



Detailed timeline: Zimbabwe

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

Year	Event	Context	Land Portal Profile Tags
Precolonial history	Zimbabwe was originally populated by groups of San hunter gatherers. The first Bantu speakers migrated into the territory between 200-400 A.D. Shona speaking people settled on the Zimbabwean plateau around a thousand A.D.	A trading regime is developed between Shona polities and the Portuguese on the coast of Mozambique in the mid-1500s.	#Precolonial history
1840's	An Nguni group, the Ndebele were displaced during a period of social upheaval in South Africa known as the <i>mfecane</i> , first migrating from Zululand up into the Transvaal, before settling in the south of modern-day Zimbabwe.	Relations between Ndebele and various Shona polities in the precolonial period combined periods of conflict, coexistence and assimilation. The Shona term describing the Ndebele as <i>madzviti</i> – ‘those who do not belong’ ¹ provides an indicator of the potential for future conflict and division.	#Precolonial history
1881	Colonial concession seekers expand into present day Botswana and Zimbabwe in search of gold and minerals.	The Ndebele leader Lobengula signs the Rudd Concession valid for 25 years, authorising “the complete and exclusive charge over all metals and minerals situated and contained in my kingdoms, principalities, and dominions, together with full power to do all things that they may deem necessary to	#Colonial encroachment

¹ (Ndlovu 2017: 117)



Year	Event	Context	Land Portal Profile Tags
		win and procure the same, and to hold, collect, and enjoy the profits and revenues". This opens the door to colonial annexation and conquest.	
1889	The British Crown authorises the British South Africa Company (BSAC) to administer and the govern what would become the territory of Rhodesia.	The Crown grants a Royal Charter to Cecil Rhodes and the BSAC valid for an initial period of 25 years.	
1890	In 1890 a settler column recruited by the BSAC enters Zimbabwe.	Within a few years the BSAC resolves to crush Ndebele power.	#Colonial conquest
1893	The BSAC initiates a war against the Ndebele.	The Ndebele capital at Bulawayo is destroyed. Lobengula flees and dies the following year.	#Colonial conquest
1894	A Land Commission is established to create Ndebele reserves.	The Shangani and Gwaai reserves are set aside totalling 2,486,000 ha. However, "the plan showed such poor judgement, and the lines of allocation were so ill considered, that the attempts to combine the native population within these two areas was never really practicable. But failure to make suitable provision for African lands may have been one of the prime causes of the Matabele rebellion in 1896 and hence indirectly of the Mashona rebellion of the same year". ²	#Land dispossession
1895	The BSAC territory is named Rhodesia.	The Native Affairs Department begins to collect hut taxes from an African population estimated to number 400,000. ³ . Failure to pay taxes resulted in confiscation of cattle, loss of land and imprisonment.	#Colonial land administration

² (Floyd 1962: 572)

³ (Floyd 1962)



Year	Event	Context	Land Portal Profile Tags
1896	Separate Ndebele and Shona uprisings against settler invaders.	Settler encroachment prompts campaigns of armed resistance known as the <i>Imfazo</i> (Ndebele) and the First <i>Chimurenga</i> (Shona). These resulted in the death of approx. 250 settlers. Colonial forces crushed local armed resistance by 1897.	#Colonial conquest #Resistance
1898	The BSAC administration backed by the Crown begins the process of creating 'native reserves'.	The Native Reserve Order in Council was passed in 1898. By 1905 there were reported to be approximately 60 reserve areas established on just 22% of the country. ⁴ Many Ndebele families in Rhodesia, dispossessed of their land after the 1896-7 risings, chose to stay on it, rather than move to remote reserves which were characterised as 'cemeteries not homes'. ⁵	#Land law #Land dispossession
1914	The Native Reserves Commission is established which oversees alienation of African occupied land across the country.	By 1914 Africans had been restricted to 23% of the worst land in designated native reserves. ⁶ However, despite the establishment of the reserves many families remained so called 'squatters' on land appropriated by white settlers.	#Colonial land administration
1915	The Matabele National Home Society was created.	This movement pressed for an autonomous Ndebele homeland.	#Community land rights issues
1919	The Matabele Home Movement petitioned British government for return of its lands.	Its pleas were ignored.	#Community land rights issues
1920	By the second decade of the 20 th century 83 native reserves had been created for some 847,000 Africans.	Prospecting rights were still retained in European hands. Of 21,594,957 acres allocated for African occupation, some 3	#Colonial land administration

⁴ (Mashizha and Mapuva 2018)

⁵ (Youé 2002: 564)

⁶ (Pazvakavambwa and Hungwe 2009: 138)



Year	Event	Context	Land Portal Profile Tags
		million acres were acknowledged to be totally unsuitable for human habitation. ⁷	
1923	Rhodesia became a self-governing territory.	In terms of this arrangement Britain retained control over foreign policy and had veto rights over legislation that impacted on Africans – a right that was rarely exercised.	
1924	Launch of a colonial scheme for the 'improvement of African farming by means of trained agricultural demonstrators.	This initiative ignored the crowding together of Africans on insufficient land of poor quality which accelerated environmental degradation in the reserves.	#Colonial land administration
1925	The Morris Carter Commission appointed	The commission advocated for complete separation of the races with respect to land holdings. The right of Africans to own land anywhere in the colony was withdrawn. Instead, Native Purchase Areas were established abutting existing reserves in which wealthier Africans could acquire and hold land as personal property. ⁸	#Colonial land administration
1930	Land Apportionment Act	This law (which was approved by Britain) allocated 51% of the land to some 3000 white farmers – the most fertile and well-watered farming land, while some 1.2 million Africans were confined to native reserves on 30% of the land – the majority of which was poor quality agricultural land. The Act required that all Africans living on 'white land' were to move into reserves within a period of six years. To assist with the implementation of the Act, colonial administrators adopt a policy of 'traditionalism' which gave colonially sanctioned and paid chiefs and headmen	#Land legislation and regulations #Colonial land administration

⁷ (Floyd 1962: 576)

⁸ (Floyd 1962)



Year	Event	Context	Land Portal Profile Tags
		<p>increased responsibilities for land administration in native reserves.⁹</p> <p>It has been convincingly argued that “‘traditional’ land tenure was largely a colonial construction aimed at bolstering the powers of chiefs in order to construct an effective basis for indirect rule and the control of land resources through chiefs.¹⁰ ‘Customary’ land law created under colonial rule...sought to enforce ‘custom’ rather than current practice, thereby ‘freezing’ what had been dynamic systems.¹¹</p> <p>“Contrary to colonial thinking African communities were neither static nor internally cohesive”.¹²</p> <p>The passing of this Act is widely cited as being at the heart of the land struggles which form the spine of contemporary Zimbabwean history.</p>	
1930’s	The colonial government attempts to structure and control settlement and land use practices in rural reserves.	Colonial settlement and land use policy for ‘native reserves’ includes centralisation and ‘going into lines’. ¹³	#Colonial land administration #Land use trends
1941	Repeal and re-enactment of the Land Apportionment Act.	The revised act gave municipalities the authority to plan ‘Native Urban Areas’ on the fringes of European settlements. The African population had now grown to 1.4 million people. ¹⁴	#Land legislation and regulations

⁹ (Kramer 1998: 84)

¹⁰ (Nyambara 2001; Cheater 1990)

¹¹ (Ranger 1993)

¹² (Nyambara 2001: 777)

¹³ (Nyambara 2014)

¹⁴ (Floyd 1962)



Year	Event	Context	Land Portal Profile Tags
1950	Land Apportionment Act Amended.	The amendment allowed for additional land to be acquired for the reserves – a reflection of the rapidly deteriorating agricultural productivity in already overcrowded reserves. However, this was not to be enough to stave off subsequent conflict and war. “The present distribution of land in Southern Rhodesia threatens not only the agricultural reforms in the reserves, but also the very security and political stability of the colony itself”. ¹⁵	#Land legislation and regulations
1951	Native Land Husbandry Act.	This Act sought to control land use in the TTLs. The primary objective of the Act was to abolish what the colonial administrators regarded as the destructive ‘communal’ land tenure system in rural areas and replace this with a system of individual rights. ¹⁶ The Act also introduced restrictions on the number of livestock which could be grazed and imposed controls on the size and allocation of arable plots. The Act became a focus for nationalist resistance in the countryside.	#Land use trends #Land legislation and regulations #Land tenure classifications
1957	The first African mass political party was launched. Amongst its demands were changes to 1951 Native Land Husbandry Act.		
1958	African population 2,550,000 European population 207,000.	41,950,000 ha reserved for Africans. However, “vast acreages in the African areas are unfit for agricultural	

¹⁵ (Floyd 1962: 580)

¹⁶ (Nyambara 2001: 772)



Year	Event	Context	Land Portal Profile Tags
		settlement because of broken terrain, poor soils, lack of water and tsetse infestation". ¹⁷ 48,000,000 ha were reserved for Europeans, of whom only 50,000 derived their livelihood from the land.	
1950 to 1960	Following World War 2 Africans were further dispossessed of land by World War II veterans who were encouraged to settle in Rhodesia.	Land in Mashonaland West was divided up into commercial farms and distributed to white World War II veterans. Another wave of removals took place resettling African households in increasingly overcrowded reserves.	#Land dispossession
1959	The African National Congress banned – first of many bannings of nationalist political groupings.		
1962	The Rhodesian government abandons the Native Land Husbandry Act.		
1964	Nationalist forces opt for armed struggle.	Nationalist leaders go into exile while others are detained and imprisoned within the country.	
1965	Unilateral Declaration of Independence.	The Rhodesian Front government under Prime Minister Ian Smith, unilaterally declared the independence of the settler state from the British government.	
1965	As commercial agriculture developed farm labour in Rhodesia was increasingly recruited from Malawi, Zambia and Mozambique.	Almost 207,000 permanent workers, mostly men are employed in commercial agriculture – the majority living in compounds on large estates. ¹⁸ Many of these migrants married women from Zimbabwe and some sought to access land in the tribal trust lands through their marital connections. ¹⁹	

¹⁷ (Floyd 1962: 567)

¹⁸ (Scoones et al. 2019: 809)

¹⁹ (Nyambara 2001: 777)



Year	Event	Context	Land Portal Profile Tags
1965	The Tribal Trust Lands Act.	This changed the name of the Native Reserves to Tribal Trust Lands and created trustees with responsibility for the TTLs.	#Land legislation and regulations
1969	Land Tenure Act.	This Act repealed the Land Apportionment Act, further entrenching racial segregation of land access and rights. It legitimated the cumulative seizure of 18 million ha of prime fertile arable land in the best agro-ecological regions reserving it for white ownership. ²⁰	#Land legislation and regulations
1969	Land Husbandry Act	This sought to regulate land uses and impose controls on production and farming methods in TTL's.	#Land tenure classifications
1965 - 1980	Guerrilla war in Zimbabwe	Two liberation armies – ZIPRA and ZANLA aligned with two political parties ZAPU and ZANU respectively, launch the liberation war in which more than 20,000 people would die.	
1979	Lancaster house agreement	A negotiated settlement ended the war paving the way for democratic elections and political independence in Zimbabwe. However, the Constitution negotiated at Lancaster House imposed restrictions on land reform and limited any compulsory acquisition of land from white farmers for a period of 10 years. ²¹ Section 16 of the Lancaster House Constitution provided strong protection for private property. At independence annual inflation was 5.4%.	#Land investments and acquisitions
1980	Distribution of land in Zimbabwe at independence.	At independence in 1980 15,000,000 ha were devoted to large-scale commercial farming comprising around 6000	#Land tenure classifications #Land use trends

²⁰ (Mashizha and Mapuva 2018: 25)

²¹ (Tarisayi 2019)



Year	Event	Context	Land Portal Profile Tags
		<p>farmers, nearly all of them white.²² This represented 45% of prime agricultural land.</p> <p>More than a million black farming households had access to only 16 million ha.²³</p> <p>Only 35% of agriculture land owned by commercial farmers was estimated to be in full production at independence.</p> <p>There was also a small-scale commercial farming sector of about 8500 black farmers in the African Purchase Areas with access to 1.4 million ha or 5% of agricultural land.</p> <p>The communal sector consisted of 700,000-800,000 peasant farmers on 16.4 million ha – less than 50% of agricultural land.²⁴</p>	
1980	Zimbabwe gains independence and enters a 10 year ‘developmentalist’ phase.	<p>This period saw expanded state expenditure on public health, education and the civil service. A land reform and resettlement programme was initiated in which land acquisition took place on the basis of the willing buyer-willing seller (WBWS) principle as the compulsory acquisition of land was prohibited for ten years in terms of the Lancaster House Constitution.</p> <p>The land reform programme was allocated a modest share of the budget which was further cut in 1983 in favour of expenditure on health and education.</p>	<p>#Land policy</p> <p>#Land and agrarian reform</p>

²² (Scoones et al. 2011)

²³ (Chiweshe 2017)

²⁴ (Pazvakavambwa and Hungwe 2009: 140)



Year	Event	Context	Land Portal Profile Tags
		By the end of the decade “the limitations of the welfarist programme unaccompanied by sustained economic growth soon became apparent”. ²⁵	
1980’s	Part of the land reform programme focused on setting up collective co-operatives, drawing the majority of their members from demobilised ex-combatants from the two guerrilla armies.	Most collective co-operatives were poorly supported and eventually failed. State policy prioritised smallholder resettlement models.	#Land and agrarian reform
1982	Communal Land Act.	This Act vested all land in the former TTLs – now known as communal areas in the President. The incoming ZANU-PF government was initially hostile to traditional leaders, many of whom they regarded as having collaborated with the settler government. The Communal Land Act put in place Rural District Councils, together with village and ward development committees. Rural District Councils were empowered to authorise the allocation of land for residential and agricultural purposes in consultation with the chief and in accordance with customary law. They were further empowered to issue (and cancel) permits authorising the use of land for business and public purposes.	#Land legislation and regulations #Land administration
1982	Legal Age of Majority Act.	The Act reversed the status of women as legal minors and granted them legal rights to contract as individuals from the age of 18. ²⁶	#Women's land, property and inheritance rights

²⁵ (Raftopoulos and Phimister 2004: 357)

²⁶ (Pasura 2010: 446)



Year	Event	Context	Land Portal Profile Tags
1983	Several thousand women were detained under a pre-independence vagrancy law.	This was seen as part of a state led pushback against the independence of women and the disruption of 'conventional' gender relations by the war. ²⁷	
1985	Matrimonial Causes Act.	This granted women rights to part of marital property in the event of a divorce. ²⁸	#Women's land, property and inheritance rights
1985	Land Acquisition Act.	This Act gave the government right of first refusal to purchase agricultural land coming onto the market for land reform and resettlement processes.	#Land legislation and regulations
Mid 1980's	Reintroduction of villagisation policies.	Programmes of Internal resettlement or Communal land replanning introduced in some communal areas.	#Land administration
1980 – 1996	Phase 1 of the Zimbabwe Land Reform and Resettlement Programme.	<p>The land redistribution programme initially targets land abandoned during the war.</p> <p>81% of land acquired in the 1980's was acquired in first three years after independence – of this only 25% was prime agricultural land</p> <p>The initial programme goal was to settle 18000 families on 1.1 million ha over three years.</p> <p>This goal was revised in 1982 with a new target to resettle 162,000 families on 10.5 million ha over 10 years.</p> <p>There were four models of resettlement:</p> <ul style="list-style-type: none"> • Model A: Land allocated for homestead, arable and communal grazing in planned resettlement schemes. Tenure was awarded in the form of permits. 	#Land and agrarian reform

²⁷ (Seidman 1984)

²⁸ (Pasura 2010)

Year	Event	Context	Land Portal Profile Tags
		<ul style="list-style-type: none"> • Model B: A collective co-operative model which was poorly supported before being abandoned in the late 1980's. • Model C: A state farm model comprising a core estate and out grower model was also abandoned. • Model D Extensive rangeland sought to acquire land for communal grazing schemes. This never got beyond the concept phase. 	
1989	The fall of the Berlin Wall.	The collapse of the Eastern Bloc leads to the “dramatic delegitimisation of socialism as an alternative”. ²⁹	
1989	By 1989 52,000 families have been resettled on 2.8 million ha of land.	4300 white commercial farmers now owned 30% of the land. These are dominated by a few very large landowning companies and individuals – many of whom owned multiple farms. Much of high value irrigation land remains in the large-scale commercial farming sector.	#Land and agrarian reform
1990	Customary Law and Primary Courts Act	This allowed primary courts to rule on matters which had previously been determined by chiefs under customary law. ³⁰	#Land legislation and regulations
1990	The economic structural adjustment programme (ESAP)	Zimbabwe initially attempts its own home-grown structural adjustment programme characterised by cutbacks on public spending. This is soon endorsed by the World Bank. A neoliberal policy turn began to advance the interests of a new black middle class. The land policy focus shifts to the promotion of small and medium black commercial farmers as opposed to	

²⁹ (Raftopoulos and Phimister 2004: 357)

³⁰ (Pasura 2010)



Year	Event	Context	Land Portal Profile Tags
		resettlement models. Limited investment made in water and infrastructure for small scale producers Living costs rise as user fees reintroduced for health and education services.	
1990- 1997	An additional 800,000 ha of land acquired for land reform.	This was less than amount acquired in the first two years after independence and most was distributed under the Commercial Farm Settlement Scheme to better off farmers. 17 years after independence land reform had met 44% of its household targets and 33% of its land transfer targets.	#Land and agrarian reform
1990	Land redistribution stalls.	Zimbabwe government decides to use expropriation to accelerate land redistribution. The British government refuses to support programme based on expropriation – donor financial support premised on WBWS.	#Land and agrarian reform
1992	Land Acquisition Act Adoption of a National Land reform policy.	This replaced the 1985 Act and empowered the state to designate land for compulsory acquisition with compensation payable, but at controlled prices. However legal requirements make expropriation slow and expensive. By the end of the 1990s the majority of the 1471 farms listed in 1997 (see below) for expropriation had been delisted.	#Land legislation and regulations
1993	Demonstrations follow the doubling of the price of bread. ³¹		
1994	Presidential Land Tenure Commission	Proposes a multiform tenure approach for Zimbabwe.	#Land tenure classifications

³¹ (Hodgkinson 2019)



Year	Event	Context	Land Portal Profile Tags
		In the communal areas the Commission proposes devolution of power to make 'traditional villages' the primary unit of rural administration. ³²	
1995	Continuing slow progress with the land reform programme.	60,000 resettled on 3.4 million ha. "A clear weakening in government's commitment to the large-scale resettlement of the rural peasantry in the 1990s". ³³ Land reform soon became a "hostage of measures intended to reduce budget and balance of payments deficits" as part of the ESAP policy framework. "Governments agrarian policies in the 1990s differed little from those of the colonial state". ³⁴	#Land and agrarian reform
1995	Mounting evidence of poverty in Zimbabwe	A government poverty assessment survey finds that about 61% of the population lived in households with income per person below a level sufficient to provide basic needs, with 45% living below the food poverty line (FPL). The majority of these were concentrated in the communal areas and among female headed households. ³⁵	
1996	National public sector strike	Structural adjustment erodes wages and contributes to the increased cost of living.	
1997	General strike	Rise of the independent trade union movement perceived as a challenge to ZANU PF political control.	
1997	1471 farms identified for state acquisition	Criteria for acquisition in terms of the Land Acquisition Act include underused land, multiple farm ownership, farmer	

³² (Pasura 2010: 448)

³³ (Chiweshe 2017: 17)

³⁴ (Tshuma 1997)

³⁵ (Hammar, Raftopolous, and Jensen 2003: 6)



Year	Event	Context	Land Portal Profile Tags
		<p>absenteeism, contiguity to communal areas and oversized farms in terms of their agro-ecological potential³⁶</p> <p>A 'landed gentry' category was identified of companies and individuals owning more than 10,000 ha characterised by multiple farm ownership.³⁷</p> <p>Ethno-nationalism also features in land identified for state acquisition with some 100 small farms owned by black Zimbabweans also identified for acquisition on the basis that they did not 'belong' in the province and that they should not have access to prime land there.³⁸</p>	
1997	<p>British government stops funding for land reform.</p> <p>15 major land invasions including those led the Svosve people in Mashonaland East.³⁹</p>	<p>By 1997 only some 71,000 families had been resettled – less than half of the original target figure of 162,000 families. White commercial farmers mount a legal challenge to Land Acquisition Act.</p> <p>Zimbabwean government seeks to accelerate the Land Reform and Resettlement Programme and improve access to credit, extension and input supply.</p>	#Land and agrarian reform
1997	<p>The war veterans challenge the ruling party ZANU PF and the president, alleging social neglect of those who had fought in the liberation struggle.</p>	<p>At the same time an indigenisation movement was growing which demanded direct state intervention in support of black entrepreneurs.⁴⁰</p>	

³⁶ (Moyo 2000)

³⁷ Moyo 2000)

³⁸ Moyo 2000)

³⁹ (Moyo 2000)

⁴⁰ (Raftopoulos and Phimister 2004)



Year	Event	Context	Land Portal Profile Tags
		Government approves unbudgeted expenditures amounting to almost 3% of GDP in payments to 60,000 Independence War veterans. ⁴¹	
1998	Mass stay away and emergence of a national political opposition.	Formation of the National Constitutional Assembly in 1998 seeking reform of the national constitution. This also provides a platform for women's groups to place issues such as inheritance law on the national agenda. ⁴²	
1998	Government faces pressures over its land acquisition strategy. Land Reform Resettlement Phase 2 (LRRP-2) negotiated with donors and landowners.	A National Consultative Economic Forum set up a land task force. Government convenes a donor conference to try and forge consensus on land reform programme. Donors agree to support an Inception Framework Plan to acquire a million ha through a combination of expropriation and WBWS. This resulted in the proposed Land Reform Resettlement Phase 2 (LRRP-2). It was agreed that an inception phase would redistribute one million ha and test alternative ways of acquiring land. ⁴³ It was agreed that all land acquisitions should be gazetted and allow for objections to be considered. Where landowners had development plans approved by the Zimbabwe Investment Centre this would constitute grounds for the property to be delisted. In total 42% of the 1471 farms were subsequently delisted. ⁴⁴ 847 farms remained listed. Then of this total, a further 500 were delisted following decisions by the Administrative Court.	

⁴¹ (Federal Reserve Bank of Dallas 2011)

⁴² (Raftopoulos and Phimister 2004)

⁴³ Moyo 2000)

⁴⁴ Moyo 2000)



Year	Event	Context	Land Portal Profile Tags
1998	Zimbabwe makes a military intervention in the war in the DRC.	This created additional problems for the Zimbabwean economy.	
1998	Land occupations begin in Svoswe area.	Land occupations reflect the rise of rural poverty. Initially government acts to remove those occupying land.	#Land and agrarian reform
1999	The Magaya case deems that the Legal Age of Majority Act is inapplicable to customary law.	The Supreme Court ruled that a daughter who had been left property, including a house, by her father did not have inheritance rights over her half-brother because she was female. In terms of customary law men are the primary inheritors of property.	#Women's land, property and inheritance rights
1999	Formation of the Movement for Democratic Change (MDC) as an opposition party to ZANU PF. The IMF and World Bank suspend lending to the country in 1999.	The MDC grew out of a social movement in February 1999 and was registered as a political party in November of the same year. By the late 1990s there were estimated to be around 150,000 permanent workers on commercial farms, while an additional 200,000 workers were employed annually on seasonal contracts. ⁴⁵	
2000	The government faces a mounting crisis of legitimacy.	ZANU PF abandons the structural adjustment programme. At the same time Government announces that it would take no action to remove people occupying white owned land.	
2000	ZANU PF holds a referendum seeking national endorsement for changes to the constitution.	Changes to the Constitution included strengthening the power of the presidency to confiscate white owned land without compensation. ZANU-PF loses the referendum with 54.31% of voters rejecting the constitutional changes.	

⁴⁵ (Scoones et al. 2019: 810)



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		<p>The government interpreted this loss as part of a wider counter revolutionary agenda. It was also concerned about mounting challenges to its political authority.</p> <p>In one interpretation of events “a narrow and self-serving reading of the defeat informed the subsequent ruling party strategy of locating the Zimbabwean crisis squarely in the land question”.</p> <p>“Stripped of any complexity, the land question came to symbolise a simplistic political binary in which the ruling party represented the honest sons of the soil against the evil (MDC) puppets of imperialism”.⁴⁶</p> <p>Analysis suggests the need to examine “a plural set of interrelated <i>questions of land</i>”⁴⁷ as opposed to a singular narrative of dispossession/repossession.</p>	
2000	<p>The initiation of fast track land reform programme (FTLRP). Constitution of Zimbabwe Amendment Act of 2000 created legal framework for compulsory land acquisition. Land Acquisition Act vests ownership of land acquired in the State. Rural Land Occupiers (Prevention from Eviction) Act protects land occupiers.</p>	<p>Land occupations begin – the period of <i>jambanja</i> – violent land seizure. The fast track land reform programme which began in 2000 involved the transfer of an estimated 4500 farms comprising 7. 6 million ha – 20% of the total land area in the country)⁴⁸</p> <p>ZANU -PF advanced the slogan that “The land is the economy – the economy is the land”</p> <p>Supreme Court declared land reform process illegal. The President sanctions defiance of rule of law and the judiciary.</p> <p>“War veterans” forcibly entered the Supreme Court building</p>	<p>#Land and agrarian reform #Land legislation and regulations</p>

⁴⁶ (Raftopoulos and Phimister 2004: 364)

⁴⁷ Hammar, Raftopolous, and Jensen 2003)

⁴⁸ (Scoones et al. 2011)



Year	Event	Context	Land Portal Profile Tags
		<p>shouting ZANU-PF political slogans and calling for judges to be killed'.⁴⁹</p> <p>New judges were sworn in who reverse the decision declaring the fast track land reform process illegal.</p> <p>“Although there is no consensus on the statistics amongst academics, it is widely accepted that the FTLRP resulted in the transfer of 90% of land formerly owned by white farmers to the landless”.⁵⁰</p> <p>A total of 9 million ha is acquired since 2000 - primarily through confiscation accompanied by the payment of very low levels of compensation.</p> <p>No protection afforded for farmworkers many of whom were evicted and lost their jobs.</p> <p>The rapid land acquisition in Zimbabwe has been described as the largest land reform programme in the world.</p> <p>At the same time FTLRP results in massive asset stripping.⁵¹</p> <p>With no donor support for the programme, the state was able to provide little support to those acquiring land.</p> <p>At the same time there was “sustained uncertainty about the legal status of tenure or title of the new occupiers and owners”.⁵²</p>	
2001	Enactment of the Zimbabwe Democracy and Economic Recovery Act (ZIDERA) by the US government.	ZIDERA imposed US economic sanctions on Zimbabwe. All donor development assistance (except humanitarian aid) ceased.	

⁴⁹ (Human Rights Watch, 2008).

⁵⁰ (Tarisayi 2019pp. 93-94)

⁵¹ (Binswanger - Mkhize, Bourguignon, and van den Brink 2009: 24)

⁵² (Hammar, Raftopolous, and Jensen 2003: 23)



Year	Event	Context	Land Portal Profile Tags
		Senior figures in ZANU PF hierarchy were subject to travel bans to the US and had their assets frozen until they restored the rule of law and respect for property rights. ⁵³	
2002	A UNDP mission examines challenges presented by fast track land reform programme. Agricultural Land Settlement Act passed	These include: <ul style="list-style-type: none"> • the impracticality of the higher targets for resettlement • the confusion caused by the delisting process • lack of transparency on measures to be allocated land • the absence of planning targets associated with land acquisition 	#Land and agrarian reform
	Statutory Instrument No. 6 required farm owners to pay compensation packages to laid-off workers. ⁵⁴ Report on the impacts of fast track land reform on farmworkers.	By 2007 an estimated 900,000 people had been affected by the evictions and less than 5% of farmworkers have been granted land. ⁵⁵ A substantial drop in employment levels – 70% in the Midlands province, 65% in the two Matabeleland provinces, while 90% of farmworkers in Mashonaland West lost their permanent status and became contract workers. An estimated 70,000 farm workers remained in employment on remaining farms and estates, while 45,000 households were forced to move, and 25,000 households remain living in compounds on land occupied through the land reform process. ⁵⁶	#Land and agrarian reform #Land legislation and regulations

⁵³ (Mutasa 2015)

⁵⁴ (Hartnack 2009)

⁵⁵ (Raftopoulos and Phimister 2004: 304)

⁵⁶ (Scoones et al. 2019)



Year	Event	Context	Land Portal Profile Tags
	In the new millennium economic mismanagement triggered hyperinflation contributing to a massive out migration.	By 2005 Zimbabwean emigration had totalled 761,226 – approximately 6% of the population.	
2003	Mounting food insecurity.	The disruption caused by a combination of land occupations and drought meant that some 7. 2 million Zimbabweans were to be in need of food aid in March 2003. ⁵⁷	
2005	Operation Murambatsvina (sweep away the chaff) alternatively referred to as Operation Restore Order.	An urban operation resulting in the destruction of the homes and informal businesses of 700,000 people mostly poor supporters of the opposition MDC, which had a largely urban support base.	#Urban tenure
2005	Constitutional Amendment Number 17 of 2005	This retrospectively legalised the land acquisitions that had y taken place prior to the passing of the amendment. ⁵⁸	#Land legislation and regulations
2007	Less than a 1000 white landowners remain in Zimbabwe.	By 2007: <ul style="list-style-type: none"> • 7 million ha redistributed to approx. 160,000 family farmers through A1 schemes catering for smallholder production in resettlement villages or the allocation of small subdivided farms. Most A1 schemes reflect land allocations resulting from land invasions. Land acquired through occupation was subsequently formalised to some extent with the government issuing ‘offer letters’ to the occupiers.⁵⁹ • 1.7 million ha redistributed to 28,000 new commercial farmers through the A2 model 	#Land and agrarian reform #Land tenure classifications

⁵⁷ (Raftopoulos and Phimister 2004: 370)

⁵⁸ (Tarisayi 2019: 98)

⁵⁹ (Scoones et al. 2011)



Year	Event	Context	Land Portal Profile Tags
		<p>established mainly through business plan application processes.</p> <p>Zimbabwe is now a major importer of food and recipient of food aid.</p>	
2008	The Indigenisation and Economic Empowerment Act.	This Act (further amended in 2011 and 2014) provides for measures intended to accelerate the indigenisation of the economy. It requires that at least 51% of the shares of every public company and any other business shall be owned by indigenous Zimbabweans.	
2008-9	Zimbabwe experiences hyperinflation.	<p>External debt as a share of GDP was 119% in 2008. Agricultural exports fell by 50% between 2000 - 2009. The value of tobacco, the country's major export cash crop was down 64% from 2000 levels. Commercial production of maize drops 76% during the same period.</p> <p>Zimbabwe's official annual rate of inflation exceeds 231 million% in 2008. It is reported that a loaf of bread now costs what 12 new cars did a decade earlier. A Zimbabwean hundred billion dollar note was needed to purchase three eggs in July 2008.⁶⁰</p> <p>It was estimated that economic decline wiped out the equivalent of 53 years of income growth in Zimbabwe between 1950 and 2008.</p> <p>The government scraps the Zimbabwe dollar in 2009 and the economy is dollarized.</p>	

⁶⁰ (Federal Reserve Bank of Dallas 2011)



Year	Event	Context	Land Portal Profile Tags
2008	The lead up to Zimbabwe elections	In 2008/9 there were some 145,000 farming households in A1 schemes and around 16,500 households allocated A2 plots. ⁶¹ The opposition MDC win a majority of seats in parliament and the MDC Presidential Candidate won most votes in the Presidential poll, but did not secure an outright majority. This led to a rerun and orchestrated violence by ZANU-PF against the opposition prompted the withdrawal of the MDC from the presidential ballot.	
2009	A power-sharing government of national unity results with Mugabe as president and Tsvangirai as Prime Minister.	The power sharing agreement recognised land as a critical issue and led to the redrafting of the Constitution of Zimbabwe in a process involving all political parties.	
2009	The combined impacts of the land reform have resulted in 12.3 million ha of land being a transferred to 203 000 small scale farmers and 30,000 black commercial farmers. ⁶²	Although people have been able to access land, new occupiers lack tenure security. Absence of policy to guide land administration.	#Land and agrarian reform
2010	By 2010 an estimated 1.25 million people representing 9.9% of the population had emigrated.	The country was left with a shrinking tax base.	
2010	Fast track land reform leads to radical change in the agrarian structure.	This results in a significant shift to many more, small scale farms focusing on mixed farming often with low levels of capitalisation. ⁶³ Different readings of the FTLRP emerge with regard to who accessed land.	#Land and agrarian reform

⁶¹ (Scoones et al. 2011)

⁶² (Pazvakavambwa and Hungwe 2009)

⁶³ (Scoones et al. 2011)



Year	Event	Context	Land Portal Profile Tags
		In one interpretation “Elite capture is not the whole story of Zimbabwe’s land reform; nor indeed the dominant one”. ⁶⁴ Women represent only 15% of new landowners.	
	Decline in agricultural output.	Compared to 1990s averages: <ul style="list-style-type: none"> • wheat production decreased by 27%, • tobacco by 43% (some recovery in 2010/ 2011), • maize production decreased by 31%, • production of small grains (sorghum and millet increased by 163% compared to 1990 averages, • cotton production increased by 13%.⁶⁵ 	
2013	A new constitution.	The new constitution is drafted by all political parties and approved by 95% of those voting in a referendum.	
2013	Attempts to attract FDI to the agricultural sector.	Large-scale land deals. The Green Fuel Company obtains access to large tracts of land for sugarcane production for biofuel ethanol through a build operate and transfer agreement with the 20-year lifespan.	#Land investments and acquisitions
2014	Factional battles emerge within the ruling party ZANU-PF.	Opponents of the president are expelled	2014
2014	Ongoing debates on suitable multiform tenure regime for Zimbabwe.	Seven key principles proposed: <ul style="list-style-type: none"> • Democratic accountability to allow for state intervention to shift the configuration of tenure in line with national economic and development goals. • A flexible market in land enabling sales rentals and leases. 	#Land tenure classifications

⁶⁴ (Scoones et al. 2011: n.p)

⁶⁵ (Scoones et al. 2011)



Year	Event	Context	Land Portal Profile Tags
		<ul style="list-style-type: none"> • Facilitation of credit and investment through the provision of land as mortgage collateral and the provision of bank credit guaranteed against land combined with other credit guarantee mechanisms. • Regulation against capture by elites or speculative investors to avoid inefficient and inequitable consolidation of land holdings and land disenfranchisement especially of the poor and women. • A low administrative burden both in terms of technical complexity and overall cost of cadastral surveys land registration and land administration more broadly. • Revenues through survey, title, lease and permit fees • Setting incentives to discourage underutilisation through land taxation.⁶⁶ 	
2015	High Court ruling enables some white commercial farmers to regain access to land and prevents dispossession of others.	<p>Pres Mugabe is reported as stating that it was a mistake to have given large farms to black farmers as most of them are only using one third of the land.⁶⁷</p> <p>Proposals were introduced to reduce the land sizes for those who acquired land through the Fast Track Land Reform Programme.</p>	#Land and agrarian reform
2017	19 November: A military coup removes Mugabe from office.	Mugabe is forced to resign as President. Vice President Emmerson Mnangagwa inaugurated as President.	

⁶⁶ (Scoones 2014)

⁶⁷ (BBC News 2015)



Year	Event	Context	Land Portal Profile Tags
2017	Land Commission Act [Chapter 20:29]	This provides for the Zimbabwe Land Commission to be established into Section 296 of the Constitution; to provide for the acquisition of State land and the disposal of State land; to provide for the settlement of persons on, and the alienation of, agricultural land; to provide for the control of the subdivision and lease of land for farming or other purposes; to provide for limiting of the number of pieces of land that may be owned by any person and the sizes of such land.	#Land administration
2018	Remaking of farm labour.	Men and women formerly employed on white owned large scale commercial farms now pursue a whole range of (precarious) livelihood activities. ⁶⁸ Some have been able to access land and many combine farming on their own account with casual labour in informal and unregulated environments. ⁶⁹	
	Strategies for overcoming persistent tenure insecurity.	“The problem in Zimbabwe is that, despite the repeated proclamations, there remains no finalised political settlement over land, even after 20 long years... The fact that there are (finally) moves towards agreed compensation settlements with farmers whose land was acquired for land reform is very good news... Agreement on this will mean that the land reform areas, now settled for years, can no longer be deemed contested by international donors and investors. Getting an effective land administration system functioning is central to providing tenure security.	#Land tenure classifications

⁶⁸ (Scoones et al. 2019)

⁶⁹ (Scoones et al. 2019)



Year	Event	Context	Land Portal Profile Tags
		The best solution is to ... maintain the multiform tenure system and enhance tenure security through improving land administration – and avoid an apparently neat titling option that will not work”. ⁷⁰	
	Investigation of sales of state land in urban areas.	A commission of enquiry was established in 2018 to investigate the sale of state land in and around urban areas since 2005.	
2019	Zimbabwe reintroduces its own currency after a 10-year period of using the US dollar and the South African Rand.	This together with other factors precipitate a new chapter in the country’s long standing economic crisis.	
December	Commission of enquiry into urban state land sales publishes summary findings.	Evidence of widespread illegal sales of state land in urban areas resulting in the establishment of new settlements without basic services.	
2020	Renewed economic crisis exacerbated by Covid-19 pandemic.	Zimbabwe’s economy has been characterised by recurrent crises including “the collapse of the formal economy, mass retrenchments from both private and public sectors and periods of hyperinflation”. ⁷¹ In March 2020, the Central Bank Governor imposed a unilateral valuation rate of 25 Zimbabwe dollars to the US dollar while black market rates range from between 75 and 90 Zimbabwe dollars to the US dollar. Zimbabwe begins to experience another period of hyperinflation. By June 2020, Zimbabwe’s inflation rate had hit 737.3% and rose again to 840% in July.	

⁷⁰ (Scoones 2014)

⁷¹ (Scoones et al. 2019: 9)



Year	Event	Context	Land Portal Profile Tags
		<p>According to Moody's international and domestic investment continues to be hindered by the lack of land tenure and titling, the inability to repatriate dividends to investors overseas, and the lack of clarity regarding the government's Indigenization and Economic Empowerment Act.⁷²</p>	
July	<p>Zimbabwe signs an \$3.5 billion agreement to compensate white farmers whose land was confiscated under the FTLRP.</p>	<p>Many analysts remain sceptical that this agreement will be implemented. However, others argue that it could break the political deadlock, provide essential certainties over land ownership, and open up the agricultural economy.</p>	

⁷² (Moody's Analytics 2020)



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