



Land as a Key for Better Governance and Economic Growth for Tanzania: Perspectives and Recent Initiatives

World Bank Land Conference, 20-24 March 2017, Washington DC, USA

Yamungu Kayandabila (PhD)

PERMANENT SECRETARY – MINISTRY OF LANDS, HOUSING
AND HUMAN SETTLEMENTS DEVELOPMENT - TANZANIA

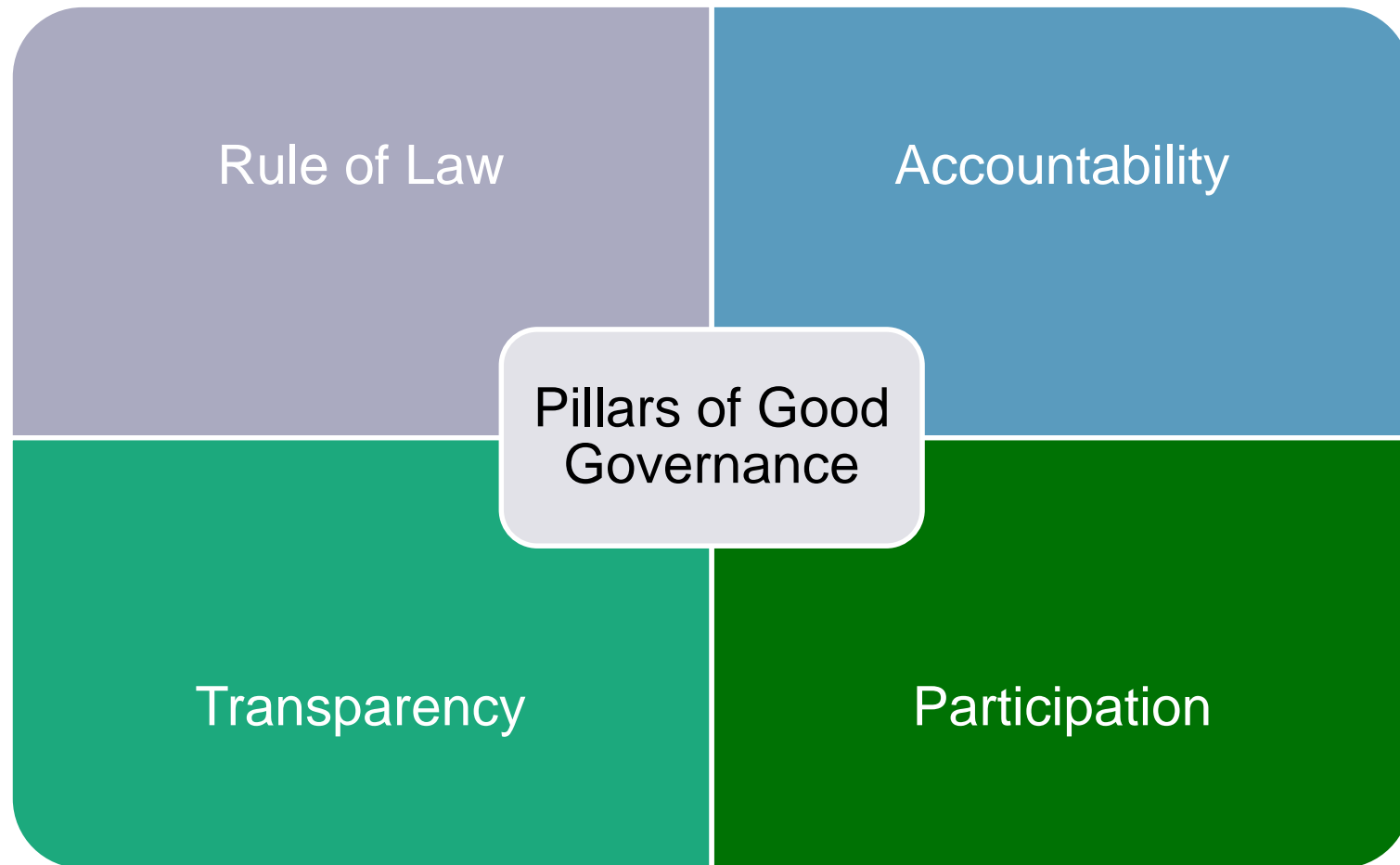
Introduction

What is good governance?

...the manner in which power is exercised in the management of a country's economic and social resources for development - **World Bank**

...is to make it easy for people to do good and difficult to make evil - **Sir Gladstone**

Introduction ...



Land tenure and access to land in Tanzania

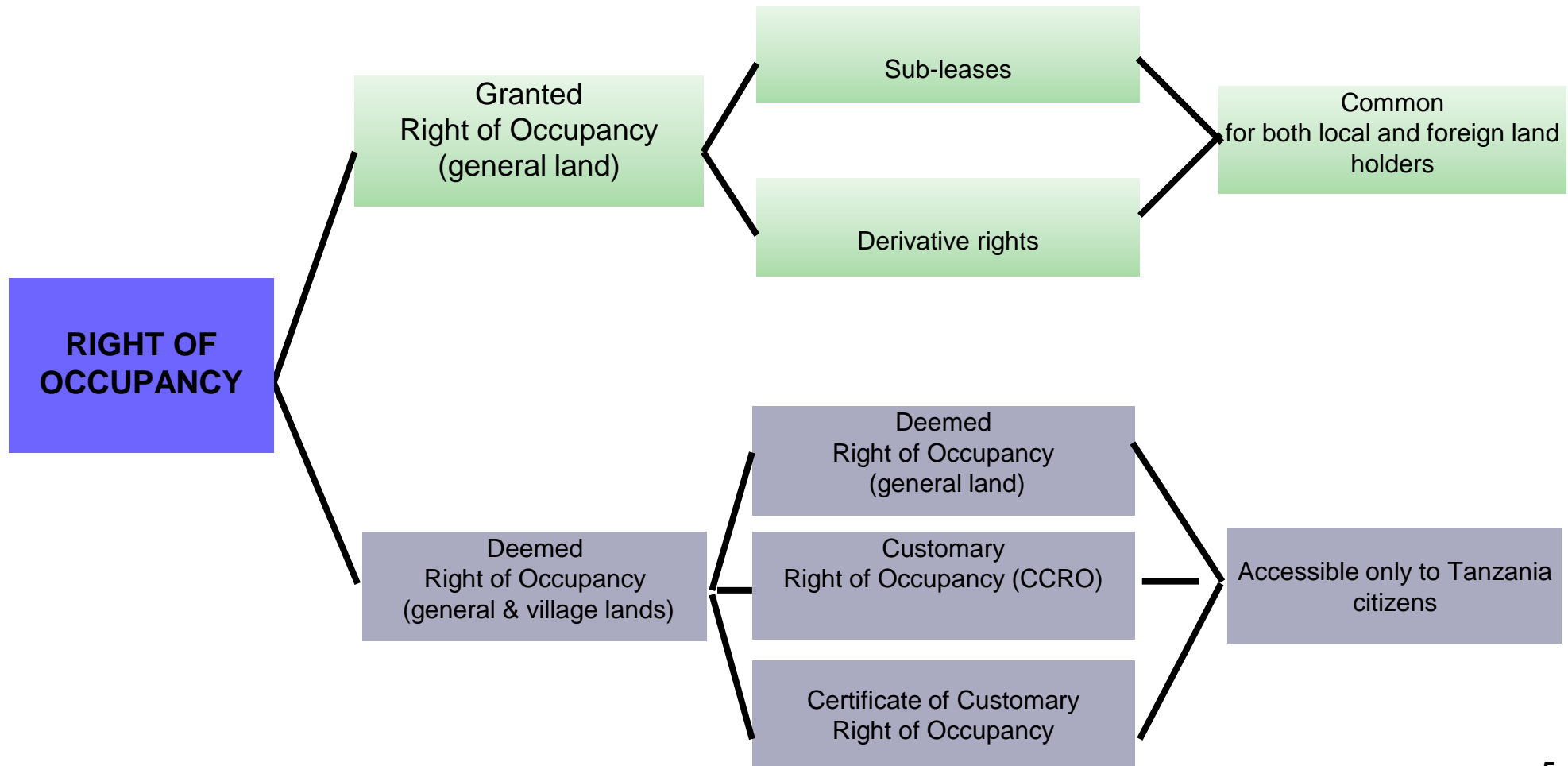
Land Ownership

All land in Tanzania is public and vested in the President as a trustee on behalf of all citizens

Access to Land

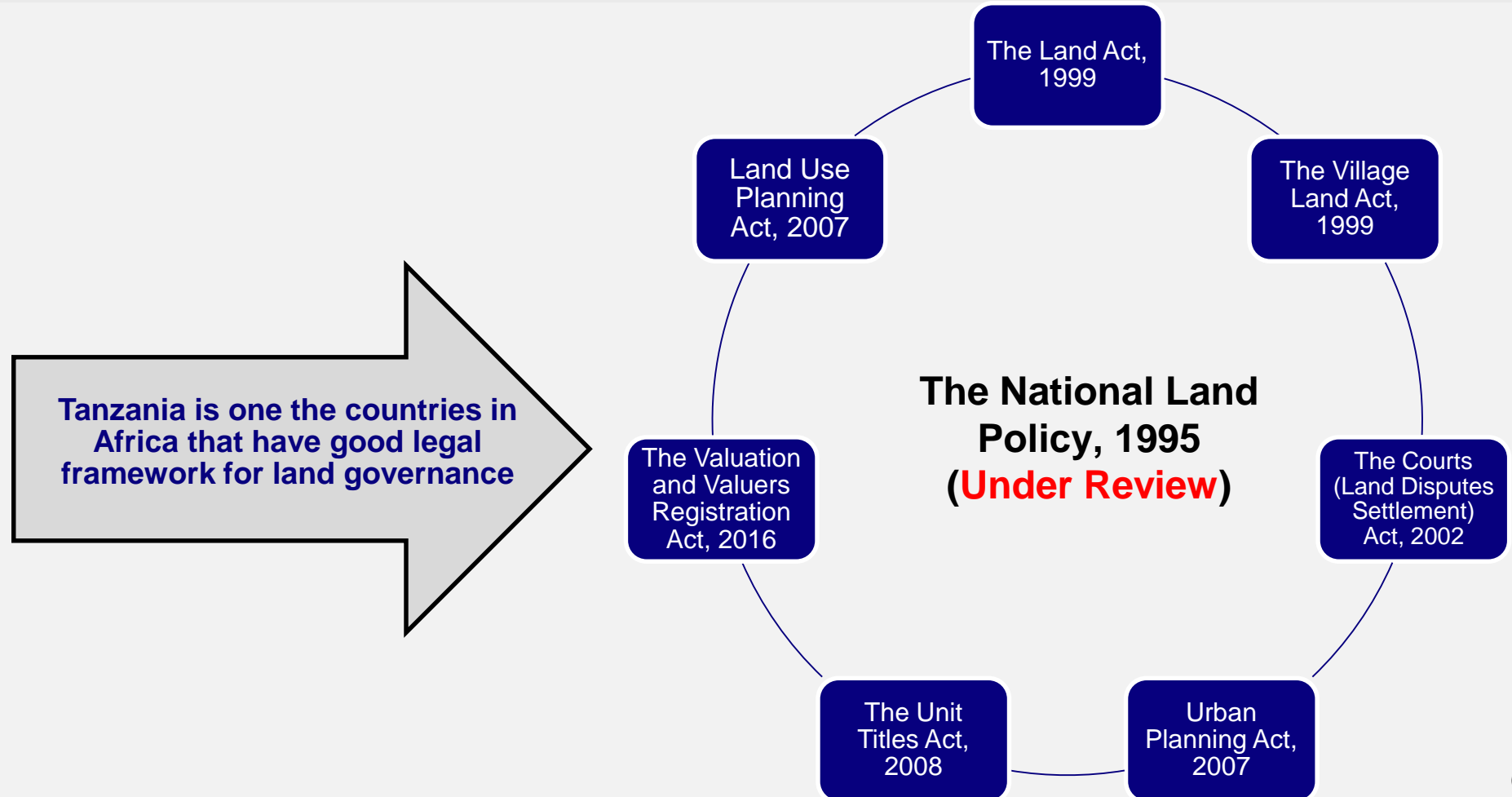
- Any person legally occupying or using land in Tanzania, does so by way of Right of Occupancy or its derivatives
- Foreign investors can access land through Tanzania Investment Centre
- Foreigners who are not investors can access land by way of leasing from R/O holders

Land tenure and access to land in Tanzania...



Policy and legal framework for land administration

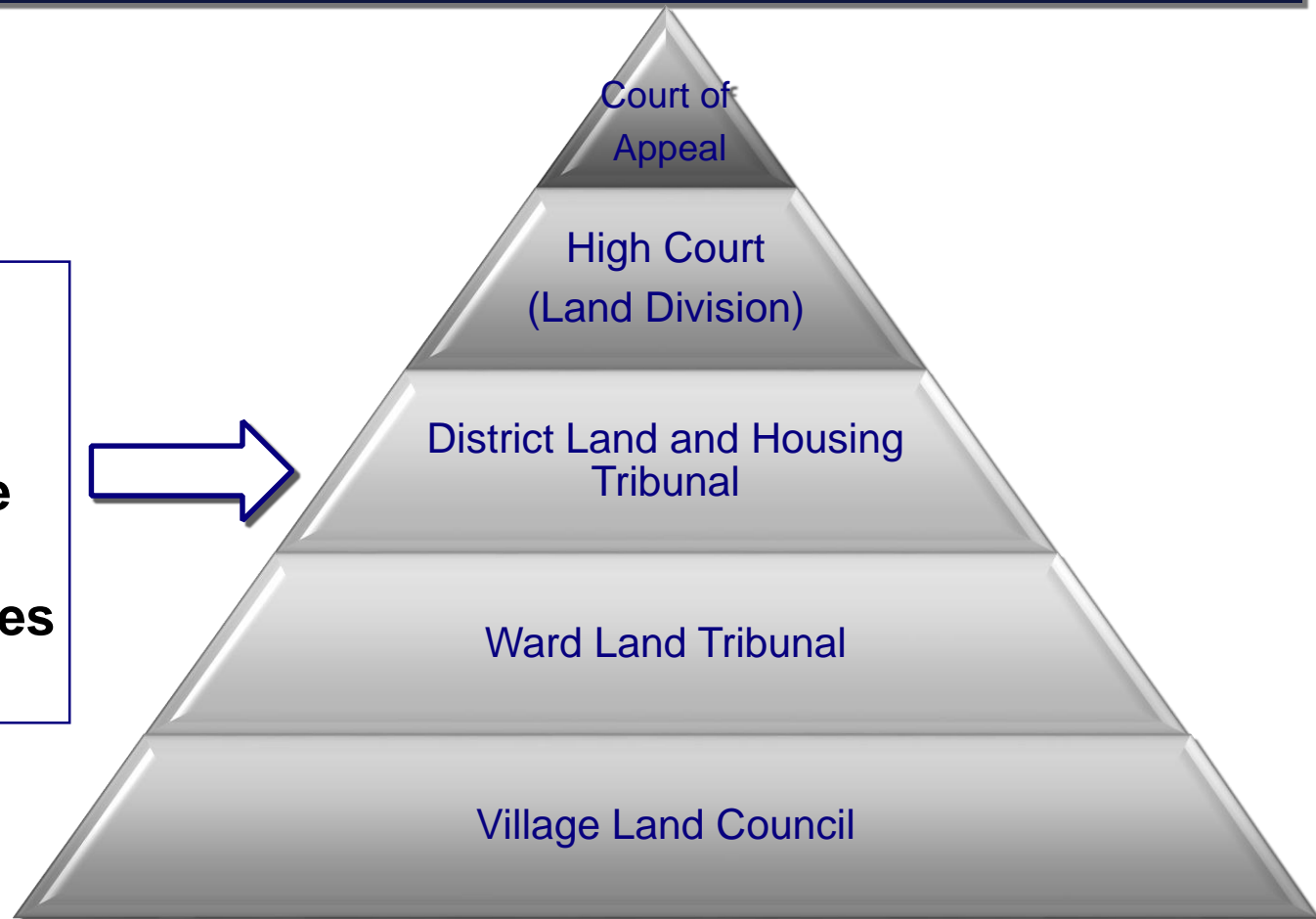
(Rule of law & transparency)



Policy and legal framework for land administration...

(Rule of law – Land dispute settlements machinery)

Land disputes which are not of criminal nature have a dedicated court system starting from the village to the high court (The Courts (land disputes settlement) Act 2002)



The institutional framework for land administration

(Participatory, responsive, decentralised)

Village Land

- Accounts for **more than 70%** of all land in Tanzania
- Governed by **the Village Land Act of 1999**
- Village land administration is by **the Village Council**
- Dispute settlement is by **the Village Land Council** – of which at least **3/7 of its members must be women**
- Men and women have **equal right to access land resources**
- Transfer/conversion of village land to other land categories must have the **consent of the Village Assembly**

General Land

- Accounts for most of **urban land and surveyed farmland in rural areas**
- Governed by **the Land Act of 1999**
- Administered by **local government councils**
- Titling and registration under the Ministry of Lands
- Revocation of title is lengthy and is **done by the President**
- Land holders are required to pay land rent

Reserved Land

Administered by the respective authorities (TANAPA, TFS etc)

The institutional framework for land administration...

(Participatory & transparency)

- Day to day land administration is under LGAs
- Land is allocated by land allocation committees of the respective LGAs
- The Ministry of Lands, operates 8 zonal land offices which are meant to:
 - Enhance access to land delivery services (issuance and registration of title deeds)
 - Minimize time required to offer services
 - Oversee policy and law implementation
 - Issue guidelines
 - Handle complaints

Public and private sector

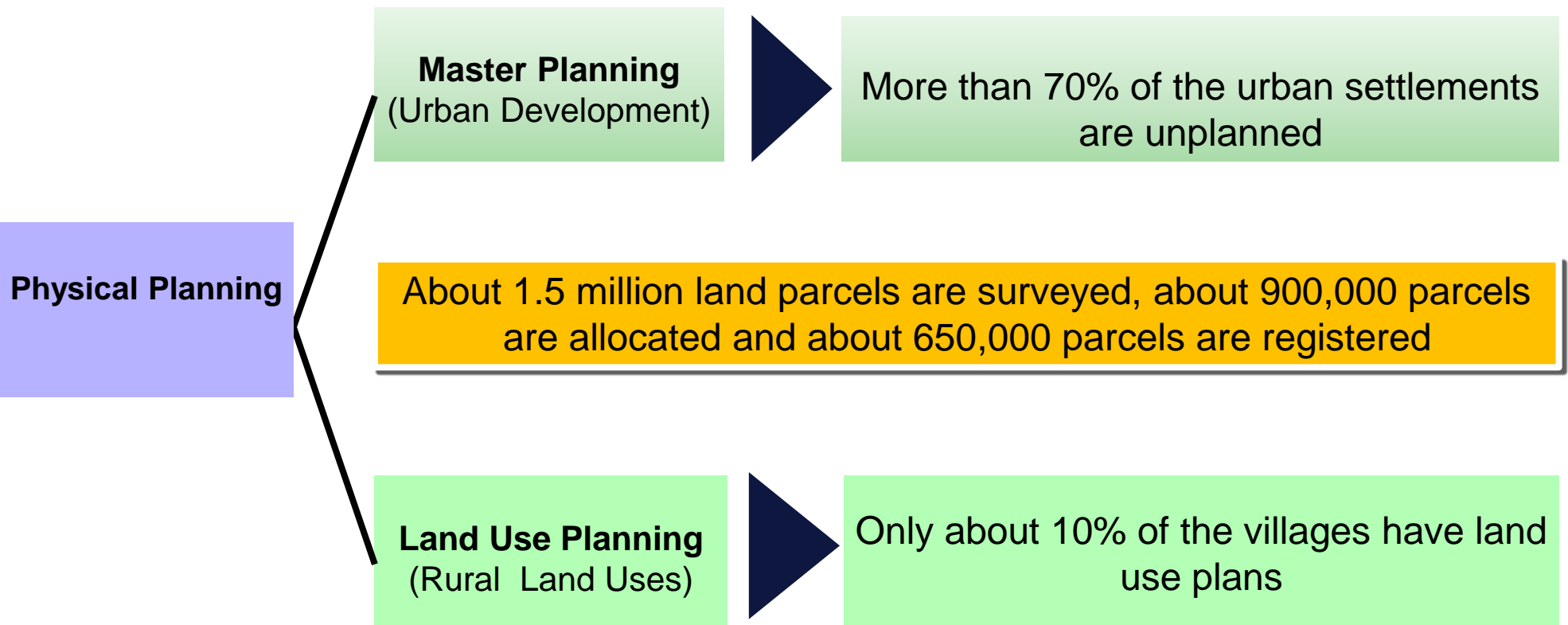
(Accountability)

In a bid to enhance good governance (accountability) Tanzania has taken several steps including enactment of pertinent laws and establishment of institutions such as:

- Prevention and Combating of Corruption Bureau (PCCB)
- Ethics Secretariat
- Financial Intelligence Unit
- Corruption and Economic Crimes Division - High Court

Challenges and Interventions

The state of land planning, surveying and registration in Tanzania



On-going and planned initiatives

(Transparency & participatory)

- Integrated Land Management Information System (ILMIS) - **replace manual system with an electronic system**
- Land Investment Unit - **identify & monitor land for investment**
- Planning, surveying and registration of land parcels in rural areas (Kilombero, Ulanga, Malinyi and Iringa districts) – **to promote land based investment**
- Large farm inventory (planned for this year) - **to be able to monitor land based investment**
- Review of the National Land Policy – **to take care of contemporary needs**

THANK YOU!