



Social Factors Encumbering Land Title Registration in Tanzania: The Case of Mtwivila and Mkimbizi Wards, Iringa Municipality

Abenance L. Kamomonga ^{a*}

^a *Department of Lands and Urban Planning, Iringa Municipal Council, P.O.BOX 162, IRINGA, Tanzania.*

Author's contribution

The sole author designed, analyzed, interpreted and prepared the manuscript.

Article Information

DOI: 10.9734/JSRR/2021/v27i1130460

Editor(s):

- (1) Dr. Kleopatra Nikolopoulou, University of Athens, Greece.
- (2) Dr. Ahmed Mohammed Abu-Dief Mohammed, Sohag University, Egypt.

Reviewers:

- (1) L.M.A.Shamila, Eastern University Sri Lanka, Sri Lanka.
- (2) Kinga Anna Gajda, Jagiellonian University, Poland.
- (3) Hussin Jose Hejase, Al Maaref University, Lebanon.

Complete Peer review History, details of the editor(s), Reviewers and additional Reviewers are available here:
<https://www.sdiarticle5.com/review-history/77771>

Review Article

Received 12 September 2021
Accepted 25 November 2021
Published 25 November 2021

ABSTRACT

The aim of this study was to explore social factors impeding land title registration (LTR) in Mtwivila and Mkimbizi Wards, Iringa Municipality. Using the mixed research design, this study employed cross-sectional research to collect both quantitative and qualitative data. Questionnaire and interview methods were used to collect primary data. Qualitative data were presented in selected themes and verbatim by interview respondents. Quantitative data were presented in tables, frequencies, percentages and figures then analysed descriptively. The study findings indicated limited awareness among Plot Owners Without Title Deed (POWTD) regarding: the inherent benefits of title deeds, probate and administration, plot allocation procedures, land title registration procedures and the perils of not executing property transfer. This study recommends that allied land professionals in Iringa Municipal council (IMC), Ministry of Lands, Housing and Human Settlement Development (MLHHSD) and other stakeholders should create public awareness, as an immediate intervention measure regarding land title registration.

Keywords: Title deed; land title registration; process; public awareness; Tanzania.

*Corresponding author: E-mail: akamomonga@yahoo.com;

1. INTRODUCTION

The Land Act No. 4 of 1999 [1] and the Finance Act of 2020 require Tanzanians to register their land for two key reasons. The first being securing the land in favour of the landowner and secondly as a means of regulating and controlling land uses. It is also aimed at enabling the government to collect land rent revenues from all surveyed plots. Section 24A of the Land Act provides that a person who occupies a surveyed land shall, within 90 days from the date of approval of the survey plan, apply to the Commissioner for Lands for a title deed.

Despite the legal requirements and enforcement mechanism in Tanzania, there has been a low response rate of land title registration. Several plots in Mtwivila and Mkimbizi Wards were planned and surveyed since 1980s. Available data indicate that there are 2,367 registered plots, nevertheless, only 419 (17.7%) of the plots have title deeds, whereas, 163 (6.9%) of the total plots do not have any legal documents, despite having constructed buildings thereon [2].

Several factors, such as financial constraints [3] technological [4] administrative and bureaucratic bottlenecks [5] have been identified as the potential deterrents of land title registration in different countries, resulting in poor service delivery and continued users' dissatisfaction with land registration systems. These factors often influence the certification of land and the security of land tenure with its connected effects on economic growth [6-11]. This study sought to examine social factors that constrained land title registration in Mtwivila and Mkimbizi Wards, Iringa Municipality.

2. LITERATURE REVIEW

Issues pertaining to land registration have received substantial attention from various scholars in Tanzania and beyond. A study by Ghebru and Okumo [12] on assessing land administration service delivery and its challenges in Nigeria revealed that, there is a significant difference in access to land registration information between beneficiaries and professionals, with beneficiaries having generally poor or lack of awareness regarding the processes and procedures of land administration.

Contributing to awareness of the importance of formal land registration, De Soto [13] put it that formal land title will increase capacity of informal

landholders to benefits from land rights. Viewed in the same light, Sheuya and Burra [14] affirm that change of land tenure security in Tanzania by issuance of residential license has helped informal landholders to acquire loan from formal financial institution.

A study by Wankogere and Alananga [15] on assessing factors affecting land titling in Dar es Salaam revealed that awareness on the benefits of formal titles reduces the ability of adopting the informal land right protection mechanisms. In that study, investigation on the benefits of land title was based on three parts, i.e., use right, control right and transfer right benefits. Under the transfer rights, Wankogere and Alananga [15] show that by changing land tenure type from informal to formal; the landholders would benefit more in court bails as the first benefit factor and mortgage as the second benefit factor. It is imperative, therefore, for informal landholders to be informed that formalising their land tenure statuses would increase chance for collateral use of their title deeds.

2.1 Conceptual Framework

The conceptual framework (Fig. 1) was developed to conceptualize the relationship between social factors and land title registration process which eventually determine the number of registered title deeds in the study areas. It was presumed that efficacy of the land title registration process was determined by social factors with land title registration process as an intermediate variable. Poor awareness of formal land procedures among beneficiaries delays the registration process. Limited awareness among respondents was the major social factor which constrained land titling programmes in urban and peri-urban areas [16]. The proposition is that when these factors are in favour of effective land title registration process in the study areas; the number of title deeds will increase; however, the opposite will be the hindrance factors, hence fewer number of registered title deeds in the study areas.

3. METHODOLOGY

A cross-sectional research design was used for the study. The choice of the research design was grounded on the view that it is relatively cheap and less time consuming compared other types of research, hence, more effective [17].

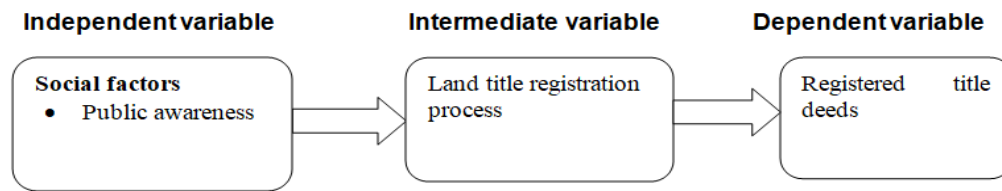


Fig. 1. Conceptual framework on social factors hindering land title registration Source: Author’s own construction

This study was conducted at Mtwivila and Mkimbizi Wards found in Iringa Municipality, Southern Highlands of Tanzania. The municipal lies along latitude 7°S and 14°S of latitudes and between 34°E and 37°E of longitude [18]. The choice of Mtwivila and Mkimbizi Wards was based on the fact that, the two wards were surveyed more than 40 years ago, nevertheless, records revealed that 82.3% of the surveyed plots did not have title deeds. Against this background, it was viewed that the selected study areas were appropriate for the study.

3.1 Population of the Study and Sampling Frame

The study population of this research was 1,785 POWTD from Mtwivila and Mkimbizi Wards. Sampling frame adopted for this study was 357 Plot Owners without Title Deeds equivalent to 20% of the total population.

Sample size used for this study was 75 respondents. This included 72 Plot Owners Without Title Deeds equivalent to 20% of the sampling frame, and three key informants: one from Iringa Municipal Council and two from the Ministry of Lands, Housing and Human Settlements Development- Iringa regional office.

3.2 Sampling Procedures

Systematic sampling technique was used to select 72 POWTD (from 357 sampling frame) selected equally from Mtwivila and Mkimbizi Wards for the study using sampling interval K=5. Furthermore, purposive sampling technique was used to select three key informants that included the Municipal Land Officer; Assistant Registrar of Title and Assistant Commissioner for Lands of Iringa Regional Office.

3.3 Methods of Data Collection

The study adopted mixed research approach in which, both quantitative and qualitative data were

used. In this context, open and closed ended questionnaires were administered to 72 POWTD; whereas semi-structured interviews were employed to three (3) key-informants to obtain technical views and perceptions regarding land holders’ lethargic response to land registration. This enabled the researcher to obtain primary data. Secondary data were collected through various reports from Iringa Municipal Council (Land and Urban Planning Department), Ministry of Lands, Housing and Human Settlements Development and land regulations and land database.

3.4 Data Analysis and Presentations

In this study both quantitative and qualitative data were analysed. Quantitative data were analysed through descriptive statistical analysis. Hejase *et al.* [19] contend that informed objective decisions are based on facts and numbers, real, realistic and timely information. Furthermore, according to Hejase and Hejase [20] “descriptive statistics deals with describing a collection of data by condensing the amounts of data into simple representative numerical quantities or plots that can provide a better understanding of the collected data” (p. 272). Therefore, this study used descriptive statistics including frequencies and percentages represented in data tables and interpreted verbally. Qualitative data were analysed via the content analysis method where data were categorized according to relevant themes and patterns.

4. RESULTS AND DISCUSSIONS

4.1 Results

There were two key emerging issues from the study:

- i. Demographic and social characteristic of the POWTD; and
- ii. Social factors encumbering land title registration process

In the following paragraphs these two issues are discussed and analysed.

4.1.1 Demographic and social characteristics of the POWTD

Most of the respondents (68%) were males and the rest (32%) were females (Table 1). Results show that more males owned land than female counterpart. These findings indicate disproportionate land holding determined by gender. Moreover, 43% of POWTD respondents were between 40 and 49 years; 31% were between 50 and 59 years, 15% of POWTD were between 30 and 39, whereas 7% and 4% were 60 years and above and 19 and 29 years, respectively.

Furthermore, 72% of the POWTD respondents were married. This portrays that married individuals were interested in land ownership to provide assured residential accommodations for their families.

In addition, data provided in Table 1 show that 53% of those who owned property had attained

secondary school education level. As for occupation, socio-demographic results indicated that 46% of the respondents were self-employed and engaged in the private sector, whereas 28% were civil servants. It was further revealed that 21% of the POWTD respondents were unemployed whilst 5% were retired civil servants. It can be inferred in Table 1 that self-employed POWTD respondents made the largest (46%) occupation group.

4.1.2 Social factors impeding land title registration process

This study assessed the POWTD respondents' awareness on various social factors that relate to land registration. The assessment was based on the respondent's awareness about the land title registration process, procedures of inheritance of properties, selling/transfer procedures, procedures of plot allocation, advantages of registering or transferring property as well as awareness of disadvantages of not registering or transferring. Results on social awareness are shown in Table 2.

Table 1. Demographic and social characteristics of the POWTD

| Demographic characteristics | Attribute | Frequency (n = 72) | Percent (%) |
|----------------------------------|------------------------------|--------------------|-------------|
| Sex of Respondents | Male | 49 | 68 |
| | Female | 23 | 32 |
| Total | | 72 | 100 |
| Age of Respondents | 19 -29 | 3 | 4 |
| | 30 – 39 | 11 | 15 |
| | 40 – 49 | 31 | 43 |
| | 50 – 59 | 22 | 31 |
| | 60+ | 5 | 7 |
| Total | | 72 | 100 |
| Marital status of Respondents | Single | 3 | 4 |
| | Married | 52 | 72 |
| | Divorced | 1 | 1 |
| | Widow | 12 | 17 |
| Total | | 72 | 100 |
| Education level of Respondents | None | 2 | 3 |
| | Primary school | 15 | 21 |
| | Secondary school | 38 | 53 |
| | Vocational/technical | 11 | 15 |
| | University | 6 | 8 |
| Total | | 72 | 100 |
| Occupation status of Respondents | Employed/Civil servants | 20 | 28 |
| | Self-employed/Private Sector | 33 | 46 |
| | Unemployed | 15 | 21 |
| | Retired | 4 | 5 |
| Total | | 72 | 100 |

Source: Compiled from Field Data, 2021

Table 2. Social factors hindering land title registration

| Social factors characteristics | Attribute | Frequency (n = 72) | Percent (%) |
|---|-----------|--------------------|-------------|
| Aware of land title registration process | Yes | 24 | 33 |
| | No | 48 | 67 |
| | Total | 72 | 100 |
| Aware of inheritance procedures | Yes | 29 | 40 |
| | No | 43 | 60 |
| | Total | 72 | 100 |
| Aware of selling (transfer) procedures | Yes | 18 | 25 |
| | No | 54 | 75 |
| | Total | 72 | 100 |
| Aware of land allocation procedures | Yes | 20 | 28 |
| | No | 52 | 72 |
| | Total | 72 | 100 |
| Aware of the benefit of property Registration | Yes | 26 | 36 |
| | No | 46 | 64 |
| | Total | 72 | 100 |
| Aware of the benefit of property transfer | Yes | 21 | 29 |
| | No | 41 | 71 |
| | Total | 72 | 100 |
| Aware of the disadvantage of not registering or transferring property | Yes | 23 | 31 |
| | No | 49 | 69 |
| | Total | 72 | 100 |
| Do social factors hinder land title registration | Yes | 67 | 93 |
| | No | 5 | 7 |
| | Total | 72 | 100 |
| The extent to which social factor hinder land title registration | High | 51 | 71 |
| | Moderate | 19 | 26 |
| | Low | 2 | 3 |
| | Total | 72 | 100 |

Source: Compiled from Field Data, 2021

Table 2 shows that 67% of respondents had limited awareness on land title registration process; 60% lacked awareness on inheritance, 75% lacked awareness on selling and transfer procedures, and 72% lacked awareness on plot allocation. Data further showed that 64% of all the POWTD respondents were not aware of the benefit of registering property. It was also found that 71% of all the respondents were not aware of the benefit of transfer of property, whereas 69% lacked awareness of the disadvantages of not registering or transferring. Results from interviews with the respondents reflected these findings as well. In fact, most of the respondents informed the researcher that they were not fully aware of the procedures and processes involved in land registration, allocation, transfer and inheritance. Most of the respondents were hardly aware of the benefit of registering or transferring property and the drawbacks of not doing the same.

Some respondents were of the view that most inherited properties were basically owned by family members through appointed

administrators of the estate. In some cases, POWTD respondents acknowledged that they had never even processed the probate of administration of the estates which would qualify them to accomplish the land title registration process as required by the law. Some believed that they could just own the properties in the same name as of the deceased, unaware that it is a legal requirement to transfer the property ownership soon after the previous owner is dead: the government does not grant title deeds to the deceased. In this context one respondent remarked:

[...We have inherited the house from our own father, but we don't know where he placed the documents. We came to realize it in 2006, three years after our father's demise. We, however, don't want to change the names of our deceased father. We will continue paying bills and everything on the same name...] Respondent 1, 2021

Results presented in Table 3 further indicated that, 32% of respondents lacked original

ownership documents, as a result they never make land title follow-up at the Iringa municipal land office.

Conflicts at various levels may also be responsible for not registering property. In some incidence family conflicts occur when there is disagreement among family members when it comes to inheritance of land property. During the interview, Iringa Municipal Land Officer remarked that:

[... For sure land dispute is among key factors which cause delay in land title registration process in our daily operations. For instance, in each ten cases of unaccomplished title deeds, you may find four cases related to land dispute originating from inherited properties. In such a context, we require some extra time to resolve such disputes administratively instead of focusing on title deeds processing. Otherwise, the complicated cases are being referred to judicial system for legal decisions. All of these occurred as there was mistake made during inheritance processes or during allocation of the property as results of lack of awareness...]

During the interviews with respondents, the researcher realized that there existed conflicts between individuals, families, individuals and government or institutions etc. In one case, for instance, a family conflict happened after the demise of the property owner. The deceased had a residential property at Mkimbizi area. He left

one wife and two children both of who were minors. The deceased had left a brother and sister whom had a son too. His brother was appointed to be the administrator of the estate. Unexpectedly, the administrator solicited the property to his sister's son as the sole beneficiary leaving the widow and her children without anything. This caused a huge family conflict due to lack of awareness concerning the power limits of the estate administrator.

During an interview on the social factors hindering land title registration process, the Assistant Commissioner for Land had this to say:

[... before introducing sensitization programmes to the community through public meeting at Street/Mtaa offices, unreported land disputes were many. After sensitization programmes, many are now aware of the crucial aspects of land ownership, such as the procedures to follow during the land title registration, how to sell, probate and administration of the estate, plot allocation and the inherent benefits of title deeds. The public awareness of land ownership procedures has increased substantially. Despite the prospects, we still have a lot to do to ensure that the number of registered title deeds is increased in our region...]

Results shown in Table 3 revealed that 67% of the respondents did not take any initiatives to make follow-up regarding the land title registration process.

Table 3. Property ownership among respondents

| Baseline Characteristics of Respondents | Attributes | Frequency (n=72) | Percent (%) |
|--|----------------------------|------------------|-------------|
| Mode of property ownership among respondents | Inherited | 27 | 38 |
| | Direct allocation from IMC | 20 | 28 |
| | Purchase from others | 14 | 19 |
| | Traditional allocation | 11 | 15 |
| Total | | 72 | 100 |
| Availability of original ownership documents among respondents | Yes | 49 | 68 |
| | No | 23 | 32 |
| Total | | 72 | 100 |
| Land title follow-up among respondents | Yes | 24 | 33 |
| | No | 48 | 67 |
| Total | | 72 | 100 |
| Land title follow-up stuck point among respondents | Notary/Transfer stage | 13 | 18 |
| | Land office | 11 | 15 |
| | Home/Never tried | 48 | 67 |
| Total | | 72 | 100 |

Source: Compiled from Field Data, 2021

Furthermore, this study shows that properties obtained through inheritance and traditional allocation as original farm owners lack formal ownership documents. In fact, many plot developers were not taking initiatives to make follow-up to register such plots. As a result, some office file records differ from that of the property owner on the ground. This scenario portrays lack of awareness among property developers which may result into land conflicts with plot owners bearing genuine ownership documents.

4.2 Implications of the Findings

In this part of the paper a discussion is made on the two emerging issues.

4.2.1 Demographic and social characteristics of the POWTD

As results show, over two thirds of the POWTD respondents were males. This is indicative that most of the land holders in the area were males. These results may be associated with the discriminative notion that males were the true custodians of land. This notion has deeply been embedded in local customs and cultural perspectives in Tanzania. Consequently, most women are denied access to, and ownership of land. This practice is contrary to Article 24 of the Constitution of United Republic of Tanzania of 1977 (as amended); and Section 3(2) of the Land Act No. 4 of 1999 (Cap.113) [1] which provides for equal rights to own property. Specifically, the latter provides that the right of every adult woman to acquire, use, hold and deal with land shall to the same extent and subject to the same restrictions be treated as a right of any man.

Furthermore, findings in this study show that majority were of middle age. Very few were of old and young age. These findings indicate that all POWTD in the study areas had attained the legal age that qualified them to own land in accordance with the laws governing land in Tanzania. These findings are indicative that mid-aged respondents were considerably more aggressive to own properties for their families. Most of these respondents were employees in either the government or private sector, albeit for some time. One would expect them to have some motivation to register their property; nevertheless, they did not have registered documents for their properties.

This study further showed that majority of the POWTD respondents was married. The findings may suggest that married individuals were much more interested in land ownership so as to provide assured residential accommodations for their families. Others perceived that owning land property was a prestige and provided them with higher social status.

Findings regarding education pattern of respondents indicated that respondents who attained secondary school education ranked the highest in property ownership, compared to those in other levels of education. These results indicate that people with moderate education were more willing to own land and were presumed to be hard working, less judgemental and ready to grab any seemingly profitable opportunity availed to them, no matter the risk.

Occupation status of the respondents was included in this study in order to gain more insight on the social factors hindering land title registration. Findings in this category, as presented in Table 1, have shown that a relatively greater of the study respondents worked in the private sector. Apparently, people in the private sector take good advantage of financing availed by financial institutions to run their enterprises. One would expect them to seriously be aware of, and understand the importance of land title registration since it is most often used as collateral by entrepreneurs. Surprisingly, these respondents did not have registered title deeds for their respective plots.

4.2.2 Social factor hindering land title registration process

Ignorance was found in this study as a major hindrance to land registration. Essentially, there was a general lack of awareness about land title registration, particularly on the importance of title deed. This study also showed that, title applicants lacked awareness on the value attachment to the documentation of land transaction. Furthermore, this study revealed that there was a wrong perception regarding land title registration, as some respondents believed that land title registration was needed only when they wanted to sell or take a loan from the bank [21].

This study found that few women had knowledge on the kind of documents required in land registration. These findings are in line with those in a study conducted by International

Organization for Migration [22] on assessing barriers to women's land property access and ownership in Nepal. The Nepal study revealed that there was an apparent lack of awareness and proper information on land transfer and registration processes and requirements. Lack of awareness and proper information regarding the processes, requirements and the importance of land registration is potentially responsible for poor response to land registration in the study area.

Findings in this study have also revealed conflicts and land disputes contributed to poor response to land registration. The same is also responsible for delays in property registration and transfer. Land officials would take more time resolving the disputes, some of which end up in courts. Findings in this study revealed that most of the family conflicts and land disputes emanate from people's lack of awareness regarding their rights and responsibilities on property ownership and inheritance. These findings are in line with those of Manirakiza [23] on assessing the role of land records in supporting of post conflict land administration in Gasabo, Rwanda. In the study, Manirakiza [23] observes that land dispute was a major factor which hampered land title registration in Rwanda. The author noted that dispute resolution involved many authorities including local administration authorities, local arbitration committees and the court. When compromise is not reached at lower-level authorities, it the case is move to the next higher authority, which is costly and time consuming.

Similarly, Ghebru and Okumo [12] in their study assessing land administration service delivery and its challenges in Nigeria, exposed that beneficiaries generally lack awareness about the processes and procedures of land administration. The authors concluded that, understanding such challenges is a key to improving land administration service delivery in Nigeria. Similar findings were obtained in Zambia [6] and in Ghana [7] In his study on land title registration Sittie [7] observes that, introduction of title registration in Ghana was not accompanied by adequate public education, even within the declared districts. Public education was mainly through the distribution of flyers and brochures, and some public lectures. However, in a society where over 60% of the population were illiterates there was the need for intensive, extensive and sustained public education in the major local languages within the registration districts. The

author further reiterates that title registration has been rather slow and has not been extended country wide. Public awareness on property registration processes and procedures are crucial land registration. These results suggest that majority of POWTD in the study areas lacks awareness on the land title registration; hence they cannot enjoy the inherent benefits of title deeds.

5. CONCLUSION

From the discussed context of this study, it is suggestive that social factors potentially hampered land title registration process in Mkimbizi and Mtwivila Wards in Iringa Municipality, Tanzania. The study observed that lack of public awareness among the public, on issues regarding registration processes and procedures, transfer of property, inheritance, advantages of registration and disadvantages of not registering or transferring, all contributed to poor public response to land registration.

6. RECOMMENDATIONS

Based on the findings and conclusions, the study recommends the following:

Land allied professionals, MLHSD and other stakeholders should be involved in sensitising the public on the importance of land title registration. This study calls for immediate intervention on public awareness creation in the community regarding land title registration and the inherent benefit of title deeds. The questionnaire (Appendix I) introduced by the Ministry of Lands, Housing and Human Settlements Development to verify ownership details may be used as a starting point to clarify some important issues related to land title registration activities (the document is in Kiswahili, the National language of Tanzania). Similarly, the government through Ministry of Lands, Housing and Human Settlement Development and other stakeholders should capacitate and promote sensitization programmes to the community to build public awareness regarding land title registration process via television, radio programmes, newspapers, fliers and brochures.

Non-Government Organizations (NGOs) in collaboration with the government should establish subsidised and funding programmes

related to land title registration with the intention to help marginalized groups found in the study areas. Such programmes may encourage majority POWTD to apply for land title registration.

DISCLAIMER

The author has declared that no competing interests exist. The products used for this research are commonly and predominantly use products in our area of research and country. There is absolutely no conflict of interest between the authors and producers of the products because we do not intend to use these products as an avenue for any litigation but for the advancement of knowledge. Also, the research was not funded by the producing company rather it was funded by personal efforts of the authors.

ACKNOWLEDGEMENT

This research would have not been accomplished without Almighty God's protection throughout the study, cooperation from POWTD, Iringa Municipal Land staffs, Assistant Registrar of Title and Assistant Commissioner for Lands from Iringa regional office, local leaders from respective wards, field research assistants and reviewers for their constructive comments.

COMPETING INTERESTS

Author has declared that no competing interests exist.

REFERENCES

1. United Republic of Tanzania. The Land Act Na. 4 (Cap. 113 Revised Edition 2019), Government Printer, Dar es Salaam; 1999.
2. Ministry of Lands, Housing and Human Settlements Development. Registered Title Deeds at Iringa Region, Regional Land Registry; 2021.
3. De Moura MJ, De Losso R, Bueno S, Do Nascimento CC. Some Notes on How Does Land Title Affect Income, XXXIV Encontro ANPAD, Rio de Janeiro, Brazil; 2010.
4. Thontehh EO, Omirin MM. Land Registration Within the Framework of Land Administration Reform in Lagos State", Proceedings of the 21st Pacific Rim Real Estate Society Conference, Kuala Lumpur, Malaysia; 2015.
5. Ehwi RJ, Asante LA. Ex-post analysis of land title registration in Ghana since 2008 merger: Accra lands commission in perspective", Sage Open. 2016;6(2):1-17.
6. Tembo E, Minango J, Sommesville M. Zambia's National Land Titling Programme - Challenges and Opportunities. Ministry of Land and Natural Resources; 2016.
7. Sittie R. Land Title Registration, the Ghanaian experience. XXIII FIG Congress, Munich, Germany; 2006.
8. Iringa Municipal Council Land Registry [IMCLR]. Surveyed Plots at Mtwivila and Mkimbizi Areas, Unpublished Land Registry Index Book; 2021.
9. United Republic of Tanzania. The Constitution of the United Republic of Tanzania, Government Printer, Dar es Salaam; 1977.
10. United Republic of Tanzania. Land Registration Act (Cap. 334 R.E 2002), Government Printer, Dar es Salaam; 2002.
11. United Republic of Tanzania. The Finance Act No. 8 of 2020, Government Printer; 2020.
12. Ghebru H, Okumo A. Land Administration Service Delivery and its Challenges in Nigeria: A case study of eight states. Nigeria Strategy Support Programme (NSSP) Working Paper 39. Abuja: International Food policy Research Institute; 2016.
13. De Soto H. The Mystery of Capital: Why Capitalism Triumphs in the West and Fails Everywhere Else; Basic Books: New York, NY, USA; 2000.
14. Sheuya SA, Burra MM. Tenure Security, Land Titles and Access to Formal Finance in Upgrade Informal Settlements: The case of Dar es Salaam, Tanzania. Current Urban Studies. 2016;4(4):440-460.
15. Wankogere SD, Alananga SS. Factors Affecting Land Titling During Regularization of Informal Settlements in Dar es Salaam, Tanzania. International Journal of Real Estate Studies. 2020;14(2):73-97.
16. Durand-Lasserve A, Payne G, Rakodi C. Social and economic impacts of land titling programmes in urban and peri-urban areas: A review of the literature. Paper presented at World Bank Urban Research Symposium, Washington DC; 2007.

17. Thomas L. What is a Cross-Sectional Study? *Journal on Research Methodology*; 2020.
18. Iringa Municipal Council. The Iringa Master Plan (2015-2035) approved by Ministry of Lands, Housing and Human Settlements Development, Iringa; 2017.
19. Hejase HJ, Hejase AJ, Hejase HANJ. *Quantitative Methods for Decision Makers: Management Approach*. Beirut, Dar Sader Publishers. 2012;129.
20. Hejase AJ, Hejase HJ. *Research Methods: A Practical Approach for Business Students (2nd edition)*. Philadelphia, PA, USA: Masadir Incorporated. 2013;272.
21. Nwuba CC, Nuhu SR. Challenges to Land Registration in Kaduna State, Nigeria. *Journal of African Real Estate Research*. 2018;3(1):141-172. DOI: 10.15641/jare.viil.566.
22. International Organization for Migration. *Barriers to women's land and property access and ownership in Nepal*. IOM Kathmandu, Nepal; 2016.
23. Manirakiza JG. *The role of Land Records in Support of Post Conflict Land Administration, A Case of Gasabo, Rwanda*. Enschede, Netherlands; 2014.



APPENDIX I

WIZARA YA ARDHI, NYUMBA NA MAENDELEO YA MAKAZI

TAARIFA KWA UMMA

UHAKIKI WA TAARIFA ZA WAMILIKI WA ARDHI NCHINI

Wizara ya Ardhi Nyumba na Maendeleo ya Makazi inatoa taarifa kwa Umma kwamba inaendelea na zoezi la uhakiki wa taarifa za wamiliki wa ardhi nchini lililoanza tarehe 01 Julai, 2021. Wamiliki wa ardhi wanaohusika katika zoezi hili ni wamiliki wenye:-

1. Hatimiliki,
2. Barua za Toleo za muda mrefu au mfupi; na
3. Leseni za Makazi.

Zoezi la uhakiki wa taarifa za wamiliki wa ardhi litaratibiwa kwenye Ofisi za Ardhi za Mikoa na Halmashauri za Majiji, Manispaa, Miji na Wilaya kote nchini. Wamiliki wote wa ardhi wanatakiwa kujaza taarifa zao za umiliki wa ardhi kwenye dodoso maalum linalopatikana katika ofisi tajwa au kwenye tovuti ya Wizara (www.lands.go.tz). *Dodoso lenye taarifa na viambatisho vyake liwasilishwe kupitia ofisi hizo au barua pepe ya occupancy@lands.go.tz*. Ili kufanikisha zoezi hili, wamiliki wa ardhi wanatakiwa kuwasilisha nyaraka zifuatazo wakati wa uhakiki:

1. Vivuli vya Hatimiliki au Barua ya Toleo au Leseni ya Makazi;
2. Kivuli cha Kitambulisho cha Taifa (NIDA) au namba ya NIDA;
3. Iwapo mmiliki ni Kampuni au Taasisi; Vivuli vya Hati ya Usajili, taarifa za wanahisa na Vitambulisho vya Taifa vya wanahisa.

Wamiliki wa ardhi ambao watahondwa kuwasilisha taarifa zao wenyewe kutokana na sababu mbalimbali, wanaruhusiwa kuwasilisha taarifa kupitia kwa wawakilishi wao ambao watawatambulisha kwa barua rasmi. Zoezi hili limepangwa kufanyika kwa muda wa miezi mitatu (3) kuanzia tarehe 1 Julai, 2021 mpaka 30 Septemba, 2021.

Imetolewa na:

Mary G. Makondo

KATIBU MKUU



JAMHURI YA MUUNGANO WA TANZANIA
WIZARA YA ARDHI, NYUMBA
NA MAENDELEO YA MAKAZI

DODOSO LA KUHAKIKI WA TAARIFA ZA WAMILIKI ARDHI

(Ijazwe na Wamiliki wa Ardhi)

- 1.0. Jina la mmiliki/Wamiliki na Anwani.....
- 1.1. Namba ya simu.....Barua Pepe..... Mtaa/Kijiji unapoishi.....
- 1.2 Taja namba ya kwanja/Shamba unalolimiliki Kitalu..... Mahali..... Halmashauri.....
- Mkoa..... Hati Na..... Tarehe ya mwisho ya kulipia kodi ya pango la ardhi.....
- 1.3. Je unamiliki kama Kampuni, Taasisi Zisizo za Kiserikali (NGO's), Taasisi za Kijamil (CBO's), Taasisi zilizo chini ya Bodi za wadhamini?
- a) Ndiyo ()
- b) Hapana ()
- Kama ni ndiyo taja majina ya wanahisa/ wadhamini pamoja na uraia wao;
- i. Uraia.....
- ii. Uraia.....
- iii. Uraia.....
- iv. Uraia.....
- 1.4. Taja Majina ya mmiliki/wamiliki yaliyopo kwenye Kitambulisho cha Taifa kutoka NIDA na namba yake;
- i. Majina..... Namba ya NIDA.....
- ii. Majina..... Namba ya NIDA.....
- iii. Majina..... Namba ya NIDA.....
- iv. Majina..... Namba ya NIDA.....
- 1.5 Kama majina ya kitambulisho cha NIDA ni tofauti na yaliyopo kwenye Hati/Leseni ya Makazi/ Barua ya Toleo (Offer) ambazo unamiliki/mnamiliki, toa sababu kwa kuweka alama ya (v) (unaweza kuweka kwa zaidi sababu moja):
- a) Kutohamisha miliki (transfer); ()
- b) Kukosewa/kutohuishwa kwa majina kwenye Mifumo ya Wizara ()
- c) Mmiliki kutofikisha umri wa miaka 18 ()
- d) Kurithi ()
- e) Sababu nyingine (eleza tafadhali)..... ()
- 1.6 Je, unamiliki/mnamiliki viwanja/mashamba kwenye maeneo mengine hapa nchini? (Jaza kwenye jedwali na ambatanisha na nakala ya Hatimiliki/Leseni/Barua ya Toleo (Offer) husika). Iwapo nafasi haitoshi geuza nyuma ya karatasi hii.

| Na; | 1.6.1 Namba ya Kwanja/Shamba | 1.6.2 Kitalu | 1.6.3 Mahali/Eneo | 1.6.4 Hati Na | 1.6.5 Jina/Majina | 1.6.6 Halmashauri | 1.6.7 Mkoa | 1.6.8 Tarehe ya Mwisho kulipia kodi ya pango la ardhi |
|-----|------------------------------------|-----------------|----------------------|------------------|----------------------|----------------------|---------------|---|
| 1. | | | | | | | | |
| 2. | | | | | | | | |
| 3. | | | | | | | | |
| 4. | | | | | | | | |
| 5. | | | | | | | | |

1.1.7 VIAMBATISHO

Tafadhali pamoja na maelezo uliyoyajaza hapo juu ambatisha vivuli/nakala ya nyaraka zifuatazo:

- a) Barua ya Toleo(Offer), Leseni ya Makazi au Hatimiliki ya eneo unalomiliki;
- b) Kitambulisho cha NIDA;
- c) Cheti cha Usajili na Nyaraka zinginezo kwa Makampuni, NGO,CBO,Taasisi;
- d) Uraia wa Wanahisa au Wadhamini kwa Makampuni, NGO,CBO,Taasisi.

Tafadhali tunaomba Dodoso lenye taarifa lililojazwa na viambatisho vyake liwasilishwe kupitia Ofisi za Ardhi za Mkoa au Halmashauri au tuma kwenye barua pepe itwayo occupancy@lands.go.tz Tafadhali tunaomba Dodoso lenye taarifa lililojazwa na viambatisho vyake liwasilishwe kupitia Ofisi

*Peer-review history:
The peer review history for this paper can be accessed here:
<https://www.sdiarticle5.com/review-history/77771>*