



# Detailed timeline: Botswana

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This timeline provides additional information to the [Land Portal profile on Botswana](#)

Year	Event	Context	Land Portal Profile Tags
Precolonial period		<p>Indigenous Basarwa hunter-gatherers were the first peoples in the Southern African region. The Tswana speaking peoples migrated into the area which is present day Botswana in the early 14<sup>th</sup> century. During the pre-colonial era, socially stratified Tswana polities known as <i>morafe</i>, were presided over by hereditary <i>dikgosi</i>. By the mid-19<sup>th</sup>-century Sechele I (c 1833- 1892) had consolidated settlement patterns linked to agro pastoral activities. These were based on seasonal migration between the main village, cropping fields and cattle posts or grazing stations.<sup>1</sup></p> <p>This “spatial organization of land... created a set of social relations that bound members of the polity together”.<sup>2</sup></p> <p>The <i>morafe</i> were further divided into wards administered by a ward head appointed by the <i>kgosi</i>. Governance was practiced through the <i>kgotla</i> which provided for a social assembly of households and a decision-making space.</p>	<p>#Community land rights #Land administration</p>
1868	Scramble for Africa linked land and mineral grabs	Land and mineral speculators negotiated concessions with Lobengula, then Ndebele leader who ceded control over some 5358 sq. km situated on the border between the	#Land acquisitions

<sup>1</sup> (Griffiths 2019: 24)

<sup>2</sup> (Griffiths 2019: 24)



Year	Event	Context	Land Portal Profile Tags
		<p>Bechuanaland Protectorate and Matabeleland in what would become colonial Rhodesia and later independent Zimbabwe.</p> <p>However, speculators were disappointed as there was little gold to be found at the Tati goldfields. After a few years these concessions changed hands before falling under the control the Tati Concessions Ltd. For a brief period, the rights of the company were questioned following a decision by the British High Commissioner in 1892 when the concession area was brought under the jurisdiction of the Bechuanaland Protectorate declared in 1885.<sup>3</sup></p>	
1885	The Bechuanaland Protectorate	<p>Batswana <i>dikgosi</i> with missionary assistance sought British protection against annexation by Boer expansionists from the Transvaal, effectively bringing the area under British colonial rule.<sup>4</sup></p> <p>Following the declaration of the Protectorate, colonial administrators set about moulding the morafe into ‘tribal’ reserves and the <i>dikgosi</i> into ‘chiefs’. This mirrored policies of indirect rule practised by the British elsewhere in Africa.<sup>5</sup></p> <p>Under this system Chiefs maintained control over access to land and also retained powers to requisition compulsory labour.<sup>6</sup> Chiefs were later entitled to 10% of hut taxes collected for the colonial administration<sup>7</sup> which provided them with a revenue stream.</p>	<p>#Community land rights</p> <p>#Land laws</p>

<sup>3</sup> (Quick 2001)

<sup>4</sup> (Khama 2020)

<sup>5</sup> (Mamdani 1996)

<sup>6</sup> (Ntuny 2014: 2)

<sup>7</sup> (Peters 1994)

Year	Event	Context	Land Portal Profile Tags
		The British put in place a dual legal system. This combined customary courts administered by <i>dikgosi</i> and colonial statute enforced by General Courts.	
1893	The Concessions Commission	This Commission divided the Protectorate into three land holding units – tribal reserves (40% of the land) and the remainder as Crown and Freehold portions.	#Land tenure classification
1911	<a href="#">Proclamation No 2</a>	This dealt with land in the Tati District on the border between the Bechuanaland Protectorate and then Matabeleland. The Proclamation recognised the Tati Concessions Company to be "in the full, free and undisturbed possession as owners of all the land" identified in the concession, "subject however to various conditions affecting the Native Reserve". <sup>8</sup> This gave rise to what has subsequently been termed as the creation of "a colony within a protectorate". <sup>9</sup>	
1919	Legal provisions were created to enable Botswana to appeal decisions in Kgotla Customary Court in the General Courts	This limited the powers of <i>dikgosi</i> over criminal matters and shifted the boundaries of control and authority in favour of colonial institutions.	
1930's	Initial investment by the state to drill boreholes, tapping into groundwater sources to enable watering of livestock and extend grazing rangeland	Access to water is a key factor in enabling expanded utilisation of rangeland. This investment was linked to the development of the beef export market.	#Land use trends
1933	Tribal Territories Act	This divided Botswana into Districts, with each district spatially linked and named after locally prominent Tswana groupings.	
1934	Native Administration Proclamation	The British seek to dilute the power of the <i>dikgosi</i> through the imposition of Native Authorities made up of councillors	#Land administration

<sup>8</sup> (Schapera 1971)

<sup>9</sup> (Manatsha 2010)



Year	Event	Context	Land Portal Profile Tags
		<p>selected by the Resident Commissioner. While the <i>kgosi</i> chaired the Native Authority, he was bound to consult with Councillors selected by colonial administrators.<sup>10</sup></p> <p>The British High Commissioner was given powers to dismiss <i>dikgosi</i> and their headmen.</p> <p>District Commissioners were appointed for each district.</p>	
1938	Native Treasuries Proclamation	This and subsequent laws limited the powers of the <i>dikgosi</i> to levy taxes.	
1943	National survey of cattle holding	<p>This revealed that an elite, principally comprising <i>dikgosi</i> and headmen comprising just 5% of the population owned the majority of cattle with many having herds of up to 5000 head of cattle. This elite had consolidated around the commercial opportunities created by the beef export market and the <i>de facto</i> privatisation of groundwater resources and boreholes.</p> <p>The survey found that medium-sized cattle owners held herds between 10 and 100 head of cattle, representing some 30 to 35% of the population. The remainder had small herds of up to 10 head of cattle, while the poorest members of Botswana society did not own any cattle, although some held goats and sheep.<sup>11</sup></p>	# Community land rights
1956	African Administration Proclamation	This formally recognised tribal <i>kgotla</i> / councils and set out their powers and functions.	
1959	<a href="#">Land Survey Act</a>	This Act provided for the survey of land in Botswana and defined units of land measure to be recognised in Botswana	#Land Laws
1960	<a href="#">Deeds Registry Act</a>	This Act set out to consolidate and amend the laws in force in Botswana relating to the registration of deeds.	#Land Laws

<sup>10</sup> (Griffiths 2019: 27)

<sup>11</sup> (Bolt and Hillbom 2016)

Year	Event	Context	Land Portal Profile Tags
1961	Establishment of central Kalahari Game Reserve covering an area of 53 000 sq. km	Crown lands under the colonial system were used to declare nature conservation areas. <sup>12</sup> In part the establishment of this reserve also sought to protect 5000 hunter gatherer Basarwa people living within its borders. <sup>13</sup>	# Community land rights
1965	Promulgation of <a href="#">Botswana Constitution</a>	The Constitution paved the way for the transition to Botswana's independence in 1966 as a multiparty democracy governed by a Prime Minister and Cabinet accountable to parliament. Section 8 of the Constitution sets out property rights and provides for protection from deprivation of property.	#Land Laws #Land administration
1965	<a href="#">The Local Government (District Councils) Act</a>	The District Councils Act provided the legal framework for devolution of certain powers from central government. The Act provides for the establishment of District Councils by Order of the President and defines functions and powers of District Councils. The Act also empowers the Minister to establish the Local Authorities Public Accounts Committee which has oversight on the accounts of local authorities including Land Boards established under the Tribal Land Act. These councils are responsible for local government in Botswana. They replaced tribal councils comprising some members nominated by the chief and others elected by the <i>kgotla</i> . <sup>14</sup>	

<sup>12</sup> (Khama 2020)

<sup>13</sup> (Taylor 2007)

<sup>14</sup> (Sharma n.d)

Year	Event	Context	Land Portal Profile Tags
1966	Botswana gains independence from Britain	<p>At the time of independence Botswana was one of the poorest countries in the world with less than 5 km of tarred roads and three secondary schools.<sup>15</sup></p> <p>Tribal land areas comprised 49% of the country.<sup>16</sup> 4% was freehold and the balance was state land.<sup>17</sup></p> <p>In later years freehold farms situated on the periphery of towns and cities played an important role in opening land markets for housing.<sup>18</sup></p> <p>State land could be held by citizens and non-citizens as well as citizen-owned and non-citizen-owned companies as leaseholds.</p> <p>Fixed Period State Grants (FPSG) were first introduced in Selibe-Phikwe mining settlement and later extended to other urban areas.</p>	<p>#Land tenure classifications</p> <p>#Urban tenure</p>
1966	<a href="#">The State Land Act</a>	<p>The State Land Act transferred what had previously been known as Crown Land to the State. This land could be granted to citizens and non-citizens through leasehold – 99-year leases for citizens and 50-year leases for non-citizens. State land vested in the President, who subsequently delegated his power to the Minister of Land. State land included forest land, national parks, game reserves and the land acquired by the state outside Botswana, as well as non-freehold land in urban areas.</p>	#Land laws
1966	The Chieftaincy Act	<p>The Botswana Constitution established a House of Chiefs. The key thrust of the Chieftaincy Act was to recognise the</p>	#Land administration

<sup>15</sup> (Clover 2003)

<sup>16</sup> (White 2009)

<sup>17</sup> (Adams, Kalabamu, and White 2003)

<sup>18</sup> (Khama 2020)



Year	Event	Context	Land Portal Profile Tags
		institution of the chieftainship, but to limit their powers, particularly with respect to the allocation of land. <sup>19</sup>	
1968	The Tribal Land Act (TLA) Establishment of Land Boards (1970)	<p>This marked a major shift in land governance and administration which placed limitations on the powers of the <i>kgosi</i> to allocate land.</p> <p>It introduced leases under common law for commercial uses of tribal land. It granted rights to residential plots and to drill for groundwater.</p> <p>It established Land Boards which took over the chiefs' powers to allocate tribal (customary) land.</p> <p>Land Boards were established for each the nine native reserves proclaimed during the colonial era.<sup>20</sup></p> <p>The TLA provided for 'the issuing of certificates as evidence of customary grants of individual rights for wells, borehole drilling, arable lands and individual residential plots. The Act also provided for the granting of common law leases with the consent of the Minister'.<sup>21</sup></p> <p>Overall land ownership of Tribal land vests in the Land Boards.</p> <p>The new political leadership was of the view that customary land administration had fallen out of step with "modern concepts and practices in land use".<sup>22</sup></p> <p>In the new system the <i>digkosi</i> were rapidly 'stripped of much</p>	#Land laws #Land administration #Land tenure classification

<sup>19</sup> (Morapedi 2010)

<sup>20</sup> (Griffiths 2011)

<sup>21</sup> (Adams, Kalabamu, and White 2003)

<sup>22</sup> (Ng'ong'ola 1992)



Year	Event	Context	Land Portal Profile Tags
		<p>of the formal authority' which they enjoyed under the Protectorate.<sup>23</sup> A House of Chiefs established as part of the post-independence governance structures was primarily an advisory body. The <i>dikgosi</i> were recast as paid functionaries of the State.</p> <p>Many <i>dikgosi</i> were unhappy about the new laws and institutions which diminished their powers.</p> <p>It has been argued that the Land Boards simply 'became a vehicle for further accumulation by a landed elite.'<sup>24</sup></p> <p>Over time, decision making powers and voice have shifted on the Land Boards. Initially the <i>kgosi</i> sat on the board, but there was deemed to be a conflict of interest as they also presided over customary courts. Chiefs were subsequently no longer represented on the Land Board. Currently the government issues periodic calls for people to be nominated to sit on the Land Board. Applicants are selected by the Minister of Lands and Resettlement.<sup>25</sup></p> <p>Land Boards work closely with District Councils with the Land Board being responsible for preparing a holistic land use plan for the land under its jurisdiction.</p>	
	Land ownership and rights	<p>The basic premise underpinning land law and policy in Botswana is that land itself remains vested in the State. The State allocates citizens land through different mechanisms including certificates of customary rights and common law leases.<sup>26</sup> The rights on the land can be transacted, as</p>	#Land tenure classifications

<sup>23</sup> (Peters 1994: 47)

<sup>24</sup> (Comaroff 1982)

<sup>25</sup> White in (de Satgé, Kleinbooi, and Tanner 2011)

<sup>26</sup> (de Satgé, Kleinbooi, and Tanner 2011)





Year	Event	Context	Land Portal Profile Tags
		<p>opposed to the land itself. For example, ‘The lease on the land can be sold through the property market based on the value of the improvements to the land, rather than exchanging ownership of the land itself’.<sup>27</sup></p> <p>The effect of this was to increase the area of tribal land at the expense of both state and freehold ownership.<sup>28</sup></p>	
1969	<a href="#">The Customary Law Act</a>	<p>This Act sets out the relationships between customary law and common law. It states that customary law applies “in all civil cases and proceedings where the parties thereto are tribesmen” unless the parties agree to resolve the matter through the common law.</p> <p>Section 10(1)(a) of the Act states that in land matters the applicable customary law shall be the customary law of the place where the land is situated.</p>	#Land Laws
1971	Creation of the Botswana Housing Corporation	Over the next two decades the Corporation became the dominant property developer in Botswana leasing houses to citizens. <sup>29</sup>	#Urban tenure
1973	Establishment of sub Land Boards	As the Land Boards came under increasing administrative pressure to effectively fulfil their functions, this led to the creation of sub land boards.	# Land administration
1974	Town & Country Planning Act	This Act was modelled on British planning legislation from 1947 and centralises planning decision-making, with the Minister of Lands having the final say.	#Land administration
1975	The Tribal Grazing Land Policy (TGLP)	<p>The TGLP zoned grazing land into</p> <ul style="list-style-type: none"> <li>• Communal Areas, in which communities retained collective land rights;</li> </ul>	#Land use trends # Community land rights

<sup>27</sup> (DITSHWANELO 2007)

<sup>28</sup> (Adams, Kalabamu, and White 2003)

<sup>29</sup> (Khama 2020)



Year	Event	Context	Land Portal Profile Tags
		<ul style="list-style-type: none"> <li>• Commercial Areas, in which leasehold rights were granted for ranching purposes;</li> <li>• Wildlife Management Areas and Reserved Areas.<sup>30</sup></li> </ul> <p>The policy aimed to accommodate ‘more modern practices of land use, such as more exclusive allocation and utilisation of tribal grazing ranges’.<sup>31</sup></p> <p>This policy was strongly influenced by Hardin’s article on the ‘the tragedy of the commons’. The first President of Botswana stated that ‘there is a growing danger that grazing will be destroyed by uncontrolled use of communal grazing areas by ever growing numbers of animals’.<sup>32</sup></p> <p>The TGLP allocated exclusive rights to groups and individuals on newly designated farms, which stock owners could access through a nominal common law lease. A substantial portion of the communal grazing land was designated for commercial ranches and allocated to individuals and syndicates with 25-year leases, who were required to pay rent to the Land Board.</p> <p>TLGP accelerated the privatisation of land and cattle, while increasingly limiting the access of the poor to pastoral resources.<sup>33</sup></p> <p>The TLGP allocated some land to commercial ranchers in areas already settled by indigenous Basarwa who were displaced from their lands.<sup>34</sup> An estimated 28,000 – 30,000</p>	

<sup>30</sup> (Sweet 1987)

<sup>31</sup> (Morolong and Ng’ong’ola 2007)

<sup>32</sup> (Frimpong 1995)

<sup>33</sup> (Solway 2002)

<sup>34</sup> (African Natural Resources Center and African Development Bank 2016) P 22



Year	Event	Context	Land Portal Profile Tags
		San were displaced as a result of land reallocation through the TGLP. <sup>35</sup>	
1979	Botswana government starts to resettle Basarwa/San from the CKGR	Government introduced the Remote Area Dweller Development Programme which sought to provide services and promote salaried employment among hunter gatherer communities.	
1980's	Rapid economic growth	Diamond and copper-nickel mining created demand for new urban settlements and placed pressure on land, creating a housing problem and contributing to the rise of informal and extra-legal land transactions.	#Urban tenure
1983	Report of a Presidential Commission on Land Tenure	This report recommended that: <ul style="list-style-type: none"> <li>• commercial and industrial leases issued on tribal land should be allocated for a period of 50 years;</li> <li>• common law leases could be sold to another citizen without the Land Board having to provide consent for the transaction;</li> <li>• common law leases for residential plots on tribal land should be extended to 99 years;</li> <li>• when the leaseholder died his leasehold rights should automatically pass to his descendants.</li> </ul>	#Land tenure classification
1985	Botswana NGOs and women's advocacy groups campaign for legal recognition of women's land rights	Historically land rights were mostly vested in men. Original drafts of the Tribal Land Act referred to the land rights of 'tribesmen'. The combination of limiting the land acquisition rights of citizens to particular tribal areas and insecure land rights of rising numbers of female-headed households prompted demands to expand access to land across the country and to strengthen women's rights to access land.	#Womens' land rights
1985	A government commission recommends		

<sup>35</sup> (Chebanne and Glon 2017) P 167(Chebanne and Glon 2017)





Year	Event	Context	Land Portal Profile Tags
		which rendered them particularly vulnerable in times of drought.	
1992	White Paper on Tribal Land	This proposed changes to the TLA including recommendations that women and men have equal rights to land allocation.	#Womens' land rights
1993	An amendment to the Tribal Land Act substituted the word 'citizen' for 'tribesman' The amendment also sought to address challenges in land administration <sup>39</sup>	Prior to this amendment Batswana had been restricted to applying for land in the area from which they originated. With this restriction lifted in law, individual citizens could apply for and obtain land anywhere in the country. It has been argued that this amendment also represented an important step towards gender equality. However, this advance was limited in that "tradition still gives unequal succession rights to boy and girl children". <sup>40</sup> The amendment created opportunities for wealthy outsiders to gain access to land at the expense of local people's land needs, sometimes without observing due process. It also created opportunities for land speculators to acquire land all over the country. <sup>41</sup>	#Womens' land rights
	Land rights application processes	Each and every Batswana over the age of 21 has the right to tribal land. Applicants complete either a customary or common law application form. If an applicant completes the customary application form, they have to consult with the land overseer who is the representative of the chief to identify suitable land. In some instances, plots have been demarcated already, so this process is restricted to allocation. Applications, irrespective of the route are	#Community land rights

<sup>39</sup> (African Natural Resources Center and African Development Bank 2016)

<sup>40</sup> (Ntema 2011)

<sup>41</sup> (Khama 2020)

Year	Event	Context	Land Portal Profile Tags
		<p>submitted to the appropriate Land Board. The applicant is invited for an interview to obtain further information before approving the allocation. The person who takes ownership of land also acquires some responsibilities in terms of the Act. The plot must be demarcated within six weeks of being approved and, if it is a customary application, the land should be developed within five years. If it is a common law application the land must be developed within two years. Common-law applications are usually for business premises and require that the property must be developed within a shorter time frame.</p> <p>For commercial leases applicants pay a lease rental which is calculated according to the size of the plot. For the customary certificates there are no fees payable.</p>	
1995	Introduction of Land Tribunals	<p>This recognised the need for an independent system for managing land-related disputes.</p> <p>Between 1996 and 2005 cases were heard by the tribunal at no cost to the appellants which ensured that the poor were not disadvantaged by the dispute resolution process.</p>	#Land administration
1997	Government removals of Basarwa from the CKGR commences	<p>Evictions were organised in three successive steps. In 1997 groupings of Basarwa were forcibly transferred to camps in Kaudwane, Xere and New Xade. In 2002 the state confiscated herds of domestic animals, prevented access to water in the CKGR and destroyed Basarwa settlements. Hunting and gathering of fruits, edible and medicinal plants were also prohibited.</p>	
1998	First national settlement policy developed	<p>This aimed to provide guidelines and long-term strategies for the sustainable development of human settlements.</p>	#Urban tenure
1998	Accelerated land servicing programme	<p>The made provision for allocation of serviced plots in urban areas.</p>	

Year	Event	Context	Land Portal Profile Tags
2000	National land policy review	<p>The review provided detailed recommendations on all aspects of land administration and management.</p> <ul style="list-style-type: none"> <li>• It proposed the limitation of residential plots to one plot per applicant.</li> <li>• It highlighted increasingly controversial operations of the Land Boards, the actions of which had started to be perceived as “arbitrary... and to diverge from expectations of public order that is regular and predictable”.<sup>42</sup></li> <li>• This prompted speculation of political interference in the operation of the Land Boards by large cattle owners.</li> </ul>	<p>#Land use trends #Community land rights</p>
2000	Increase in number of urban property developers	The Catholic Church which had historically benefitted from land donations by a chief in the Gaborone area, partnered with developers to develop housing projects for private sale. <sup>43</sup>	#Urban tenure
2002	Government intensifies programme to forcefully remove Basarwa from the CKGR State action contested in Court by First People of the Kalahari with support of local and international NGOs	Water storage tanks were overturned, water points sealed, food deliveries halted, and remaining social services withdrawn. <sup>44</sup> An initial court case contesting the removal was dismissed on technical grounds.	
2003	<a href="#">Sectional Titles Act</a>	The passing of this Act reflects the increasing pace of urbanisation in Botswana and the need for law to regulate sectional titles in apartment blocks.	#Land laws
2003	Motion to repossess land owned by the	The land owned by the Tati Company was originally acquired	#Community land rights

<sup>42</sup> (Werbner 2004)

<sup>43</sup> (Khama 2020)

<sup>44</sup> (Taylor 2007)

Year	Event	Context	Land Portal Profile Tags
	Tati Company	by the Tati Concessions in the 1880's and was described as a "colony within a protectorate". The opposition in Parliament moved that the land be repossessed. The motion failed.	
2003	Review of national land policy	This review focused on the growing importance of urbanisation in Botswana and a changing economy in which agriculture now only contributed 3% to GDP. <sup>45</sup> The policy review sought to introduce measures which would contribute to the development of a land market in Botswana.	
2004	The Lesetedi Judicial Commission of Inquiry into State Land Allocations in the capital Gaborone	The Commission found that civic and community land was illegally allocated to non-citizens.	#Urban tenure
2004	Revision of National Settlement Policy	Settlement policy was revised in light of rapidly expanding urban settlement needs and the challenge in providing municipal services. The policy provided for national physical planning and a framework for prioritising investments in infrastructure.	#Urban tenure
2004	<a href="#">Abolition of Marital Power Act (2004)</a>	This act abolished the husband's power and control over family property and the acquisition and transfer of land. <sup>46</sup>	#Womens' land rights
2005	Accelerating urbanisation	The number of towns grows from two at independence to 24. <sup>47</sup>	#Urban tenure
2006	Basarwa/San win a court case overturning their eviction from CKGR	Authorities continued to obstruct those who tried to go back to the CKGR. <sup>48</sup>	#Community land rights
2008	<a href="#">Bogosi Act</a>	This Act was passed after minority groupings in Botswana	

<sup>45</sup> (Griffiths 2019: 34)

<sup>46</sup> (Griffiths 2010)

<sup>47</sup> (Kalabamu 2000)

<sup>48</sup> (Chebanne and Glon 2017)





Year	Event	Context	Land Portal Profile Tags
		complained that the 1987 Chieftainship Act was discriminatory in that it privileged Batswana and ignored those with other tribal affiliations.	
2008	Government commences mapping and regularisation of all tribal land allocations based on a numeric cadastre system requiring precise survey of properties <sup>49</sup>	A partnership with the Swedish government, through the Swedish International Development Cooperation Agency (Sida), and Lantmäteriet, the Swedish mapping, cadastre and land registration authority established the Land Administration Procedures, Capacity and Systems (LAPCAS) to register all land parcels in the country.	# Land administration
2010	Moves to reintroduce the <i>kgosi</i> or their representatives to the Land Boards	Elsewhere in southern Africa the renewed emphasis on the role of traditional authorities has been described as a process of 'retraditionalisation'. <sup>50</sup>	#Land administration
	Research demonstrates that single women are increasingly acquiring rights in land through the issue of customary certificates and leases	While women are able to access land in their own right inheritance practices remain discriminatory. Overall, however research suggests that "women are in a much stronger position regarding access to resources, including land than they were 25 years ago". <sup>51</sup>	#Womens' land rights
2011	Draft land policy prepared		
2010 -2015	Mounting shortage of land in peri urban areas prompts advocacy for a land quota system to regulate land allocation <sup>52</sup>	Mounting concerns in Botswana society about allocation of land to 'outsiders' thereby disadvantaging local people.	#Community land rights

<sup>49</sup> (African Natural Resources Center and African Development Bank 2016: 44)

<sup>50</sup> (Oomen 2005)

<sup>51</sup> (Griffiths 2010)

<sup>52</sup> (Manatsha 2020)



Year	Event	Context	Land Portal Profile Tags
2013	Government rolled out the Land Administration Procedures Capacity and Systems (LAPCAS) to register all landholdings	Freehold land purchased by government to augment tribal land in the land-starved districts, such as the North-East and South East which lost land to the Tati Concessions and the British South Africa Company, respectively, during the colonial era. <sup>53</sup> In 2013, freehold land constituted 3 percent of all the land in Botswana, down from 5 percent in 1966.	#Land administration
2013	Land Tribunal authorised to hear appeals from Land Boards regarding tribal land disputes		#Land administration
	Land registration programme encounters numerous problems	The process is reported to have been costly. Since 2009 about \$US 24.5 million was spent reportedly with disappointing results. By the first quarter of 2015/16, out of a targeted 464,634 plots, only 35,255 (8 percent) have been adjudicated and 209,449 (45 percent) have been surveyed. <sup>54</sup> The system of free national registration was due to lapse in 2016.	#Land administration
2015	Revised land policy	New policy directions approved by Parliament reflect the adoption of market-based approaches to land reform. <sup>55</sup> This policy review recommended that: <ul style="list-style-type: none"> <li>• Every Batswana (citizen) will be eligible for allocation of a residential plot in an area of their choice within the country;</li> <li>• One is deemed to have been allocated a plot if it is lawfully acquired and registered;</li> </ul>	#Urban tenure

<sup>53</sup> Ibid

<sup>54</sup> (African Natural Resources Center and African Development Bank 2016: 23)

<sup>55</sup> (Griffiths 2019: 35)



Year	Event	Context	Land Portal Profile Tags
		<ul style="list-style-type: none"> <li>• Low-income groups will be allocated land at subsidized prices;</li> <li>• Residential plots will be planned and surveyed before any allocations are made;</li> <li>• Government will facilitate access to housing by the public through allocation of land for multiple residential and high-density development to the private sector for housing and delivery;</li> <li>• Growth (population) points will be identified to reduce pressure from populous centres.</li> </ul> <p>The policy also contained provisions for widows, orphans and remote area dwellers.<sup>56</sup></p>	
2017	Tribal Land Bill	The Bill requires consent of the Land Board for all transactions involving cession, mortgages, leases of five years or more, and exchanges of any tribal land.	
2018	<a href="#">Tribal Land Act</a>	<p>The Tribal Land Act of 2018 repeals the original Tribal Land Act</p> <ul style="list-style-type: none"> <li>• It requires proper planning and survey of land prior to any land allocation as envisaged by the LAPCAS.</li> <li>• The Act deepens the powers of the Land Boards. The Act makes provision for each Board to have eight members and three ex officio members – one of whom is the <i>kgosi</i>.</li> <li>• It requires that all customary land rights be registered by the Registrar of Deeds and prohibits occupation of newly allocated land until it has been registered.</li> </ul>	#Land Laws

<sup>56</sup> (Khama 2020: 189)



Year	Event	Context	Land Portal Profile Tags
		<ul style="list-style-type: none"><li>• It also makes provision to register certificates of rights as title, thus making it possible for tribal land to be transacted in the formal property market.</li><li>• It creates requirements that any land transactions involving non-citizens must be advertised in the Government Gazette.</li></ul>	



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