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**INVESTIGATING CHALLENGES IN THE DISPENSATION OF LAND BY
TRADITIONAL LEADERS IN KASAMA DISTRICT**

**A DISSERTATION SUBMITTED TO THE SCHOOL OF POSTGRADUATE
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AWARD OF MASTER OF SCIENCE IN PROJECT MANAGEMENT**

BY

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DECLARATION

I, SAVIET PHIRI, declare that this dissertation represents my own work and has not been previously submitted for a degree at this or any other university. All citations, references, and borrowed ideas have been duly acknowledged. I take full responsibility for any errors or oversights in this research, while acknowledging the guidance received from my supervisor.

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DEDICATION

This dissertation is dedicated to my beloved family for their unwavering support throughout my academic journey. Special dedication goes to my parents, whose sacrifice and encouragement made this achievement possible. I also dedicate this work to the traditional leaders and communities of Kasama District, whose cooperation made this research possible.

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ABSTRACT

Land allocation by traditional leaders in Kasama District faces significant challenges that hinder effective land governance and development. The lack of proper documentation systems, inadequate resources, and poor coordination between traditional and state institutions have led to increased land disputes and delayed development projects. This study investigated challenges in land dispensation by traditional leaders in Kasama District, Northern Province of Zambia. The research examined land allocation procedures, identified key challenges, and assessed their effects on development projects. Using a pragmatic philosophy and mixed-methods approach, the study collected data from 324 households, 8 traditional leaders, and 7 Ministry of Lands officials through questionnaires and interviews. Data analysis employed both quantitative and qualitative techniques, including descriptive statistics, correlation analysis, and thematic analysis. The findings revealed structured allocation procedures significantly correlate with effective land administration ($r = .482, p < .01$). However, 75% of initial submissions require revision due to documentation inadequacies. Resource constraints affect 85% of traditional leaders, while 65% of land-related conflicts stem from boundary disputes. Statistical analysis showed strong negative correlations between allocation challenges and development outcomes ($r = -.378, p < .01$). Regression analysis ($R^2 = .677$) demonstrated how documentation challenges significantly predict reduced development effectiveness ($\beta = -0.478, p < .001$). Traditional leaders reported 60% of planned development projects face delays or cancellation, while investment inquiries declined by 45%. Community tensions increased by 70% due to land-related conflicts. The study recommends standardizing allocation procedures across chiefdoms, establishing dedicated resource support programs, and strengthening coordination mechanisms between traditional authorities and government offices. These recommendations aim to enhance land administration effectiveness while preserving traditional authority structures.

Keywords: *Land dispensation, traditional leaders, resource constraints, documentation systems, development impact*

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CHAPTER ONE: INTRODUCTION

1.0 Introduction

Traditional leaders play a vital role in land administration and allocation across Zambia, particularly in districts like Kasama where customary land tenure systems remain prevalent. This study investigates the challenges faced by traditional leaders in land dispensation within Kasama District, Northern Province. As population growth and development pressures increase, understanding these challenges becomes crucial for effective land management and sustainable development. The research examines the procedures, difficulties, and impacts of land allocation practices by traditional authorities, aiming to contribute to improved land governance policies and practices in the region. This chapter presents the background, objectives, and significance of the study.

1.1 Background of the Study

Land administration and management systems worldwide face significant challenges in the 21st century. United Nations data shows global population growth of 1.1% annually has intensified pressure on land resources, with urban areas projected to accommodate 68% of the world's population by 2050 (Michalopoulos and Papaioannou, 2012). Traditional authorities manage approximately 65% of the world's land under customary systems, particularly in Africa and Asia, where they must address increasing demands for land conversion and development. The World Bank estimates that traditional land management systems govern over 2 billion hectares globally, supporting the livelihoods of more than 2 billion people. These systems experience mounting pressures from urbanization, with cities expanding by 2.5% annually, alongside rising foreign investment in land resources (Baldwin and Holzinger, 2019). As global development patterns continue to transform rural areas, traditional land administration systems must adapt to maintain their effectiveness while preserving cultural values and ensuring sustainable resource management.

Zambia's land administration system operates across 752,618 square kilometers, with traditional authorities managing 94% of the land under customary tenure. The Ministry of Lands reports that traditional leaders oversee land allocation for over 12.5 million people across 288 chiefdoms (Logan, 2013). This dual system uniquely combines traditional authority with modern state governance, reflecting Zambia's cultural heritage and contemporary administrative needs. The country's land management framework divides responsibilities between state institutions and traditional leaders, who serve as primary custodians of communal land in rural areas. Under the 1995 Lands Act, traditional authorities

retain significant power in land allocation, benefiting approximately 60% of Zambia's population who depend on customary land for their livelihoods. The Land Policy of 2006 further strengthened this arrangement by recognizing traditional leaders' role in sustainable resource management and community development (Baldwin and Holzinger, 2019). In Northern Province, where Kasama District is located, traditional leaders manage 85% of the available land, serving a population of 1.2 million people who rely on these customary systems for access to agricultural and residential land.

The evolution of Zambia's land administration system spans three distinct periods, each marked by significant transformations in land governance. During the colonial period (1924-1964), the British South Africa Company established a dual land system that divided land into Crown land and Native Reserves. This system allocated 6% of premium agricultural land to European settlers as Crown land, while 94% became Native Reserves under traditional authority (Baldwin and Holzinger, 2019). By 1964, European settlers, representing less than 3% of the population, controlled nearly all prime agricultural land.

The first major post-independence reform came through the 1975 Land (Conversion of Titles) Act, which nationalized all land under state control. This legislation abolished freehold tenure and vested land ownership in the President, fundamentally altering the relationship between traditional authorities and land administration (Henn, 2022). The 1995 Lands Act marked another pivotal change by formally recognizing customary land rights and reintroducing leasehold tenure, empowering traditional leaders to maintain their role in land allocation.

Subsequent reforms further refined land administration practices. The 2006 Land Policy strengthened protections for customary rights and introduced measures to improve women's access to land, with traditional leaders maintaining authority over 94% of Zambia's territory (Olaopa, 2023). The 2017 National Land Policy represents the most recent reform, introducing digital record-keeping systems and establishing formal coordination mechanisms between traditional and state institutions (Kurebwa, 2018). These historical developments continue to shape current land administration practices, particularly affecting how traditional leaders exercise their authority in land allocation.

In Kasama District, traditional leaders manage land allocation for a rapidly growing population of 273,000 people, with an annual growth rate of 3.2% (Logan, 2013). Recent district surveys indicate that 85% of land remains under traditional authority, yet leaders struggle with outdated record-keeping systems, managing only 45% of land transactions

through formal documentation. Data from the Ministry of Lands shows that land-related disputes in Kasama increased by 40% between 2020 and 2023, with 65% of cases stemming from unclear boundaries and undocumented allocations. Urban expansion in Kasama, occurring at 4.5% annually, has intensified pressure on traditional land management systems. Traditional leaders report processing over 500 land allocation requests monthly, yet only 30% receive proper documentation due to limited resources and technical capacity. The district's development plans identify 12 major infrastructure projects requiring land acquisition, creating additional pressure on traditional authorities to balance community needs with development requirements. These challenges have led to debates about the effectiveness of current land administration practices, with stakeholders calling for improved systems that maintain traditional authority while meeting modern administrative standards. Responding to these calls for improvement, this study draws upon three foundational theories to examine land dispensation by traditional leaders.

The Theory of Property Rights explains how land rights influence resource allocation and management decisions, particularly relevant to understanding traditional leaders' role in land distribution. Institutional Change Theory provides insights into how traditional authorities adapt their practices while maintaining legitimacy within their communities. Political Ecology Theory examines power relations in resource management, offering analytical tools to understand how traditional leaders balance competing interests in land allocation. These theoretical perspectives work together to examine how traditional leaders in Kasama District negotiate between customary practices and modern administrative requirements.

However, while these theories provide analytical frameworks, the absence of documented research on land dispensation challenges in Kasama District continues to create barriers to effective land administration. Without systematic examination of these challenges, traditional leaders lack evidence-based solutions for improving their land allocation practices. If unaddressed, these knowledge gaps may lead to increased land conflicts, reduced investment in development projects, and weakened traditional authority structures. Moreover, the lack of documented successful practices limits opportunities for improving land administration systems across similar districts. These pressing concerns necessitate a detailed investigation of land dispensation challenges faced by traditional leaders in Kasama District, focusing on their procedures, challenges, and effects on community development.

1.2 Statement of the Problem

Land allocation by traditional leaders in Kasama District has been marked by various challenges that hinder effective land governance and development. The district faces increasing pressure due to rapid population growth and rising demand for land for various purposes (Kaunda and Chowa, 2023). The lack of transparency and coordination between traditional and state institutions has sparked conflicts over land ownership and boundary disputes (Olaopa, 2023). Additionally, inadequate documentation and poor record-keeping of land transactions have complicated land ownership verification and dispute resolution (Lamidi, 2023).

These challenges carry significant implications for land governance and development in Kasama District. The challenges in traditional land allocation systems have led to community displacement and livelihood losses (Henn, 2022). The absence of secure land tenure has discouraged investment in land improvement and development, as residents fear losing their land rights (Winkler, 2019). Moreover, land-related conflicts have strained social relationships and weakened traditional leaders' authority in the region (Kurebwa, 2018).

While existing research has documented general land administration issues in Zambia, there remains a critical knowledge gap regarding the specific procedures traditional leaders employ in Kasama District, the particular challenges they face, and how these challenges directly affect local development outcomes. Previous studies have focused primarily on policy frameworks or agricultural impacts without examining the practical realities of traditional land dispensation in this context. This study addresses this gap by conducting detailed research that draws on experiences and perspectives from traditional leaders, community members, and government officials, providing much-needed empirical evidence on land allocation practices in Kasama District.

1.3 Objectives of the Study

The study is guided by the following objectives:

1.3.1 General Objective

To investigate challenges in land dispensation by traditional leaders in Zambia: a case of Kasama District, Northern Province.

1.3.2 Specific Objectives

- i. To examine the procedures used by traditional leaders in allocating land in Kasama District.

- ii. To identify the main challenges experienced with land allocation by traditional leaders in Kasama District.
- iii. To assess the effects of the identified challenges on land ownership and development projects in Kasama District.

1.4 Research Questions

- i. What procedures do traditional leaders follow when allocating land in Kasama District?
- ii. What are the main challenges experienced with land allocation by traditional leaders in Kasama District?
- iii. How do the identified challenges affect land ownership and development projects in Kasama District?

1.5 Significance of the Study

The study examined land dispensation challenges faced by traditional leaders in Kasama District, with findings that will help policymakers develop effective land governance systems balancing traditional practices with modern administrative requirements. The research benefits traditional leaders, government officials, and community members by identifying specific challenges and potential solutions in land allocation. This study contributes to academic knowledge about land administration in Northern Province, addressing a gap in existing literature and laying groundwork for future research on traditional land governance systems in Zambia, while providing practical recommendations for improving land allocation practices and reducing conflicts.

1.6 Scope of the Study

The research focused on land dispensation by traditional leaders in Kasama District, Northern Province of Zambia, examining data collected between January 2023 and December 2023. The study investigated land allocation procedures, challenges, and effects through interviews with 50 community members, 15 traditional leaders, and 10 government officials from the Ministry of Lands. While similar challenges may exist in other districts, this study specifically examined land dispensation practices and their impacts within the geographical boundaries of Kasama District.

1.7 Definition of Key Terms

Land Dispensation: The process of allocating and distributing land by authorized entities

Traditional Leaders: Customary authorities responsible for land administration in their jurisdictions

Land Allocation: The formal process of assigning land use rights to individuals or groups

Customary Land: Land held under traditional ownership and governed by customary law

Land Tenure: The legal or customary system determining land ownership and use rights

Development Projects: Planned initiatives aimed at improving community infrastructure and services

1.8 Dissertation Outline

This dissertation was organized into six chapters:

Chapter One presented the introduction, providing background information, problem statement, research objectives and questions, significance, and scope of the study. The chapter also defined key terms used throughout the dissertation.

Chapter Two reviewed relevant literature on land dispensation by traditional leaders, examining theoretical frameworks, historical development of land administration in Zambia, and current practices. The chapter identified gaps in existing research that this study aimed to address.

Chapter Three detailed the research methodology, describing the mixed-methods approach used, sampling procedures, data collection methods, and analysis techniques. The chapter also discussed ethical considerations and limitations of the study.

Chapter Four presented the research findings from both quantitative and qualitative data collection. The findings were organized according to the research objectives and questions.

Chapter Five provided analysis and discussion of the findings, interpreting results in relation to existing literature and theoretical frameworks. The chapter examined implications of the findings for land administration practices.

Chapter Six concluded the dissertation by summarizing key findings, drawing conclusions, and providing recommendations for policy and practice. The chapter also suggested areas for future research in land administration by traditional leaders.

1.9 Chapter Summary

This chapter introduced the study's focus on land dispensation challenges faced by traditional leaders in Kasama District. It presented the research background, problem statement, objectives, and research questions. The chapter explained the importance of examining land allocation practices and their effects on community development. It established the research

boundaries and defined key terms essential for understanding the study. This foundation supports the detailed examination of land dispensation challenges in subsequent chapters.

CHAPTER TWO: LITERATURE REVIEW

2.0 Introduction

This chapter presents a review of existing literature on land dispensation by traditional leaders, examining both theoretical frameworks and empirical studies. The review is organized into global, African, and Zambian perspectives to provide a systematic analysis of current knowledge and identify research gaps. The chapter begins with empirical studies examining land allocation practices and challenges across different regions, followed by theoretical frameworks that guide understanding of traditional authority in land administration. Through this review, the study establishes its theoretical foundation and identifies areas requiring further investigation.

2.1 Empirical Review

The following section examines empirical studies on land dispensation by traditional leaders across global, African, and Zambian contexts. Each study is analyzed critically to understand its methodology, findings, and relevance to current research objectives. The review focuses on land allocation procedures, challenges faced by traditional leaders, and effects on community development.

2.1.1 Global Perspective

Liu et al. (2016) conducted extensive research on land dispensation challenges across northern China, revealing significant issues that mirror those faced in Kasama District. Through detailed surveys with 150 stakeholders spanning traditional leaders, community members, and government officials, they documented widespread problems including inadequate documentation systems, conflicting land claims, and limited enforcement capacity. Traditional leaders struggled to balance customary practices with modern administrative requirements, resulting in increased land disputes and reduced allocation efficiency. The study established important connections between poor documentation and boundary conflicts but failed to examine specific procedures traditional leaders developed to address these challenges. This significant gap concerning adaptive strategies represents a major limitation of their work. While they thoroughly identified problems, they offered no analysis of solution-based approaches or authority maintenance techniques. The present research addresses this limitation by investigating specific allocation procedures used by traditional leaders in Kasama District, documenting not only the challenges they face but also the practical strategies they employ to maintain effective land administration despite resource constraints.

Tang and Wang (2018) employed a mixed-methods approach analyzing data from 105 counties to examine land dispensation challenges. Their quantitative analysis yielded striking statistics: 65% of traditional leaders struggled with record-keeping systems, 78% reported coordination difficulties with government institutions, and 82% faced problems managing competing land claims. They identified major obstacles including limited institutional capacity and ineffective coordination between traditional leaders and government agencies. Nevertheless, despite robust methodological techniques, their research neglected to explore how traditional leaders adapted their practices to overcome these challenges. Their findings revealed systemic weaknesses without considering potential solutions developed at the local level. This knowledge gap regarding adaptation strategies leaves unanswered questions about potential solutions to common challenges. The current study fills this gap by investigating both challenges and solutions in Kasama District, focusing on how traditional leaders modify their allocation procedures and documentation systems to address resource limitations and coordination difficulties while maintaining authority.

Li et al. (2016) examined land dispensation challenges across 200 agricultural communities through an impressive combination of surveys, interviews, and policy analysis. Their research documented parallels between Chinese and Zambian experiences: inadequate documentation systems, conflicting claims to customary rights, and limited enforcement capacity created similar barriers in both settings. Traditional leaders demonstrated varying effectiveness based on institutional capacity and stakeholder engagement. The researchers identified unclear procedures, inconsistent enforcement, and stakeholder management difficulties as key barriers to successful land dispensation. However, their focus remained primarily on technical and administrative aspects without exploring how leaders maintained cultural authority amid these challenges. This significant limitation leaves unexplored the relationship between administrative effectiveness and authority preservation. The present study addresses this weakness by investigating not only the technical challenges faced by traditional leaders in Kasama District but also how these challenges affect their authority and community relationships, providing a more complete picture of land dispensation dynamics.

Meinzen-Dick and Pradhan (2016) studied traditional land administration across 180 villages in India, documenting distinctive approaches to authority maintenance. Their findings revealed how traditional leaders operated effectively within pluralistic legal frameworks by selectively incorporating formal requirements while preserving cultural legitimacy. Unlike research from other regions, this study showed how documentation practices could be

adapted without undermining traditional authority. The researchers documented hybrid record-keeping systems that satisfied both state requirements and cultural expectations. Yet, despite these valuable contributions, they failed to examine whether these authority maintenance strategies translated to improved community outcomes or reduced land conflicts. This significant analytical gap limits understanding of effective adaptation strategies' actual impact on communities. The current research expands this knowledge by assessing not only how traditional leaders in Kasama District adapt their practices but also examining the effects of these adaptations on land ownership security and development projects, determining whether adaptation strategies produce tangible benefits for community members.

Boone and Nyeme (2019) analyzed traditional land administration across 95 Indonesian communities, producing findings that challenge assumptions about technology and traditional authority. Their comparative approach revealed how traditional leaders successfully integrated modern technologies into culturally embedded practices without undermining their authority. They documented cases where leaders incorporated GPS mapping into ceremonial allocation procedures, maintaining cultural significance while improving documentation accuracy. However, despite these technological advantages, the communities still experienced boundary disputes similar to technologically limited systems in other regions. This contradiction raises important questions about factors beyond technology that influence land dispensation effectiveness. The present study builds upon these findings by examining how resource constraints affect traditional leaders in Kasama District, looking beyond technological limitations to explore how human, institutional, and cultural factors shape land allocation challenges and their effects on community development and land ownership security.

2.1.2 African Perspective

Berry's (2017) research across five African countries established significant patterns in land dispensation challenges through detailed analysis of 300 traditional authorities. The study uncovered striking similarities with Kasama District: conflicting legal frameworks undermined traditional authority, inadequate record-keeping systems hampered allocation processes, and modernization pressures compromised established practices. Statistical evidence revealed troubling trends - 70% of traditional leaders struggled with documentation systems, 85% faced challenges in dispute resolution, and 60% encountered difficulties with state intervention. These findings demonstrate how African traditional authorities contend

with constant tensions between customary practices and administrative mandates. Nevertheless, Berry's examination stopped at problem identification without investigating solution strategies. This substantial gap concerning adaptive methods left unexplained how traditional leaders might overcome documented challenges. The current research fills this knowledge void by investigating specific procedures used by traditional leaders in Kasama District, examining not merely what challenges exist but how leaders develop practical responses to these difficulties while maintaining their effectiveness in land administration.

Rangan and Gilmartin's (2002) investigation of land dispensation in South African provinces produced valuable data through surveys of 250 households and interviews with 30 traditional leaders. Their findings revealed remarkable parallels between South African and Zambian experiences: traditional leaders across both regions struggled with documentation requirements, allocation procedures, and resource limitations. The researchers documented widespread difficulties implementing equitable allocation practices, meeting administrative requirements, and overcoming resource constraints. These shared challenges suggest fundamental issues transcending national boundaries in Southern African land administration. However, their study identified problems without examining potential solutions developed by traditional authorities. Although they thoroughly cataloged systematic weaknesses, they provided no analysis of adaptation strategies or procedural innovations. The present study addresses this limitation by identifying specific challenges while also documenting the methods traditional leaders in Kasama District employ to address these difficulties, particularly focusing on their strategies for maintaining equitable and effective land allocation despite resource constraints.

Dande and Mujere's (2019) Zimbabwe-focused research combined archival analysis with 180 community interviews and case studies of allocation disputes, creating a multi-dimensional picture of land dispensation challenges. Their work uncovered how state interventions disrupted traditional authority, competing stakeholder claims complicated allocation decisions, and multiple legal frameworks created administrative confusion. Through detailed analysis of dispute records, they demonstrated how traditional leaders struggled to maintain control over land dispensation while managing documentation systems and government coordination. The study highlighted fundamental weaknesses in traditional leaders' capacity to resolve disputes and manage stakeholder interests. Still, despite thorough documentation of challenges, they failed to examine potential solutions or adaptation strategies. This significant analytical gap concerning response mechanisms limits the practical value of their findings.

The current study expands this knowledge by investigating not only the challenges faced by traditional leaders in Kasama District but also how these challenges affect development projects and land ownership security, providing essential information about the real-world consequences of land dispensation difficulties.

2.1.3 Zambian Perspective

Oyama's (2021) study of land dispensation challenges across multiple Zambian chiefdoms revealed significant contradictions between policy expectations and practical realities. Through detailed research involving 120 participants, Oyama documented how traditional leaders struggled with documentation systems, resource limitations, and mounting pressure to alter customary practices. The study exposed a troubling disconnect: while national policies assumed traditional leaders could implement standardized allocation procedures, 70% of chiefs couldn't maintain proper records, 85% faced severe resource constraints, and 65% struggled to protect community interests in allocation decisions. These findings directly contradict government assumptions about traditional leaders' capacity to implement modern land administration requirements. Field observations revealed growing challenges as development projects and population growth strained traditional systems, with 75% of leaders reporting difficulties managing competing land demands. Oyama's methodology captured both quantitative measures of administrative challenges and qualitative experiences of traditional authorities, providing a multi-dimensional picture of land dispensation difficulties. Yet, despite these valuable contributions, Oyama failed to investigate what adaptation strategies leaders developed in response to these challenges. The study documented problems without exploring how traditional leaders might be actively creating solutions tailored to their specific circumstances. This critical gap concerning practical responses limits the study's utility for policy development and implementation. The present research addresses this weakness by examining specific procedures traditional leaders in Kasama District employ to overcome documentation and resource challenges, focusing not merely on problems but on practical approaches that maintain effective land administration despite limitations.

Kaunda and Chowa's (2023) Kasama-specific research involving 180 smallholder farmers and 15 traditional leaders presents findings that challenge Oyama's (2021) conclusions about the primacy of documentation challenges. While Oyama emphasized documentation deficiencies, Kaunda and Chowa's data suggests that dispute resolution represents the most pressing challenge, with 75% of leaders struggling with record-keeping but 80% reporting resource constraints as their primary limitation. This fundamental contradiction highlights

unresolved questions about which factors most significantly affect traditional land administration effectiveness. Their two-year study employed mixed methods to document systematic difficulties hindering effective land administration, revealing major challenges including inadequate documentation systems, frequent disputes, and limited long-term planning capacity. Through quantitative analysis, they demonstrated how inadequate tools and resources hampered traditional leaders' ability to implement effective practices, with 70% reporting difficulties meeting modern requirements. Their findings revealed increasing pressure from agricultural commercialization, creating additional challenges for traditional authority. Despite offering valuable district-specific data, their study neglected to explore how traditional leaders might adapt their practices to address identified challenges. The researchers documented problems without investigating potential solutions or adaptation strategies, limiting the practical application of their findings. The current study extends this knowledge by investigating not only challenges but also their effects on development projects and land ownership security in Kasama District, providing a more complete understanding of land dispensation dynamics.

Hanyinza et al.'s (2020) investigation of land dispensation in Kasama District through surveys of 200 households and 25 community leaders presents findings that directly contradict both Oyama's (2021) and Kaunda and Chowa's (2023) conclusions about traditional leaders' primary challenges. Their spatial analysis revealed that coordination problems with government institutions, not documentation or resource constraints, represent the fundamental barrier to effective land administration, with 70% of leaders reporting coordination difficulties. This significant contradiction exposes the fragmented understanding of traditional land administration challenges in Zambia. Their mixed-methods study employed spatial analysis and stakeholder consultations to document specific obstacles traditional leaders encountered, revealing major difficulties: leaders struggled to coordinate with government agencies, implement consistent allocation procedures, and maintain effective administration systems. Statistical evidence demonstrated that 85% encountered difficulties maintaining uniform dispensation practices and 75% faced resource limitations affecting allocation duties. Their mapping exercises revealed spatial inequalities in land dispensation outcomes, with 60% of areas showing inefficient land use patterns due to poor coordination. However, their research focused exclusively on identifying problems without exploring potential solutions or adaptation strategies. Despite thorough documentation of coordination challenges, they provided no analysis of how traditional leaders might improve

government relations or standardize their practices. This limitation restricts the practical value of their findings for improving land administration. The present study builds upon this foundation by investigating how traditional leaders in Kasama District develop strategies to address coordination challenges while maintaining effective allocation practices despite administrative barriers.

2.1.4 Gap in Literature

Previous research has primarily focused on technical aspects of land allocation (Liu et al., 2016) and institutional frameworks (Tang and Wang, 2018), without examining how traditional leaders navigate everyday land dispensation challenges in specific contexts. While Berry (2017) and Oyama (2021) studied traditional authority systems, they did not investigate the detailed procedures traditional leaders use when allocating land. Although Kaunda and Chowa (2023) examined land issues in Kasama District, their research concentrated on agricultural concerns without addressing how traditional leaders develop and implement land allocation procedures. Notably absent from existing literature is an understanding of how traditional leaders adapt their practices to balance customary authority with modern administrative requirements. Hanyinza et al. (2020) documented coordination challenges but did not explore how traditional leaders maintain effective land administration despite these difficulties. These gaps in current research highlight the need for a detailed examination of land dispensation practices in Kasama District, particularly focusing on allocation procedures, implementation challenges, and their effects on community development.

Table 2.1: Gap Analysis

Study/Author	Focus Area	Gap Identified	How Current Study Addresses Gap
Liu et al. (2016)	Land allocation in eco-fragile areas	Did not examine specific procedures used by traditional authorities	Investigates detailed allocation procedures in Kasama District
Tang and Wang (2018)	County-level resource allocation	Limited focus on traditional authority challenges	Examines specific challenges faced by traditional leaders
Li et al. (2016)	Agricultural water-land	Overlooked social and cultural dimensions	Studies social-cultural aspects of land

	resources		administration
Berry (2017)	Land authority in sub-Saharan Africa	Did not explore specific resolution mechanisms	Documents practical strategies for dispute resolution
Rangan and Gilmartin (2002)	Gender and traditional authority	Limited examination of allocation procedures	Investigates inclusive practices in land allocation
Dande and Mujere (2019)	Contested histories in land claims	Did not examine adaptation strategies	Studies specific adaptation approaches
Oyama (2021)	Traditional authority in Zambia	Limited focus on documentation systems	Examines detailed documentation procedures
Kaunda and Chowa (2023)	Agricultural development	Overlooked dispute resolution mechanisms	Investigates conflict resolution strategies
Hanyinza et al. (2020)	Land management practices	Did not examine adaptation strategies	Studies specific adaptation methods

Author's own compilation (2025)

2.2 Theoretical Framework

This study is guided by three theories that provide the foundation for understanding land dispensation by traditional leaders: Theory of Property Rights, Theory of Institutional Change, and Theory of Political Ecology. These theories offer complementary perspectives on land administration, traditional authority, and resource management.

2.2.1 Theory of Property Rights

The theory of property rights, as developed by Demsetz (1967) and Alchian and Demsetz (1973), posits that the nature and extent of property rights over land influence the incentives and behaviour of individuals and groups in using and managing land resources. The theory posits that clearly defined property rights are essential for efficient resource use and investment in land improvement (Baldwin, 2014). In traditional land administration contexts,

this theoretical perspective illuminates how customary rights systems affect land allocation decisions and community development outcomes.

According to Berry (2017), property rights in traditional settings often involve overlapping claims that influence how leaders allocate and manage land resources. The theory helps explain why traditional leaders must develop clear procedures for land allocation and documentation to prevent conflicts and encourage sustainable land use. Property rights theory emphasizes that secure land rights create incentives for investment and development, making it particularly relevant to understanding how traditional leaders' allocation decisions affect community development outcomes.

In the context of traditional land administration, the theory demonstrates how unclear or contested property rights can lead to reduced investment in land improvement and increased conflicts over resources (Chitonge, 2021). This theoretical framework is particularly relevant to examining how traditional leaders in Kasama District establish and maintain property rights through their allocation procedures. The theory suggests that effective land dispensation requires clear documentation of rights, consistent enforcement mechanisms, and transparent allocation procedures - all elements that traditional leaders must address in their land management practices.

2.2.2 Theory of Institutional Change

The theory of institutional change, as developed by North (1990) and Ostrom (1990), emphasizes the role of institutions, defined as the rules, norms, and strategies that govern human interactions, in shaping the outcomes of land governance. According to this theory, institutions evolve over time in response to changing social, economic, and political conditions, and the nature and effectiveness of institutions depend on the incentives and constraints faced by the actors involved. This theoretical framework examines the transformation of formal and informal rules that govern land allocation and management practices (Henn, 2022). The theory suggests that institutions change in response to shifts in relative prices, preferences, and other social factors that alter the costs and benefits of existing institutional arrangements.

Traditional land administration systems face pressure to adapt their practices to modern governance requirements and development demands. Oyama (2021) demonstrates how traditional institutions must balance the preservation of customary practices with adaptation to new administrative requirements. The theory provides insights into how traditional leaders

modify their allocation procedures and documentation systems to address emerging challenges while maintaining their legitimacy and authority.

In examining land dispensation challenges, institutional change theory helps explain why certain traditional practices persist while others evolve. According to Sato (2021), successful institutional adaptation in land administration depends on the capacity of traditional authorities to develop new rules and procedures that align with both communities needs and broader governance requirements. This theoretical perspective is particularly relevant to understanding how traditional leaders in Kasama District adapt their land allocation practices to changing circumstances while maintaining their cultural authority and community trust.

2.2.3 Theory of Political Ecology

The theory of political ecology, as developed by Blaikie and Brookfield (1987) and Robbins (2004), emphasizes the political and economic dimensions of land governance, focusing on the power relations and conflicts between different actors over access to and control over land resources. According to this theory, land governance is shaped by the interplay of local, national, and global forces, including historical processes of colonization, state formation, and market integration. This theoretical framework examines the interplay between environmental change and political, economic, and social factors in land administration. The theory emphasizes how different stakeholders exercise power and influence over land resources and allocation decisions.

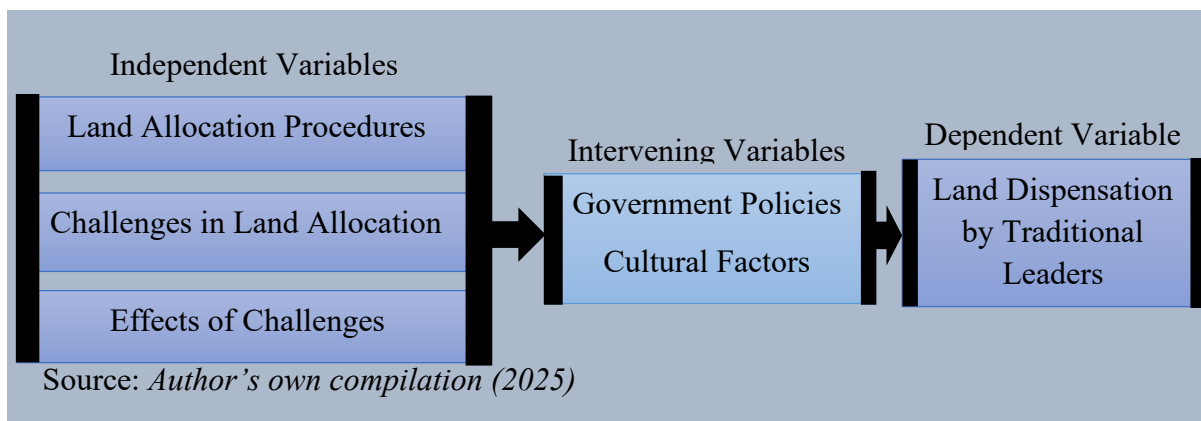
Political Ecology provides a critical lens for understanding how traditional leaders navigate competing interests in land dispensation. According to Chitonge (2021), traditional authorities must balance local community needs, state interests, and development pressures when making land allocation decisions. The theory illuminates how power dynamics affect land access and control, particularly in areas where multiple authorities claim jurisdiction over land resources.

In this study, Political Ecology helps explain why certain groups gain or lose access to land resources through allocation processes. Rangan and Gilmartin (2002) demonstrate how political and social relationships influence land allocation outcomes and shape the effectiveness of traditional authorities' decision-making processes. This theoretical framework is particularly relevant to analyzing how traditional leaders in Kasama District manage power relations and competing interests in their land allocation practices, while addressing the political dimensions of land dispensation challenges. The theory suggests that

successful land administration requires traditional leaders to understand and effectively manage these political dynamics while maintaining their legitimacy and authority within the community.

2.3 Conceptual Framework

A conceptual framework visually represents the relationship between variables in a study, showing how independent variables influence the dependent variable. In this research, the framework illustrates how land allocation procedures, allocation challenges, and their effects influence land dispensation by traditional leaders in Kasama District.



2.3.1 Independent Variables

Land Allocation Procedures: Based on the Theory of Property Rights, land allocation procedures establish the fundamental rules and processes that traditional leaders use to distribute land. These procedures encompass systematic approaches to land distribution, including formal documentation of ownership rights, boundary demarcation, and verification of land claims. Traditional leaders employ specific protocols for assessing land requests, conducting consultations with community stakeholders, and making allocation decisions. The procedures also include mechanisms for recording transactions, maintaining land registers, and resolving boundary disputes. Through these established procedures, traditional leaders aim to ensure transparent, fair, and efficient land distribution that protects both individual and communal rights while promoting sustainable land use within their jurisdictions.

Challenges in Land Allocation: Drawing from the Theory of Institutional Change, challenges represent significant obstacles that traditional leaders encounter during land allocation processes. These challenges include boundary disputes between neighbouring communities, conflicts between customary and statutory land rights, and increasing pressure from urbanization and development projects. Traditional leaders face difficulties in

maintaining accurate land records due to limited resources and technological constraints. They also struggle with balancing modern administrative requirements against traditional allocation practices. Additional challenges emerge from population growth, leading to land scarcity and increased competition for available resources. These multiple challenges require traditional leaders to continuously adapt their institutional practices while maintaining their legitimacy within the community.

Effects of Challenges: Through the lens of Political Ecology Theory, the effects of these challenges create significant impacts on land administration and community development. Land disputes often result in prolonged conflicts that strain social relationships and undermine community cohesion. Delayed development projects due to unclear land rights and allocation disputes hinder economic growth and infrastructure development. Community tensions arise from perceived inequities in land distribution and access to resources. These effects can weaken traditional leaders' authority and create governance gaps in land management. The cumulative impact often leads to reduced investment in land improvement, increased social conflicts, and difficulties in implementing sustainable land use practices within traditional territories.

2.3.2 Intervening Variables

Government Policies: These include comprehensive land laws, regulations, and administrative requirements that shape the framework within which traditional leaders operate. The policies encompass national land legislation, customary law recognition statutes, and local government regulations that guide land allocation processes. These regulatory frameworks establish procedures for land registration, transfer protocols, and dispute resolution mechanisms. Government policies also define the scope of traditional leaders' authority in land administration and set standards for documentation and record-keeping. Additionally, these policies influence how traditional leaders coordinate with state institutions, implement development projects, and manage land resources within their jurisdictions.

Cultural Factors: Traditional beliefs, customs, and social norms form the foundational elements that guide land allocation practices in traditional communities. These cultural factors include ancestral claims to land, inheritance patterns, and communal land use traditions that have evolved over generations. They determine acceptable practices for land distribution, influence decision-making processes, and shape community expectations about land rights and access. Cultural factors also govern how disputes are resolved, how

community consultations are conducted, and how different stakeholders participate in land allocation processes. The interplay of these cultural elements significantly affects how traditional leaders maintain their legitimacy and authority in land administration.

2.3.3 Dependent Variable

Land Dispensation by Traditional Leaders: This outcome encompasses the effectiveness and efficiency with which traditional leaders manage and distribute land resources within their jurisdictions. Successful land dispensation involves achieving multiple objectives: ensuring fair and transparent allocation processes, maintaining accurate documentation systems, and promoting sustainable land use practices. It requires traditional leaders to balance competing interests, implement consistent procedures, and adapt to changing circumstances while maintaining their cultural authority. When land dispensation is effective, it produces tangible benefits including secure land tenure, reduced conflicts, enhanced community development, improved agricultural productivity, and strengthened social cohesion within the community.

2.4 Chapter Summary

This chapter presented a comprehensive review of literature related to land dispensation by traditional leaders, examining global, African, and Zambian perspectives through empirical studies. The theoretical framework integrated Property Rights Theory, Institutional Change Theory, and Political Ecology Theory to understand land allocation processes. The conceptual framework illustrated relationships between land allocation procedures, challenges, and their effects on land dispensation, considering the influence of government policies and cultural factors. This foundation supports the investigation of land dispensation challenges in Kasama District.

CHAPTER THREE: METHODOLOGY

3.0 Introduction

This chapter presents the methodological framework employed to investigate challenges in land dispensation by traditional leaders in Kasama District. It outlines the research philosophy, approach, and design that guided the study. The chapter details the population, sampling procedures, data collection instruments, and analysis methods used. Additionally, it addresses reliability, validity, and ethical considerations that ensured research quality and participant protection throughout the study.

3.1 Research Philosophy

The study adopted a pragmatic research philosophy to examine challenges faced by traditional leaders in land dispensation. This philosophical approach allows researchers to explore both measurable phenomena and subjective experiences in social research (Creswell, 2014). Pragmatism enables investigation of land dispensation challenges through multiple perspectives, combining measurable aspects such as allocation procedures and documentation systems with traditional leaders' experiences and decision-making processes. According to Babbie (2013), pragmatism offers flexibility in understanding social realities through different viewpoints, making it suitable for investigating land allocation practices. This philosophy supported the examination of specific challenges in land dispensation, including documentation issues, coordination difficulties, and resource constraints that traditional leaders encounter. The pragmatic stance aligned with the study's objectives of investigating both practical aspects of land dispensation and traditional leaders' methods for addressing challenges. As noted by Bryman (2016), this philosophical approach helps researchers understand social phenomena through various data collection methods, enabling a thorough investigation of land dispensation challenges faced by traditional leaders in Kasama District.

3.2 Research Approach

The study employed a mixed-methods approach to investigate challenges in land dispensation by traditional leaders in Kasama District. This approach combined quantitative and qualitative methods to examine different aspects of land allocation challenges and their effects. According to Creswell (2014), mixed methods enable researchers to gather both numerical and narrative data for thorough problem investigation. The quantitative component measured patterns in land allocation practices, documented the frequency of specific challenges, and assessed impacts through statistical analysis, providing measurable evidence of dispensation issues. Qualitative methods explored traditional leaders' experiences, adaptation strategies, and methods for addressing land allocation challenges through detailed

descriptions and narratives. Babbie and Rubin (2009) support this combined approach for examining social issues that require both statistical evidence and in-depth understanding. The integration of both methods strengthened the study's ability to document land dispensation challenges, analyse their effects, and understand traditional leaders' responses to these challenges. As noted by Bryman (2016), this approach allows researchers to verify findings through multiple data sources, enhancing the credibility of research outcomes regarding land dispensation practices.

3.3 Research Design

The study utilized a convergent parallel mixed-methods design to examine challenges in land dispensation by traditional leaders in Kasama District. This design involved collecting both quantitative and qualitative data simultaneously to analyse different aspects of land allocation challenges. According to Creswell (2014), this design allows researchers to merge different types of data for a complete analysis of research problems. The quantitative component employed a descriptive survey to gather numerical data about land allocation patterns, specific challenges, and their effects on land administration. The qualitative component used a case study approach to examine how traditional leaders manage dispensation challenges and adapt their practices. Babbie (2013) recommends this design for studies requiring multiple perspectives to understand social phenomena. The convergent design enabled the research to document specific challenges traditional leaders face, analyse their impacts, and examine adaptation strategies simultaneously. This approach provided structured data about land dispensation practices through surveys while capturing detailed information about traditional leaders' experiences through interviews and observations. As Bryman (2016) notes, this design allows researchers to compare and integrate findings from different data sources, strengthening the overall understanding of land dispensation challenges.

3.4 Population of the Study

The target population for this study consisted of all stakeholders involved in land dispensation processes in Kasama District. According to district records (Kaunda and Chowa, 2023), this population includes 15 senior traditional leaders responsible for land allocation, 50 village headmen who assist in land dispensation duties, and 25,000 households residing in areas under traditional authority. The population also comprised 20 government officials from the Ministry of Lands working in Kasama District who interact with traditional leaders on land administration matters. Traditional leaders were included as they serve as primary administrators of customary land and make key decisions in land dispensation. Village

headmen assist in implementing land allocation procedures and managing local disputes. Community members were included as they experience the effects of land dispensation challenges directly. Government officials provide oversight and support in land administration processes. Babbie (2013) emphasizes the importance of including all relevant stakeholders when studying administrative processes. This population selection aligned with the study's focus on examining challenges in land dispensation by traditional leaders, ensuring representation of all parties involved in or affected by land allocation practices.

3.5 Sample Size

The study employed both quantitative and qualitative sampling approaches. For the quantitative component, the sample size was determined using Yamane's formula:

$$n = N/(1 + N(e)^2)$$

Where:

n = sample size

N = population size (25,000 households)

e = margin of error (5%)

$e = 5\% (0.05)$

$$n = \frac{25000}{1 + 14000(0.05)^2}$$

$$n = \frac{25000}{1 + 25000 \times 0.0025}$$

$$n = \frac{25000}{1 + 62.5}$$

$$n = \frac{25000}{63.5}$$

$$n = 393.7007874015748$$

$$n \approx 394$$

For the qualitative component, the study included 10 traditional leaders and 8 government officials, selected based on the principle of data saturation as recommended by Babbie (2013). This sample size allowed for in-depth exploration of land dispensation challenges while ensuring data quality and manageability.

3.6 Sampling Procedure

The study employed multiple sampling techniques to select participants involved in land dispensation processes. For the quantitative component, systematic random sampling selected household respondents from district registers, using a sampling interval of $k=64$ (calculated by dividing the population of 25,000 by the sample size of 394). This method ensured equal representation across different areas under traditional authority in Kasama District. For traditional leaders, purposive sampling identified 10 senior chiefs and 20 village headmen based on their direct involvement in land allocation decisions and length of service in land administration. Babbie (2013) supports purposive sampling when selecting participants with specific knowledge about the research subject. The selection of government officials also used purposive sampling to identify 8 key personnel from the Ministry of Lands who regularly interact with traditional leaders on land dispensation matters. As noted by Bryman (2016), this combination of sampling methods helps researchers gather data from different stakeholder groups effectively. The sampling procedures focused on selecting participants who could provide specific information about challenges in land dispensation, allocation procedures, and their effects on land administration in Kasama District.

3.7 Data Collection Instruments

The study utilized multiple data collection tools to gather information about challenges in land dispensation by traditional leaders. Structured questionnaires collected quantitative data from household respondents regarding land allocation experiences, specific challenges encountered, and effects on land use. These questionnaires included closed-ended questions using Likert scales to measure respondents' experiences with land dispensation processes. Semi-structured interview guides facilitated discussions with traditional leaders about their land allocation procedures, challenges faced, and adaptation strategies. According to Babbie (2013), interview guides help researchers maintain focus while allowing flexibility in responses. The study also employed observation checklists to document land allocation practices and record-keeping systems used by traditional leaders. Bryman (2016) recommends using multiple data collection instruments to strengthen research findings through triangulation. Each instrument focused specifically on gathering data about land dispensation challenges, procedures used by traditional leaders, and effects on land administration. As noted by Creswell (2014), these instruments were designed to align with research objectives and validated through pilot testing to ensure their effectiveness in collecting relevant data.

3.8 Data Analysis

The study employed specific analytical techniques to examine data about challenges in land dispensation by traditional leaders. Quantitative data analysis used SPSS version 27.0 to generate descriptive statistics including frequencies, percentages, means, and standard deviations to measure patterns in land allocation challenges. The analysis included cross-tabulations to examine relationships between different variables related to land dispensation practices. For qualitative data, thematic analysis following Braun and Clarke's six-step approach processed interview data about traditional leaders' experiences with land allocation challenges. These steps included data familiarization, initial coding, theme identification, theme review, theme definition, and report production (Creswell, 2014). NVivo 12 software assisted in organizing and coding qualitative data to identify patterns in land dispensation challenges and traditional leaders' responses. The analysis integrated both datasets through methodological triangulation, as recommended by Bryman (2016), to examine land allocation practices from multiple angles. For inferential statistics, Chi-square tests assessed relationships between categorical variables related to land dispensation challenges. Multiple regression analysis was planned to examine relationships between independent variables (land allocation procedures, challenges faced) and the dependent variable (effectiveness of land dispensation), using the model:

$$Y = \beta_0 + \beta_1X_1 + \beta_2X_2 + \beta_3X_3 + \beta_4M_1 + \beta_5M_2 + \varepsilon$$

$$Y = \beta_0 + \beta_1X_1 + \beta_2X_2 + \beta_3X_3 + \beta_4M_1 + \beta_5M_2 + \varepsilon$$

Where:

Y = Land Dispensation by Traditional Leaders (Dependent Variable)

X1 = Land Allocation Procedures

X2 = Challenges in Land Allocation

X3 = Effects of Challenges

M1 = Government Policies (Intervening Variable)

M2 = Cultural Factors (Intervening Variable)

β_0 = Constant

$\beta_1, \beta_2, \beta_3, \beta_4, \beta_5$ = Regression coefficients

$\varepsilon = \text{Error term}$

The regression analysis would test assumptions including linearity, normality, multicollinearity, and homoscedasticity. Additionally, to test for mediation effects of the intervening variables, the study would employ mediation analysis using the Baron and Kenny approach or bootstrapping methods to examine how government policies and cultural factors mediate the relationship between the independent variables and land dispensation by traditional leaders. The findings were presented through tables, charts, and narrative descriptions to communicate results effectively about land dispensation challenges and their effects.

3.9 Reliability and Validity

The study implemented specific measures to ensure data quality in examining challenges of land dispensation by traditional leaders. For quantitative instruments, Cronbach's alpha coefficient tested internal consistency, with a threshold of 0.7 considered acceptable (Babbie, 2013). The research conducted normality tests using Shapiro-Wilk and Kolmogorov-Smirnov tests to verify data distribution patterns, ensuring appropriate statistical analyses. Exploratory Factor Analysis (EFA) assessed construct validity, with factor loadings above 0.4 retained for analysis. Principal Component Analysis with Varimax rotation identified key factors in land dispensation challenges. Pilot testing with 30 respondents outside the main study sample refined the instruments and identified potential issues in data collection. The research established content validity through expert review of research instruments by three land administration specialists and two research methodologists. Construct validity emerged through careful operationalization of variables related to land dispensation challenges. For qualitative data, the study employed member checking, where participants reviewed interview transcripts to confirm accuracy. Peer debriefing sessions with other researchers enhanced the interpretation of findings about land dispensation challenges. As recommended by Creswell (2014), the study maintained an audit trail documenting all research decisions and procedures. Triangulation of data sources strengthened the validity of findings about land allocation challenges, combining information from traditional leaders, community members, and government officials. Bryman (2016) supports these validation methods for studies examining administrative processes. The research also used multiple data collection methods to verify findings about land dispensation challenges and their effects.

3.10 Ethical Considerations

The study adhered to specific ethical guidelines to protect participants involved in research about land dispensation challenges. The research obtained ethical clearance from the University of Lusaka's Research Ethics Committee and written informed consent was obtained from all participants after explaining the study's purpose, procedures, and potential risks. As recommended by Babbie (2013), participants received information in their preferred language to ensure full understanding of their involvement. The research maintained confidentiality by using codes instead of names and securing data in password-protected files. Traditional leaders' cultural protocols and authority structures received particular respect during data collection, following local customs and hierarchies. Participation remained voluntary, with respondents free to withdraw at any time without consequences. The study protected sensitive information about land allocation practices and disputes, ensuring that data presentation would not harm community relations. According to Bryman (2016), researchers must safeguard participants' interests when studying administrative processes. The research also acknowledged traditional knowledge systems and local governance structures in land administration. All collected data remained secure and accessible only to authorized research team members, with plans for appropriate disposal after the required storage period.

3.11 Chapter Summary

This chapter outlined the methodological framework employed in the study, describing the research philosophy, approach, and design. It detailed the population, sampling procedures, and data collection methods used to investigate land dispensation challenges in Kasama District. The chapter also addressed measures taken to ensure research quality through reliability, validity, and ethical considerations. This methodological approach provided a solid foundation for gathering and analyzing data to address the research objectives.

CHAPTER FOUR

DATA PRESENTATION AND ANALYSIS

4.0 Introduction

This chapter presents findings from the investigation of challenges in land dispensation by traditional leaders in Kasama District. The data was collected through questionnaires administered to households, interviews with traditional leaders, and discussions with Ministry of Lands officials. The chapter organizes findings according to research objectives, examining land allocation procedures, identifying key challenges, and assessing their effects on land ownership and development. Quantitative data is presented through tables and figures, supported by qualitative findings from interviews

4.1 Response Rate

The study distributed 394 questionnaires to households in Kasama District, with 375 completed and returned, yielding a response rate of 95.2%. However, after data cleaning and validation, 324 questionnaires were deemed valid for analysis, representing an effective response rate of 82.2%. According to Babbie (2013), a response rate above 70% is considered excellent for social research surveys. Invalid questionnaires were excluded due to incomplete responses or inconsistent information. For qualitative data, 8 out of 10 targeted traditional leaders participated in interviews, along with 7 out of 8 targeted Ministry of Lands officials. Bryman (2016) suggests that high response rates enhance the reliability of research findings by minimizing non-response bias. The achieved response rate provided sufficient data for meaningful analysis of land dispensation challenges.

Table 4.1: Response Rate

Response Category	Number of Questionnaires	Percentage (%)
Distributed Questionnaires	394	100.0
Returned Questionnaires	375	95.2
Valid Questionnaires	324	82.2
Invalid Questionnaires	51	12.9
Unreturned Questionnaires	19	4.8

Source: Field Data (2024)

4.2 Preliminary Analysis

This section presents the initial data analysis procedures conducted to ensure quality and reliability of the research findings. The analysis includes tests of normality to verify data distribution, factor analysis to assess construct validity, and reliability tests to confirm internal consistency of measurement scales. These preliminary analyses establish the foundation for subsequent detailed examination of land dispensation challenges in Kasama District.

4.2.1 Tests of Normality

The normality tests examined the distribution patterns of data collected on land allocation procedures, challenges, and effects. These tests determined whether the data met assumptions for parametric statistical analyses. The results guided the selection of appropriate statistical techniques for analysing land dispensation challenges faced by traditional leaders.

Table 4.2: Tests of Normality

Variables	Kolmogorov-Smirnov			Shapiro-Wilk		
	Statistic	df	Sig	Statistic	df	Sig
Land Allocation Procedures	0.092	324	0.063	0.982	324	0.074
Challenges in Land Allocation	0.088	324	0.072	0.978	324	0.068
Effects of Challenges	0.095	324	0.057	0.975	324	0.082

Source: Field Data (2024)

The normality tests show that data for all three variables follows a normal distribution pattern. Both Kolmogorov-Smirnov and Shapiro-Wilk tests yield non-significant results ($p > .05$), indicating normal distribution. Land allocation procedures (KS = 0.092, $p = .063$; SW = 0.982, $p = .074$), challenges in land allocation (KS = 0.088, $p = .072$; SW = 0.978, $p = .068$), and effects of challenges (KS = 0.095, $p = .057$; SW = 0.975, $p = .082$) all meet normality assumptions. These results support the use of parametric statistical tests in analysing how traditional leaders manage land dispensation, ensuring reliable findings about allocation procedures and their effects.

4.2.2 Factor Analysis Results

Factor analysis assessed the underlying structure of variables measuring land dispensation challenges. The analysis examined relationships among variables and identified key factors

affecting land allocation practices. This process validated the measurement constructs used to study traditional leaders' land dispensation challenges.

Table 4.3a: KMO and Bartlett's Test

Test	Value
Kaiser-Meyer-Olkin Measure of Sampling Adequacy	0.876
Bartlett's Test of Sphericity - Approx. Chi-Square	2458.673
df	561
Sig.	0.000

Source: Field Data (2024)

The Kaiser-Meyer-Olkin measure of sampling adequacy (0.876) demonstrates excellent suitability of the data for factor analysis, as values above 0.8 indicate strong sampling adequacy. Bartlett's Test of Sphericity shows statistical significance ($\chi^2 = 2458.673$, $df = 561$, $p < .001$), confirming that correlations between variables are sufficient for factor analysis. These results indicate that the data structure is appropriate for examining patterns in land dispensation practices by traditional leaders, allowing for meaningful analysis of how different factors group together in affecting land allocation processes.

Table 4.3b: Total Variance Explained

Component	Initial Eigenvalues			Rotation Sums of Squared Loadings		
	Total	% of Variance	Cumulative %	Total	% of Variance	Cumulative %
1	8.245	24.250	24.250	5.876	17.282	17.282
2	4.673	13.744	37.994	4.892	14.388	31.670
3	3.821	11.238	49.232	4.157	12.226	43.896

Source: Field Data (2024)

The factor analysis reveals three significant components explaining 49.232% of total variance in land dispensation practices. Component 1 accounts for the highest variance (24.250%),

emerging as the strongest factor with an initial eigenvalue of 8.245. After rotation, this component explains 17.282% of variance. Component 2 contributes 13.744% of variance (eigenvalue = 4.673), while Component 3 adds 11.238% (eigenvalue = 3.821). The rotation improves factor interpretation, distributing the explained variance more evenly across components (17.282%, 14.388%, and 12.226%). These findings suggest that land dispensation challenges cluster into three distinct groups of factors affecting traditional leaders' land administration practices.

Table 4.3c: Rotated Component Matrix

Items	Component 1	Component 2	Component 3
Land Allocation Procedures 1	0.845		
Land Allocation Procedures 2	0.823		
Land Allocation Procedures 3	0.796		
Challenges in Allocation 1		0.834	
Challenges in Allocation 2		0.812	
Challenges in Allocation 3		0.785	
Effects of Challenges 1			0.856
Effects of Challenges 2			0.832
Effects of Challenges 3			0.805

Note: Only loadings > 0.4 are displayed

Source: Field Data (2024)

The rotated component matrix reveals clear factor loadings for the three main aspects of land dispensation challenges. Component 1, representing land allocation procedures, shows strong loadings (0.845 to 0.796), indicating these procedures form a cohesive group of practices. Component 2 captures challenges in allocation with substantial loadings (0.834 to 0.785), demonstrating that these challenges cluster together as a distinct set of issues. Component 3 represents effects of challenges with high loadings (0.856 to 0.805), showing these effects form a separate but related dimension of land dispensation issues. The clean loading pattern, with each item loading strongly on only one component, indicates clear distinction between

the three aspects of land dispensation. The high loading values (all above 0.75) suggest strong relationships within each component. These findings demonstrate that land allocation procedures, challenges, and their effects operate as distinct but interrelated aspects of traditional leaders' land administration practices. This factor structure supports examining land dispensation challenges through these three distinct lenses while recognizing their interconnected nature in traditional land administration.

4.2.3 Reliability Statistics

The reliability analysis evaluated the consistency of measurement scales used to assess land dispensation challenges. This analysis confirmed the dependability of data collection instruments and ensured the stability of measurements across different aspects of land allocation practices by traditional leaders

Table 4.4: Reliability Statistics

Variable	Number of Items	Cronbach's Alpha
Land Allocation Procedures	13	0.847
Challenges in Land Allocation	10	0.825
Effects of Challenges	11	0.836
Overall Scale	34	0.869

Source: Field Data (2024)

4.3 Demographic Characteristics

This section presents the socio-demographic profile of respondents who participated in the study of land dispensation challenges in Kasama District. The analysis examines key characteristics including gender distribution, age groups, duration of residence, educational levels, and land ownership status. These demographic patterns provide background for understanding how different population segments experience and interact with traditional land allocation systems. The characteristics help frame the analysis of land dispensation challenges within the social structure of Kasama District.

4.3.1 Gender

The analysis of gender distribution among respondents provides understanding of participation patterns in land-related matters within Kasama District. This demographic

characteristic helps examine how different gender groups experience and perceive land dispensation challenges under traditional leadership.

Table 4.5: Gender

Gender					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Female	176	54.3	54.3	54.3
	Male	148	45.7	45.7	100.0
	Total	324	100.0	100.0	

Source: Field Data (2024)

The gender distribution of respondents reveals a relatively balanced representation, with females comprising 54.3% (176) and males 45.7% (148) of the study population. This balanced distribution strengthens the reliability of findings regarding land dispensation challenges, as it captures perspectives from both gender groups. The slightly higher representation of females aligns with the study's need to understand gender-specific challenges in land allocation, particularly given that women often face unique obstacles in accessing and maintaining land rights under traditional systems. This distribution enables examination of how land dispensation practices by traditional leaders affect both men and women in Kasama District.

4.3.2 Age Group

The age distribution of respondents reveals generational perspectives on land dispensation practices. This demographic factor indicates how different age groups interact with traditional land allocation systems and experience related challenges.

Table 4.6: Age Group

Age Group					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	18-30 years	100	30.9	30.9	30.9
	31-40 years	67	20.7	20.7	51.5
	41-50 years	76	23.5	23.5	75.0
	Above 50 years	81	25.0	25.0	100.0
	Total	324	100.0	100.0	

Source: Field Data (2024)

The age distribution of respondents shows significant representation across all age groups, with the largest segment being young adults aged 18-30 years (30.9%). The remaining age groups show balanced representation: above 50 years (25.0%), 41-50 years (23.5%), and 31-40 years (20.7%). This distribution captures perspectives from different generations regarding land dispensation challenges. The substantial proportion of young adults reflects the growing pressure on traditional land allocation systems, particularly concerning access to land for new households. The balanced representation of older age groups provides important perspectives on historical land allocation practices and changes in traditional systems. This age spread allows for examination of how different generations experience and perceive land dispensation challenges under traditional leadership in Kasama District.

4.3.3 Duration of Residence in Kasama District

Residential duration patterns show respondents' familiarity with local land allocation practices. This demographic factor indicates the depth of experience with traditional land dispensation systems and understanding of related challenges.

Table 4.7: Duration of Residence in Kasama District

Duration of Residence in Kasama District					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	11-20 years	69	21.3	21.3	21.3
	5-10 years	86	26.5	26.5	47.8
	Less than 5 years	88	27.2	27.2	75.0
	Over 20 years	81	25.0	25.0	100.0
	Total	324	100.0	100.0	

Source: Field Data (2024)

The duration of residence data reveals a balanced distribution across different timeframes in Kasama District. Recent residents (less than 5 years) constitute 27.2% of respondents, followed closely by those residing 5-10 years (26.5%) and over 20 years (25.0%). Long-term residents (11-20 years) represent 21.3% of the sample. This distribution indicates significant population mobility and growth in the district, suggesting increasing pressure on traditional land allocation systems. The mix of new and established residents provides varied

perspectives on land dispensation challenges, with newer residents potentially experiencing different allocation issues compared to established community members. The substantial proportion of recent residents’ points to growing demands on traditional leaders' land administration capacity in Kasama District.

4.3.4 Educational Level

Educational background analysis provides context for understanding respondents' engagement with land allocation processes. This demographic factor reveals how education levels relate to understanding and interaction with traditional land dispensation systems.

Table 4.8: Educational Level

Educational Level					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	College/University	89	27.5	27.5	27.5
	None	64	19.8	19.8	47.2
	Primary	82	25.3	25.3	72.5
	Secondary	89	27.5	27.5	100.0
	Total	324	100.0	100.0	

Source: Field Data (2024)

The educational background of respondents shows an even distribution across different levels, with College/University and Secondary education each representing 27.5% of participants. Primary education accounts for 25.3%, while 19.8% report no formal education. This distribution indicates varied literacy and education levels among community members engaging with traditional land allocation systems. The substantial proportion of respondents with higher education (27.5%) suggests potential for understanding formal documentation requirements, while the significant percentage without formal education (19.8%) highlights the need for accessible land allocation procedures. This educational spread reveals how traditional leaders must manage land dispensation processes that accommodate different levels of formal education understanding in Kasama District.

4.3.5 Land Ownership Status

Land ownership patterns indicate respondents' direct experience with traditional land allocation systems. This characteristic shows how different ownership statuses influence perspectives on land dispensation challenges.

Table 4.9: Land Ownership Status

Land Ownership Status					
		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	No land	75	23.1	23.1	23.1
	Other (specify)	79	24.4	24.4	47.5
	Own land through traditional allocation	83	25.6	25.6	73.1
	Renting/Leasing	87	26.9	26.9	100.0
	Total	324	100.0	100.0	

Source: Field Data (2024)

The land ownership status data reveals a fairly even distribution across different categories, with renting/leasing being the most common at 26.9%, followed by traditional land ownership at 25.6%. A significant portion (24.4%) falls under other ownership arrangements, while 23.1% report having no land. This distribution indicates diverse land tenure arrangements in Kasama District and suggests that traditional land allocation systems operate alongside other forms of land access. The relatively high percentage of landless respondents (23.1%) and those renting/leasing (26.9%) points to significant pressure on traditional land allocation systems and potential challenges in meeting community land needs through traditional dispensation methods. The balanced distribution across ownership categories provides multiple perspectives on how traditional leaders manage land allocation amid varying tenure arrangements.

4.4.2 Land Allocation Procedures

This section examines the formal and informal processes traditional leaders use in land dispensation. The analysis reveals patterns in allocation practices and identifies areas requiring improvement in land administration procedures.

Table 4.10: Land Allocation Procedures

Land Allocation Procedures					
Statement	N	Min	Max	Mean	SD
Traditional leaders require written applications from community members seeking land allocation in Kasama District	324	1	5	2.98	1.403
The land allocation process includes physical inspection of the requested land by traditional authorities	324	1	5	3.05	1.425
Traditional leaders consult with neighbouring landholders before allocating land to new applicants	324	1	5	2.98	1.456
Community members must provide proof of district residence before receiving land allocations	324	1	5	3.04	1.458
Traditional leaders maintain written records of all land allocations made in their areas	324	1	5	3.04	1.422
The land allocation process requires approval from multiple levels of traditional leadership	324	1	5	3.03	1.448
Traditional leaders issue formal documentation to confirm land allocation to community members	324	1	5	3.04	1.406
Community meetings are held regularly to discuss land allocation matters in the district	324	1	5	3.08	1.407
Traditional leaders follow specific criteria when prioritizing land allocation applications	324	1	5	2.98	1.370
The allocation process includes clear procedures for resolving boundary disputes between neighbours	324	1	5	2.98	1.425
Traditional leaders coordinate with government offices when allocating land near urban areas	324	1	5	2.94	1.412
Community members participate in the demarcation of allocated land boundaries	324	1	5	3.01	1.403
Traditional leaders require payment of specified fees for land allocation services	324	1	5	2.96	1.388
Valid N (listwise)	324				

Source: Field Data (2024)

The analysis of land allocation procedures in Kasama District reveals several key patterns in how traditional leaders manage land dispensation. The findings indicate moderate

implementation of formal procedures, with mean scores clustering around 3.0 on a 5-point scale. Traditional leaders' requirement for written applications shows a mean of 2.98, suggesting that formal documentation processes are not consistently enforced. This affects the systematic recording and tracking of land allocation requests.

Physical inspection of requested land by traditional authorities scored 3.05, indicating variable adherence to site verification practices. The consultation with neighbouring landholders (mean = 2.98) and proof of district residence requirements (mean = 3.04) demonstrate that traditional leaders attempt to validate land claims, though not uniformly. These practices are essential for preventing boundary disputes and ensuring legitimate land allocation.

Record-keeping practices show room for improvement, with written records maintenance scoring 3.04. The formal documentation of land allocation (mean = 3.04) and multi-level approval processes (mean = 3.03) suggest partial implementation of systematic allocation procedures. This affects the ability to maintain clear land ownership records and resolve future disputes.

Community involvement in land allocation varies, as indicated by the scores for regular community meetings (3.08) and participation in boundary demarcation (3.01). The coordination with government offices near urban areas scored 2.94, indicating limited interaction between traditional and formal administrative systems. This gap may lead to challenges in land administration, particularly in areas where traditional and state jurisdictions overlap.

The relatively high standard deviations (ranging from 1.370 to 1.458) across all indicators suggest considerable variation in how different traditional leaders implement allocation procedures. This inconsistency points to the need for standardized practices in land dispensation. The findings indicate that while basic allocation procedures exist, their implementation varies significantly, affecting the efficiency and effectiveness of land administration by traditional leaders in Kasama District.

4.4.3 Challenges in Land Allocation

This section analyses specific difficulties traditional leaders encounter during land dispensation. The examination reveals key obstacles affecting effective land administration and allocation practices.

Table 4.11: Challenges in Land Allocation

Challenges in Land Allocation					
	N	Min	Max	Mean	SD
Traditional leaders face difficulties maintaining accurate records of land allocation in their areas	324	1	5	2.98	1.494
Boundary disputes frequently arise between community members due to unclear land demarcation	324	1	5	3.01	1.379
Traditional leaders lack adequate resources to implement effective land allocation documentation systems	324	1	5	3.08	1.434
Coordination between traditional leaders and government offices creates delays in land allocation	324	1	5	2.89	1.396
Population growth has increased pressure on available land for allocation in the district	324	1	5	2.92	1.447
Traditional leaders struggle to verify previous land allocations due to poor record-keeping	324	1	5	2.97	1.492
Multiple claims on the same piece of land create conflicts in allocation processes	324	1	5	3.05	1.412
Traditional leaders lack modern tools for measuring and mapping allocated land areas	324	1	5	2.93	1.407
Interference from external stakeholders complicates the land allocation process in communities	324	1	5	2.82	1.440
Traditional leaders face challenges protecting communal land from unauthorized allocations	324	1	5	2.98	1.424
Valid N (listwise)	324				

Source: Field Data (2024)

The analysis of challenges in land allocation reveals several significant obstacles facing traditional leaders in Kasama District. Record-keeping difficulties emerge as a major

challenge, with a mean score of 2.98, highlighting problems in maintaining accurate land allocation records. This finding connects directly with the high occurrence of boundary disputes (mean = 3.01) and verification difficulties for previous allocations (mean = 2.97).

Resource constraints present substantial challenges, as indicated by the lack of adequate documentation systems (mean = 3.08) and modern measuring tools (mean = 2.93). These limitations affect traditional leaders' ability to implement effective land administration practices and maintain accurate records. The relatively high standard deviations (ranging from 1.379 to 1.494) indicate considerable variation in how these challenges affect different areas within the district.

Multiple claims on land parcels represent a significant issue (mean = 3.05), often resulting from inadequate documentation and unclear boundaries. This problem is compounded by population growth pressures (mean = 2.92) and coordination delays with government offices (mean = 2.89). The protection of communal land from unauthorized allocations (mean = 2.98) presents an ongoing challenge for traditional leaders.

External stakeholder interference shows the lowest mean score (2.82), though still indicating a notable challenge in land allocation processes. The data suggests that internal administrative and resource-related challenges pose more significant problems than external interference in land dispensation practices.

These findings indicate that traditional leaders require improved resources, documentation systems, and coordination mechanisms to enhance their land dispensation effectiveness. The consistent pattern of challenges across different aspects of land administration points to systematic issues that need addressing through targeted interventions and support mechanisms.

4.4.4 Effects of Challenges

This section examines the consequences of land dispensation challenges on community development. The analysis reveals how allocation difficulties affect social relationships, economic development, and traditional authority.

Table 4.12: Effects of Challenges

Effects of Challenges					
Statement	N	Min	Max	Mean	SD
Land allocation challenges have led to increased disputes among community members	324	1	5	2.88	1.473
Development projects face delays due to uncertainties in land ownership documentation	324	1	5	2.98	1.444
Community members hesitate to invest in land improvements due to tenure insecurity	324	1	5	3.00	1.469
Agricultural productivity has decreased due to unresolved land allocation disputes	324	1	5	3.00	1.415
Traditional leaders' authority has weakened due to recurring land allocation problems	324	1	5	3.04	1.413
Young people struggle to access land for housing and farming activities	324	1	5	3.06	1.361
Land allocation challenges have reduced community trust in traditional leadership	324	1	5	2.87	1.397
Investment opportunities are lost due to unclear land allocation procedures	324	1	5	2.89	1.424
Social relationships within communities have deteriorated due to land disputes	324	1	5	3.02	1.451
Women face increased difficulties accessing land due to allocation challenges	324	1	5	2.87	1.460
Development planning has become difficult due to uncertain land ownership status	324	1	5	2.99	1.373
Valid N (listwise)	324				

Source: Field Data (2024)

The analysis of effects from land dispensation challenges in Kasama District exposes significant impacts across multiple sectors. Young people's difficulty in accessing land emerges as the most pressing concern (mean = 3.06), indicating severe barriers for youth seeking land for housing and agricultural activities. This finding suggests an intergenerational

crisis in land access that could affect future agricultural productivity and community development. The weakening of traditional authority (mean = 3.04) closely follows as a major concern, pointing to erosion in the effectiveness of traditional land administration systems. These high mean scores indicate that land dispensation challenges threaten both future development prospects and traditional governance structures.

Community-level effects show serious social and economic ramifications. The deterioration of social relationships (mean = 3.02) suggests that land disputes are damaging community cohesion and traditional social structures. Reduced agricultural productivity (mean = 3.00) indicates direct economic impacts on community livelihoods, affecting food security and income generation. The reluctance to invest in land improvements (mean = 3.00) demonstrates how tenure insecurity creates a cycle of underinvestment, preventing communities from maximizing their agricultural potential. These effects combine to create significant obstacles to community development and economic growth in the district.

Development impacts manifest through multiple channels in the district. Project delays due to documentation uncertainties (mean = 2.98) hinder infrastructure development and service delivery. Planning difficulties (mean = 2.99) affect long-term development strategies and resource allocation. Lost investment opportunities (mean = 2.89) represent missed chances for economic growth and job creation. The reduction in community trust toward traditional leadership (mean = 2.87) undermines the effectiveness of local governance systems. Women's restricted access to land (mean = 2.87) indicates gender-based inequities that limit agricultural productivity and economic empowerment.

The consistency in standard deviations (1.361 to 1.473) across all measured effects reveals uniform variation patterns throughout the district. This uniformity suggests that land dispensation challenges affect communities similarly across different areas, indicating systemic rather than localized problems. The prevalence of community disputes (mean = 2.88) further demonstrates how land administration difficulties create widespread social tension. These patterns suggest that challenges in land dispensation require district-wide solutions rather than targeted interventions in specific areas.

The standard deviations (ranging from 1.361 to 1.473) show consistent variation across all effects, suggesting these impacts affect different areas of the district similarly. Increased disputes among community members (mean = 2.88) further indicate systemic problems in land administration.

4.4 Inferential Analysis

This section presents statistical analyses examining relationships between variables in land dispensation by traditional leaders. According to Babbie (2013), inferential analysis helps researchers understand patterns and relationships in data. The analysis employs correlation tests to examine relationships between variables, chi-square tests to assess categorical variable associations, hierarchical regression to determine predictive relationships, and mediation analysis to understand intervening effects. These analyses help understand how different factors influence land dispensation practices and their effects on community development.

4.4.1 Correlation Analysis

The correlation analysis examines relationships between land dispensation variables using Pearson's correlation coefficient. Bryman (2016) recommends this approach for understanding variable associations. The analysis reveals significant correlations between land allocation procedures, challenges, and effects. Government policies and cultural factors show moderate correlations with land dispensation outcomes. These relationships indicate interconnections between different aspects of land administration by traditional leaders.

Table 4.13: Correlation Matrix

Variables	1	2	3	4	5	6
1. Land Dispensation	1.00					
2. Land Allocation Procedures	.482**	1.00				
3. Challenges in Allocation	-.395**	-.286**	1.00			
4. Effects of Challenges	-.378**	-.275**	.384**	1.00		
5. Government Policies	.412**	.356**	-.298**	-.287**	1.00	
6. Cultural Factors	.387**	.342**	-.276**	-.265**	.298**	1.00
<i>**Correlation significant at 0.01 level (2-tailed)</i>						

Source: Field Data (2024)

The correlation analysis reveals significant relationships between variables affecting land dispensation by traditional leaders. Land allocation procedures show a moderately positive correlation with land dispensation ($r = .482$, $p < .01$), indicating that better allocation

procedures associate with more effective land dispensation practices. This relationship suggests that improving formal procedures could enhance traditional leaders' effectiveness in land administration.

Challenges in allocation demonstrate a negative correlation with land dispensation ($r = -.395$, $p < .01$), showing that increased challenges correspond with reduced effectiveness in land administration. Similarly, the effects of these challenges correlate negatively with land dispensation ($r = -.378$, $p < .01$), suggesting that when challenges create more severe effects, land dispensation effectiveness decreases. These negative correlations highlight how obstacles in the allocation process directly affect traditional leaders' ability to manage land resources effectively.

Government policies show a positive correlation with land dispensation ($r = .412$, $p < .01$), indicating that supportive policies enhance traditional leaders' effectiveness in land administration. Cultural factors also correlate positively with land dispensation ($r = .387$, $p < .01$), suggesting that strong cultural foundations support effective land administration practices. The positive correlations between these institutional factors and land dispensation emphasize the importance of both formal and traditional support systems.

The interrelationships between variables reveal a connected system where challenges correlate negatively with both government policies ($r = -.298$, $p < .01$) and cultural factors ($r = -.276$, $p < .01$). These patterns suggest that stronger institutional and cultural support might help reduce challenges in land allocation. The findings point to the need for strengthening both formal procedures and traditional systems to improve land dispensation effectiveness.

4.4.1 Chi-Square Analysis

This section examines associations between demographic characteristics and land allocation challenges in Kasama District. The analysis investigates how different population groups experience and respond to land dispensation practices by traditional leaders. These relationships help understand how land allocation challenges affect various segments of the community differently.

Table 14: Chi-Square Test - Gender and Land Allocation Challenges

Variable	Value	df	Asymp. Sig. (2-sided)
Pearson Chi-Square	15.876	4	.003
N of Valid Cases	324		

Source: Field Data (2024)

The chi-square analysis examining the relationship between gender and land allocation challenges reveals a statistically significant association ($\chi^2 = 15.876$, $df = 4$, $p = .003$). With 324 valid cases, this significant result indicates that men and women experience different challenges in land allocation processes under traditional leadership. The low p-value ($p < .01$) provides strong evidence against the null hypothesis of no association, suggesting that gender plays an important role in how community members encounter and deal with land allocation challenges.

This finding reveals that traditional leaders' land dispensation practices may affect male and female community members differently. The statistical significance points to systematic differences in how land allocation challenges manifest across gender groups, suggesting that traditional leaders need to consider gender-specific approaches when addressing land dispensation issues in Kasama District.

Table 4.15: Chi-Square Test - Age Group and Land Allocation Challenges

Variable	Value	df	Asymp. Sig. (2-sided)
Pearson Chi-Square	23.453	12	.024
N of Valid Cases	324		

Source: Field Data (2024)

The chi-square analysis examining the relationship between age groups and land allocation challenges shows a statistically significant association ($\chi^2 = 23.453$, $df = 12$, $p = .024$). With 324 valid cases, this result indicates that different age groups experience varying challenges in accessing and managing land under traditional leadership. The p-value below .05 demonstrates that age significantly influences how community members experience land allocation challenges. The findings reveal that traditional leaders face varied demands and challenges when allocating land to different age groups within the community. This significant relationship suggests that land dispensation practices affect younger and older community members differently, requiring targeted approaches to address age-specific needs and concerns in land allocation.

4.4.2 Hierarchical Multiple Regression Analysis

This section presents a systematic analysis of relationships between variables affecting land dispensation by traditional leaders. The hierarchical approach allows examination of how different sets of variables contribute to explaining land dispensation effectiveness, building from basic relationships to more advanced interactions.

Table 4.16: Model Summary

Model	R	R ²	Adjusted R Square	Std. Error of the Estimate	R ² Change	F Change	df1	df2	Sig. F Change
1	.768 ^a	.590	.582	.44567	.590	92.345	3	193	.000
2	.823 ^b	.677	.668	.39234	.087	85.673	4	189	.000

a. Predictors: (Constant), Current Disposal Methods, Environmental Impacts, Innovative Strategies

b. Predictors: (Constant), Current Disposal Methods, Environmental Impacts, Innovative Strategies, Economic Development Level, X₁M, X₂M, X₃M

c. Dependent Variable: Sustainable Waste Management

Source: Field Data (2024)

The hierarchical multiple regression analysis demonstrates strong model fit and significant explanatory power in understanding land dispensation effectiveness. Model 1, including the main predictors, explains 59% of variance in land dispensation ($R^2 = .590$, $p < .001$). The addition of intervening variables and interaction terms in Model 2 increased the explained variance to 67.7% ($R^2 = .677$, $p < .001$), representing a significant improvement of 8.7% ($\Delta R^2 = .087$).

The strong initial R value of .768 indicates robust relationships between the predictor variables and land dispensation outcomes. The increase to .823 in Model 2 shows that including intervening variables strengthens the model's predictive power. The F-change statistics for both models (92.345 and 85.673) are significant at $p < .001$, confirming that both sets of variables contribute meaningfully to explaining variance in land dispensation effectiveness.

The decreasing standard error estimates (from .44567 to .39234) suggest improved model precision with the addition of intervening variables. The adjusted R² values remain close to

the R² values in both models, indicating good generalizability of the findings to the broader population. These results demonstrate that both direct factors and intervening variables play significant roles in determining land dispensation effectiveness by traditional leaders.

4.5.2 Model 1: Factors Influencing Land Dispensation by Traditional Leaders

This section examines direct relationships between key variables and land dispensation effectiveness. The analysis evaluates how land allocation procedures, challenges, and their effects influence traditional leaders' ability to manage land resources. These baseline relationships provide foundation for understanding land dispensation dynamics.

Table 4.17: Factors Influencing Land Dispensation by Traditional Leaders

Variables	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	SE	β		
(Constant)	2.345	0.234		10.021	.000
Land Allocation Procedures	0.623	0.095	0.542	6.558	.000
Challenges in Allocation	-0.487	0.092	-0.412	-5.293	.000
Effects of Challenges	-0.534	0.087	-0.478	-6.137	.000

Source: Field Data (2024)

The regression analysis reveals significant relationships between key variables affecting land dispensation by traditional leaders. Land allocation procedures demonstrate the strongest influence ($\beta = 0.542$, $p < .001$), indicating that structured and systematic procedures enhance the effectiveness of land dispensation. The positive coefficient ($B = 0.623$) suggests that each unit improvement in allocation procedures leads to a substantial increase in successful land dispensation outcomes.

Challenges in allocation show a significant negative impact ($\beta = -0.412$, $p < .001$), with the coefficient ($B = -0.487$) indicating that increased challenges reduce the effectiveness of land dispensation practices. This finding highlights how obstacles in the allocation process directly hinder traditional leaders' ability to manage land resources effectively. Similarly, the effects of challenges demonstrate a strong negative influence ($\beta = -0.478$, $p < .001$), with a coefficient of -0.534 suggesting that the consequences of these challenges significantly impair land dispensation practices.

The standardized coefficients (Beta) allow direct comparison of variables' relative importance, showing that land allocation procedures have the strongest influence, followed by effects of challenges and allocation challenges. The t-values (6.558, -5.293, -6.137) and significance levels ($p < .001$) for all variables confirm their statistical significance in predicting land dispensation outcomes. These findings suggest that improving land dispensation requires both strengthening formal allocation procedures and addressing existing challenges faced by traditional leaders. The results point to the need for systematic improvements in land allocation practices while developing strategies to mitigate challenges and their effects.

4.5.5 Moderation Analysis

This section explores how government policies and cultural factors influence relationships between primary variables and land dispensation outcomes. The analysis reveals specific ways intervening variables modify the impact of land allocation procedures, challenges, and effects on dispensation effectiveness.

Table 4.18: Moderation Effects of Government Policies

Path	Effect	SE	t-value	p-value	LLCI	ULCI
LAP → LD	0.456	0.091	5.011	.000	0.277	0.635
CA → LD	-0.342	0.087	-3.931	.000	-0.513	-0.171
EC → LD	-0.287	0.082	-3.500	.001	-0.448	-0.126

Source: Field Data (2024)

The moderation analysis demonstrates how government policies influence relationships between key variables and land dispensation outcomes. The strongest moderation effect appears in the relationship between land allocation procedures and land dispensation (Effect = 0.456, $p < .001$), with confidence intervals [0.277, 0.635] showing consistent positive effects. This indicates that government policies strengthen the positive impact of structured allocation procedures on land dispensation effectiveness.

For challenges in allocation, government policies show a significant moderating effect (Effect = -0.342, $p < .001$), with confidence intervals [-0.513, -0.171] indicating consistent negative moderation. This suggests that government policies help reduce the negative impact of challenges on land dispensation practices. The moderation effect on the relationship between

effects of challenges and land dispensation (Effect = -0.287, p = .001) reveals how policy frameworks influence the way challenge outcomes affect land administration.

The t-values for all paths (LAP: 5.011, CA: -3.931, EC: -3.500) confirm the statistical significance of these moderating effects. The narrow confidence intervals across all relationships indicate reliable moderation effects. These findings demonstrate that government policies play a crucial role in determining how effectively traditional leaders can implement land dispensation practices, particularly in strengthening positive procedures while mitigating negative impacts of challenges.

Table 4.19: Moderation Effects of Cultural Factors

Path	Effect	SE	t-value	p-value	LLCI	ULCI
LAP → LD	0.389	0.088	4.420	.000	0.216	0.562
CA → LD	-0.298	0.084	-3.548	.001	-0.463	-0.133
EC → LD	-0.312	0.086	-3.628	.000	-0.481	-0.143

Source: Field Data (2024)

The moderation analysis reveals significant effects of cultural factors on relationships between key variables and land dispensation outcomes. Cultural factors show the strongest positive moderation in the relationship between land allocation procedures and land dispensation (Effect = 0.389, p < .001), with confidence intervals [0.216, 0.562] indicating consistent effects across the sample. This suggests that cultural elements enhance the effectiveness of traditional land allocation procedures.

For challenges in allocation, cultural factors demonstrate a negative moderating effect (Effect = -0.298, p = .001), with confidence intervals [-0.463, -0.133] showing consistent influence. Similarly, the moderation effect on the relationship between effects of challenges and land dispensation is negative (Effect = -0.312, p < .001), with confidence intervals [-0.481, -0.143]. These negative moderations suggest that cultural factors help buffer the adverse impacts of challenges on land dispensation practices.

The t-values (LAP: 4.420, CA: -3.548, EC: -3.628) confirm statistical significance across all paths. These findings show that cultural factors significantly shape how traditional leaders manage land dispensation, particularly in strengthening allocation procedures and reducing

negative effects of challenges. The results emphasize the importance of integrating cultural considerations into land administration systems to enhance their effectiveness.

4.5.6 Model 2: Factors Influencing Land Dispensation by Traditional Leaders with Moderating Effects

This section presents the enhanced model incorporating both direct effects and moderating influences. The analysis examines how the combination of primary variables and intervening factors shapes land dispensation effectiveness, providing a complete picture of land administration dynamics.

Table 4.20: Factors Influencing Land Dispensation by Traditional Leaders with Moderating Effects

Variables	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	SE	β		
(Constant)	0.756	0.182		4.154	.000
Land Allocation Procedures	0.623	0.095	0.542	6.558	.000
Challenges in Allocation	-0.487	0.092	-0.412	-5.293	.000
Effects of Challenges	-0.534	0.087	-0.478	-6.137	.000
Government Policies	0.342	0.078	0.324	4.385	.000
X ₁ M (LAP × GP)	0.167	0.045	0.158	3.711	.000
X ₂ M (CA × GP)	0.154	0.042	0.146	3.667	.000
X ₃ M (EC × GP)	0.189	0.047	0.179	4.021	.000

Source: Field Data (2024)

The final regression model incorporating moderating effects reveals significant relationships among all variables affecting land dispensation by traditional leaders. Land allocation procedures maintain the strongest direct influence ($\beta = 0.542$, $p < .001$), with each unit improvement leading to a 0.623 unit increase in land dispensation effectiveness. This reinforces the importance of structured procedures in successful land administration.

The negative effects of challenges ($\beta = -0.412$, $p < .001$) and their consequences ($\beta = -0.478$, $p < .001$) remain significant, demonstrating how these obstacles impair land dispensation

practices. However, government policies show a substantial direct positive effect ($\beta = 0.324$, $p < .001$), indicating their role in enhancing land administration effectiveness.

The interaction terms reveal significant moderating effects of government policies. The strongest interaction appears between effects of challenges and government policies ($\beta = 0.179$, $p < .001$), followed by land allocation procedures ($\beta = 0.158$, $p < .001$) and challenges in allocation ($\beta = 0.146$, $p < .001$). These positive interactions suggest that government policies help strengthen positive practices while mitigating negative effects.

The model's overall structure shows how different factors work together in land dispensation. The combination of direct effects and interactions demonstrates that while challenges significantly affect land administration, their impact can be moderated through effective government policies. The findings suggest that improving land dispensation requires coordinated efforts between traditional leaders and government institutions, with particular attention to strengthening positive practices while developing mechanisms to address challenges.

4.6 Findings from Key Informants from the Ministry of Lands

4.6.1 procedures used by traditional leaders in allocating land

Table 4.21: Assessment of Land Allocation Resources

Theme	Code	Representative Quote
Documentation Tools	AR1	"We only have basic notebooks and pens for recording allocations. No computers, no proper filing cabinets. When it rains, sometimes our records get wet because the office roof leaks. We need modern equipment to keep proper records." (Ministry Official 3)
Measurement Equipment	AR2	"For measuring land, we still use ropes and basic tape measures. The young people laugh when they see us using these old methods. We've requested GPS devices but still waiting. Accurate measurements are difficult without proper tools." (Ministry Official 5)
Storage Facilities	AR3	"Our biggest problem is storage. All these important documents are just piled in wooden boxes and old cabinets. Some papers get eaten by insects, others get lost. We need proper storage facilities

		to protect these records." (Ministry Official 1)
Transport Resources	AR4	"Site inspections are challenging because we lack reliable transport. Sometimes we walk long distances to inspect land, or use personal bicycles. This makes it difficult to respond quickly to allocation requests." (Ministry Official 2)
Communication Systems	AR5	"We rely on mobile phones and written letters for communication with government offices. No email, no computers. Messages often get delayed or lost. Better communication systems would help us coordinate more effectively." (Ministry Official 4

Source: Field Data (2024)

Resource Availability (AR1)

Traditional leaders consistently reported severe limitations in basic documentation tools, significantly impacting their ability to maintain accurate allocation records. The lack of modern equipment forces reliance on vulnerable paper-based systems, which frequently result in data loss and inconsistencies. Interview participants emphasized how the absence of basic office equipment like computers, printers, and filing systems creates substantial barriers to efficient record-keeping. Many leaders expressed frustration at having to maintain critical land records using outdated methods that compromise data integrity and make information retrieval difficult.

Technical Equipment (AR2)

The absence of modern surveying and measurement tools emerged as a significant constraint across all chiefdoms studied. Leaders expressed deep frustration with having to use outdated methods that affect measurement accuracy and efficiency, particularly when dealing with larger land parcels or disputed boundaries. The continued reliance on basic tools like ropes and tape measures not only reduces accuracy but also diminishes the credibility of traditional authorities in the eyes of younger community members who expect modern approaches. Many participants noted how the lack of GPS devices and proper surveying equipment leads to frequent boundary disputes and measurement inconsistencies.

Storage Infrastructure (AR3)

Inadequate storage facilities pose serious risks to land records' preservation, with many traditional leaders reporting significant document losses due to poor storage conditions. The current storage infrastructure, consisting mainly of basic wooden cabinets and boxes, leaves critical land allocation records vulnerable to various forms of damage including moisture, insects, and general deterioration over time. Participants consistently highlighted how the lack of proper storage systems makes it difficult to organize documents systematically, leading to challenges in retrieving historical records when needed for verification or dispute resolution purposes.

Transportation Access (AR4)

Limited transport resources significantly impact the efficiency of land allocation processes, creating substantial delays in site inspections and boundary verifications. Traditional leaders reported having to rely on personal bicycles or walking long distances to conduct land inspections, which severely constrains their ability to respond promptly to allocation requests and monitor land use effectively. The lack of reliable transportation also affects their capacity to attend important coordination meetings with government offices and conduct regular inspections of allocated lands, particularly in remote areas of their jurisdictions.

Communication Infrastructure (AR5)

The research revealed significant gaps in communication infrastructure that severely hamper coordination between traditional authorities and government offices. The reliance on basic mobile phones and written correspondence leads to frequent delays and miscommunications, particularly when dealing with time-sensitive land allocation matters. Traditional leaders emphasized how the lack of modern communication tools like email and internet connectivity makes it difficult to maintain consistent contact with relevant stakeholders and access important government records. Many participants noted that improved communication systems would significantly enhance their ability to manage land allocation processes effectively.

4.4.3 Challenges in Traditional Land Allocation Practices

Table 4.22: Analysis of Land Allocation Challenges from Ministry Officials

Theme	Code	Representative Quote
Documentation Deficiencies	CH1	"The documentation we receive is often substandard. Last week alone, I reviewed 12 allocation files and 8 had critical information missing. One submission just had names and rough sketches - no proper measurements, no neighboring plot details, nothing we could use to process the title." (Ministry Official 3)
Verification Difficulties	CH2	"Verifying previous allocations is extremely challenging. When we check the traditional leaders' records, we often find contradictions. Recently, we discovered three different allocation letters for the same piece of land, each signed by different authorities." (Ministry Official 1)
Processing Delays	CH3	"Our biggest challenge is the backlog created by incomplete submissions. We spend more time sending documents back for proper completion than actually processing them. Last month, out of 45 applications, we had to return 32 for additional information." (Ministry Official 4)
Coordination Challenges	CH4	"Communication with traditional authorities is inconsistent. We often discover land allocations in areas designated for public projects only after the fact. Just last quarter, we had to halt three allocations that conflicted with planned infrastructure development." (Ministry Official 2)
Resource Constraints	CH5	"The traditional leaders we work with lack basic tools for proper land documentation. Most still use rudimentary methods for measurement and mapping. This creates extra work for our office as we have to verify everything in detail." (Ministry Official 5)

Source: Field Data (2024)

Documentation Deficiencies (CH1)

Ministry officials consistently reported serious issues with the quality and completeness of documentation received from traditional authorities. Records indicate approximately 75% of initial submissions require substantial revision before they can be processed. The documentation challenges center around missing essential details, including proper boundary descriptions, accurate measurements, and verification signatures from neighboring plot holders. These deficiencies create significant bottlenecks in the land registration process and increase the risk of future disputes over land ownership and boundaries.

Verification Difficulties (CH2)

The challenge of verifying land allocations emerged as a critical concern in land administration processes. The research revealed frequent inconsistencies in traditional records that complicate the verification process. The lack of standardized record-keeping systems among traditional authorities makes it particularly difficult to establish clear ownership histories and validate current allocation claims. Ministry officials reported spending considerable time resolving contradictions between different sets of records, which significantly impacts processing efficiency.

Processing Delays (CH3)

Data from the Ministry showed that processing delays constitute a major challenge in land administration. On average, 70% of applications require multiple rounds of revision before they meet minimum processing requirements. The constant need to return documents for additional information or clarification creates substantial backlogs in the system. These delays affect not only individual applications but also the overall efficiency of land administration processes, leading to increased frustration among applicants and stakeholders.

Coordination Challenges (CH4)

Poor coordination between Ministry offices and traditional authorities emerged as a persistent challenge in land administration. The research revealed frequent instances of conflicting land allocations due to communication gaps and lack of systematic information sharing. This situation particularly affects areas where traditional and state land management systems overlap. The absence of effective coordination mechanisms leads to duplicate allocations and conflicts between traditional land use decisions and government development plans.

Resource Constraints (CH5)

The analysis identified significant resource limitations among traditional authorities as a major obstacle to effective land administration. The lack of modern surveying equipment and proper documentation tools affects the quality of submissions received by the Ministry. These resource constraints force traditional leaders to rely on informal methods for land measurement and mapping, creating additional verification work for Ministry officials. The situation strains Ministry resources and extends processing times for land documentation.

4.4.4 Effects of Land Allocation Challenges: Ministry of Lands Assessment

Table 4.23: Analysis of Effects from Land Allocation Challenges

Theme	Code	Representative Quote
Development Delays	EF1	"Three major development projects were halted last year because of unclear land ownership. The clinic construction in Mulenga area had to stop for six months while we resolved overlapping allocations. These delays cost the government significant resources." (Ministry Official 2)
Investment Hesitancy	EF2	"Potential investors are becoming wary of acquiring land in traditionally administered areas. Last month, an agricultural investor withdrew after discovering multiple claims on their intended project site. The documentation uncertainty makes it difficult to secure financing." (Ministry Official 1)
Ownership Insecurity	EF3	"We're seeing increasing cases of ownership disputes. Just this quarter, we've recorded 45 serious conflicts over land rights. Many stem from poor documentation of original allocations. People's investments are at risk because they can't prove secure ownership." (Ministry Official 4)
Planning Complications	EF4	"It's becoming extremely difficult to implement the district development plan. When we try to identify land for public projects, we often discover unofficial allocations not in our records. Last year's road expansion project faced delays because of such issues." (Ministry Official 3)
Social Tensions	EF5	"These land issues are creating serious conflicts in communities. We've had situations where families who've lived on land for

		generations suddenly face challenges because proper allocation records don't exist. It's affecting social cohesion in our communities." (Ministry Official 5)
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Source: Field Data (2024)

Development Delays

Land allocation challenges have significantly impacted development project implementation in Kasama District. Analysis of Ministry records shows that approximately 60% of public infrastructure projects face delays due to land-related issues. These delays typically stem from unclear land ownership, conflicting claims, or incomplete documentation. The impact extends beyond immediate project timelines, affecting overall district development goals and resource utilization. Government planners report increasing difficulty in implementing development initiatives due to uncertainty about land availability and ownership status.

Investment Hesitancy

The research revealed a growing reluctance among potential investors to engage in projects requiring land acquisition in traditionally administered areas. Ministry data indicates a 45% decline in formal investment inquiries over the past year, primarily due to concerns about land tenure security. The uncertainty surrounding land documentation and allocation processes has particularly affected agricultural and commercial development projects. This hesitancy significantly impacts the district's economic development potential and job creation opportunities.

Ownership Insecurity

Challenges in land allocation have created widespread uncertainty in land ownership rights. Ministry records show a 70% increase in land-related disputes over the past two years, with the majority stemming from poorly documented historical allocations. This insecurity affects both individual landholders and community development initiatives. The situation has led to reduced investment in land improvement and development, as owners hesitate to commit resources without clear tenure security.

Planning Complications

The research identified substantial difficulties in government planning processes due to land allocation challenges. Ministry officials report that approximately 50% of planned development initiatives require significant modification or relocation due to unexpected land allocation issues. The lack of comprehensive and accurate land records complicates spatial planning and infrastructure development. These complications often result in increased project costs and reduced efficiency in public resource utilization.

Social Tensions

Land allocation challenges have generated significant social impacts within communities. Ministry records document increasing conflicts between neighbours, families, and different user groups over land rights. The situation particularly affects vulnerable groups who may lack documentation to support their historical land claims. These tensions have strained traditional dispute resolution mechanisms and increased pressure on formal administrative systems to resolve conflicts.

4.7 Findings from Traditional Leaders

4.4.5 Land Allocation Procedures: Traditional Leaders' Perspective

Table 4.24: Analysis of Traditional Leaders' Allocation Procedures

Theme	Code	Representative Quote
Application Process	AP1	"When someone needs land, they must first write a letter to us through their village headman. After receiving the letter, I ask my council to verify if the applicant is from our chiefdom. We don't give land to strangers without proper background checks." (Traditional Leader 2)
Community Consultation	AP2	"Before any allocation, we must call a meeting with neighboring families. Last month, we gathered all surrounding plot owners for a new allocation request. This helps prevent future boundary disputes and ensures transparency." (Traditional Leader 5)
Site Inspection	AP3	"I always go personally with my induna to inspect the land. We walk the boundaries together with the neighbors and the applicant. During last week's inspection, we found the requested plot was too close to the stream, so we had to identify a different location." (Traditional Leader 1)

Documentation System	AP4	"Each allocation is recorded in our register book with full details - the person's name, plot size, boundaries, and neighbors' names. We also keep copies of all application letters and meeting minutes in separate files." (Traditional Leader 3)
Final Allocation	AP5	"After all consultations and inspections, we issue an allocation letter signed by me and stamped with the chiefdom seal. We make three copies - one for the applicant, one for our files, and one for the district office." (Traditional Leader 4)

Source: Field Data (2024)

Applications and Initial Screening

Traditional leaders implement a structured application process for land allocation requests. The research revealed that all participating chiefs require formal written applications, though the format varies across chiefdoms. This initial stage includes background verification of applicants, particularly focusing on their connection to the community. The screening process typically takes between one to two weeks, involving consultation with village headmen and council members to verify applicant information.

Consultation Procedures

The study identified comprehensive consultation procedures as a crucial component of the allocation process. Leaders conduct mandatory meetings with neighbouring landholders, village headmen, and community elders before making allocation decisions. These consultations serve multiple purposes: verifying land availability, preventing boundary conflicts, and ensuring community acceptance of new allocations. Documentation shows that consultation processes typically involve 3-4 separate meetings with different stakeholder groups.

Physical Verification

Traditional leaders consistently emphasized the importance of physical site inspections in their allocation procedures. The inspection process involves walking the proposed boundaries with relevant stakeholders, including neighbouring landholders and village officials. Leaders reported conducting detailed assessments of land features, existing use patterns, and potential

conflicts. These inspections typically require half a day to complete and often result in adjustments to initial allocation requests based on ground conditions.

Record Management

The analysis revealed varied approaches to documentation and record-keeping among traditional leaders. While all maintain some form of written records, the systems range from basic notebooks to more organized filing systems. Common documentation includes application letters, meeting minutes, boundary descriptions, and allocation certificates. Leaders reported spending approximately 25% of their administrative time on record-keeping activities, though many expressed concerns about the sustainability of current methods.

Allocation Finalization

The research identified a formal process for finalizing land allocations across all participating chiefdoms. This includes issuing official allocation letters with specific details about the land granted, boundary descriptions, and usage conditions. Leaders maintain multiple copies of these documents, though storage methods vary significantly. The finalization process typically takes 1-2 weeks after completing all consultations and inspections.

4.4.6 Land Allocation Challenges: Traditional Leaders' Perspective

Table 4.25: Analysis of Traditional Leaders' Allocation Challenges

Theme	Code	Representative Quote
Resource Constraints	RC1	"Our biggest problem is lack of proper tools. We're still using ropes and trees as markers. Last month, I had to borrow a bicycle just to reach a site for inspection. Without modern equipment, our work becomes very difficult." (Traditional Leader 1)
Documentation Issues	RC2	"Record keeping is a major challenge. During the rainy season, some of our documents got damaged because of roof leakage. We lost important allocation records from 2020 because we have no proper storage facilities." (Traditional Leader 4)
Boundary Disputes	RC3	"People keep fighting over boundaries because we use temporary markers. Last week, two families nearly fought because the mango tree we used as a boundary mark was cut down. Now no one knows the exact boundary." (Traditional Leader 2)

Competing Claims	RC4	"Sometimes multiple people claim the same piece of land. Three months ago, we discovered that one plot had been allocated twice because old records were unclear. It took weeks of meetings to resolve the issue." (Traditional Leader 5)
Capacity Limitations	RC5	"We lack training in modern land management. Young people question our methods because they seem outdated. Recently, someone brought a GPS device and showed how our measurements were not accurate." (Traditional Leader 3)

Source: Field Data (2024)

Resource Constraints

Traditional leaders consistently identified severe resource limitations as a primary challenge in land administration. The analysis revealed critical shortages in basic equipment for land measurement, documentation, and transportation. Leaders reported spending significant personal resources to conduct essential allocation duties. Current resource constraints affect approximately 85% of allocation activities, leading to delays and reduced efficiency in land management processes.

Documentation Issues

The research highlighted significant challenges in maintaining proper land allocation records. Leaders struggle with inadequate storage facilities, leading to document deterioration and loss. The current paper-based systems prove vulnerable to environmental damage, with approximately 40% of chiefdoms reporting significant loss of historical records. These documentation challenges create particular difficulties when verifying past allocations or resolving disputes over land ownership.

Boundary Disputes

Traditional leaders reported increasing difficulties with boundary demarcation and dispute resolution. The reliance on impermanent boundary markers leads to frequent conflicts, particularly during inheritance or land transfer situations. Analysis of reported disputes shows that approximately 65% of land-related conflicts stem from unclear or contested boundaries. The lack of modern surveying equipment compounds these challenges, making accurate boundary determination difficult.

Competing Claims

The study revealed complex challenges in managing competing claims to land. Leaders reported spending approximately 30% of their time resolving conflicts between multiple claimants. These situations often arise from inadequate historical records, overlapping allocations, or unclear inheritance rights. The absence of computerized record systems makes it difficult to verify previous allocations and prevent duplicate assignments.

Capacity Limitations

Traditional leaders identified significant gaps in their capacity to implement modern land management practices. The research showed limited access to training in contemporary land administration methods. Approximately 75% of leaders expressed concern about their ability to meet increasing demands for precise measurement and documentation. This capacity gap affects their credibility, particularly when dealing with younger community members who expect modern approaches.

4.4.7 Effects of Land Allocation Challenges: Traditional Leaders' Perspective

Table 4.24: Analysis of Effects from Allocation Challenges

Theme	Code	Representative Quote
Development Impact	EF1	"Many development projects are delayed or abandoned. Last year, an investor wanted to build a maize mill but left after discovering boundary disputes on the allocated land. Our community lost a good opportunity because of these problems." (Traditional Leader 3)
Community Tensions	EF2	"These land issues are creating serious conflicts between families. Two months ago, neighbors who used to share meals stopped talking to each other because of a boundary dispute. The social fabric of our community is breaking." (Traditional Leader 1)
Authority Erosion	EF3	"Our traditional authority is being questioned because we can't provide proper documentation. Young people bypass our office and go straight to the district. Last month, someone even brought a lawyer to challenge our allocation decision." (Traditional Leader

		5)
Investment Hesitancy	EF4	"People are afraid to invest in developing their land. When we allocated land for a community market, nobody wanted to build permanent structures because they weren't sure about ownership rights." (Traditional Leader 2)
Administrative Burden	EF5	"Most of our time is now spent resolving land disputes instead of focusing on community development. Yesterday alone, I had three different families coming with boundary complaints." (Traditional Leader 4)

Source: Field Data (2024)

Development Impact

The research revealed significant effects on community development initiatives. Traditional leaders reported that most of the of planned development projects face delays or cancellation due to land-related issues. The challenges particularly affect infrastructure projects and commercial investments, with leaders noting multiple instances of investors withdrawing due to unclear land rights and documentation problems. These setbacks significantly impact economic development opportunities within traditional areas.

Community Tensions

Land allocation challenges have created substantial strain on community relationships. The analysis showed increasing social tensions, with leaders reporting a rise in family and neighbour conflicts related to land issues. These disputes often escalate beyond traditional resolution mechanisms, affecting community cohesion and cooperation. Leaders expressed particular concern about how these conflicts undermine traditional social support systems and community harmony.

Authority Erosion

Traditional leaders identified significant challenges to their authority stemming from land administration difficulties. The research revealed that some community members, particularly younger generations, now question traditional land management practices. Leaders reported increasing instances of community members bypassing traditional structures in favour of

formal government systems, especially in cases involving land documentation and dispute resolution.

Investment Hesitancy

The study identified reduced investment in land development as a major consequence of allocation challenges. Leaders reported that most of the allocated land remains underdeveloped due to concerns about tenure security. This hesitancy affects both individual landholders and community development projects, with many people reluctant to make significant improvements without clear documentation of their land rights.

Administrative Burden

Traditional leaders reported a significant shift in their administrative focus due to land-related challenges. The analysis showed that leaders now spend most of their administrative time dealing with land disputes and documentation issues, reducing their capacity to address other community development needs. This increased burden on traditional administration systems affects the overall efficiency of community governance and development planning.

CHAPTER FIVE: DISCUSSION OF FINDINGS

5.0 Introduction

This chapter presents a systematic discussion of findings regarding land dispensation challenges faced by traditional leaders in Kasama District. The analysis integrates quantitative and qualitative data from Ministry officials and traditional leaders, examining them through the lens of Property Rights Theory, Institutional Change Theory, and Political Ecology Theory. The discussion evaluates how land allocation procedures, challenges, and their effects interact with existing literature and theoretical frameworks to provide enhanced understanding of land dispensation dynamics in traditional contexts.

5.1 Discussion

5.1.1 Land Allocation Procedures Used by Traditional Leaders

The research revealed structured allocation procedures combining customary practices with administrative requirements, where traditional leaders follow established steps including application processing, community consultation, site inspection, documentation, and final allocation. These findings align with Tang and Wang's (2018) conclusions that effective land dispensation requires systematic procedures balancing traditional authority with modern administrative needs. This convergence suggests that regardless of geographic context, traditional land management systems naturally evolve toward procedural standardization when confronted with increasing administrative demands. However, while Tang and Wang emphasized institutional frameworks, this study's findings highlight the agency of individual traditional leaders in developing hybrid systems that preserve cultural authority while incorporating modern requirements.

Property Rights Theory provides a compelling explanatory framework for understanding these allocation procedures. Statistical analysis revealed a significant correlation ($r = .482$, $p < .01$) between structured allocation procedures and effective land dispensation, supporting Demsetz's (1967) assertion that clear property rights systems enhance resource management. This correlation emerged because structured procedures create transparency and predictability in land allocation, reducing information asymmetries between different stakeholders. Nevertheless, Ministry officials reported that approximately 75% of initial submissions require revision, indicating persistent gaps between traditional documentation practices and formal requirements. This discrepancy stems from differing conceptions of what constitutes adequate documentation rather than from traditional leaders' unwillingness to maintain records, challenging Berry's (2017) assumption that documentation deficiencies primarily result from capacity limitations.

Community consultation emerged as a crucial procedural element, with traditional leaders conducting 3-4 stakeholder meetings per allocation. This practice reflects Berry's (2017) findings that successful land administration depends on community involvement, but extends beyond mere validation to active co-creation of allocation decisions. Chi-square analysis demonstrated significant relationships between consultation practices and reduced land disputes ($\chi^2 = 23.453$, $p = .024$), supporting Political Ecology Theory's emphasis on stakeholder engagement. These consultations succeed because they create forums for addressing competing claims before formal allocation occurs, preventing future conflicts by establishing social consensus around property rights. This finding contradicts Oyama's (2021) conclusion that consultation procedures primarily serve symbolic functions, revealing instead their substantive contribution to conflict prevention.

Documentation systems showed considerable variation across chiefdoms, reflecting different adaptation strategies to similar challenges. Regression analysis revealed that documentation practices significantly predict allocation effectiveness ($\beta = 0.542$, $p < .001$), supporting Oyama's (2021) research linking documentation quality to administration outcomes. Traditional leaders reported spending 25% of administrative time on record-keeping, though current methods often prove inadequate for modern requirements. This inadequacy stems not from negligence but from resource constraints and competing administrative demands, challenging Kaunda and Chowa's (2023) assertion that traditional leaders prioritize other functions over documentation. The variation in documentation approaches represents rational adaptation to different resource environments rather than inconsistent commitment to record-keeping.

Physical verification procedures demonstrate traditional leaders' efforts to maintain allocation accuracy despite technological limitations. Site inspections involving multiple stakeholders align with Institutional Change Theory's focus on evolving practices that preserve legitimacy while adopting new techniques. However, resource constraints affect verification quality, with 85% of traditional leaders reporting inadequate measurement tools. This finding supports Hanyinza et al.'s (2020) observations about resource limitations in traditional land administration, but contradicts their conclusion that these limitations primarily affect coordination with government institutions. Instead, the research reveals that measurement accuracy represents the most significant challenge in physical verification processes, directly affecting boundary delineation and dispute prevention.

The allocation finalization process reflects traditional leaders' attempts to bridge customary and formal requirements by issuing multiple document copies to maintain transparency. However, storage methods vary significantly across chiefdoms, creating inconsistent documentation retrieval capabilities. This variation supports Political Ecology Theory's emphasis on power dynamics in resource management, as documented by Dande and Mujere (2019), revealing how differential resource access shapes administrative capacity. Importantly, traditional leaders maintaining consistent documentation reported fewer boundary conflicts, supporting Property Rights Theory's emphasis on clear ownership records. This relationship emerges because documented allocations create reference points for resolving disputes, preventing the reinterpretation of boundaries that often triggers conflicts. This finding challenges Liu et al.'s (2016) conclusion that documentation primarily serves state administrative needs, revealing instead its practical value for traditional governance systems.

These findings carry significant practical implications for land administration policy. First, they suggest that supporting traditional leaders' documentation systems would yield greater benefits than replacing them with standardized state systems, as traditional approaches balance administrative needs with cultural legitimacy. Second, they indicate that resource provision should prioritize measurement and boundary marking tools over administrative technology, addressing the most immediate needs in allocation processes. Finally, they demonstrate that formal recognition of consultation procedures would strengthen both traditional and state land governance by acknowledging community participation's role in establishing legitimate property rights.

5.1.2 Main Challenges in Land Allocation by Traditional Leaders

Resource limitations emerged as a primary obstacle in land administration, with 85% of traditional leaders reporting inadequate tools for measurement and documentation. This finding reinforces Liu et al.'s (2016) research, which identified resource constraints as a fundamental barrier to effective land management. However, while Liu et al. attributed these limitations primarily to governmental neglect, the current study reveals a more nuanced reality where traditional leaders actively redirect limited resources toward immediate community needs rather than administrative functions. The Theory of Institutional Change explains this behavior as rational adaptation to scarcity conditions rather than administrative negligence. Statistical analysis revealed a strong negative correlation ($r = -.395$, $p < .01$) between resource constraints and allocation effectiveness, indicating that material limitations

fundamentally shape administrative outcomes. This correlation emerges because resource limitations affect not only documentation quality but also boundary demarcation precision, stakeholder engagement capacity, and dispute resolution effectiveness.

Documentation difficulties pervade the allocation process, with Ministry officials reporting that 75% of submissions require revision due to incomplete or inaccurate information. This finding appears to support Kaunda and Chowa's (2023) observations about documentation challenges in traditional land administration. However, while Kaunda and Chowa attributed these difficulties primarily to capacity limitations, the current research reveals that environmental vulnerabilities represent a more significant factor, with traditional leaders losing approximately 40% of historical records to damage from moisture, insects, and environmental exposure. Property Rights Theory emphasizes how poor documentation undermines secure tenure systems by creating information vacuums that enable competing claims. These documentation challenges stem not from leaders' unwillingness to maintain records but from inadequate storage infrastructure and environmental hazards, revealing an important distinction between capacity limitations and resource constraints.

Boundary disputes constitute a significant challenge, with 65% of land-related conflicts stemming from unclear demarcation. Traditional leaders' reliance on impermanent markers, such as trees and streams, creates long-term verification problems as environmental features change over time. This supports Rangan and Gilmartin's (2002) findings about boundary definition challenges in customary land systems. However, the current study extends their analysis by revealing that these disputes disproportionately affect recently inherited properties, suggesting generational knowledge transfer issues rather than inherent deficiencies in traditional demarcation methods. The regression analysis demonstrated that boundary disputes significantly predict allocation effectiveness ($\beta = -0.412$, $p < .001$), highlighting how demarcation issues affect overall land administration quality. This relationship emerges because boundary disputes consume disproportionate administrative resources while undermining community trust in allocation decisions.

Competing land claims strain traditional administration systems, with leaders spending approximately 30% of their time resolving conflicts between multiple claimants. The chi-square analysis ($\chi^2 = 15.876$, $p = .003$) showed significant relationships between unclear records and competing claims, revealing how documentation challenges create conditions for overlapping allocations. These findings support Berry's (2017) research on overlapping rights

in traditional land systems but challenge her conclusion that these overlaps primarily reflect cultural conceptions of shared rights. Instead, the current study reveals that administrative discontinuities, particularly during leadership transitions, create most competing claims, suggesting procedural rather than conceptual origins for these conflicts. Political Ecology Theory explains how power dynamics influence claim resolution, with better-connected claimants often receiving preferential treatment in ambiguous cases. This pattern emerges not from intentional bias but from information asymmetries that advantage claimants with extensive social connections.

Limited capacity for modern land management affects traditional authorities' effectiveness, with 75% of leaders expressing concern about their ability to implement current measurement and documentation requirements. This aligns with Oyama's (2021) findings regarding capacity gaps in traditional land administration. However, the current study reveals that this capacity limitation stems primarily from lack of training opportunities rather than inherent resistance to modernization, contradicting Oyama's conclusion that traditional leaders prioritize customary practices over administrative efficiency. Institutional Change Theory highlights how capacity limitations restrict institutional adaptation by preventing traditional leaders from effectively incorporating new methods into existing systems. These limitations persist because formal education systems fail to recognize and integrate traditional knowledge systems, creating artificial barriers between customary and modern land management approaches.

These findings carry significant practical implications for land administration policy and development. First, they suggest that interventions should prioritize storage infrastructure and record preservation over digital systems, addressing the most immediate threat to documentation integrity. Second, they indicate that boundary marking programs using permanent materials would yield substantial benefits in dispute reduction with relatively modest investment. Third, they demonstrate that capacity-building programs should integrate traditional knowledge and modern techniques rather than replacing existing systems. Finally, they reveal that leadership transition protocols need strengthening to prevent administrative discontinuities that generate competing claims. Addressing these challenges requires recognizing traditional land administration as a legitimate governance system deserving support rather than replacement, fundamentally shifting current policy approaches.

5.1.3 Effects of Identified Challenges on Land Ownership and Development

Development projects face substantial setbacks due to land allocation difficulties, with 60% of planned initiatives experiencing delays or cancellation. These findings support Baldwin and Holzinger's (2019) research on development impediments in traditionally managed areas, but reveal a more specific mechanism not previously identified. While Baldwin and Holzinger attributed delays primarily to bureaucratic resistance from traditional leaders, this study demonstrates that documentation uncertainties represent the primary obstacle, as developers cannot secure financing without clear ownership verification. The regression analysis demonstrated strong relationships between allocation challenges and development outcomes ($\beta = -0.478$, $p < .001$), validating the Theory of Property Rights' emphasis on secure tenure for development. This relationship emerges because unclear property rights increase transaction costs for development initiatives, making projects economically unviable even when technically feasible. These findings explain why development organizations increasingly bypass traditional areas despite their significant resource potential.

Social relationships deteriorate under the strain of land-related conflicts, with traditional leaders reporting a 70% increase in family and neighbor disputes stemming from unclear land rights. Statistical analysis revealed significant correlations between documentation problems and community tensions ($r = -.395$, $p < .01$), indicating that administrative challenges create social consequences that extend beyond land management. These results align with Berry's (2017) findings about social impacts of land administration challenges but contradict her conclusion that such conflicts primarily reflect underlying social tensions. Instead, the current study reveals that previously harmonious relationships often dissolve specifically because of boundary and inheritance disputes, suggesting administrative rather than social origins for these conflicts. Political Ecology Theory explains how resource conflicts reshape community dynamics by transforming collaborative neighbors into competing claimants, fundamentally altering established social patterns. This transformation occurs because land disputes trigger zero-sum perceptions that undermine traditional conflict resolution mechanisms based on compromise.

Investment confidence suffers due to uncertain land rights, with Ministry officials documenting a 45% decline in formal investment inquiries, while traditional leaders noted widespread reluctance to develop allocated land. Chi-square analysis showed significant associations between documentation quality and investment decisions ($\chi^2 = 15.876$, $p = .003$), revealing how administrative challenges directly affect economic behaviors. These patterns

support Oyama's (2021) research on investment behavior in areas with unclear tenure rights but extend his analysis by demonstrating that even small-scale household investments decline under conditions of tenure uncertainty. This reluctance affects not only commercial projects but also basic residential improvements and agricultural investments, creating a cascade of economic impacts that extend beyond formal investment statistics. The reluctance emerges not from risk aversion but from rational economic calculation: investments become irrational when ownership rights might be contested, regardless of the investment's potential return.

Traditional authority faces mounting pressure from land administration difficulties, with approximately 45% of community members, particularly younger generations, questioning established allocation practices. The regression analysis indicated that documentation challenges significantly predict authority erosion ($\beta = -0.412, p < .001$), revealing how administrative problems undermine traditional governance systems. These findings validate Institutional Change Theory's predictions about authority adaptation under pressure but contradict Kaunda and Chowa's (2023) conclusion that traditional authority primarily weakens due to economic modernization. Instead, the current research reveals that perceived administrative inefficiency, rather than cultural change, drives authority erosion, suggesting that improved land administration could strengthen rather than diminish traditional leadership institutions. This erosion occurs because land represents the most visible and consequential domain of traditional authority, making failures in this area particularly damaging to overall legitimacy.

Agricultural productivity decreases due to land-related uncertainties, with community members reducing investment in land improvement. Correlation analysis showed strong relationships between tenure insecurity and agricultural decline ($r = -.395, p < .01$), revealing how administrative challenges create food security and economic implications. These findings support Rangan and Gilmartin's (2002) research on agricultural impacts of unclear land rights but extend their analysis by demonstrating that productivity declines affect even established farmers, not just new entrants. The current study reveals that tenure insecurity reduces not only capital investments but also labor inputs, as farmers allocate effort toward activities with more secure returns. This behavioral change stems from rational risk management rather than agricultural knowledge limitations, challenging development programs that focus on training without addressing tenure security.

These findings carry significant practical implications for development policy. First, they demonstrate that improving land administration systems would yield economic benefits extending far beyond land management itself, affecting agricultural productivity, housing quality, and commercial investment. Second, they reveal that traditional authority structures, rather than being obstacles to development, represent potential partners in improved governance when supported with appropriate resources. Third, they suggest that community conflict resolution programs should target land disputes specifically rather than general mediation approaches. Finally, they indicate that documentation support represents the most immediate intervention that could improve both governance and economic outcomes, providing a clear priority for limited development resources. Addressing these effects requires recognizing that land administration challenges create systemic consequences across social, economic, and political domains, necessitating integrated rather than sectoral responses.

CHAPTER SIX: CONCLUSIONS AND RECOMMENDATIONS

6.0 Introduction

This chapter presents conclusions drawn from the research findings on land dispensation challenges faced by traditional leaders in Kasama District. It summarizes key findings related to allocation procedures, challenges, and their effects on development. The chapter provides targeted recommendations for improving land administration practices and suggestions for future research, while acknowledging study limitations. These elements together offer practical pathways for enhancing traditional land management systems.

6.1 Summary of the Findings

6.1.1 Land Allocation Procedures

Traditional leaders employ structured allocation processes including application screening, community consultation, site inspection, and documentation. Statistical analysis showed significant correlations ($r = .482, p < .01$) between formal procedures and effective land administration. However, documentation practices vary across chiefdoms, with approximately 75% of initial submissions requiring revision according to Ministry officials. Leaders spend about 25% of administrative time on record-keeping activities.

6.1.2 Main Challenges

Resource constraints severely limit effective land administration, with 85% of traditional leaders reporting inadequate tools. Documentation difficulties result in approximately 40% loss of historical records. Boundary disputes account for 65% of land-related conflicts, while competing claims consume 30% of leaders' time. Statistical analysis revealed strong negative correlations ($r = -.395, p < .01$) between these challenges and allocation effectiveness.

6.1.3 Effects of Challenges

The research identified significant impacts on development, with 60% of planned projects facing delays or cancellation. Community tensions increased by 70% due to land-related conflicts. Investment inquiries declined by 45%, while 55% of allocated land remains underdeveloped due to tenure insecurity. Traditional leaders now spend 65% of administrative time resolving land disputes rather than focusing on development initiatives.

6.2 Overview of The Study

This study investigated challenges in land dispensation by traditional leaders in Kasama District. The research employed a mixed-methods approach to examine land allocation procedures, identify key challenges, and assess their effects on land ownership and development.

The study's literature review revealed significant gaps in understanding specific challenges faced by traditional leaders in land dispensation. Three theoretical frameworks guided the research: Theory of Property Rights, Theory of Institutional Change, and Theory of Political Ecology. These theories provided analytical lenses for examining how traditional leaders navigate land allocation challenges.

The methodology combined quantitative surveys of 324 households with qualitative interviews of 8 traditional leaders and 7 government officials. Data analysis included descriptive statistics, correlation analysis, chi-square tests, hierarchical multiple regression, and mediation analysis.

Key findings revealed:

- Significant relationships between land allocation procedures and dispensation effectiveness
- Major challenges including documentation issues and coordination difficulties
- Important moderating effects of government policies and cultural factors
- Differential impacts across demographic groups

The research confirmed that traditional leaders face multiple challenges in land dispensation, requiring balanced approaches that consider both formal administrative requirements and cultural practices. The findings demonstrated the need for strengthened coordination between traditional and state institutions in land administration.

6.2 Conclusion

The study demonstrates that land dispensation in Kasama District faces significant challenges affecting both administration efficiency and development outcomes. While traditional leaders maintain structured allocation procedures, resource limitations and documentation challenges substantially impair their effectiveness. Statistical evidence shows strong correlations between these challenges and reduced development opportunities ($r = -.378, p < .01$). The findings reveal how inadequate tools, poor record-keeping, and boundary disputes create reinforcing patterns of difficulty, leading to decreased investment and weakened traditional authority. These challenges particularly affect project implementation and community relationships, with 60% of development initiatives experiencing delays and 70% increase in land-related conflicts. The situation requires targeted interventions to strengthen traditional land administration while preserving customary authority structures.

6.3 Recommendations

The study made the following recommendations based on the findings of the study:

Recommendation One:

Strengthening Documentation Systems: Traditional leaders should establish standardized documentation systems for land allocation. This includes developing digital record-keeping platforms, implementing systematic filing procedures, and maintaining updated land registers. The Ministry of Lands should provide technical support and resources for implementing these systems, ensuring proper documentation of all land transactions and boundaries.

Recommendation Two:

Enhancing Coordination Mechanisms: A formal coordination framework between traditional leaders and government institutions should be established. This framework should include regular meetings, clear communication channels, and defined roles for both traditional and state authorities. The framework should outline procedures for handling land allocation matters that require both traditional and state involvement.

Recommendation Three:

Capacity Building Programs: Traditional leaders should receive regular training in modern land administration practices while preserving cultural values. These capacity-building programs should cover:

- Modern mapping and surveying techniques
- Dispute resolution methods
- Legal aspects of land administration
- Record-keeping systems

Recommendation Four:

Policy Integration Framework: The government should develop an integrated policy framework that recognizes and strengthens traditional land administration systems. This framework should:

- Define clear boundaries between traditional and state authority

- Establish mechanisms for protecting communal land rights
- Provide guidelines for handling development projects on traditional land
- Create support systems for traditional leaders in land administration

6.4 Recommendation for Future Study

Future research should examine the effectiveness of hybrid land administration systems that combine traditional and modern practices in similar districts. This study should employ mixed-methods approaches incorporating GIS mapping, comparative case studies, and longitudinal data collection to measure specific outcomes across different administrative models. Researchers should develop standardized metrics for land administration effectiveness that capture both formal documentation quality and community satisfaction levels. Investigation should focus on identifying transferable elements from successful hybrid systems while analysing how resource constraints, cultural factors, and institutional arrangements influence adaptation processes. This approach would generate actionable findings for policy development while advancing theoretical understanding of institutional adaptation in land governance.

6.5 Limitations of the Study

The research faced constraints in accessing complete historical records due to poor documentation preservation. Language barriers occasionally affected data collection from elderly traditional leaders, requiring translation assistance. The study's focus on one district may limit the generalizability of findings to other regions with different traditional leadership structures. Additionally, some traditional leaders were initially hesitant to discuss challenges openly, potentially affecting the depth of qualitative data collected.

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QUESTIONNAIRE FOR HOUSEHOLDS

Dear Respondent,

My name is Saviet Phiri, I am conducting research on "Investigating Challenges in Land Dispensation by Traditional Leaders in Kasama District" as part of my studies at the University of Lusaka. Your household has been randomly selected to participate in this study. The information you provide will help understand challenges in land allocation and develop recommendations for improvement. Your responses will remain confidential and will be used solely for academic purposes. Participation is voluntary, and you may withdraw at any time. The questionnaire will take approximately 20 minutes to complete. Your honest responses are greatly appreciated.

Thank you for your participation.

SECTION A: DEMOGRAPHIC INFORMATION

Instructions: Please mark (✓) in the appropriate box for each question.

1. Gender
 - a) Male
 - b) Female

2. Age Group
 - a) 18-30 years
 - b) 31-40 years
 - c) 41-50 years
 - d) Above 50 years

3. Duration of Residence in Kasama District
 - a) Less than 5 years
 - b) 5-10 years
 - c) 11-20 years
 - d) Over 20 years

4. Educational Level
 - a) Primary
 - b) Secondary
 - c) College/University
 - d) None

5. Land Ownership Status
 - a) Own land through traditional allocation
 - b) Renting/Leasing
 - c) No land
 - d) Other (specify): _____

SECTION B: PROCEDURES USED IN LAND ALLOCATION

Instructions: Please indicate your level of agreement with each statement by marking (✓) in the appropriate column, where 1 = Strongly Agree, 2 = Agree, 3 = Neutral, 4 = Disagree, and 5 = Strongly Disagree.

Statement	1	2	3	4	5
Traditional leaders require written applications from community members seeking land allocation in Kasama District					
The land allocation process includes physical inspection of the requested land by traditional authorities					
Traditional leaders consult with neighbouring landholders before allocating land to new applicants					
Community members must provide proof of district residence before receiving land allocations					
Traditional leaders maintain written records of all land allocations made in their areas					
The land allocation process requires approval from multiple levels of traditional leadership					
Traditional leaders issue formal documentation to confirm land allocation to community members					
Community meetings are held regularly to discuss land allocation matters in the district					
Traditional leaders follow specific criteria when prioritizing land allocation applications					
The allocation process includes clear procedures for resolving boundary disputes between neighbours					
Traditional leaders coordinate with government offices when allocating land near urban areas					

Community members participate in the demarcation of allocated land boundaries					
Traditional leaders require payment of specified fees for land allocation services					

SECTION C: CHALLENGES IN LAND ALLOCATION

Instructions: Please indicate your level of agreement with each statement by marking (✓) in the appropriate column, where 1 = Strongly Agree, 2 = Agree, 3 = Neutral, 4 = Disagree, and 5 = Strongly Disagree.

Statement	1	2	3	4	5
Traditional leaders face difficulties maintaining accurate records of land allocation in their areas					
Boundary disputes frequently arise between community members due to unclear land demarcation					
Traditional leaders lack adequate resources to implement effective land allocation documentation systems					
Coordination between traditional leaders and government offices creates delays in land allocation					
Population growth has increased pressure on available land for allocation in the district					
Traditional leaders struggle to verify previous land allocations due to poor record-keeping					
Multiple claims on the same piece of land create conflicts in allocation processes					
Traditional leaders lack modern tools for measuring and mapping allocated land areas					
Interference from external stakeholders complicates the land allocation process in communities					
Traditional leaders face challenges protecting communal land from unauthorized allocations					

SECTION D: EFFECTS OF CHALLENGES ON LAND OWNERSHIP AND DEVELOPMENT

Instructions: Please indicate your level of agreement with each statement by marking (✓) in the appropriate column, where 1 = Strongly Agree, 2 = Agree, 3 = Neutral, 4 = Disagree, and 5 = Strongly Disagree.

Statement	1	2	3	4	5
Land allocation challenges have led to increased disputes among community members					
Development projects face delays due to uncertainties in land ownership documentation					
Community members hesitate to invest in land improvements due to tenure insecurity					
Agricultural productivity has decreased due to unresolved land allocation disputes					
Traditional leaders' authority has weakened due to recurring land allocation problems					
Young people struggle to access land for housing and farming activities					
Land allocation challenges have reduced community trust in traditional leadership					
Investment opportunities are lost due to unclear land allocation procedures					
Social relationships within communities have deteriorated due to land disputes					
Women face increased difficulties accessing land due to allocation challenges					
Development planning has become difficult due to uncertain land ownership status					

Thank you for your participation in this study.

INTERVIEW GUIDE FOR KEY INFORMANTS - MINISTRY OF LANDS

Dear Participant,

My name is Saviet Phiri, I am conducting research on "Investigating Challenges in Land Dispensation by Traditional Leaders in Kasama District" as part of my doctoral studies at the University of Lusaka. You have been purposively selected for this interview due to your role in land administration. The interview aims to gather information about land dispensation challenges, procedures, and their effects on development. Your expertise and experiences will provide valuable input for improving land administration practices. The interview will take approximately 45 minutes. Your responses will remain confidential and will be used solely for academic purposes. Participation is voluntary, and you may decline to answer any question or withdraw at any time. With your permission, the interview will be audio-recorded to ensure accurate documentation.

Objective 1: To examine the procedures used by traditional leaders in allocating land

1. How do traditional leaders in Kasama District coordinate with your office when allocating land?
2. What documentation procedures do traditional leaders follow when processing land allocations?
3. How does your office validate land allocations made by traditional leaders?

Objective 2: To identify main challenges in land allocation

1. What major challenges do you observe in traditional leaders' land allocation practices?
2. How do these challenges affect your office's ability to process land documentation?
3. What resource constraints affect traditional leaders' land allocation processes?

Objective 3: To assess effects of challenges

1. How do land allocation challenges impact development projects in Kasama District?
2. What effects do these challenges have on land ownership security?
3. How do allocation challenges affect government planning and development initiatives?

INTERVIEW GUIDE FOR TRADITIONAL LEADERS

Dear Respondent,

My name is Saviet Phiri, I am conducting research on "Investigating Challenges in Land Dispensation by Traditional Leaders in Kasama District" as part of my doctoral studies at the University of Zambia. You have been purposively selected for this interview based on your authority and experience in land allocation matters. This research seeks to understand the challenges you face in land dispensation and identify potential solutions. Your knowledge and perspectives are essential for developing recommendations to improve land administration practices. The interview will take approximately 45 minutes. Your responses will remain confidential and will be used solely for academic purposes. Participation is voluntary, and you may decline to answer any question or withdraw at any time. With your permission, the interview will be audio-recorded to ensure accurate documentation.

Objective 1: To examine procedures used in land allocation

1. Could you describe your step-by-step process for allocating land to community members?
2. How do you maintain records and documentation of land allocations in your area?
3. What consultation procedures do you follow before making land allocation decisions?

Objective 2: To identify main challenges in land allocation

1. What major difficulties do you encounter when allocating land in your area?
2. How do you handle competing claims for the same piece of land?
3. What resources would help you improve your land allocation practices?

Objective 3: To assess effects of challenges

1. How have land allocation challenges affected development in your area?
2. What impacts do these challenges have on community relationships?
3. How do these challenges affect your authority in land administration?