of ensuring fair and effective compensation for displaced populations, primarily due to procedural flaws, inadequate valuations, and the neglect of comprehensive livelihood restoration and socio-cultural dimensions. Therefore, this study assessed fairness and effectiveness in land compensation practices, in the context of urban development, using a Case Study of Guruve Growth Point in Mashonaland Central Province, Zimbabwe. Questionnaire surveys, focus group discussions and key-informants' interviews were used as instruments to collect data from a sample of 75 households affected by urban expansion and key informants which included local authority officials, district development coordinator and officials as well as officers from the Ministry of Lands, Agriculture, Fisheries, Water and Rural Development. This study is hinged upon its key objectives encompassing an assessment of the adequacy and fairness of compensation packages offered to villagers displaced by urban expansion in Guruve District, examining the role of community engagement and participation in shaping the compensation practices and outcomes in Guruve District, assessing the legal frameworks governing communal land acquisition and compensation land acquisition and compensation in Zimbabwe as well as analyzing the effects of urban expansion and compensation to socio-economic well-being of families affected by land acquisition. Key findings of this research revealed inadequate compensation, lack of community engagement and involvement in decision-making and significant negative impacts on affected families' socio-economic well-being due to loss of agricultural livelihoods. Recommendations were suggested that land acquisition and compensation frameworks be reviewed and revised, prioritize thorough and constant community consultations, actively engaging the community in decision-making processes with utmost transparency and accountability as well as to prioritizing the provision of alternative land before commencing any land acquisition. This helps in ensuring fairness and adequacy by moving towards context-specific compensation packages that meticulously account for differential investments, land use and livelihood dependencies of affected communities.*

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## **LIST OF ACRONYMS**

DDC	District Development Coordinator
DFID	Department for International Development
FAO	Food and Agriculture Organisation
GRDC	Guruve Rural District Council
MMR	Mixed Methods Research
NGOs	Non-Governmental Organisations
SDGs	Sustainable Development Goals
SLF	Sustainable Livelihoods framework
UN	United Nations
WHO	World Health Organisation

# **CHAPTER ONE: INTRODUCTION TO THE STUDY**

## **1.0 Introduction**

Zimbabwe is a country where a significant portion of the population resides in rural communal lands as peasant farmers, recognizes the vested interests of villagers in their land through customary practices and constitutional provisions (Section 71). As urban development increasingly encroaches upon these communal areas, the fairness and effectiveness of land compensation practices become paramount. This chapter focused on the purpose, aim and specific objectives of the study as well as justifying its importance. It will also provide the outline of the dissertation.

## **1.1 Background of the study**

This section gives a background of the problem under study. It provides the experiences from global, regional and local perspectives on the fairness and effectiveness in land compensation practices in the context of urban expansion. A review of the experiences from other countries and regions will help to explain and understand the problem. Fairness and Effectiveness in compensation practices and acquisition of rural land for urban expansion are a global developmental problem. The fairness and effectiveness of land compensation practices in the context of urban expansion are critical issues globally, particularly as cities grow and require more land for development. According to Vengesai and Schmidt, (2018), in China, seventy million people were displaced between 1950-2000 and fifty million people were affected in India due to peri-urban and industrial expansion and developmental projects such as dams and road construction. In most cases, people are displaced after a long struggle which may involve litigation as the affected land occupants resist the displacement. Studies in Vietnam by Western et al (2021), depicts that nearly one million hectares of agricultural land was converted for non-agricultural activities between 2001 and 2010. However, the process was not easy as it was characterized with conflicts and serious contestations. People protested to compulsory land acquisition and some of the causes of the protests were inequalities and unfairness in compensation, lack of sustainability, lack of participation and failure in livelihood reconstruction and food insecurity (Western et al, 2021).

In the Southern African region, land compensation practices in the context of urban expansion face significant challenges related fairness and effectiveness. These issues are particularly pronounced in countries like Zimbabwe, where historical and socio-economic factors heavily influence compensation outcomes as well as in Eastern Africa, Tanzania and Ethiopia where urbanization is occurring rapidly. According to Adam (2014) in Ethiopia, as in several other African countries, urbanization is occurring at a more rapid rate, imposing an extreme competition between agricultural and non-agricultural activities. The demand for urban land in Ethiopia is met by expropriation and reallocation of peri-urban land. According to Mends (2006), around 87% of Africa's population increase in the next two decades will take place in urban areas, with emerging nations seeing the fastest rates of urbanization worldwide and thus exerting more pressure on surrounding communal land for urban expansion. Similarly, in Accra township of Ghana, Western Africa conflicts between urbanization and communal land uses have stalled development. In Tanzania, contestations in acquisition of communal land for urban growth is also a challenge and according to Kombe (2010), the major causes of the contestations are delayed or poor communication, unfair compensation, and landowners' lack of participation and poor governance. Therefore, unfair and ineffective compensation practices leads to contestations for communal land for urban expansion which is a regional problem. In Zimbabwe, land ownership has been a contentious issue since pre-colonial times. Referring to Moyo, (2015), after Independence in 1980, the government implemented land reforms to resettle the black majority from unproductive native reserves.

However, these reforms have been marred by inconsistencies in property valuation and lack of clear legal definitions for fair compensation. Land acquisition is guided by the Land Acquisition Act (Chapter 20:10). The Act gives the President and other authorities the power to compulsorily acquire land and other immovable property in certain circumstances. In which the study aims to evaluate the fairness and effectiveness in compensation practices and those land acquisition practices. Despite the processes and procedures in this piece of legislation, acquisition of communal land for urban expansion remains a challenge in urban centres of Zimbabwe like in rapidly growing towns like Guruve. According and to Vengesai and Schmidt, (2018), towns, growth points and rural service centres expansion in Zimbabwe has caused communities to be uprooted and moved in order to make room for both urban and rural growth. Inequitable and inefficient compensation arrangements, such as those in Bulawayo, are a prime illustration of how

the displacement of people has led to disputes between local authorities and communities inhabiting the land designated for urban growth. The conflicts in acquisition of land for urban expansion in Zimbabwe are mainly a result of weaknesses in the land tenure system and compensation policies and some other structural challenges (Vengesai and Schmidt, 2018). Zvishavane and Shurugwi are classical examples of conflicts involving land acquisition when 30 and 40 households were relocated in 2013 and 2002 respectively.

## **1.2 Problem statement**

The accelerating pace of urban expansion continues to present a major challenge in ensuring fair and effective compensation for displaced populations, despite significant global efforts to establish equitable legal and institutional frameworks for land acquisition. Even with existing national acts aimed at livelihood restoration and transparency, the compensation process frequently falls short. This is largely due to inherent complexities, such as relying on narrow market values that ignore socio-cultural dimensions and the broader need for comprehensive livelihood support (Matlhodi, Kenabotho et al., 2019). Ultimately, procedural flaws, inadequate compensation, and difficulties in addressing unregistered land rights persist, leading to widespread social unrest, economic hardship, and a critical, unresolved gap in achieving genuinely fair and effective land compensation worldwide. As a result of these overarching global challenges in ensuring both fairness and effectiveness in land compensation practices within the context of urban development, this research seeks to specifically assess these critical issues within the localized context of Guruve Growth Point, situated in the Guruve District.

## **1.3 Aims and objectives of the study**

### **1.3.1 Aim of the study**

This study seeks to investigate the compensation practices at Guruve Growth Point in Guruve District, evaluate their effectiveness and fairness, investigate their socio-economic impacts to affected families, effects of community engagement and involvement in the compensation practices and propose recommendations for improving these practices to ensure equitable treatment of all affected parties in Guruve District.

### **1.3.2 Study objectives**

Generally, this study aims to critically evaluate the fairness and effectiveness of land compensation practices in urban development, specifically focusing on Guruve Growth Point, Mashonaland Central Province, Zimbabwe. Specifically, the study aims to accomplish the following goals:

1. To assess the adequacy and fairness of compensation packages offered to villagers displaced by urban expansion in Guruve District.
2. To examine the role of community engagement and participation in shaping the compensation practices and outcomes in Guruve District.
3. To assess the legal frameworks governing communal land acquisition and compensation in Zimbabwe.
4. To analyse the effects of urban expansion and compensation to socio-economic well-being of families affected by land acquisition.

#### **1.4 Research questions/hypotheses**

1. What are the perceptions of families affected by urban expansion in Guruve District regarding the adequacy and fairness of compensation packages offered to them by the local authority?
2. How do community engagement and participation influence the compensation practices and outcomes in Guruve District?
3. What is the position of existing legal instruments on communal land acquisition and compensation?
4. What are the socio-economic impacts of land acquisition on displaced residents in Guruve Growth Point?

#### **1.5 Justification of the study**

This study is done for social justice, understanding the fairness and effectiveness of land compensation practices is essential for promoting social justice. This research is justified by the critical need to understand and address issues of social justice within land compensation practices, particularly in the context of urban expansion in Guruve District, as marginalized communities often face inequitable treatment. The findings will inform policymakers and stakeholders about shortcomings in current practices, potentially leading to improved frameworks that better serve affected communities, aligning with the first research objective. Furthermore, by assessing these practices, the research can contribute to conflict prevention, as inadequate compensation can lead to social unrest, addressing the second research objective concerning community engagement. Ensuring fair compensation is also crucial for sustainable urban development in Guruve, aligning with the fourth research objective on socio-economic impacts. Without this research, marginalized



communities may continue to face inequitable treatment during urban development processes. The rationale for this research stems from the necessity of ensuring that land acquisition processes are not only effective for urban development but also fair to those displaced (Moyo and Chambati, 2020). Directly addressing all four research questions concerning perceptions of fairness, the influence of community engagement, the legal framework, and socio-economic impacts.

## **1.6 Delimitation of the study**

### **1.6.1 Study Area: Guruve Growth Point**

This study investigates the fairness and effectiveness of compensation practices related to urban expansion in Guruve Growth Point, Guruve District, focusing on the justice and efficacy of the compensation, their impact on urban and socio-economic growth, impact of community engagement and involvement on the compensation practices and outcomes as well as the relevant legal frameworks in Zimbabwe. Geographically limited to Guruve Growth Point and its surrounding communal areas (Chimanikire, Nhemachena, Musokeri, and Chipangura), this location was selected due to ongoing land disputes. Employing a qualitative approach with key-informants' interviews, focus group discussions and questionnaires involving various stakeholders (Local Authority officials, Ministry of Lands representatives, the District Development Coordinator and District Economist), the study seeks an in-depth understanding of these compensation complexities within the specific context of recent conflicts and developments in Guruve Growth Point, while acknowledging the limited generalizability and potential biases inherent in self-reported data. The research specifically addresses the compensation practices observed in Guruve Growth Point and the adjacent Nhemachena and Kahumwe communal areas (Villages) driven by land demand.

As illustrated on Map 1, Guruve Growth Point is surrounded by communal areas, which are Chimanikire and Nhemachena in the East, Musokeri in the south, and Chipangura in the West and to its North are Meiringen, Dunaverty and Maidavale farms. The issues pertaining land acquisition for urban expansion are evident in Nhemachena and Kahumwe communal areas in the process of trying to expand its boundaries and achieve growth in line with the current demand for land, which are of much interest in this research.

**Figure 1.1: Communal Areas and Farms surrounding Guruve Growth Point**



**Source: Own creation (2025)**

### **1.7 Significance of the study**

The significance of this subject is underscored by the potential for positive social and economic outcomes. According to Johnson and Chakravarty (2013), fair and effective compensation practices can lead to increased trust in government institutions and local authorities leading to reduced social tensions, and smoother implementation of urban development projects. In the case of Guruve Growth Point, ensuring fair compensation can help maintain social cohesion, reduce contestations between the local authority (Council) and the land owners as well as supporting the sustainable development of the area. Ignoring the problems related to ineffective and unfair compensation practices in land acquisition for urban expansion can lead to several significant consequences including, social unrest and conflict, economic displacement, loss of livelihoods, erosion of trust in authorities, environmental degradation as well as legal and administrative challenges, social equity and sustainable urban growth (Moyo, 2019). This work is relevant as it addresses a critical gap in the literature on land rights and urban development in Zimbabwe, contributing to policy discussions and potential reforms in land governance.

## 1.8 Definition of terms

Table 1.1 below provides definition of key terms, contextualized within relevant scholarly literature and applied in this study.

**Table 1.1 : Definition of terms**

<b>Term</b>	<b>Definition</b>
<b>Compensation Practices</b>	Compensation practices refer to "the processes and procedures used to provide fair and equitable compensation to individuals and communities affected by development projects" (Kumar et al., 2020).
<b>Urban Expansion</b>	Urban expansion is defined as "the physical growth of urban areas, driven by population growth, economic development, and infrastructure investments" (UN-Habitat, 2020).
<b>Community Engagement</b>	Community engagement is a process of involving affected communities when making decisions related to development projects, to ensure that their needs, concerns, and rights are respected and addressed" (International Council on Mining and Metals, 2022).
<b>Fairness and Equity</b>	According to Rawls and Kelly (2020), fairness and equity refers to "the principles of justice and impartiality in the distribution of benefits and burdens, including compensation, resulting from development projects".
<b>Effectiveness</b>	Effectiveness is defined as "the extent to which compensation practices achieve their intended goals, including providing fair and adequate compensation to affected communities, and promoting sustainable development" (Asian Development Bank, 2020).
<b>Land Acquisition</b>	Land acquisition refers to "the process of obtaining land from individuals or communities for development projects, often involving the use of eminent domain or other legal mechanisms" (World Bank, 2022).
<b>Displacement</b>	Internal Displacement Monitoring Centre (2020), defined displacement as "the forced relocation of individuals or communities resulting from

	development projects, often leading to loss of livelihoods, homes, and cultural heritage".
<b>Sustainable Development</b>	Sustainable Development entails the "development that meets the needs of the present without compromising the ability of future generations to meet their own needs, often involving the integration of economic, social, and environmental considerations" (United Nations, 2020).

### **1.10 Organization of study**

The study is divided into five chapters, numbered one to five. The first chapter serves as an introduction, laying the foundation for the study by defining the research topic, goals and questions. It gives the subject's background, explains why the subject is worth studying and lays out the goals and objectives that will direct the entire search. Chapter 2 gives an in-depth review of relevant literature on the fairness and effectiveness of compensation practices from global to the local context. This section will be based on the study's goals and objectives and the literature review section will address the major research questions mentioned in the first chapter. It will also look at the study's conceptual and theoretical frameworks, which will reveal how the major variables under investigation are related to one another. An overview and detailed explanation of the study methodology are given in Chapter 3. Data analysis, sampling design, research methodology, study approach and design as well as ethical considerations are all covered in this chapter.

Chapter 4 presents and analyses both quantitative and qualitative data, presenting and interpreting the findings of the study using tables, graphs and pie charts in accordance with the research questions stated in chapter 1 and discussing the findings. The findings, conclusions and recommendations from the study are summarized in Chapter 5. Chapter 4 presents the findings of the study from which the conclusions and recommendations will be derived. In essence, the chapter provides a broad summary of the study findings in relation to the goals and a roadmap for solutions to the research problem as perceived by the researcher.

### **1.11 Chapter summary**

This chapter has laid a foundation of the study by giving and stating the problem or gap which need to be addressed, the aim of the study, the objectives of the study, the research questions and the justification for carrying out the study. It has also given a delimitation of the study and the study scope as well as the description of the study area. The next chapter is going to cover a review of the literature relevant to this study as well as the conceptual and theoretical frameworks.

## **CHAPTER 2: LITERATURE REVIEW**

### **2.0 Introduction**

The previous chapter provided the study's background, research objectives and questions, problem statement and outline. This chapter provides a critical review of literature based on the studies which were previously done by some other authors. This literature review provides contextual and theoretical frameworks which assists in understanding and investigating the compensation practices with prominence to global, regional and local context, examining the indicators of effectiveness and fairness in the context of urban expansion, investigating how community engagement and participation influence the compensation practices and outcomes, assessing the legal frameworks governing land acquisition and compensation as well as discussing the effects of communal land acquisition and compensation to socio-economic well-being of families affected by land acquisition. The chapter concludes with a brief summary of the issues raised in this chapter.

### **2.1 Theoretical Framework**

This study is hinged upon the Theory of Equity and Equivalence. This theory is fundamentally concerned with ensuring that individuals whose land is compulsorily acquired for public benefit are left in a position no worse off than they were before the expropriation, thereby ensuring they do not disproportionately bear the burden of public development. It posits that affected owners and occupants should neither be enriched nor impoverished as a result of compulsory acquisition, advocating for a "fair and full indemnification" for all sustained damages (FAO, 2021). Crucially, this extends beyond mere market value to encompass the comprehensive value of land to its owner, including financial losses, socio-cultural dimensions and the restoration of livelihoods.

#### **2.1.1 Theory of Equity and Equivalence**

The Theory of Equity and Equivalence is the most applicable theoretical framework for this study, as it provides a robust standard for assessing whether compensation for land acquired for urban development truly restores affected individuals to their pre-expropriation socio-economic and cultural state, rather than merely offering monetary value. This theory directly informs the first objective by providing the benchmark for evaluating the adequacy and fairness of compensation packages in Gulu District, extending beyond market value to include intangible assets and cultural ties to the land, as advocated by scholars like Pai (2019) as well as Kabanga and Mooya (2018) for communal land contexts. Furthermore, the principle of equity inherently necessitates

meaningful community engagement, linking to the second objective, as active involvement in defining and valuing losses is indispensable for restoration, especially given that a lack of consultation has been shown to cause dissatisfaction and conflict in Zimbabwean land acquisition projects (Gukurume and Nhondo, 2020).

This theory serves as a critical lens to scrutinize Zimbabwe's legal frameworks, such as the Communal Land Act, against the idea of equitable compensation, addressing documented inconsistencies in valuation practices and the absence of clear legal definitions of fair compensation that often result in undervaluation. This goes along with a study by Paradza (2021) on historical progression of compensation laws in Zimbabwe. He emphasizes the application of the Theory of Equity and Equivalence, also known as the principle of indemnity, which posits that individuals affected by expropriation should be neither enriched nor impoverished as a result. This principle underscores that compensation should restore affected parties to their original position prior to expropriation, ensuring fairness and justice in the process. Finally, the core tenet of restoring individuals to their prior position directly addresses the fourth objective by implying that effective compensation should prevent impoverishment and facilitate livelihood restoration, countering severe socio-economic risks like landlessness, joblessness, and food insecurity that often arise from inadequate compensation. Therefore, this theory is the best fit for this study, enabling the research to holistically explore the true costs borne by affected communities in and to propose recommendations for more just and sustainable land acquisition processes.

## **2.2 Conceptual Framework**

This study adopts the Sustainable Livelihoods Framework (SLF), particularly the version developed by the Department for International Development (DFID), as its guiding conceptual framework.

### **2.2.1 Sustainable Livelihoods Frameworks**

The DFID (2019) diagram, as its guiding conceptual framework, which will be presented in Figure 2.1. This framework visually illustrates how various livelihood assets interact within a vulnerability context, mediated by structures and processes, to shape livelihood strategies and outcomes for affected communities.

**Figure 2.1: Sustainable Livelihoods Framework**

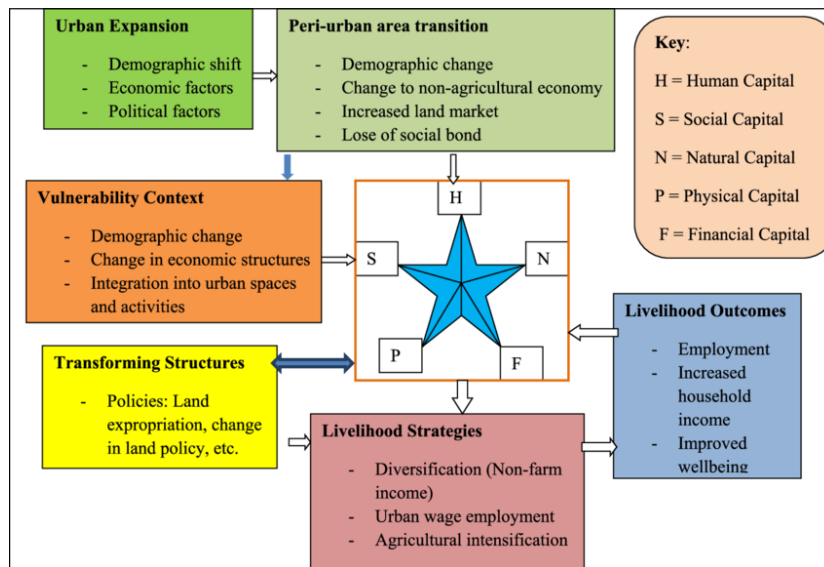


Fig. 2. A Conceptual Framework for Analyzing the Impacts of Urban expansion on Peri-Urban Livelihoods. Source: Author reconstructed based on DFID, 2019 Sustainable Livelihood Framework.

The Sustainable Livelihoods Framework (SLF) is an ideal tool for assessing fairness and effectiveness in compensation practices in the context of urban development. It provides a comprehensive approach to understanding the complex relationships between land compensation practices, livelihoods and urban development (Jowah, 2021). In the context of land compensation practices, livelihood assets refer to the resources that people use to make a living, which are affected by urban development. These assets include human capital, social capital, natural capital, physical capital and financial capital which are the concepts of the framework (Maimba and Tebe, 2024).

Human capital incorporates skills, knowledge and health of individuals displaced by urban expansion. It is critical in determining the ability of affected communities to adapt to the impacts of urban development. According to Muyambo, Belle and Nyam et al (2024), social capital includes social networks, relationship and institutions that provide support to affected communities which are also essential in facilitating community-led development and fair compensation.

Natural capital, comprises land, water and other natural resources that are lost or affected by urban development. There are critical in ensuring the livelihood security of affected communities (Nyathi, 2024). Physical capital includes infrastructure such as homes, buildings and roads that are destroyed or affected by urban expansion which are essential in facilitating the adaptation of affected communities to the impact of urban development. Their study emphasizes the role of various capitals, including political and infrastructural, in building resilience.

Financial capital, includes economic resources such as compensation packages that are provided to affected communities like residential stands, alternative farming land and money. The sustainable livelihoods framework's principles emphasize sustainable finance and the integration of various capitals to promote equitable development. There are critical in ensuring the livelihood security of affected communities (Waite, 2024). However, the adequacy and fairness of compensation packages are critical in determining the effectiveness of land compensation practices in promoting the livelihood of affected communities.

Livelihood security is another key concept in this regard, which refers to people's access to basic needs such as food, water, shelter and healthcare which are critical in ensuring the well-being of affected communities. Livelihood strategies including coping mechanisms and adaptation strategies are essential in facilitating the adaptation of affected communities to the impacts of urban development (Jaison, Reid and Simatele, 2024). These researchers examined asset portfolios in the context of climate change adaptation and food security in Zimbabwe's Gokwe South District. They utilized the SLF to understand how different capitals contribute to adaptive capacities and livelihood outcomes and it worked, therefore the researcher used it to assess fairness and effectiveness in land compensation practices.

Policies, institutions and processes govern people's lives and livelihoods are critical in shaping land compensation practices. The legal frameworks which includes laws and regulations govern land acquisition and compensation. Legal frameworks are essential in ensuring that land compensation practices are fair and effective (Emery, Gutierrez-Montes and Fernandez-Baca, 2024). The institutional framework which includes institutions responsible for implementing land compensation practices such as the Rural District Council is critical in facilitating the implementation of land compensation practices. Community engagement, which includes processes for engaging with affected communities and ensuring their participation in land



compensation practices is essential in promoting community-led development and fair compensation.

Outcome analysis involves evaluating the outcomes of policies, programs or projects on people's livelihoods, which is critical in determining the effectiveness of land compensation practices in promoting the livelihoods of affected communities. According to Gumunandi (2024), the adequacy and fairness of compensation packages as well as the livelihood outcomes of affected communities are critical in evaluating the effectiveness of land compensation practices. Gamundani's work assesses the state of communal farmers' livelihoods and vulnerabilities in Hurungwe District after the Fast Track Land Reform Program. He also utilized the Sustainable Livelihoods Framework to analyze how different assets influence poverty and vulnerability to affected communities.

This framework is crucial for evaluating the fairness and effectiveness of compensation in restoring the socio-economic well-being of affected families. It moves beyond mere cash payments to consider how compensation impacts various livelihood assets (human, social, natural, physical, and financial capital) and the ability of displaced communities to rebuild and sustain their lives (Natarajan, Newsham and Rigg et al, 2022). The goal is livelihood restoration, not just asset replacement. These scholars explored the integration of the Sustainable Livelihoods Approach with the Community Capitals Framework, emphasizing system-level approaches to community change efforts. Their work highlights the importance of various capitals in driving sustainable development.

## **2.3 Overview of Land Acquisition and Compensation Practices**

### **2.3.1 Global Context**

Fairness and Effectiveness in compensation practices and acquisition of rural land for urban expansion are a global developmental problem. According to Vengesai and Schmidt, (2018), in China, seventy million people were displaced between 1950-2000 while fifty million people were affected in India due to peri-urban and industrial expansion and developmental projects such as dams and road construction and they were inadequately compensated. In most cases, people are displaced after a long struggle which may involve litigation as the affected land occupants resist the displacement. Studies in Vietnam by Western et al (2015), depicts that nearly one million hectares of agricultural land was transformed for non-agricultural activities between 2001 and 2010. However, the process was not easy as it was characterized with conflicts and serious

contestations. People protested to compulsory land acquisition and some of the causes of the protests were inequalities and unfairness in compensation, lack of sustainability, lack of participation and failure in livelihood reconstruction and food insecurity (Western et al, 2015).

### **2.3.2 Regional Context**

In Southern Africa and the rest of Africa in general, inequality and unfair compensation practices involving acquisition of communal land for urban expansion is equally a challenge. According to Adam (2014), in Ethiopia, as in several other African countries, urbanization is occurring at a more rapid rate, imposing an intense competition between agricultural and non-agricultural activities. The demand for urban land in Ethiopia is met by expropriation and reallocation of peri-urban land. According to Mends (2006), the highest rate of urbanization in the world occurs in developing countries and in Africa about 87% of the population growth in the next two decades will occur in urban areas and thus exerting more pressure on surrounding communal land for urban expansion. Similarly, in Accra township of Ghana, conflicts between urbanization and communal land uses have stalled development. In Tanzania, contestations in acquisition of communal land for urban growth is also a challenge and according to Kombe (2010), the major causes of the contestations are delayed or unfair compensation, poor communication and non-involvement of landowners and poor governance. Thus unfair and ineffectiveness in the compensation practices lead to contestations over communal land for urban expansion which is a regional problem.

### **2.3.3 Local Context**

In Zimbabwe, land acquisition is guided by the Land Acquisition Act (Chapter 20:10). The Act empowers the President and other authorities to acquire land and other immovable property compulsorily in certain circumstances. In which the study aims to evaluate the fairness and effectiveness in compensation practices and those land acquisition practices. Despite the processes and procedures in this piece of legislation, acquisition of communal land for urban expansion remains a challenge in urban centers of Zimbabwe. According to Vengesai and Schmidt (2018), expansion of Towns, Growth Points and Rural Service Centres in Zimbabwe has resulted in the displacement and relocation of communities to pave way for urban and rural development. The displacement of people has triggered conflicts between local authorities and communities occupying the land earmarked for urban expansion, the major reason being unfair and ineffective compensation practices. The conflicts in acquisition of land for urban expansion in Zimbabwe are mainly a result of weaknesses in the land tenure system and compensation policies and some other

structural challenges (Vengesai and Schmidt, 2018). Zvishavane and Shurugwi are classical examples of conflicts involving land acquisition when 30 and 40 households were relocated in 2013 and 2002 respectively due to urban expansion.

## **2.4 Fairness and Effectiveness of compensation practices**

### **2.4.1 Indicators of fairness and effectiveness of compensation practices**

In order to guarantee that impacted people and communities receive equitable treatment, it is critical that Growth Points, Towns and Cities adopt efficient and equitable compensation procedures as they expand. In this context, the researcher examined several key indicators that assess the fairness and effectiveness of compensation practices, including timelines of compensation, inclusivity, adequacy of compensation, accountability and transparency in the compensation process, as well as the effect of displacement on access to livelihoods and essential services.

#### **2.4.1.1 Adequacy of compensation**

Adequacy of compensation refers to whether the compensation packages provided is sufficient to cover the losses incurred by landowners. According to Makela (2019), adequate compensation should not only reflect the market value of the land but also consider the socio-economic impacts on the displaced individuals, opt for equity over equality when compensating affected families and considering if the displacement affected livelihoods and income of the affected families. In order to determine whether the compensation packages are adequate, it is necessary to compare compensation packages to local market values and determine whether they take into consideration the loss of income and community ties. Inadequate compensation causes impacted families to face long-term socio-economic difficulties such as loss of livelihoods, food insecurity, limited access to education and healthcare as well as intergenerational poverty. For instance, urban development project in Brazil, compensation that included relocation assistance and support for livelihood restoration was found to be more effective in ensuring that displaced families could maintain their quality of life and livelihoods

#### **2.4.1.2 Transparency and accountability in the compensation process**

In order to foster trust in the compensation process, transparency and accountability are essential. Baker and McKenzie (2020) emphasized that, transparent processes help stakeholders comprehend the formula used to establish compensation levels, which can lessen sentiments of unfairness. To evaluate the transparency of the compensation process, it will be necessary to look at whether or

not stakeholders are aware of the standards and procedures that are utilized to decide compensation. Accountability mechanisms that guarantee equitable remuneration methods and further build trust include independent oversight. Kenya, for instance, greatly increased community trust and acceptance of their compensation processes when the government established a clear compensation mechanism for land acquisition that included public consultations.

#### **2.4.1.3 Timelines of compensation**

The timeliness of compensation is essential for minimizing the negative impacts of displacement. Delays in compensation can make displaced people's struggles worse and make them more vulnerable, according to a research conducted by Kayhko (2021). It is prudent to determine if compensation disbursements meet the demands of displaced landowners by examining their timings, the responsible authority should establish clear compensation timelines, by developing and adhere to predictable compensation payment schedules, ensuring that they make regular updates and communication with affected communities, this can help manage expectations and reduce uncertainty. According to Vengesai and Schmidt, (2018), in China, seventy million people were displaced between 1950-2000 while fifty million people were affected in India due to peri-urban and industrial expansion and developmental projects such as dams and road construction and they were compensated timely allowing them to secure alternative housing quickly, reducing the risk of destitution and poverty. In most cases, people are displaced after a long struggle which may involve litigation as the affected land occupants resist the displacement.

#### **2.4.1.4 Inclusivity**

Inclusivity in the compensation process guarantees that marginalized groups and any other impacted parties are taken into account. Researchers such as Mastorillo, (2018) contend that inclusive compensation systems improve community outcomes. Evaluating inclusivity involves examining whether all stakeholders, including women, the elderly, and economically disadvantaged individuals have access to fair compensation and support during the transition. Promoting inclusion can ease social tensions and increase community support for urban development initiatives. In South Africa, for instance, inclusive strategies that included discussions with women and underrepresented groups produced more fair compensation results and enhanced community cohesiveness.

#### **2.4.1.5 Access to basic services and livelihoods**

Assessing the impact of displacement on access to basic services and livelihoods is crucial for understanding the broader implications of compensation practices. Research by Schwerdtle (2019) highlights that displacement often disrupts access to essential services such as healthcare, education, and employment opportunities. It is important to explore whether the compensation provided enables displaced individuals to regain access to these services and whether it supports their ability to rebuild their livelihoods in new locations. Understanding these impacts will provide insights into the effectiveness of compensation practices in promoting sustainable urban development. For instance, in the case of urban development in Nigeria, inadequate compensation led to significant challenges for displaced families in accessing basic services, which in turn affected their ability to rebuild their livelihoods.

#### **2.5 The ways in which community engagement and participation influence compensation practices and outcomes.**

Community engagement and participation are critical components of fair and effective compensation practices. Research has shown that involving affected communities in the decision-making process helps in trust building, increase transparency and accountability and it promotes fair and equitable compensation (Lai, 2015). However, McDowell (2017) noted that inadequate community engagement and involvement undermines effective compensation and outcomes. The consequences includes, unrest and protest, loss of livelihoods as well as erosion of trust.

##### **2.5.1 Trust building through engagement**

Participation in the decision-making process by communities promotes trust and a sense of ownership. Establishing trust is essential in the context of urban development because it gives impacted people confidence that their issues are being taken seriously and that they will receive just compensation for any inconveniences they may experience. According to a 2015 study by Lai, trust is essential for successful community participation because it promotes candid communication amongst stakeholders. Engaging communities in urban planning has produced successful compensation frameworks in Belo Horizonte, Brazil, where locals are more supportive of redevelopment projects because they believe their opinions are appreciated (Rojas et al., 2018). According to Cohen et al. (2017), the City of Cape Town's approach to public involvement in housing construction projects has also improved the relationship between local authorities and community members in South Africa, which has increased trust and acceptance of compensation

offers. Therefore, it encourages openness and confidence in the compensation process if councils are established to involve citizens in choices about urban development (Hoffman et al., 2019).

### **2.5.2 Increased Transparency and Accountability**

Effective community engagement enhances transparency in compensation processes. Developers and local governments are held more accountable when stakeholders are constantly updated on decision-making standards and compensation procedures. This transparency is important as it allows for the assessment of fairness in compensation practices (McDowell, 2017). The Ethiopian Addis Ababa Light Rail Project showed that transparent communication regarding land acquisition compensation boosted public trust and confidence in the process (Seyoum et al., 2020). Once more, it has been demonstrated that public forums for urban development projects, such as the Link Light Rail system in Seattle, Washington, improve transparency and hold developers responsible for paying promised compensation (Johnson, 2021). Additionally, community workshops were used in Kenya to design sustainable urban transit, which clarified compensation procedures and improved stakeholder interactions and accountability (Mutua et al., 2018). As a result, equitable and efficient land compensation paved the way for successful and sustainable urban growth.

### **2.5.3 Fair and Equitable Compensation**

Involving communities directly in the decision-making process is critical to ensuring fair and equitable compensation. This participation makes it possible to more accurately identify community needs and goals, which in turn helps to develop more suitable compensation plans that consider social impacts in addition to monetary values (McDowell, 2017). A more equitable distribution of compensation has resulted from India's National Rehabilitation and Resettlement Policy, which places a strong emphasis on community engagement and participation in the compensation assessment process (Chakrabarty, 2019). In Latin America, participatory budgeting processes in urban development projects have empowered local communities to negotiate compensation agreements that reflect their unique socio-economic contexts (Baiocchi et al., 2018). The implementation for community land trusts in Detroit, Michigan, has given local stakeholders a major say in decisions about real estate development, resulting in compensations that are seen as more equitable and suited to the requirements of the community (Levine, 2020). In other words, local communities' involvement and participation in the decision-making process regarding collective property purchase and land compensation is prudent.

#### **2.5.4 Social Unrest and Protests**

One of the most immediate consequences of inadequate community engagement is social unrest, which can manifest in protests and civil disobedience. When communities feel that their concerns are overlooked or that compensation is unfair, they often mobilize to voice their discontent. Such unrest can disrupt urban development projects and lead to heightened tensions between the community and authorities. The urban redevelopment projects in Brazil often face protests when community members are not adequately engaged in land compensation processes. The rejection of compensation offers or the perceived inadequacy of compensation can result in civil action (Duncan, 2019). In the Southern African region, residents in Bulawayo, Zimbabwe, have staged numerous protests against the local government's land compensation decisions, arguing that their input was disregarded in urban planning initiatives (Moyo, 2018). In 2019, residents of Gweru in Zimbabwe protested against inadequate compensation for land acquired for urban expansion. The protests were fueled by perceptions that the community had not been consulted adequately, highlighting a rift between the authorities and the citizens (Tshuma, 2019).

#### **2.5.5 Loss of Livelihoods**

Another significant consequence of inadequate community engagement is the potential loss of livelihoods. When urban development leads to displacement without proper consultation and fair compensation, affected individuals may find themselves without a means of income. This disruption can exacerbate poverty and inequality. In India, the case of the Delhi Metro Rail project illustrated that inadequate compensation for those displaced from their businesses led to significant loss of livelihoods for numerous vendors and small business owners, resulting in long-term economic hardship (Desai, 2017). Zimbabwe for example in the Southern African region, the fast-track land reform program in the early 2000s led to the displacement of many smallholder farmers without adequate compensation or consultation. As a result, the local economy contracted, worsening food security and creating social tensions (Kanyuka, 2018). In rapidly growing towns like Zvimba, the resettlement of communities due to urban expansion without proper consultation or compensation mechanisms left many families struggling to sustain their livelihoods as they lost their agricultural lands without alternative solutions (Chikanda, 2020).

#### **2.5.6 Erosion of Trust**

Inadequate engagement leads to a significant erosion of trust between communities and local authorities or local governments. When community members feel excluded from decision-making processes, they often view authorities with suspicion, perceiving them as unaccountable and disinterested in the residents' needs. Failed urban development projects in countries such as Kenya have shown that insufficient community engagement can lead to long-term mistrust in government institutions and disrupt future collaborations (Karanja, 2022). In Zimbabwe, the lack of transparency in compensation processes for land acquisition in urban areas like Harare has contributed to skepticism about local governance. Disaffected residents often view governmental bodies as corrupt or ineffective, further complicating future development efforts (Mazambani and Moyo, 2021). Locally, in Kwekwe, the engagement of local communities in land compensation for mining activities has been minimal, leading to a widespread perception that the government is prioritizing mining interests over community welfare. This skepticism has created a barrier to cooperation on future urban development initiatives (Mumbire, 2020).

#### **2.5.7 Inequitable Compensation**

Inadequate community engagement can also result in inequitable compensation practices. When affected communities are not involved in the discussion, compensation offered may not accurately reflect the needs and realities of the displaced individuals, leading to an unequal distribution of resources. For instance, in Colombia, inadequate community participation in land compensation processes has been linked to the unequal distribution of benefits from urban development, where marginalized communities received less support compared to wealthier areas (Avendano, 2019) and this showed clearly that the compensation practices in Columbia lacks fairness and effectiveness. Research has shown that in Southern Africa, the reliance on outdated valuation methods for land compensation without community input leads to compensation that fails to meet the current economic realities, worsening inequities among displaced populations (Chivenge, 2020). In the town of Beitbridge, it was reported that compensation for land acquired for urban development projects like housing was insufficient to meet the community's housing and social infrastructure needs. Community consultations were minimal, leading to widespread dissatisfaction and claims of unfairness regarding compensation values (Sibanda and Mashiri, 2021).



## **2.6 Effects of communal land acquisition and compensation to socio-economic well-being of families affected by land acquisition**

The effects of communal land acquisition and compensation on the socio-economic well-being of families are multifaceted, encompassing disruptions to livelihoods, inadequate compensation, social disintegration, access to basic services, and psychological impacts.

### **2.6.1 Disruption of Livelihoods**

Traditional livelihoods are frequently disrupted by communal land acquisition, especially in rural areas where populations depend on land for subsistence farming. According to Ige (2018), forced land acquisition for development projects in Nigeria has caused severe socio-economic challenges for impacted people, who lose both their land and their main source of income. Food insecurity and poverty rates among relocated families raised as a result of this disturbance. Around the world, Vietnam has seen a large number of farmers displaced by land acquisition for tourism development, which has resulted in a loss of agricultural income and increased vulnerability among impacted households (Makela, 2019). Studies in Vietnam by Western (2015), depicts that nearly one million hectares of agricultural land was transformed for non-agricultural activities between 2001 and 2010. However, the process was not easy as it was characterized with conflicts and serious contestations. People protested to compulsory land acquisition and some of the causes of the protests were inequalities and unfairness in compensation, lack of sustainability, lack of participation and failure in livelihood reconstruction and food insecurity (Western, 2015).

Furthermore, in Tanzania, local communities' livelihoods have been upended by the purchase of land for mining projects, rendering families less able to access their agricultural land, which has led to a rise in poverty and food insecurity in 2018 (Mastrorillo, 2018). The early 2000s land reform program in Zimbabwe caused a large number of commercial farmers to be displaced, upsetting the livelihoods of agricultural laborers and the local communities. As a result, poverty and unemployment in the impacted areas rose.

### **2.6.2 Inadequate Compensation**

The adequacy of compensation profoundly affects the socioeconomic well-being of displaced families. Makela (2019) argues that inadequate compensation can exacerbate poverty and inequality if it fails to reflect the true value of land and the socioeconomic consequences of displacement. For instance, in Vietnam, insufficient compensation for land acquired for tourism

projects has hindered the ability of many households to rebuild their lives due to payouts not covering relocation costs and lost income. Globally, India's Right to Fair Compensation and Transparency in Land Acquisition Act (2013) aimed to ensure fair compensation, yet Baker & McKenzie (2020) note ongoing grievances about inadequate payments. Regionally, Schwerdtle (2019) highlights challenges in South Africa's land restitution process due to insufficient compensation, leading to persistent conflicts and dissatisfaction. Locally, families displaced by Zimbabwe's land reform often received meager compensation, resulting in long-term socioeconomic hardships, particularly in rural areas with limited alternative livelihoods. Furthermore, in Zimbabwe's urban development, Mutangi's (2019) study in Harare reveals that compensation for those displaced by urban projects was often insufficient to secure comparable housing, contributing to the growth of informal settlements as displaced individuals sought alternative housing.

### **2.6.3. Social Disintegration**

Land acquisition cause social disintegration within communities, as some families are displaced and forced to relocate. According to Schwerdtle (2019), social networks and community cohesion both of which are critical for resilience and mutual support are frequently disrupted by displacement. For instance, in Tanzania, traditional social institutions have collapsed as a result of the displacement of indigenous groups brought about by land acquisition, increasing social isolation and vulnerability. As a global example, Brazil has seen the displacement of indigenous communities due to the development of big infrastructure projects, which has resulted in the loss of social cohesiveness and cultural identity (Mastrorillo, 2018). Regionally in Mozambique, the acquisition of land for agricultural enterprises has caused social disarray and heightened tensions among displaced families by upsetting local communities (Ige, 2018). In Bulawayo, the second largest city of Zimbabwe, similar issues have been observed. According to Ncube (2020), compensation practices have often failed to account for the full value of displaced individuals' properties, leading to economic and social challenges. Also, community displacement brought about by Zimbabwe's land reform program has caused social disintegration as families are separated from their ancestral lands and support systems, making them more vulnerable and isolated.

### **2.6.4 Access to Basic Services**

Another crucial aspect of displacement is its effect on access to essential services like healthcare, education, and sanitation. According to Mastrorillo (2018), families frequently encounter difficulties obtaining necessary services after being relocated, which can impair their capacity to prosper. For example, families in India who have been uprooted by urban development projects have complained of having trouble getting access to healthcare and education, which has resulted in poor health outcomes and lower educational attainment. In Kenya, the Nairobi-Mombasa highway's development resulted in the uprooting of communities, which left the displaced families with little access to healthcare and education (Baker and McKenzie, 2020). Another regional example according to Schwerdtle (2019), communities in Zambia that have been uprooted by mining operations have reported major obstacles in obtaining healthcare and education, which has exacerbated already-existing inequities and health disparities. Local Example: Families uprooted during Zimbabwe's land reform program frequently ended up in places with poor access to essential services, which had a negative impact on their health and made it difficult for their kids to receive an education.

#### **2.6.5 Psychological Impact**

Families' socio-economic well-being can also be strongly impacted by the psychological repercussions of land purchase and relocation. The trauma and stress of losing one's home and neighborhood can cause mental health problems, which can then impact a person's capacity to work and provide for their family, according to Baker and McKenzie (2020). Displacement can often have psychological effects that are just as harmful as its financial ones. For instance, families in Colombia who have been displaced by armed conflict and land acquisition have expressed significant psychological anguish, which has a negative impact on their general well-being and capacity to reintegrate into society (Mastrorillo, 2018). Regionally, communities in Uganda that were uprooted due to land acquisition for development projects have dealt with severe psychological anguish, which has resulted in higher rates of anxiety and depression among those impacted (Ige, 2018). Furthermore, families in Zimbabwe impacted by the land reform program have reported experiencing psychological trauma as a result of losing their homes and communities. This has made it difficult for them to reconstruct their lives and adjust to new living conditions.

## **2.7 The legal frameworks governing communal land acquisition and compensation**

Understanding the legal landscape governing communal land acquisition and compensation is fundamental when assessing the fairness and effectiveness of land compensation practices, particularly in the context of urban development. Globally, the protection of land rights, especially for vulnerable communities, is increasingly recognized in international human rights law. Various international conventions and declarations emphasize the need for due process, fair compensation, and the protection of indigenous and traditional land rights when land is acquired for development purposes (United Nations Human Rights Office of the High Commissioner, 2020). For instance, the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security (VGGT), while not legally binding, provide a globally accepted framework for safeguarding land rights and ensuring equitable compensation where land acquisition is unavoidable (FAO, 2012). These guidelines underscore the importance of transparent procedures, consultation with affected communities, and compensation that covers not only the market value of the land but also resettlement costs and loss of livelihoods.

Regionally, in Africa, many countries have constitutional provisions and specific legislation addressing land rights and expropriation. Often, these frameworks reflect a dual legal system where statutory law interacts with customary law, which governs communal land tenure. The African Union's Framework and Guidelines on Land Policy in Africa (2010) advocates for land governance systems that recognize and protect the diverse forms of land tenure, including communal rights. It emphasizes the need for fair and effective compensation that takes into account the social, cultural and economic value of the land to the communities, not just its market value (AUC/ECA/AfDB Land Policy Initiative, 2010). Cases in countries like Ghana and Tanzania, for example, illustrate the complexities of navigating these dual systems when governments seek to acquire communal land for development projects, often leading to disputes over valuation and compensation (Tsikata, 2019; Shivji and Kapinga, 2020).

At national level in Zimbabwe, the legal framework for land acquisition is primarily enshrined in the Constitution of Zimbabwe Amendment (No. 20) Act 2013. Section 72 of the Constitution outlines the procedures for the acquisition of agricultural land, including communal land, by the State. It stipulates that no person may be deprived of their property rights except in terms of a law,

and such law must, among other things, provide for the prompt payment of fair and adequate compensation. However, the interpretation and implementation of "fair and adequate compensation" in the context of communal land, where individual ownership is often not formally registered and the land holds significant cultural and social value, presents unique challenges (Moyo, 2021).

Furthermore, the Communal Land Act [Chapter 20:04] governs the administration and use of communal land. While it recognizes the authority of traditional leaders in the allocation and administration of this land, it also grants the President the power to declare that any communal land is required for public purposes, paving the way for potential acquisition. The Act, however, has been criticized for not providing sufficient safeguards for the rights of communal landholders in the event of acquisition, particularly concerning compensation mechanisms that adequately reflect the multifaceted value of the land and the potential displacement and disruption of livelihoods (Magara, 2023). Court cases in Zimbabwe have highlighted the tensions between development imperatives and the protection of communal land rights, often revolving around issues of consultation, valuation methodologies and the adequacy of compensation offered to affected communities (Wang, 2024). Understanding these legal instruments and their practical application is crucial for a comprehensive analysis of land compensation practices in Zimbabwe.

## **2.8 Research gap**

This study aims to address several research gaps in the existing literature on compensation practices in urban development projects, particularly in the context of Zimbabwe. These gaps include a lack of empirical studies, limited conceptual and theoretical frameworks and inadequate methodological approaches. Additionally, there is a need for more research on the impact of urbanization, decentralization and devolution on compensation practices, as well as the implementation and enforcement of policies related to compensation practices. By addressing these gaps, this study seeks to provide a deeper understanding of compensation practices in urban development projects, using Guruve Growth Point as a case study and inform policy and practice improvements to ensure fair and effective compensation outcomes.

## **2.9 Chapter Summary**

This literature review chapter examines fairness and effectiveness in compensation practices for urban development. It discusses fairness and effectiveness through indicators, legal frameworks

governing land acquisition and compensation, effects of communal land acquisition and compensation to socio-economic well-being of families affected by land acquisition and the ways in which community engagement and participation influence compensation practices and outcomes. Theoretical and conceptual frameworks relating to land acquisition and compensation were also examined, guiding the study. This chapter provides insight into literature review by other scholars on the assessment and perception of fairness and effectiveness of compensation practices. The review highlights research gaps and provides a foundation for empirical investigation, emphasizing the need for fair, effective and sustainable compensation practices.

## **CHAPTER 3: RESEARCH METHODOLOGY**

### **3.0 Introduction**

This chapter outlines the research methodology in this study, which is fundamental to achieving its objectives. As defined by Creswell (2018), research methodology encompasses the systematic procedures and techniques utilized to conduct research forming the backbone of logical and organized inquiry. The chapter covers essential components such as research design, research approach, sampling, data collection methods, data collection strategies, target population, data analysis and ethical considerations. This chapter also aims to provide a comprehensive understanding of how the research was structured and executed to yield meaningful results.

### **3.1 Research Approach**

The study utilized a mixed-methods approach, integrating both qualitative and quantitative research. Qualitative research was primarily used to gather data, uncover new findings and produce results applicable beyond the study's specific limits. A mixed-methods approach, combining both qualitative and quantitative research, is essential for studying land compensation in urban development at Guruve Growth Point, Zimbabwe. This approach provides a holistic understanding by using quantitative data to reveal trends and patterns in compensation and qualitative data to explore the lived experiences and perceptions of fairness among those affected (Eval Community, 2023). According to Dawadi, Shrestha, and Giri, (2021), this triangulation of data strengthens findings and addresses complex issues that single methods cannot, as mixed-methods research (MMR) is increasingly recognized for its flexibility and ability to integrate diverse data to answer complex research questions. Frontier (2024) and Upmetrics (2022), noted that by combining broad statistical insights with in-depth contextual understanding, the study can uncover hidden problems, inform policy and generate actionable recommendations relevant to Zimbabwe's unique land context.

### **3.2 Research Design**

Tiwari (2023) defined a research design as the systematic and strategic framework that charts the course of a research study. It is akin to a roadmap that outlines the methods, procedures and steps researchers will undertake to address research questions, examine hypotheses, and achieve research objectives. As a result, it is the framework for investigation that prevents the collection of irrelevant data. The case study design allows for an in-depth examination of the research

phenomenon, providing rich and detailed insights into the fairness and effectiveness of land compensation practices.

Descriptive research design and survey research design are the two main types of research designs used in the study. Additionally, the study also incorporate some elements of a case study research design. The survey research design was chosen as the best fit for this study by the researcher. A descriptive survey design was also used in this study. According to Cooper and Schindler (2006), a descriptive survey seeks to determine the what, where, and how part of a phenomenon. Descriptive research design focuses more on describing and exploring characteristics, experiences and outcomes related to land acquisition and compensation practices. This design allowed the researcher to use all of the information and measure the study's variables while avoiding any form of bias.

### **3.2.1 Descriptive research design**

According to Derry-Vick (2024), a descriptive research really focuses on defining, understanding, and measuring a phenomenon or an experience. Descriptive research offers several distinct advantages for this study, since it provides a clear overview of the current situation, uses non-intrusive methods, allows for multiple data collection tools like surveys and interviews and is cost-effective and time-efficient. These benefits make it an ideal choice for studying real-world practices in a localized context such as Guruve Growth Point.

### **3.2.2. Survey research design**

Chreswell (2009), defined a survey research, as a quantitative design in which a researcher describes the attitudes, opinions, behaviors or characteristics of a population by studying a sample of that population. Particularly a descriptive quantitative research is a design that studies a sample of a population to provide a quantification or numeric description of that population's trends, attitudes, or opinions. There is no manipulation; it simply describes characteristics of the phenomenon and characterizes individuals or groups using numbers.

## **3.3 Target Population**

The target population for this study included 150 affected families from villages adjacent to Guruve Growth Point and rural households occupying the land earmarked for Guruve Growth



Point expansion, 2 Council officials (District Planner and Chief Executive Officer), Local Councilor (Ward 6 Councilor), 2 traditional leaders, that is Village Head Nhemachena and Kahumwe, District Lands Officer from the Ministry of Lands, Agriculture, Water and Rural Resettlement and the District Development Coordinator's office. Specifically, 95 households were surveyed in Nhemachena, and 55 households in Kahumwe. These household counts were obtained from registers provided to the researcher by the respective village secretaries. The selection of the population was based on the fact that the above are the main parties involved in the land acquisition and compensation practices. The Ministry of Lands officials are the custodians of the communal land since their Ministry is responsible for administering the Communal Lands Act, the District Development Coordinator's office comes into play as the office representing the Ministry of Local Government and Public Works, to which the local authority (Council) is accountable and deals with issues concerning land acquisition and compensation issues. The officials of the local authority came directly into the compensation process with the rural households as they were acquiring land and implementing laws and policies concerning land compensation. Thus the involvement of all these parties helped in the examination and analysis of the problem at hand.

### **3.4 Sample Size and Sampling Design**

#### **3.4.1 Sample Size**

The study selected seventy-five (75) households from a total population of 150, identified through village registers in Nhemachena and Kahumwe. This 50% sample is considered highly robust for a quantitative survey within a small, defined population, ensuring strong representativeness and statistical power (World Supporter, 2024). This substantial sample fraction enhances the reliability of the findings, providing a more accurate reflection of the population's characteristics regarding land compensation practices.

#### **3.4.2 Sampling design**

The study employed a multifaceted sampling strategy to gather data for its assessment of land compensation practices. For key informant interviews, a purposive sampling technique was utilized to select eight individuals with specialized knowledge, including two traditional leaders, one local councilor, two Guruve Rural District Council officials (Acting Chief Executive Officer and District Planner), the District Development Coordinator, District Lands Officer and District Economist. In parallel, for the household questionnaire survey, a systematic sampling method was applied to select 75 households from a target population of 150. This involved calculating a

sampling interval of 2, randomly selecting a starting point (for instance 1), and then consistently choosing every second household from the ordered list until the sample size was achieved. Finally, for focus group discussions, a combination of purposive and snowball sampling techniques was used. Two focus groups were conducted; one at Guruve Hotel, comprising two village heads and the local councilor and another at Chimanikire Primary School, consisting of six rural land occupants. The diverse composition of these groups aimed to gather a wide range of views from both traditional leadership and rural households.

### **3.5 Data Gathering Techniques**

This section describes the data gathering techniques employed by the researcher in this research study. It refers to the technique by which the researcher collected data from respondents. The process encompasses both the primary source of information and the instrument for data collection used to collect data for this study. Wegner (1995) makes a distinction between primary and secondary data, as well as internal and external data. All of these data types are used in conjunction with one another to achieve the study's goals. In this study, the researcher used this method of data collection as it is vital in providing background information and facts about the fairness and effectiveness of compensation practices. The researcher used three methods which are questionnaires, interviews and focus group discussions.

#### **3.5.1 Questionnaires**

Seventy-five (75) questionnaires were administered to affected families 40 in Nhemachena Village and 35 in Kahumwe Village to gather data on the fairness and effectiveness of compensation practices in Guruve District. A semi-structure structured questionnaire was designed with 15 questions was designed to gather first-hand information from the affected families (See appendix 1). A questionnaire is a list of questions or items used to gather data from respondents about their attitudes, experiences or opinions (Bhandari, 2022). The researcher used a questionnaire to get information on the perceptions of affected communities, local authority and other stakeholders towards fairness and effectiveness of compensation practices in Guruve Growth Point particularly for Nhemachena and Kahumwe villagers, ward 6 Guruve District. In order to get better data quality, the researcher gave each questionnaire as one on one interview, the aim was to explore more on the perceptions of affected families towards fairness and effectiveness of compensation practices by Guruve Rural District Council, to enquire more on the socio-economic impacts of compensation practices to the affected community and to investigate on how do community engagement and

participation influence the compensation practices and outcomes in Guruve District, and what strategies can be employed to enhance community-led development and fair compensation.

### **3.5.2 Focus Group Discussions**

Focus groups were conducted with affected communities to gather collective perspectives and experiences (Morgan, 2020). The researcher conducted 2 groups of meetings, the first one consisting of 3 traditional leaders and the local councilor and the second one with six land occupants who are affected families in this case, providing a platform for the affected families to avail their queries and complaints against Guruve RDC and for them to share their perception towards fairness and effectiveness of compensation practices by Guruve RDC. A focus group discussion guide with three (3) open-ended questions was designed to guide the researcher during the discussion process (See appendix 2). These Focus Group Meetings provided valuable insights into the fairness and effectiveness in compensation practices in Guruve. Focus group discussions were important to this study because they helped to validate the data from questionnaires and key informant interviews.

### **3.5.3 Key informants' Interviews**

Three (3) Semi-structured interviews were conducted with key informants, including local government officials, local authority officials and officials from the Ministry of Lands, Agriculture, Water and Rural Resettlement to gather qualitative data (Kvale and Brinkmann, 2009). Interview guides with four (4) open-ended questions per each department were designed to guide the interviewer during the interview process (See appendix 3). Key informants are individuals who possess special knowledge, status or communication skills, which are willing to share their knowledge, and skills with the researcher and who have access to perspectives or observations that the researcher might not have accessed easily (Muzeza, 2014). An in-depth interview is an open-ended, discovery-oriented method to obtain detailed information about a topic from a stakeholder (Boyce and Neale, 2006). The researcher managed to gather and analyze qualitative data through face-to-face interviews with the affected villagers. The interviews managed to probe into the people's concerns and worries over land acquisition and compensation practices.

## **3.6 Ethical Considerations**

All researchers are constantly concerned about ethics because it permeates every stage of the research process, starting with the initial planning stages and continuing through to the

dissemination of findings (Thompson, 2018). The aforementioned view demonstrates why it is critical for researchers to recognize that study findings should not contain any data that could be used to identify participants. The researcher had to carefully consider ethical issues that affected the study at the outset and during the planning phase of the research for this reason. The researcher was cognizant of the view that some issues of conversation required confidentiality and that the researcher was obligated to uphold that.

### **3.6.1 Informed Consent**

Informed consent has been obtained from all participants before data collection. Participants were provided with a clear and concise explanation of the study, including its purpose, methods, and potential risks and benefits (American Psychological Association, 2010). As stated by Marsden and Wright (2010), the purpose of the consent process should, to the greatest extent possible, ensure that participants make a free and independent informed choice in relation to the accurate information provided to them, which is not exaggerated in any way, clearly showing the benefits and risks of participating in the study and how information will be disseminated (British Sociological Association, 2017). The researcher created a consent form while the study was still in its preliminary stages. This included thorough information about the study's goals and objectives. In order to give the participants enough time to make a final, informed decision and to ask any questions that needed clarification, the forms were given to them to read and the questionnaire survey started with a question if partaker is willing to participate in the study or not. To ensure adherence to moral standards and data protection, the use of written consent forms is advised (Corti et al, 2014). Signing participant consent forms served as evidence of informed consent. Each interview began with a verbal declaration of the confidentiality clause. Despite the consent forms there should still be room for participants to withdraw whenever they feel uncomfortable.

### **3.6.2 Confidentiality**

Confidentiality was maintained by using pseudonyms, coding participant responses, and storing data in a secure location. Participants will be assured that their responses will be kept confidential and will not be shared with anyone without their consent (Bryman, 2016). All participants were informed that all identifying information would be coded in order to obliterate the identity from the data, ensuring confidentiality and anonymity. Additionally, participants received assurances that their information wouldn't be shared with anyone else. Participants were informed by the researcher that confidentiality may be violated if it is noted that an adolescent is at an unrecognized

and undisclosed risk of suffering serious harm. According to Beauchamp and Childress (2018) when there is a clear risk of harm, breaking confidentiality permits the implementation of protective measures.

### **3.6.3 Beneficence and Non-Maleficence**

The golden rule of research is that participants should not be harmed or made uncomfortable (Grady, 2019). This study will combine beneficence and non-maleficence to ensure that participants are treated with respect and dignity. The study will promote the well-being of participants and society by providing recommendations for improving land compensation practices, while minimizing harm or risk to participants by ensuring confidentiality, avoiding leading questions, and providing clear information about the research. This combined principle involves promoting well-being that is taking active steps to promote the well-being of participants and society as well as minimizing harm, through taking steps to minimize harm or risk to participants.

### **3.7 Data Analysis**

The researcher employed descriptive statistics and frequencies to examine quantitative data using Microsoft Excel. Tables, charts, and graphs were used to display the quantitative data. For qualitative data, the study also used a thematic analysis technique since it was flexible, accessible, and enabled her to extract the complex issues from the data that were crucial to the research. In order to interpret the findings in accordance with the literature and the objectives of the study, the researcher developed themes from the data collected from questionnaires surveys, key informant interviews, and focus group discussions. It was essential that the researcher choose an approach that was related to the research questions and the overall thesis. According to Miles (2018), data analysis is the process of taking information from the raw data that the study has revealed and transforming it into something that can be utilized to support hypotheses or provide answers to research questions. According to Guest et al. (2022), both of the worked hard to determine the significance that people ascribe to their social realities and life experiences. According to Harper and Thompson (2011) and Braun and Clarke (2013), the two methods are similar in that they both concentrate on the process of exploring further into data and finding themes.

### **3.8 Chapter Summary**

This chapter examined the data gathering techniques in accordance with the researcher's objectives. The researcher used key informants' interviews, focus group discussions and questionnaires which proved to be more operational since data was gathered from the selected

group. The chapter is also composed of issues such as research design, research approach, sampling method which has been adopted during data collection. Informed consent, confidentiality as well as beneficence and maleficence are key ethical considerations observed. Ethical considerations were of great importance and also included in the chapter assuring participants form of privacy and confidentiality.

## CHAPTER 4: DATA PRESENTATIONS, ANALYSIS AND DISCUSSION OF FINDINGS

### 4.0 Introduction

This chapter presents and evaluates the data that the researcher has acquired via questionnaires, key informants' interviews and focus group discussions. The data provided has a direct bearing on the main objectives of this research. In accordance with the primary thematic concerns that emerged during data gathering, the data is organized into headings and subheadings. The data was presented, analyzed and the results were compared to the literature using tables, bar graphs and pie charts.

### 4.1 Response Rate

Seventy-five (75) questionnaires were administered, sixty-five (65) were completed and returned, giving a response rate of 86%. In addition, focus group discussions were done at Gurube Hotel with three (3) village heads and the local Councilor and all of them participated as well as the second one held at Chimanikire Primary School with six rural land occupants, who are the affected families. More so, in-depth interviews were done by the researcher with key informants, including local government and local authority officials, community leaders, as well as experts and about 78% of the interviewees participated very well and shared their knowledge and expertise with the researcher.

**Table 4.1: Response rate**

Category of Respondents	Questionnaires Distributed	Questionnaires Returned	Response rate = (Questionnaires returned/ Questionnaires distributed x 100)
<i>Nhemachena Residents</i>	40	37	92.5%
<i>Kahumwe Residents</i>	35	28	80%
<i>Average Response Rate</i>	TOTAL (75)	65	86%

Table 4.1 shows the average response rate from the questionnaires was 86%. Questionnaires which were distributed, responded and returned gave the response rate of 86% which will give us validity of our research results. On the interviews, the response rate was 70%. On the focus group

discussions, the response rate was 78%. To get the total number of respondents from interviews, focus group discussions and questionnaires, the formula below was used;

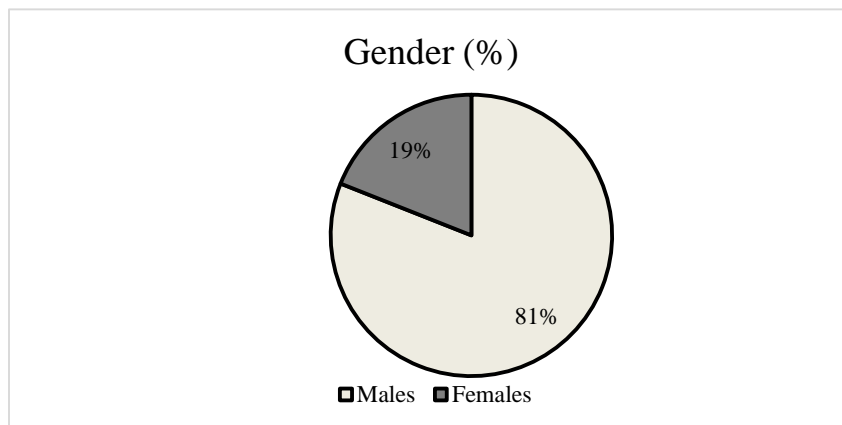
(Total % of respondents from questionnaires + Total % of respondents from interviews + Total % of respondents from focus group discussions) divided by 3 = Total % of respondents of the research done.  $(86\% + 70\% + 78\%) / 3 = 78\%$ .

## 4.2 Demographic and Economic Characteristics of the Sampled Population

### 4.2.1 Gender of Respondents

The study assessed the distribution of study respondents according to their gender Figure 4.1 (81%) of the people who participated in this survey were males while females constituted nineteen percent (19%).

**Figure 4.1: Gender of Respondents (Males and Females)**



As highlighted in figure 4.1, it is a clear indication that men are more involved in decision-making processes related to land compensation, potentially underrepresenting women's voices. This gender imbalance may influence perspectives and shared experiences, introducing bias in the results. Cultural factors such as access to information and time and mobility may contribute to this imbalance. Some female respondents cited cultural norms where men are typically considered landowners, leading to their reluctance to participate in the study due to perceived lack of ownership and decision-making authority over the land. The results may not be generalizable to



the broader population, particularly women. Future studies should strive for a more balanced gender distribution to ensure women’s voices are adequately represented.

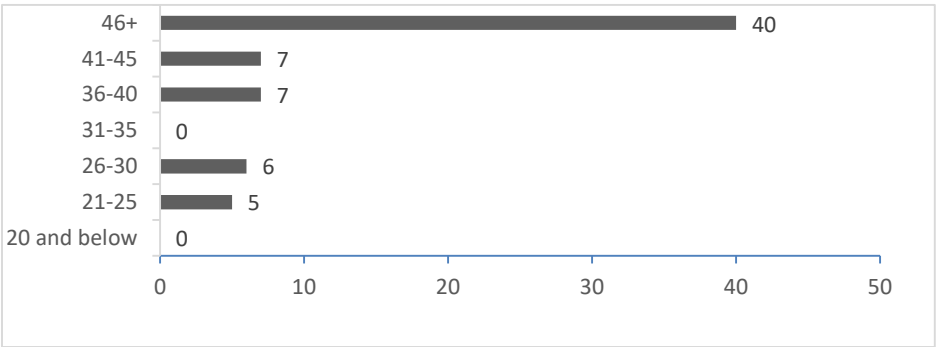
**4.2.2 Economic Characteristics of the Sampled Population**

The survey reveals that agriculture is the primary economic activity, with 75% (49 out of 65) of participants identified as farmers. Other sources of livelihoods include informal business activities, which are the second most common, while formal employment in business or civil service is relatively scarce in the sampled area.

**4.2. Age of Respondents**

The age of respondents ranged from 20 years and below to 46 years and above. Figure 4.2 illustrates the age distribution of study participants.

**Figure 3.2: Age distribution**



Source: Own creation (2025)

The largest segment, comprising 53% (40 individuals), was the elderly group aged 46 and above. This demographic, significantly impacted by land acquisition, was considered particularly valuable due to their life experience, community standing and historical perspective on such changes. The 40-45 and 36-40 age groups each represented 15% (7) of the participants. These middle-aged individuals, having established homes and families, actively engage in community matters, including land acquisition discussions. Notably, there were no participants in the 31-35 age range. The 26-30 year group made up 12% (6) of the sample, followed by the 21-25 year group at 5% (5). This younger demographic tends to have less land ownership and community responsibility, often prioritizing education or career development and in some cases, spending time

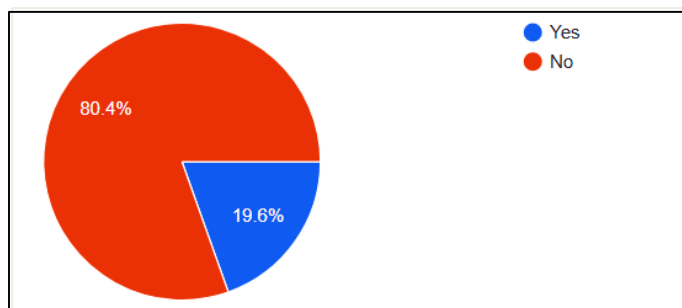
at the Eureka Waste dump for small-scale mining, resulting in lower community engagement. Finally, the research did not include individuals aged 20 and below, as this group generally has limited awareness of land acquisition impacts and prioritizes education and other personal goals over community participation.

#### **4.3 Fairness and Effectiveness of compensation practices**

One of the objectives of this research was to assess the adequacy and fairness of compensation packages offered to villagers displaced by urban expansion in Guruve District. The data was captured using key-informants' interviews, focus group discussions as well as questionnaire surveys. To assess the fairness and effectiveness of compensation practices, the researcher examined key indicators to fairness and effectiveness in compensation practices. The indicators including timelines of compensation, inclusivity, adequacy of compensation, accountability and transparency in the compensation process, as well as the effect of displacement on access to livelihoods and essential services.

Figure 4.3 shows percentage of communal land occupants or affected families who were not adequately and fairly compensated after their land was acquired for urban expansion.

**Figure 4.3: Compensation Outcomes**



Source: Fieldwork (2025)

As a result of the above indicators 80.4% of the affected families surveyed through questionnaires clearly indicated that they were not adequately and fairly compensated for the loss of their land, considering its value and their livelihood dependence on it and the remaining twenty percent 19.6% is satisfied with the compensation practices in Guruve Growth Point.

#### **4.3.1 Adequacy of compensation**

Lack of adequate reparation for communal land in Guruve Growth Point is a pressing concern, causing impacted families to face long-term socio-economic difficulties such as loss of livelihoods, food insecurity, limited access to education and healthcare as well as intergenerational poverty. For instance 80,4% of the respondents indicated that, they were not adequately compensated for the loss of their land, considering its value and their livelihood dependency on it. This has been caused by lack of alternative land to compensate those families affected by urban expansion, residents refuse to cede their communal land in order to pave way for urban expansion, failure to effectively engage and involve the affected families which leads to lack of informed decisions, multiple land administration institutions in communal areas as well as political interference in land acquisition and compensation processes. One of the key informants interviewed by the researcher pointed out that;

*“The Guruve RDC's development had a negative impact on the residents of Nhemachena and Kahumwe village in various stages. The Guruve RDC promised suitable compensation in the form of one residential stand and an agricultural plot to some of the villagers affected by the first and second phases of Guruve Growth Point's expansion, but they were deprived of their farming land for residential stands. A portion of these pledges were broken, as the impacted individuals received only residential stands rather than the promised agricultural property.”*

The study found that local officials' attempts to interact with impacted communities and resolve land acquisition disputes are occasionally hampered by politicians who interfere, pressuring the community to oppose council actions so that they can advance politically. The various institutions involved in the management of communal land were cited by key informants and council officials as the source of difficulties in obtaining rural property for urban expansion, hence inadequate compensation. According to one official from the Guruve Rural District Council, “local authorities do not have the authority to directly govern common land because they must apply to the Ministry of Lands in order to obtain it, even if councils are in charge of its administration”. In addition, traditional leaders are "empowered" to distribute the land and serve as its guardians.

#### **4.3.2 Transparency and accountability in the compensation process**

The compensation process lacks transparency, with 55% of respondents describing it as opaque or very opaque. The survey also revealed a transparency deficit in the compensation process, with only 6% of respondents finding it transparent. The overwhelming majority of respondents (55%)

perceive the compensation process as lacking transparency, highlighting the need for improvement. These results are consistent with other researches globally, for example; “Transparency and Accountability in Land Acquisition: A Study of Resettlement Policies in India”, (Cenea, 2008). This study observed the importance of transparency and accountability in land acquisition processes. The lack of transparency in the compensation process is leading to mistrust and disputes among affected communities. The survey results underscore the importance of increasing transparency and accountability in the compensation process to build trust and ensure fairness.

#### **4.3.3 Timelines of compensation**

The timeline of land acquisition and compensation reveals a significant delay, with 38% of respondents indicating that the process began in 2004 and 25% showing that it started as early as 1970, meaning it's not a current issue but rather an ancient one, while compensation was received in 2016, resulting in a 12-year and more. This delay far exceeded the expectations of affected families and was attributed to challenges in identifying alternative and disclosing compensation packages, highlighting the need for efficient processes. Furthermore, some respondents reported that land acquisition agreements were not finalized, raising concerns about the legitimacy and fairness of the compensation process.

Key informants highlighted that, this timeline has devastating effects on affected families. Twenty-one years after stopping farming, many families are still waiting for compensation, leaving them without a primary source of income. This is in line with a study of “Resettlement and Rehabilitation”, Gupta (2018). This study found that delays in the land acquisition and compensation processes have severe impacts such as loss of livelihoods, inadequate compensation and lack of transparency to affected communities. Agriculture is the mainstay of the community, and the prolonged delay has driven many families into poverty. Some compensated families face resistance from the beneficiaries of land reform, who are the new farm owners, preventing them from engaging in farming on the alternative land provided, while others were chased away by those land occupants.

#### 4.3.4 Inclusivity

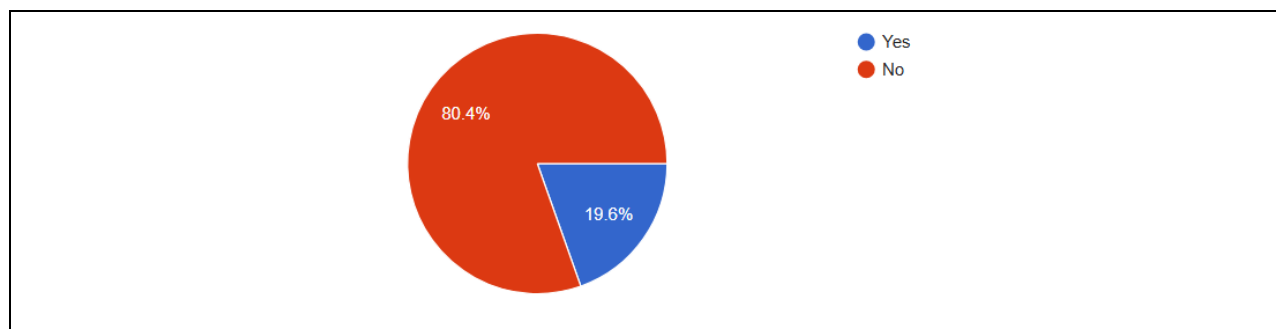
The land compensation process in Gurube Growth Point is lacking inclusivity, with 66% of respondents reporting that they were involved in community meetings or consultations about the land acquisition and urban expansion, but they felt that their concerns were not heard and they were excluded from the planning and implementation of compensation processes, therefore they responded "No". Also one of the affected families interviewed by the researcher through a focus group discussion said that the Gurube RDC's strategy was not inclusive, that they were in the dark, and that it was not being carried out in a consultative manner.

This exclusion from decision-making processes resulted in compensation that failed to meet their needs, perpetuating injustices and conflicts. This suggests that participation was tokenistic and meaningful engagement was lacking. One of the key informants pointed out that, the exclusion of affected communities from decision-making processes led to unfair and ineffective compensation practices. A study by Syagga, (1996), in Kenya found similar results. The study analyzed the impact of compulsory land acquisition on displaced persons in Kenya and identified the far-reaching socio-economic impacts including changes in income levels, land utilization, land-ownership structure, farming practices, familiar composition and cultural and social values, norms and bonds.

#### 4.3.5 Impact of displacement on access to basic services and livelihoods

The findings reveal that 80.4% displacement of respondents experienced negative impacts on their livelihoods and incomes due to displacement, as indicated in the pie chart below. Pie chart below shows that 80.4% of respondents alleged that they experienced changes in their access to basic services such as healthcare, education and sanitation since the displacement.

**Figure 4.4: Impact of displacement on basic services**



Source: Own Creation (2025)

The displacement resulted in reduced agricultural productivity, family conflicts due to uncompensated land acquisition and loss of access to basic services. These results aligns with a study on “The effects of land acquisition and compensation on the livelihoods of people in Quang Ninh District, Quang Binh Province: Labour and Income”, by Nyuyen, Hegedus and Long Nyugen, (2019). This study found that land acquisition and compensation significantly impacted the livelihoods of affected communities leading to pressing issues such as insufficient employment, unproductive use of compensation and reduced agricultural productivity. One of the respondents mentioned about the complexity of restoring livelihoods after displacement. Starting anew requires time to adjust to new circumstances and it’s a process that involves adapting to new environments, acquiring new skills and knowledge, building new social networks and accessing new resources and opportunities.

#### **4.4 The ways in which community engagement and participation influence compensation practices and outcomes.**

Studies on community engagement and participation in Gurube Growth Point reveal significant concerns regarding the effectiveness of current practices. The majority of respondents (77% combined for poor and very poor ratings), expressed dissatisfaction with the level of engagement and participation in land compensation processes. Key informants highlighted that despite engagements done with affected families, their concerns and priorities were not considered in compensation practices. The responsible authorities seemed to follow their own plans, disregarding community expectations and ambitions. The community’s involvement in decision-making processes appeared to be tokenistic, with little impact on actual outcomes. The consequences of inadequate community engagement and participation includes, unrest and protest, loss of livelihoods as well as erosion of trust as supported by Chikozho, (2021).

Three affected families met by the researcher favorably referenced the current compensation practices of Eureka Gold Mine, which is also in ward 6 near Gurube Growth Point, highlighting the provision of well-constructed houses that surpass the quality of previous dwellings of affected families by the mine. Additionally, the mine is providing farming land, agricultural inputs, food packages and employment opportunities for some affected families. These practices were perceived as fair and effective and affected families expressed a desire for similar compensation

practices in their own experience. Notably, respondents attributed the success of these practices to the mine's community liaison and community relations department, which conducts regular meetings with affected communities in the villages impacted by the mine's growth. This engagement approach was seen as a key factor ensuring that the needs and concerns of affected families were addressed, leading to more effective and sustainable compensation outcomes since they provide sustainable energy in the area as well as good sanitation facilities.

#### **4.4.1 Erosion of Trust**

60% of respondents reported that they were involved in community meetings or consultations about the land acquisition and urban expansion, but they felt that their concerns were not heard and they were excluded from the planning and implementation of compensation processes. This exclusion from decision-making processes resulted in compensation that failed to meet their needs, undermining trust of the affected families in the local authority and the local government. This suggests that participation was tokenistic and meaningful engagement was lacking. One of the key informants pointed out that, the exclusion of affected communities from decision-making processes led to unfair and ineffective compensation practices.

#### **4.4.2 Loss of Livelihoods**

The results show that 86% of respondents who were displaced reported that their livelihoods and incomes suffered as a result of their relocation, underscoring the need for more inclusive land compensation procedures. Reduced agricultural output, family disputes brought on by unpaid land acquisition, and a lack of access to essential services were the outcomes of the relocation. One respondent poignantly highlighted the emotional toll of displacement, stating that,

*“The displacement negatively affected my livelihood, the only heritage I had, my source of income was taken away from me without satisfactory replacement”.*

Another one mentioned about the complexity of restoring livelihoods after displacement. Starting anew requires time to adjust to new circumstances and it's a process that involves adapting to new environments, acquiring new skills and knowledge, building new social networks and accessing new resources and opportunities.

#### **4.4.3 Social Unrest and Protests**

According to the data collected by the researcher, it is prudent that, in the context of Guruve Growth Point lack of effective engagement and fair compensation has led to significant negative

impacts on affected families, including social unrest and protests. The council is failing to engage community in decision-making processes, which is leading to mistrust, resentment and social unrest, resulting in protests and conflicts. Respondents indicated that, they are now resorting to protests and demonstrations alongside participating in meetings and consultations, even when the agendas differ from their concerns about urban expansion to express their grievances and demand fair compensation and better treatment. They also pointed out that, they are currently seeking justice and peace through various channels including engaging with departments advocating for social justice and human rights such as the Zimbabwe Human Right Commission to advocate for their rights as well as taking legal action. The case is currently at the Master of High Court, demonstrating the community's efforts to seek justice and fair treatment regarding land acquisition for urban expansion.

#### **4.4.4 Inequitable Compensation**

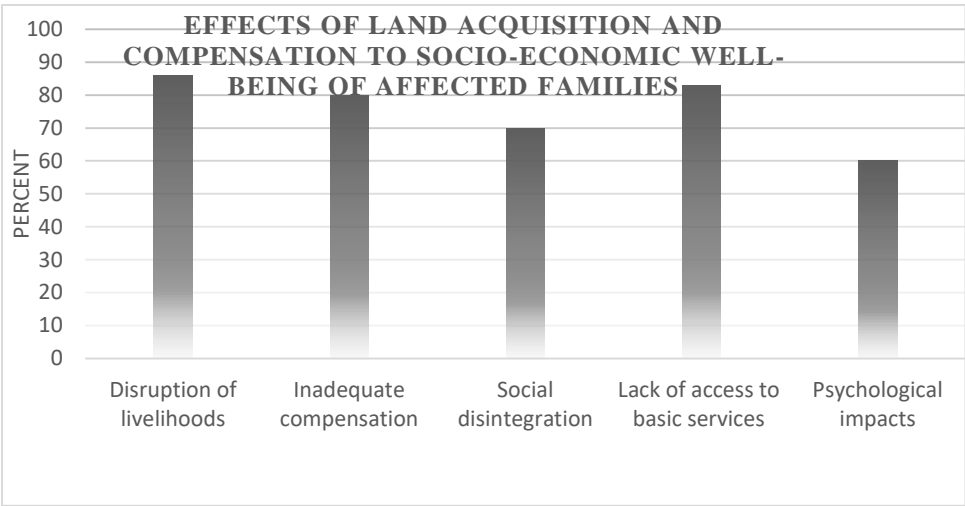
According to the majority of those surveyed, the worth of the impacted land is not being taken into account in relation to the advantages that the proposed development will bring about. The majority were unwilling to relocate to make room for council developments. They added that if the council is unable to move the impacted people to other land, they will be compensated with three residential stands in the urban area instead of the desired, lacking alternative farming land. The residential stands that have been allotted, they claimed, are insufficient to counteract the advantages that their farming operations provide, therefore this lead to persistent inadequate compensation practices.

#### **4.5 Effects of communal land acquisition and compensation to socio-economic well-being of families affected by land acquisition**

Disruption of livelihoods, inadequate compensation, social disintegration, lack of access to basic services, and psychological impacts are the effects land acquisition and compensation to socio-economic well-being of families affected by land acquisition in observed in Guruve Growth Point. Through questionnaire surveys, the researcher looked out for the effects of communal land acquisition and compensation to socio-economic well-being of families affected by land acquisition observed in Guruve Growth Point. Data is presented in Figure (4.5), it shows the impact of each effect of land acquisition and compensation to socio-economic well-being as stated above.



**Figure 4.5: Effects of communal land acquisition and compensation to socio-economic well-being of families affected by land acquisition**



Source: Own creation (2025)

**4.5.1 Disruption of livelihoods**

The acquisition of land for urban development in Gurube Growth Point has had a profound impact on the livelihoods of affected families. A significant majority of respondents (86%) reported that displacement due to land acquisition negatively affected their livelihoods, the acquisition of land without satisfactory compensation has resulted in the loss of a vital source of income for many families, making it challenging for them to sustain their livelihoods. Lack of compensation has also led to family conflicts, further exacerbating the negative impacts of land acquisition. Family disputes have also resulted from inadequate compensation, which has made the detrimental effects of land acquisition even worse.

**4.5.2 Inadequate compensation**

Affected families have not received enough compensation as a result of acquisition of land for urban expansion in Gurube Growth Point, which has increased their socio-economic vulnerability. Given the land's worth and their reliance on it for a living, a substantial majority of respondents (80%) stated that they were not fairly compensated for its loss. Effects of inadequate compensation in Gurube include loss of livelihood, insufficient support and perpetuating inequality as mentioned by respondents. In addition, increased vulnerability was also mentioned by the respondents, lack

of adequate compensation increases the vulnerability of families to poverty, hunger, and other socio-economic challenges.

#### **4.5.3 Social disintegration**

The acquisition of land for urban development in Guruve Growth Point has led to social disintegration among affected families, further compromising their socio-economic well-being. The majority of respondents (70%) strongly agree that land acquisition has resulted in social disintegration. Effects of social disintegration include, community fragmentation, loss of cultural heritage and increased conflicts, as mentioned by the affected families. According to Moyo (2019), land acquisition is leading to the fragmentation of communities, eroding social cohesion and networks. The displacement of families resulted in loss of cultural heritage and traditional ways of life. Social disintegration is leading to increased conflicts among community members, exacerbating existing social challenges. The disruption of social networks is leaving families without vital support systems, making it challenging to cope with economic and social challenges, therefore this is increasing the vulnerability of families to poverty, exploitation and other socio-economic challenges.

#### **4.5.4 Lack of access to basic services**

Research has shown that, the acquisition of land for urban development in Guruve Growth Point has resulted in a significant lack of access to basic services among affected families, further compromising their socio-economic well-being. A substantial majority of respondents (83%) indicated that land acquisition has led to reduced access to essential services with key effects including, reduced access to healthcare, limited educational opportunities and inadequate sanitation and water. Families are struggling to access healthcare services, exacerbating existing health challenges in that community. During a focus group discussion, Gogo vaTanaka one of the affected families stated that;

*“Vana vedu havachaenda kuzvikoro, mari yacho tinoiwana kupi isu tisisarime? Ivo vakadzidza kare zvisati zvatanga zvekutorwa kwenzvimbo ndivo vakatoita mhanza” (The land acquisition has disrupted our farming livelihood and our children’s education, leaving us financially strained, fortunate are those who completed their education before this setback).*

They are lacking access to quality education which is hindering children's development and future prospects. Chirisa (2018) provided that, Insufficient access to clean water and sanitation facilities is also leading to health risks and decreased quality of life, further compromising families' well-being as well as decreased opportunities due to lack of access to quality education, as result this is limiting opportunities for social mobility and economic advancement.

#### **4.5.5 Psychological impacts**

Affected families' socio-economic well-being has been further jeopardized by the substantial psychological effects of the land acquisition for urban expansion at Guruve Growth Point. Sixty percent (60%) of those surveyed pointed out that psychological suffering has been caused by land acquisition. According to Moyo (2020), stress and anxiety, identity loss and trauma are some of the consequences of psychological impact. When approached by the researcher in Nhemachena Village, a man in his late 70s stated;

*“Izvezvi tavakurwara neShuga, stress nemaBP zvichikonzerwa neivo veKanzuru varikungatora nzvimbo dzedu vachitadza kutitsvagira kwekuenda kwacho chasara kufa chete takutochema ivo vana vachiri kukura kwekuvakira havachina, minda yekurima havachina”*(The council's land acquisition without providing alternative settlement land has led to significant stress, diabetes and hypertension for us and it's our children and their families who will bear the long-term burden of having no land no land for farming and of settlement).

This shows that affected families are experiencing higher levels of stress and anxiety as a result of the uncertainty and disruption brought on by land acquisition.

#### **4.6 Legal Frameworks guiding land acquisition and compensation in Zimbabwe**

Zimbabwe's land compensation framework is guided by a range of laws and policies that aim to promote fair and transparent compensation for affected persons. Following is an analysis of relevant laws and policies, highlighting their key provisions and implications for land compensation. Despite the explicitness and clarity of relevant legal instruments, acquiring land and providing fair and effective compensation to affected families remains a significant challenge in Guruve's urban expansion.

##### **4.6.1 The Land Acquisition Act [Chapter 20:10]**

This is a primary legislation governing land acquisition and compensation in Zimbabwe. Section 5 of the Act empowers the Minister to acquire any land for public purposes, while Section 7 requires the acquiring authority to pay compensation to the person entitled thereto. The compensation payable is determined by the market value of the land, as assessed by a valuer appointed by the acquiring authority (Section 8). These provisions emphasize the need for fair and transparent compensation, ensuring that affected persons receive adequate compensation for their land.

#### **4.6.2 The Constitution of Zimbabwe Amendment (No. 20) Act 2013**

This legislation provides further guidance on land compensation. Section 72 of the Constitution requires the State to take reasonable measures to enable every person to have access to adequate shelter and basic amenities. Section 74 emphasizes the right to protection of the law, including the right to seek and obtain redress for any infringement of rights. These provisions underscore the importance of protecting human rights in the land compensation process.

#### **4.6.3 The Regional, Town and Country Planning Act [Chapter 29:12]**

It plays a crucial role in land compensation. Section 32 states that, “Where any land is acquired by a local authority for the purpose of carrying out any development scheme, the local authority shall pay compensation to the owner of the land for the loss or damage suffered by him as a result of the compensation. (2), The compensation payable under subsection (1) maybe in cash or in kind, and where it is paid in kind , the council may offer the owner alternative land or an urban stand in lieu of cash compensation.”

#### **4.6.4 The Urban Councils Act Section 45 [Chapter 29:15]**

This Act provide for the acquisition of land and compensation for affected families stating that, “(1) Where any land is acquired by a council for the purpose of laying out or constructing any street, road, park, square or other public place, the council shall pay compensation to the owner of the land for the loss or damage suffered by him as a result of the compensation” (2), The compensation payable under subsection (1) maybe in cash or in kind, and where it is paid in kind, the council may offer the owner alternative land or an urban stand in lieu of cash compensation.”

#### **4.6.5 The Zimbabwe National Policy on Resettlement and Rehabilitation**

In addition to these laws, Zimbabwe has also developed policies that guide land compensation. This policy emphasizes the need for fair and transparent compensation for affected persons. Section 2.1 of the policy highlights the importance of providing a framework for resettlement and rehabilitation, while Section 3.2 emphasizes the need for fair and transparent compensation. Similarly, the Zimbabwe National Land Policy promotes sustainable land use and management practices, emphasizing the need for fair and transparent compensation for affected persons.

#### **4.7 Discussion of findings**

The experiences of respondents in Guruve Growth Point paint a stark picture of the human impact of urban expansion and the perceived failures of the land compensation process. With a response rate of 86% for questionnaires and 78% for interviews, the findings are based on a robust dataset. The demographic characteristics of the respondents show a dominance of males (81%) and farmers (75%), with a significant proportion (53%) being above 46 years old. The study highlighted the inadequacies in compensation practices, with 80% of affected families reporting insufficient compensation and 55% perceiving a lack of transparency. Displacement has had severe negative impacts on livelihoods and incomes (80.4%) and access to essential services (83%). Furthermore, community engagement and participation have been unsatisfactory, with 77% of respondents expressing dissatisfaction and 60% feeling excluded from decision-making processes. The effects of land acquisition on socio-economic well-being are profound, with 86% reporting disruption of livelihoods, 80% inadequate compensation and 83% reduced access to basic services. These findings underscore the need for improved compensation practices, legal frameworks and community engagement in land acquisition processes.

Their expressions of stress, trauma and a profound sense of being ignored by authorities resonate deeply with broader research on displacement and development. The feeling of being merely engaged rather than truly involved in decisions that fundamentally alter their lives highlights a critical deficit in participatory governance. Several specific issues raised by the respondents through questionnaires, focus group discussions and key-informants' interviews with local authority, local governance and Ministry of Lands, Agriculture, Water and Rural Settlement officials underscore the perceived unfairness of the current practices.

One significant concern is the implementation of a "blanket" compensation approach, where the same compensation is offered to everyone irrespective of their different investments in the land. This practice prioritizes equality of outcome over equity, failing to acknowledge the varying levels of dependence on the land and the diverse forms of investment made by individual families. For instance, families who have diligently improved their land over generations through terracing, irrigation systems, or the construction of permanent structures receive the same compensation as those with undeveloped plots. This lack of differentiation disregards the principle of equivalence, which suggests that compensation should reflect the actual loss suffered by each individual.

Furthermore, the practice of relocating people without first availing the land intended for resettlement is a major source of grievance. Families are displaced from their existing homes and livelihoods with no guarantee of immediate or adequate alternative land, creating a period of uncertainty and potential destitution. This approach contradicts the principles of minimizing disruption and ensuring a smooth transition for affected populations. The subsequent relocation of some families to areas described as "deserts" lacking basic necessities like water, fertile soils, clinics, schools, boreholes and shops further exacerbates the unfairness of the process. Such conditions severely undermine the well-being and future prospects of the relocated families, failing to meet even the most basic standards of habitable resettlement as outlined in international guidelines.

The prolonged suffering of some compensated families who face resistance from politically powerful current occupiers of the land allocated for their resettlement since 2016 is a particularly egregious issue. These families, having been displaced from their original land, are then prevented from fully utilizing the land they were supposedly compensated with, leading to a drastic reduction in their farming activities and resulting in food insecurity and excessive poverty. This situation highlights a fundamental flaw in the compensation process, where the provision of land on paper does not translate into actual access and security of tenure. The fact that these concerns have persisted for years without adequate resolution underscores the feeling of being ignored by the authorities.

Finally, the respondents expressed a strong sentiment that they are not effectively and fairly compensated for the loss of their land, considering its true value and their profound livelihood

dependency on it. The compensation offered is perceived as inadequate to replace their lost income, sustain their families and account for the deep emotional and cultural ties they have with their ancestral land. This sentiment aligns with findings from other African contexts where compensation based solely on historical market value often fails to address the full spectrum of losses incurred by displaced communities.

#### **4.8 Chapter Summary**

This chapter assessed the fairness and effectiveness of land compensation in the context of urban development, it describes the survey respondents' demographics, economics and settlement history. According to the results of the study, men and mainly adults over forty make up the majority of survey respondents. The demographic and economic features of the study participants provide a true image of Zimbabwe's communal areas, as farming is the primary economic activity of the respondents. This section also presented the legal frameworks guiding land acquisition and compensation in Zimbabwe, how community engagement and participation influence the compensation practices and outcomes as well as the effects of communal land acquisition and compensation to socio-economic well-being of families affected by land acquisition.

## **CHAPTER 5: SUMMARY OF FINDINGS, AND RECOMMENDATIONS**

### **5.0 Introduction**

This chapter serves to provide a summary of findings presented in chapter 4, conclusions and give recommendations to various stakeholders which may be utilized to fight the problem at hand. The objectives of the study were to assess the adequacy and fairness of compensation packages offered to villagers displaced by urban expansion in Guruve District, to examine the role of community engagement and participation in shaping the compensation practices and outcomes in Guruve District, to assess the legal frameworks governing communal land acquisition and compensation in Zimbabwe and to analyze the effects of urban expansion and compensation to socio-economic well-being of families affected by land acquisition.

### **5.1 Summary of research findings**

The experiences of the communities in Guruve Growth Point serve as a poignant reminder of the human cost that can accompany urban development when land compensation practices are perceived as unfair and ineffective. This report has highlighted the critical need to move beyond a purely transactional view of land compensation towards a more holistic and equitable approach that recognizes the diverse losses and vulnerabilities of affected populations. By drawing upon global best practices, understanding the nuances of equality versus equity, acknowledging the profound socio-economic impacts of displacement in African urban contexts, emphasizing the imperative of stakeholder participation and exploring alternative compensation mechanisms, a path towards a more just and sustainable model of urban development in Zimbabwe can be forged.

The adoption of a land compensation framework that is supported by the principles of fairness, equity and effectiveness is not merely a matter of social justice; it is also crucial for fostering trust between communities and authorities, reducing social unrest and ensuring the long-term success and sustainability of urban development projects. By prioritizing the well-being and rights of those affected by land acquisition, Zimbabwe can move towards a future.

### **5.2 Conclusions**

This chapter focused on summary of all the 5 chapters, recommendations and further research implication. This chapter reveals a critical problem that land compensation practices are often



unfair and ineffective, a pervasive issue that demands attention, not just here in Gurube, but globally, wherever urban areas expand. People displaced by urban development often face significant losses that are not adequately accounted for. To address these injustices and ensure that landowners are properly compensated for their losses due to urban expansion, several key measures are recommended. These include prioritizing thorough and ongoing community consultations, actively involving residents in decision-making processes with full transparency and accountability. Additionally, compensation practices must increase to genuinely reflect the losses incurred by relocated landowners. It's also crucial to consider the long-term impacts and recovery of displaced communities, moving beyond immediate financial transactions. Furthermore, establishing robust land frameworks that protect the rights of affected populations is essential, as is prioritizing the provision of alternative farming land when agricultural communities are displaced.

### 5.3 Recommendations

- **Review and revise land acquisition and compensation frameworks:** Conduct a comprehensive review of the existing Land Acquisition Act and related policies to ensure they align with principles of fairness, equity, and effectiveness, incorporating international best practices. This revision should aim to move beyond blanket compensation towards context-specific packages that account for differential investments, land use and livelihood dependencies.
- **Increase compensation packages:** Implement a system for fair and adequate compensation that reflects the true value of the land, investments made by affected families and the socio-economic impact of displacement. Compensation packages should be regularly reviewed and adjusted to reflect current economic realities.
- **Establish a robust regulatory framework:** Develop and enforce a clear regulatory framework that supports individuals and communities affected by displacement, ensuring their rights are protected throughout the land acquisition and compensation process, to curb corruption and illegal land dealings.
- **Prioritize provision of alternative land:** Before commencing any land acquisition for urban expansion, the government should ensure that suitable alternative land with access to basic services and infrastructure is identified and made available for the relocation of

affected communities. State land should be utilized for this purpose where possible. In cases where alternative farming land is unavailable, offer viable compensation options such as the proposed 3 medium residential stands in the Growth Point, along with financial assistance or resources to construct houses. Explore the possibility of increasing the proposed 5% of land value for house construction.

- **Empower local leadership:** Grant local leadership more autonomy and resources in the land acquisition and compensation processes at the local level. This can lead to more efficient, sustainable, and contextually appropriate outcomes, as local leaders often have a better understanding of community concerns and priorities.
- **Consider long-term impacts and recovery:** In all urban expansion plans, the government must consider the long-term needs of affected communities, including future generations and their ability to recover from the losses incurred.
- **Prioritize thorough and constant community consultations and actively engage the community in decision-making, with transparency and accountability:** Implement meaningful and continuous consultations with directly affected people at all stages of land acquisition, planning, compensation, and relocation processes.

#### **5.4 Further Research Implication**

This research was done in Guruve District, ward 6 and aspiring researchers in land administration and urban expansion need to conduct more research into land acquisition and compensation issues in Zimbabwe, focusing on fairness, equity and effectiveness to inform policy and practice.

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## APPENDICES

### APPENDIX 1: QUESTIONNAIRE FOR AFFECTED FAMILIES

My name is Erini Leon, an Undergraduate student at Bindura University of Science Education studying towards a Bachelor of Science Honours Degree in Development Studies. You have been selected in this survey to give your perceptions and experiences with communal land acquisition and compensation of Guruve Growth Point. The information you give will be important for planning and decision making by Guruve Rural District Council and central government. Feel free to answer and your views will not be disclosed to anyone.

**Instructions:** Kindly place a tick in the appropriate box and write your views in the space provided

**Questionnaire ID.....**

Are you willing to participate in this study? Yes ☐ No ☐

1. How long have you been living in this area.....[number of years]

2. Age 20 and below ☐ 21-25 ☐ 26-30 ☐  
31-35 ☐ 36-40 ☐ 41-45 ☐ 46+ ☐

3. Gender .... Male ☐ Female ☐

4. Marital Status a) Married ☐ b) Divorced ☐ c) Single ☐ d) Widowed ☐

5. Occupation a). Farmer.....b). Employed in Government.....  
c). Business person.....d). Informal trader.....  
e). Any other..... (Please specify)

6. a). When did the process of acquisition of your land for urban expansion by Guruve Rural District Council start? Year.....

b). How long did it take to receive compensation after the land acquisition agreement was finalized? (Specific timeframe: weeks, months, years) .....

c). Did this timeline match your expectations? If there were any delays or issues please indicate.....

7. In what forms is Council compensating your land they acquire for urban expansion?

FORM OF COMPENSATION	Tick the appropriate box
Residential stands	
Alternative farming land	

Money	
Nothing	

8. Were you adequately compensated for the loss of your land, considering its value and your livelihood dependence on it?

Yes ☐ No ☐

9. How would you rate the level of transparency accountability of the land acquisition process? (Scale: 1-5, where 1 is “very opaque”, 2 “Opaque” 3 “Somewhat transparent, 4 “Transparent” and 5 is “very transparent”)

1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

10. Were you involved in community meetings or consultations about the land acquisition process and did you feel your concerns were heard?

Yes. ☐ No. ☐

11. How would you rate the level of community engagement and participation in the compensation process (Inclusivity of the community in decision-making)? (Scale: 1-5, where 1 is “very poor”, 2 “poor” 3 “Fair”, 4 “Good” and 5 “Excellent”)

1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

12. How has the displacement affected your livelihood and income?

.....  
 .....  
 .....

13. Have you experienced any changes in your access to basic services such as healthcare, education and sanitation since the displacement? Yes ☐ No ☐

14. How would you rate the overall impact of the land acquisition and compensation process on your well-being and quality of life? (Scale: 1-5, where 1 is “very negative”, 2 “Negative” 3 “Neutral”, 4 “Positive” and 5 “Very Positive”)

1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐

15. What measures do you think should be taken by the government, local authorities and other stakeholders to enhance fairness and effectiveness in land compensation, community engagement and participation as well as socio-economic well-being of families affected by land acquisition in Gurube District?.....

.....  
 .....  
 .....

.....  
.....  
Do you have anything else to say?.....  
.....  
.....

## **APPENDIX 2: FOCUS GROUP DISCUSSIONS**

1. How have community members been affected by land acquisition and compensation processes?
2. What are the community's expectations regarding fair and effective compensation?
3. Have community members been involved in decision-making processes related to land acquisition and compensation?

## **APPENDIX 3: INTERVIEW GUIDE FOR KEY INFORMANTS**

### **Interview guide for Ministry of Lands Officials**

1. What is the legal framework governing land acquisition and compensation in Zimbabwe?
2. How does the Ministry ensure compliance with this framework?
3. Are there any plans to review or revise the current legal framework?
4. What are the barriers to effective and fair communal land compensation observed in the District?

### **Interview guide for District Development Coordinator Officials**

1. How is the District Development Coordinator involved in land acquisition and compensation processes?
2. What are the key challenges faced in ensuring fair and effective compensation?
3. How do you engage with local communities and other stakeholders in the compensation process?
4. What are the barriers to effective and fair communal land compensation observed in the District?

### **Interview guide for Guruve Rural District Council Officials**

1. What procedures does the Council follow in acquiring land for urban development?
2. How does the Council determine the value of land and compensation packages?
3. Can you provide examples of successful compensation projects or initiatives?
4. What are the challenges faced by the local authority in trying to deliver fair and effective communal land compensation?

## APPENDIX 4: RESEARCH PERMISSION LETTER

### SCHOOL OF GEOLOGICAL SCIENCES, DISASTER & DEVELOPMENT DEPARTMENT OF SUSTAINABLE DEVELOPMENT



P Bag 1020  
BINDURA, Zimbabwe  
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BINDURA UNIVERSITY OF SCIENCE EDUCATION

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28 January 2025

#### To Whom It May Concern

#### RE: RESEARCH SUPPORT LETTER FOR SUSTAINABLE DEVELOPMENT STUDENT

This is to confirm that **Erini Leon** Registration Number: **B212606B** is a student doing Bachelor of Science Honour's Degree in Development Studies at Bindura University of Science Education and is required to do a research project as a requirement for completing the degree program. The student is expected to gather data for the research project from various sources including your institution.

This letter therefore, serves to kindly ask you to assist the above-mentioned student with information relating to her project entitled:

**ASSESSING FAIRNESS AND EFFECTIVENESS IN LAND COMPENSATION PRACTICES IN THE CONTEXT OF URBAN DEVELOPMENT. THE CASE OF GURUVE GROWTH POINT, MASHONALAND CENTRAL PROVINCE, ZIMBABWE.**

We will be highly obliged to furnish you with additional information about the research project if our request meets your favorable consideration.

Yours faithfully,

**DR JOHN BOWORA**  
**CHAIRMAN SUSTAINABLE DEVELOPMENT**  
+263773281212  
[jbowora@buse.ac.zw](mailto:jbowora@buse.ac.zw)

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## PLAGIARISM REPORT FOR ERINI LEON (B212606B) SUBMISSION ID 2688228914

ERINI LEON B212606B RESEARCH PROJECT (DG470) FINAL  
DRAFT JUNE 2025

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