



CONCEPT NOTE

PROGRAMME FOR PLANNING, SURVEYING, AND LAND TITLING IN TANZANIA



PREPARED BY: MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS
DEVELOPMENT; PMO-RALG AND NATIONAL BUREAU OF STATISTICS

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Concept Note on a Programme for Planning, Surveying and Titling of Land in Tanzania

1.0 Introduction

Tanzania has abundant land suitable for human settlement as well as socio-economic activities. Land demand for different uses (including demand of land for investment, crop farming, livestock keeping and settlements) has been increasing over years. On the other hand, urbanization is increasingly growing (at about 6 percent per annum), while most of the land is unplanned, un-surveyed and untitled, invariably leading to unplanned settlements, difficulties in land management, conflicts over land use, under utilization of land and hence a capital that is underutilized.

The Government has decided to address the aforementioned challenges by implementing this Programme, whose main objective is to ensure that, all land in the country is planned, surveyed and titled. The success of the Programme will ultimately help the Government to realise the potential benefits of land, including its use in accelerating investment (the main gist of the second Five-Year Development Plan 2016/2017 – 2020/2021, Sustainable Development Goals – SDGs and Tanzania Development Vision 2025), so as to safeguard the national sustainable development.

2.0 Basic Information of the Programme

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|------|----------------------------------------------------|-----------------------------------------------------------------------|
| i. | Name of the Programme: | Programme for Planning, Surveying and Titling of Land in Tanzania |
| ii. | Particulars of the Programme owner: | Ministry of Lands, Housing and Human Settlements Development (MLHHSD) |
| iii. | Sector of the Programme: | Land |
| iv. | Location of the Programme: | Tanzania Mainland in 181 Local Government Authorities (LGAs) |
| v. | Requested annual budget: | 217,060,799,500/= |
| vi. | Expected duration of the Programme implementation: | Ten (10) Financial Years |

3.0 Background

Land in Tanzania is a major resource that affects other sectors, which are of utmost importance to the existence of the nation. Nearly 70 percent of the country's population is employed to agricultural related activities that are tied to land. As such, land ensures food and national security.

The increase in human population over recent decades has consequently increased the demand for land. Also, the continually growing livestock population raises demand for grazing land. Additionally, increased urbanization requiring more land for settlements, industries and commerce has intensified competition for land in and around urban centres. Indeed, the recent increase of prospective investors wishing to acquire large pieces of land in various parts of the country in response to the country's investment policy has subsequently increased competition for arable land that has in turn increased conflicts with villagers in many parts of the country.

In view of the above, unplanned, un-surveyed and untitled land areas have resulted into numerous challenges to local authorities, societies and the public in general, such as increase in unplanned settlements in urban centres; unplanned towns/cities; and land disputes.

Additionally, preparations for the 2002 and 2012 Population and Housing Censuses envisaged intense use of information on the various administrative units in the country. The delineation of Enumeration Area (EAs) made extensive use of base maps developed and produced by the Surveys and Mapping Division (SMD) of the Ministry of Lands, Housing and Human Settlements Development, to determine positions that mark the EA boundaries. The mapping work for the 2012 Census provided village, ward, district and regional boundaries, which in some places did not match/align with those produced by the SMD, hence the need for harmonization of boundary datasets developed by the two institutions.

The National Land Policy (1997) and the Land Acts No. 4 and 5 (1999) recognize land as a valuable resource. The fact that the land, in most parts of the country, is not planned, surveyed and titled, it's not adequately utilized as an important facility towards fostering socio-economic development.

This Programme therefore, has been developed as a result of the resolutions made by the National Advisory Committee of the 2012 Population and Housing Census (PHC). The

resolutions were reached in a meeting held on 21st September, 2015 following directives of a session of the Central Committee of the 2012 PHC in addressing challenges related to administrative boundaries that have been faced during the census operations.

The Programme has also been developed to guide the land sector in implementation of Second-Five Year Development Plan, Strategic Plan for Implementation of Land Laws and implementation of Sustainable Development Goals (specifically goal number one and eleven) with the view to pursuing the Tanzania Development Vision (TDV) 2025. This is in consistent to the National Land Policy, which aims to ensure that land is put to its most productive use to promote rapid social and economic development of the country; it promotes an equitable distribution of and access to land by the citizens; and it promotes a dedicated and suitable land information management.

3.1 Rationale of the Program

Land information and its management are strategically important as it assists and affects a major part of human decision-making. The information requirements for supporting sustainable development involve the integration of a number of different types of land data and information from diverse sources, including: land administration, socio-economic, environment, and developmental data. For example, it is not sufficient for purposes of investment in agriculture to know that, there are lands that are particularly suited to cultivation of a certain cash crop in Tanzania. One must know the precise location and distribution pattern of these lands for benefit of investment and also several other factors, which may decide upon profitability and wisdom of intended land use.

4.0 Framework of the programme

4.1 Overall Goal

The overall goal of the Programme is to ensure that, all land in Tanzania is planned, surveyed, titled and its related information is properly maintained for efficient land management, thus guaranteeing security of land tenure.

- i. The indicators of the overall goal include: proportion of districts, villages and reserved land (national parks, game controlled areas, forest reserves and wild life management/conservation areas) with undisputed Government Notices - GNs; proportion of villages with adjudicated boundaries; proportion of villages with Certificates of Village Land - CVLs; proportion of villages with land use plans; proportion of surveyed land parcels; proportion of titled land parcels (Certificates of Right of Occupancy - CROs and Certificates of Customary Right of Occupancy - CCROs).
- ii. Indicators that express achievement of the overall goal include extent of unplanned settlements reduced, decrease in land related disputes (land use, ownership, and boundary disputes), increase in the use of land as collateral and decrease in time spent to register land transactions and in land related revenue collections.
- iii. The groups that benefit as the result of achieving the overall goal are citizens; investors (both local and foreign), institutions and land administrators.

4.2 Programme Purpose

The programme purposes are:-

To ensure that every land parcel in rural areas is surveyed and titled;

To ensure that every urban centre is planned and every land parcel is surveyed and titled; and

To ensure that land information is properly maintained for efficient land management.

- i. Indicators that express achievement of the programme purpose include increased number of villages with surveyed village boundaries and CVL; increase in number of villages with land use plans; increase in number of surveyed land parcels; increase in number of parcels that are officially owned and land administration in the country is in place and working with increased efficiency.

- ii. The groups or individuals that benefit as the result of achieving the programme purpose are citizens; investors (both local and foreign), institutions and land administrators.

4.3 Outputs

The basic components that build up to the completion of the Programme are as follow:-

A. Planning, Surveying and Titling of Rural Land

- i. Public awareness on land related policies, laws and guidelines;
- ii. Capacity building/training (working tools and skills);
- iii. Updated administrative boundary Government Notices - GNs;
- iv. Cadastral Database;
- v. Survey plans of village boundaries;
- vi. Certificates of Village Land;
- vii. Village land use plans;
- viii. Detailed Village Centre Plans; and
- ix. Titles (CCROs for rural land formalization).

B. Planning, Surveying and Titling of Urban Land

- i. Public awareness on land related policies, laws and guidelines;
- ii. Capacity building (Working tools and skills)
- iii. Reconnaissance and control extension;
- iv. Base maps;
- v. Updated scheme of regularization;
- vi. Updated administrative boundary Government Notices - GNs;
- vii. Master Plans;
- viii. Interim Land Use Plans;
- ix. Boundaries for Land parcels;
- x. Detailed Plans (regularized unplanned urban settlements);
- xi. Survey plans (of new areas and regularized unplanned urban settlements);
- xii. Cadastral Database;
- xiii. Certificates of Land parcels; and
- xiv. Titles (CROs for regularized urban settlements).

5.0 Program Activities and Cost estimation Breakdown (Total cost)

Implementation of the entire Programme is estimated to cost **Tanzania Shillings 2,376,755,194,505/=** for the duration of 10 years. For the first five years of implementation, the Programme is estimated to cost **Tanzania Shillings 1,129,593,117,760/=**, while **Tanzania Shillings 217,060,799,500/=** will be required during the first year of the Program implementation. Table No. 1 indicates breakdown of cost estimates for the planned activities

Table 1: Breakdown of Cost Estimates for the Planned Activities

S/N	Activity	Estimated Cost in TShs
A:	Planning, Surveying and Titling of Rural Land	
1.	To conduct training of Trainers for 60 LGAs Officers;	37,980,000
2.	To develop Parcel Based Land Information System- PBLIS	380,700,000
3.	To procure working equipment and materials for the program	9,471,900,000
4.	To Conduct Stakeholders sensitization Seminars at Five Regions and twenty four District Councils consisting of 1275 Villages	514,480,000
5.	To conduct capacity building trainings to 150 persons, 100 extension Officers and 2,550 Land adjudicators in 15 LGAs	4,196,625,000
6.	To verify, amend and survey administrative boundaries and resolve boundary disputes in 24 districts.	5,729,880,000
7.	To identify previously surveyed land parcels to 24 districts	7,824,562,500
8.	To prepare Land use plans for 85 Villages in 15 districts	15,019,500,000
9.	To prepare Detailed Village residential areas for 85 Villages in each of 15 districts per annum	24,613,875,000
10.	To improve Land Registry in 15 district Council per annum	120,375,000
11.	To improve Land Registry in 85 Villages in each of 15 district Councils per annum	5,100,000,000
12.	To adjudicate 1,200 land parcels in 1,275 Villages each and issue 1,530,000 CCROs per year	53,827,125,000
	Sub-total for Rural project for the first year	126,837,002,500
B:	Planning, Surveying and Titling of Urban Land	
1.	To conduct reconnaissance in 35 towns per year.	302,500,000/=
2.	To conduct public awareness seminars in 35 towns at Regional, Council and Mitaa levels.	3,471,050,000/=
3.	To verify and survey 50 Mitaa administrative boundaries for each town in 35 towns per year	2,419,375,000/=
4.	To establish Control points in 35 Urban settlements per year	1,000,750,000/=
5.	To prepare 16 base maps of the scale 1: 2,500 in each of 35 towns per year	1,114,400,000/=
6.	To establish Cadastral database system in 25 LGAs	2,024,822,000/=

S/N	Activity	Estimated Cost in TShs
7.	To prepare Schemes of regularization in 35 towns with 20,000 land parcels each per year	877,875,000/=
8.	To survey 20,000 land parcels in 35 towns each per year	17,598,000,000/=
9.	To prepare Interim Land Use Plans in 10 emerging towns per year	3,342,900,000/=
10.	To prepare General Planning Schemes (Master Plans) in 25 towns per year.	15,459,000,000/=
11.	To survey 8,600 Land parcels boundaries in 10 emerging towns and 25 Towns each per year	8,288,525,000/=
12.	To improve Land registries in 25 LGAs per year	437,500,000/=
13.	To prepare 8,600 Residential Licenses in 35 towns each per year	2,580,550,000/=
14.	To facilitate program Operational and administrative costs per year	31,306,550,000/=
	Sub-total for Urban project for the first year	90,223,797,000
	Grand total for the Program for the first year	217,060,799,500

Table 2: Summary of Cost estimation breakdown (First Five years)

Figure in Billion TZS

FY	2016/17	2017/18	2018/19	2019/20	2020/21	TOTAL
AMOUNT	217	221	225	230	234	1,129

Table 3: Summary of Cost estimation breakdown (Second Five years)

Figure in billion TZS

FY	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
AMOUNT	239	244	249	254	259	1,247

6.0 Programme Budget Request for First Year

6.1 Planning, Surveying and Titling of Rural Land Project

It is estimated that the first year of the Program will require Tanzania Shillings 126,837,002,500/= for Planning, Surveying and Titling of Rural Land.

Table 4: Itemized Budget breakdown on inputs for the first year of the Project

S/N	Item	Amount (in million TZS)
A.	Materials	
1.	Land Pillars	8,268,000,000/=
2.	Beacons	183,600,000/=
3.	Rehabilitation of Land registries	5,220,000,000/=
	Sub total	13,671,600,000/=
B.	Stationeries	21,171,855,000/=
C.	Fuel and Craft	
1.	Diesel	4,150,812,500/=
2.	Maintenance	532,600,000/=
3.	Procurement of motor vehicles	9,225,000,000/=
	Sub total	13,908,412,500/=
D.	Equipment	
1.	Computer and computer accessories	201,900,000/=
2.	Survey equipments	31,995,000,000/=
5.	Printers and Scanners	600,000,000/=
	Sub total	32,796,900,000/=
E.	Workforce	
1.	Technical Staff	11,977,240,000/=
2.	Support Staff (Ward ,Villages, and Mitaa)	8,563,200,000/=
3.	Support Staff (Drivers)	3,668,000,000/=
4.	Stakeholders	16,941,480,000/=
5.	Facilitators	80,740,000/=
6.	Land adjudicators	3,442,500,000/=
8.	Leaders (MPs, Ministers, RCs, DCs, Councilors)	96,400,000/=
	Sub total	44,769,560,000/=
F.	Communication Facilities	
1.	Server	250,000,000/=
2.	Modem (Internet facilities)	375,000/=
	Sub totals	250,375,000/=
G.	Conference facilities	268,300,000/=
Grand total for Rural Project		126,837,002,500/=

6.2 Planning, Surveying and Titling of Urban Land Project

It is estimated that the first year of the Program will require Tanzania Shillings 90,223,797,000/= for Planning, Surveying and Titling of Urban Land.

Table 5: Itemized Budget breakdown on inputs for the first year of the Project

S/N	Item	Amount (in million TZS)
A.	Materials	
1.	Land Pillars	395,500,000/=
2.	Improvement of Land registries	437,500,000/=
	Sub total	833,000,000/=
B.	Stationeries	4,389,375,000/=
C.	Fuel and Craft	
1.	Diesel	4,155,625,000/=
2.	Maintenance	186,000,000/=
	Sub total	4,341,625,000/=
D.	Equipment	
1.	Computer and computer accessories	3,468,750,000/=
2.	Survey equipments	13,061,800,000/=
3.	Printers and Scanners	1,872,125,000/=
4.	Cameras, projectors, and projecting boards	17,500,000/=
	Sub total	18,420,175,000/=
E.	Workforce allowances	
1.	Technical Staff	16,441,200,000/=
2.	Support Staff (Ward ,Villages, and Mitaa)	567,000,000/=
3.	Support Staff (Drivers)	1,441,650,000/=
4.	Stakeholders	962,200,000/=
5.	Facilitators	475,700,000/=
6.	Land adjudicators	1,888,000,000/=
7.	Leaders (MPs, Ministers, RCs, DCs, Councilors)	985,000,000/=
	Sub total	22,760,750,000/=
F.	Communication Facilities	1,606,822,000/=
G.	Conference facilities	6,565,500,000/=
H.	Program operational and administrative costs	31,306,550,000/=
Grand total for the Urban Project		90,223,797,000/=

7.0 Program Sustainability

Sustainability refers to whether the project and its direct effect can be sustained after the project is completed. The following areas are considered in determining Program sustainability.

7.1 Operations and Maintenance Plan

The operation and maintenance costs have been excluded in this Proposal. Its estimates will be reviewed and applied after the completion of the Activities and financial years. The LGAs will take charge of operation and maintenance of the project inputs and outputs by setting aside funds in their annual plans and budgets to meet Operation and maintenance once the program projects is completed.

7.2 Organizational Sustainability

The Program Organization Chart is composed of Government Staffs of the various ministries (MLHHSD, PMO – RALG, MoF and other Land related Sector Ministries). The sustainability under this part is based on the mandates of these Ministries conferred by the President of the United Republic of Tanzania. Despite these mandates, the Program will be implemented in the Local Government Authorities in Tanzania mainland of which its establishment and functions is made under the Local Government (District Authorities) Act No. 7 of 1982 (Cap 287), Local Government (Urban Authorities) Act No. 8 of 1982 (Cap 288), Local Government Finance Act No. 9 of 1982 (Cap 290) and the Regional Administrative Act No. 19 of 1997 (Cap 97).

7.3 Financial Sustainability

The Project will be implemented by the Governmental under the Ministry of Land, Housing and Human settlement in collaboration with the Prime Minister’s Office Regional Administration and Local Government and the National Bureau of Statistics. The Ministry of finance will be responsible for provision of fund of the program in collaboration with development partners for the first and second five years periods in line with the implementation of the Long term perspective plan.

It is the responsibility of the President’s Office – Planning Commission, to approve the annual plans and budget ceilings for the program at higher and lower levels of Government for onward preparation of annual Plans and budget. After project completion, LGAs will be capable to cover the operation and maintenance costs for the Program based on expected increase of own sources revenue collection from land rent and other land related charges and fees due to the increased number of the surveyed Land parcels.

8.0 Conclusion

Rural and Urban linkages and the drastic increase in human population have consequently led to the increases in demand for rural and urban land for various socio-economic activities. These are the factor behind to the fast emerging small towns which pose challenges related to availability of planned and surveyed land. Unplanned settlements in these towns result in poor infrastructure, annihilation of the environment and land disputes.

Lack of land use plans and competition for arable land in rural areas also result in land and boundary conflicts that, in many instances, cost human lives and loss of property. In addition, conflicting administrative boundaries among those provided by PMO-RALG in the Government Notices as compared to those developed by NBS from the Census and physical ground requires an immediate resolution.

It is expected that, successful implementation and completion of the Programme will help solve the aforementioned problems. Also, the completion of the Programme will eventually promote the effective and efficient use of land as a potential resource that can greatly contribute to the country's development process.

Nevertheless, the land information database developed within the framework of the Programme will provide a land management system that will facilitate and ease the land acquisition procedures, a situation which will encourage all stakeholders of land sector to participate in effective utilization of land. The programme will also put in place a secure land tenure that will promote peace and national unity, which are paramount to development.