Draft terms of reference for a scoping study on the potential for Urban LandMark to develop a programme of work in Lesotho

**Background.** Urban LandMark (ULM) is a thinktank based in Pretoria, South Africa, founded in 2006 and funded by UKAid (DFID). The mandate of Urban LandMark is to ‘make urban land markets work better for the poor’ in Southern Africa. To date the organization’s work has been focused in South Africa but now ULM is launching a concerted drive to work throughout the Southern African region. More information and publications can be found at www.urbanlandmark.org. A particularly useful document, to be found on the website, is the handbook *Africa’s Urban Land Markets: piecing together an economic puzzle.*

**ULM’s approach.** Urban LandMark aims to identify the levers of government as well as the actions of citizens that will most effectively make urban land markets work effectively to improve the material conditions of the region’s cities’ inhabitants (and especially the poor). In doing so it gives effect to the ‘right to land’ and the ‘right to the city’. It plays a catalytic role by using research to inform policy and by promoting dialogue between key stakeholders in urban land markets.

**Lesotho context.** Lesotho, along with Botswana and Swaziland had a particular history of land administration, arising from their status as indirectly ruled British protectorates rather than directly ruled colonies. This has accentuated the continued role of traditional leaders in land management and administration, even in the urban centres such as Maseru. The formal system of land supply in Lesotho is notoriously limited, with the bulk of new land coming into the market via traditional leaders. The Lesotho government, with the support of international development partners, has for many years tried to rationalise the land administration system. These efforts have recently, in 2010, come to a head with the enactment of two key laws: the Land Administration Authority Act and the Land Act. These statutes fundamentally reshape the legislative context for the supply, development and transacting of land in the country. The new Land Administration Authority has recently been set up. Considerable technical support is to be provided to the new Authority through support from the Millennium Challenge Corporation.

**Scope of work:** Urban Land Mark wants to commission a Lesotho-based researcher to produce a scoping report that:

1. provides a current background report on urban land market governance in Lesotho that can stand alone as a contribution to the region’s body of knowledge on urban land markets;
2. identifies opportunities for work to make urban land markets work better for the poor in Lesotho;
3. investigates and identifies opportunities for practical partnership or other engagement by Urban LandMark with Lesotho-based partners, including international development partners;
4. identifies risks that will have to be taken into account when undertaking this work;
5. identifies synergies, potential alignment and opportunities for co-funding with other processes; and
6. proposes a five year programme of work for Urban LandMark in Lesotho with a broad costing of its implementation and of each.

Consultant skills and experience. ULM is looking for an expert in urban land markets and urban land governance in Lesotho. S/he will hold tertiary qualifications in urban planning, economics, law or a related discipline. S/he will be familiar with the ‘making markets work’ approach of Urban LandMark and the Finmark Trust. S/he will have excellent report-writing ability as well as an established network of accessible contacts among all the stakeholders the urban land market, i.e. community organizations, developers, government officials (at central and local levels) as well as the key professional associations working in the built environment.

Timeframes. Within six weeks of appointment the consultant will provide Urban LandMark with a draft scoping study. ULM will provide comments on that within two weeks and the consultant will then have a period of two weeks within which to finalise the report.

Reporting. The consultant will report to Stephen Berrisford who will work closely with the consultant especially on the investigation and identification of possible partnerships and co-funding.

Proposals. Please submit proposals to Urban LandMark by 12 noon, Tuesday 16th November 2010. The proposal should set out a clear summary of the consultant’s expertise and experience. Three contactable referees should also be listed in the proposal. A fixed price inclusive of any disbursements etc should be provided in the proposal. Please also include one recent example of a report written by the consultant on a related topic. Proposals should be emailed or faxed to Lerato Ndjwili-Potele on lerato@urbanlandmark.org.za or +27-12-342 7639. Should you have any queries about these Terms of Reference please address them to Stephen Berrisford via email: stephen@berrisford.co.za.