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CONFERENCE AND AGM**

**LAND ADMINISTRATION PRACTICES IN
TANZANIA**

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**LAND ADMINISTRATION PRACTICES IN TANZANIA:
A performance study of Land Administration
Practices in the Regional Land Office Mtwara.**

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PRESENTATION OUTLINE

1. Introduction
2. Methodology
3. Discussion
4. Findings
5. Real Estate Professionals view and recommendations

Genesis

Land administration is the first Profession and obligation given to the Human race (**Genesis-2:15-the garden of Eden to tend and keep it....**),). Therefore Land administration is established to manage the people-to-land relationship.

The **Value of Land** was first noticed in the Machpelah farm Gen. 23:16 – Abraham agreed to Ephron's terms and weighed for him the price he had named in the hearing of the Hittites: four hundred shekels of silver).

Jeremiah 32:9-12 (...formalizing and documentation...)

9 And I bought the field of Hanameel my uncle's son, that was in Anathoth, and weighed him the money, even seventeen shekels of silver. **10** And I subscribed the evidence, sealed it, and took witnesses, and weighed him the money in the balances. **11** So I gave him the evidence of the purchase, both that which was sealed according to the law and custom, and that which was open: **12** And I gave the evidence of the purchase unto Baruch the son of Neriah, the son of Maaseiah, in the sight of Hanameel mine uncle's son, and in the presence of the witnesses that subscribed the book of the purchase before all the Jews that sat in the court of the prison.

Under Islamic theory, the role of the State is to supervise land, which ultimately **belongs to God**, for the benefit of the community. The State is mandated to administer land, efficiently and fairly, in accordance with God's laws and ethical and moral principles

Genesis, Definitions and Key features

Land administration is the first Profession given to the Human race (**Genesis-2:15- the garden of Eden to tend and the Value came in the Machpela farm 2Gen. 3:13**). Land administration is established to manage the people-to-relationship.

Land is the basis of all wealth, social status, power, shelter, food, and livelihoods to mankind (FAO,

The importance of land and its administration is recognized globally, and this is embedded in the United Nations S It is believed that 11 out of 17 sustainable development goals have a relation with the land component. This gi guidelines to United Nations member states that practising efficient land administration leads to a sustainable

CONSTITUTION: The Ecuadorian government updated its constitution in 2008 with a part the establishment of a national cadaster with an ambitious strategy to implement this in a period of 4–5 years

Social and economic benefits from good land administration is continuously repeated by policymakers of developed countries as an important element for the well-being of their citizens.

Examples of those benefits are: registered ownership enables easier access to loans and credits that are leading to economic development proper land use mapping/registration lead improved urban/rural planning and better quality of living

However, it is believed that 70% of the land in developing countries is unregistered. (Dimo Todorovski 1,* , F Salazar 2 and Ginella Jacome – ITC-University Twente)

Intro....

Are we the late to know?



**FAO World Conference on
Agrarian Reform and Rural
Development, held in Rome on
July 13, 1979**

“The root of world poverty lies in the rural areas. Urban poverty is more obvious – the slums and degradation of some towns in developing countries force themselves upon the notice of the richest citizen and upon the most casual visitor. But the bulk of the slum inhabitants and the beggars on our streets have migrated to towns because they are pushed out of the rural areas by **landlessness, joblessness and hopelessness. It is therefore in the rural areas that we can most effectively tackle the long-term problems of urban poverty. Trying to deal with mass poverty by improving conditions and providing work in the towns simply attracts more and more people from the depressed rural areas”. – year 1979**

***That is – Land, Investment, Employment, GDP, Income – Wealthy creation
Year 2020s by Cap 113***

2. METHODOLOGY

Site Visits, Learning Journey and Data collection

Land administration practices (Planning, Survey, Allocation and Registration) from the case study area were purposefully selected. The infringements and disadvantages in the past and the current good infrastructure and investments are among the facts considered to assess the land administration

Oral Interviews and structured questions were used to assess the qualitative and quantitative performance of the Land Administration practices in the Mtwara Region after the establishment of the Regional Office in 2020.

1-ACL was interviewed

1 staff was interviewed

Professional skills and experience issues were addressed to assess the management capacity of the office bearer especially experience in land administration from other areas

3. DISCUSSION – Land Administration

“the process of determining, recording, and dissemination information about the tenure value, and use of land when implementing land management policies” -1

“land administration is the process of regulating land and property development and the and conservation of the land; the gathering of revenues from the land through sales, leasing, taxation; and resolving conflicts concerning ownership and use of land” -2

Land Administration in Globalised World

In this regard “fit-for-purpose land administration” is emerging as an acceptable concept (Fit-for-Purpose Land Administration: Guiding Principles for Country Implementation; UNHABITAT: Nairobi, Kenya, 2016)

Land administration is a function that is the responsibility of municipalities. Municipalities are implementing land administration, mainly focusing on the property tax register, which is helping them with collecting property taxes.

Implementing land administration like this brings more benefit to municipalities and governments rather than to the citizens, who do not fully perceive economic and social benefit from this state function. In many cases, the property tax represents 80% of the budget of the municipalities.

4. FINDINGS

**Budget in
2019/2020, to
2022/2023**

Financial year	Total budget
2019/2020	429,440,000
2020/2021	470,000,000
2021/2022	470,000,000
2022/2023	583,200,000

Land administration practices areas - Planning, Survey, Allocation and Registration hence reflect the budget and revenue

Table showing number of CROs and CCROs issued by the Zonal Office

	2017/2018	2018/2019	2019/2020
CROs	1,967	1,756	3,761
CCROs	1,354	1,304	779

Table showing number of CROs and CCROs issued by the regional office

	2020/2021	2021/2022	2022/2023
CROs	1,167	1,221	440 (As of 30th Day of Nov 2022)
CCROs	1,985	2,141	405 (As of 30 th Day of Nov 2022)

SIGNIFICANCE

Improving tenure

**Easy Land
administration**

Increase and expand revenue

4. FINDINGS

Gross Revenue; Zonal Office vs Regional Office

Table showing revenue collections for zonal office

Year	Target	Collections
2017/2018	7,860,000,000	4,689,524,005
2018/2019	8,500,000,000	5,177,964,352
2019/2020	7,000,000,000	7,795,874,607

Table showing revenue collection for regional offices

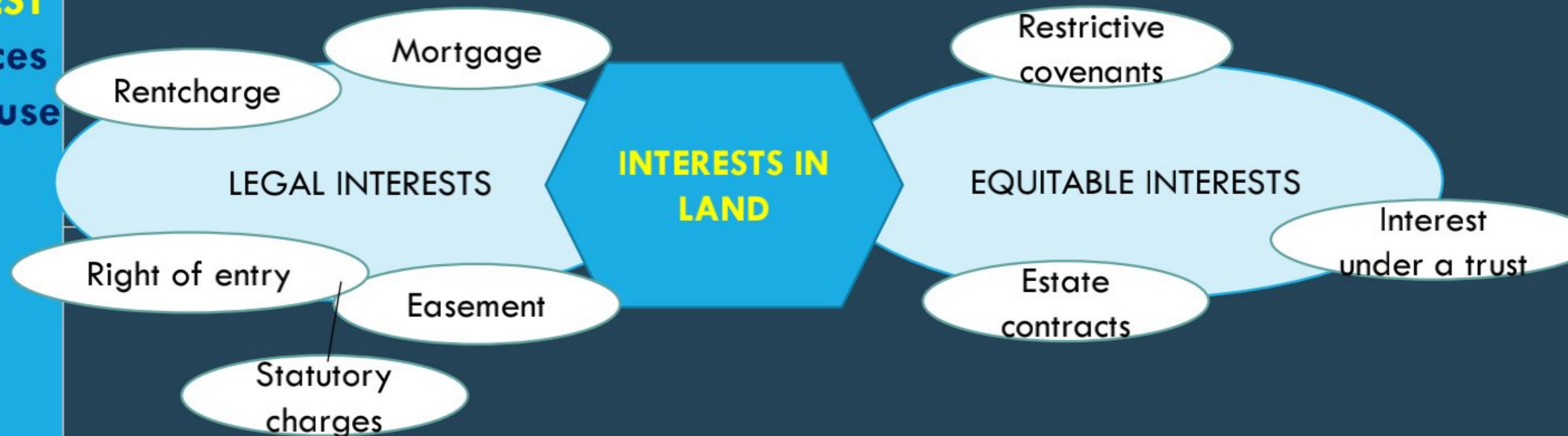
Year	Target	Collections
2020/2021	2,833,673,058	5,161,991,422.02
2021/2022	6,000,000,000	4,953,061,852.37
2022/2023	5,000,000,000	3,970,438,222.10 (As of 30 th of November 2022)

5. Professionals View & Recommendations

Land Administration is the process of **identifying** interests on land, formalizing and **regulating** those interests for the sake of ensuring investment and conservation of its resources to the **HABU** for sustainable socio-economic development.

Land Administration should be geared to trigger

CONSERVATION/INVESTMENTS in land resources that add **VALUE** for its use in a **SUSTAINABLE** manner



Factors: Direct relationship between secured interests and investments (especially GDP)

IT'S TIME for
AREPTACTION



MERRY CHRISTMAS

AREPTA