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Title: Technological and Resource Deficiencies in
Land Administration: Implications on land
title delivery in 8 LGAs in Dodoma Tanzania

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in and for Africa



Background

- Land administration (LA) relates to management of information about tenure, value, and use of land.
- For sustainable land development; efficient LA to
 - guarantee allocation and security of rights in land (Ting et al., 1999);
 - control of land use through planning policies, regulations and enforcement (UNECE, 1996; Enemark & Williamson, 2004);
 - ensure social, legal, economic and technical framework for land administrators to operate (Ting et al., 1999);

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Background....

- LA is more than the implementation of legal (state defined laws); **requires cost-efficient cadastral and land registration systems;**
 - to provide the infrastructure for the implementation of land policies (UN/FIG 1999).
- Its efficiency can be looked at in terms of:
 - allocation of land and security of tenure;
 - efficient land transfer and access to credit;
 - quick and reliable information dissemination
- Hence, a well functioning institutions and human resources is central (Williamson, 2001a).

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Background....

- Developing countries lack the institutional capacity to adequately undertake LA activities (Kironde, 2009).
 - limited or lack of long-term capacity building measures and support to local institutions;
 - the colonial legacy that upholds state defined land rights over local or customary rights.
- Thus a wave of land reforms is sweeping all over Africa:
 - Adoption of new land policies (pro-poor & gender sensitive); decentralization: (>13 countries): Botswana, Namibia, and Tanzania.
 - Challenge; **lack of resources capacity**

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Research problem....

- For Tanzania LA function is two way;
 - the central government (MLHHS) as a regulator and
 - LGAs (urban & rural areas) as implementers on the ground.
 - LGAs however, face serious shortages technologically (equipment & Facilities), financially and inadequacy of competent land professionals - **outdated, expensive and inefficient LAS.**
 - These deficiencies may impact negatively on the LGAs performance.



Research objectives

- Given the multidimensional of LA function it was necessary to carry out this study to assess technology & resource deficiencies and its implication on land administration practices:
 - the roles and responsibilities of the various land-related actors and activities;
 - Government structures including ministerial responsibilities and capacity
 - quantity of human resources available across LA professions

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Research framework

□ **Characteristics of an efficient and equitable LA (Burns et al, 2006)**

Criteria for evaluating Land Administration Systems	Effective				Efficient				End objective/s
	Equitable access	Fairness	Procedural clarity	Procedural simplicity	Minimum cost	Minimum time	publicly available	Appropriate resources	
System security to support the land markets			✓	✓			✓		Registered rights are clear to all players
Systems Procedures, forms and regulations in place		✓		✓	✓	✓		✓	Ensure that costs are minimized, access is fair, and the system is understood by officials and the public
System information					✓	✓	✓		Provide up-to-date information

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Research framework

Criteria for evaluating Land Administration Systems	Equitable access	Fairness	Procedural clarity	Procedural simplicity	Minimum cost	Minimum time	publicly available	Appropriate resources	End objective/s
System Accessibility	✓			✓	✓		✓		To provide access to all users
System cost	✓	✓		✓	✓			✓	To provide cost sharing across generation and users
System maintenance over time			✓	✓	✓	✓		✓	Enhance understanding and affordability

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Research methodology

□ Description of study area

- Dodoma is one of the 31 regions in Tanzania.
- This study cover 8 Local Government Authorities (LGAs) of Dodoma

✓ Chemba District Council (CHDC),	✓ Bahi District Council (BDC)
✓ Chamwino District Council (CHC),	✓ Kondoa District Council (KDC)
✓ Mpwapwa District Council (MDC)	✓ Kondoa Town Council (KTC) and
✓ Kongwa District Council (KDC)	✓ Dodoma Municipal Council (DMC)

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Research methodology.....

□ Data collection;

- A sample size of 68 respondents were set for discussions and interviews;
- respondents were chosen based on availability at their respective workplaces and customers who visited LGAs during the study period;
 - ✓ Expert group interview i.e. land officers, planners, surveyors, cartographer and.
 - ✓ personal interviews; HoDs, property owners
 - ✓ documentary review; laws, govt. reports, registers



Research methodology....

□ The Sample;

SN	Type of Respondents	Total
1	Head, Planning section	1
2	Head, Land, Natural Resources Department	3
3	Regional Land Development officer	1
4	Surveyor (regional/district)	9
5	Land Officer/Authorized	7
6	Town Planner (regional/district)	4
7	Legal Officer	1
8	Cartographer	2
9	Officer from Environment section	1
10	LIC Consultant Planner	1
11	Property owners	36
12	Private firms	2
Total		68

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Findings and discussion...

➤ Equipment and technology

- ❖ deficit of facilities and equipment to undertake survey work in all LGAs were noted;
 - ✓ Lack of modern survey equipment (Total Station; some cases convention chain surveying equipment – more time, labour).
 - ✓ Lack of departmental transport, computers, printers, scanners, photocopy machine; **In extreme cases one computer was shared by three land sections in CHDC.**
 - ✓ lack of Spatial Data Infrastructure (SDI), base maps
 - ✓ Lack of office or work space was noted in CHDC

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Findings and discussion...

LGA	Storage Style/Type
DMC	All documents piled up everywhere; computers are used to store administrative doc; use of personal computer
CDC	filing cabinet, Registry book for CROs sent to commissioner, Computer - list of all land holders in the Microsoft excel
KODC	Filing cabinet are used to store all documents, Register of office transactions, Soft copy of maps held in private laptops
BHC	Filing cabinets, Computers are also used to store administrative records, Computer (excel files) for land ownership, Surveyor not available for detailed project records
MDC	Filing cabinets, Register of office transactions, Soft copy of maps held in private laptops
CHDC	Files are kept in the registry room, Plot information are computerized and stored in private laptops
KDC	Registers of office transactions , Filing cabinet,
KTC	Files kept in registry room, Plot information are computerized and stored in private laptops

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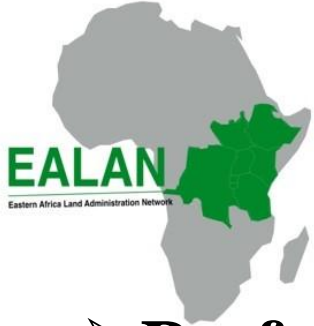
Findings and discussion...

➤ Number of professionals:

Districts	Planners		Surveyors		Land Officers		Cartographers		Total	
	AS	RC	AS	RC	AS	RC	AS	RC	AS	RC
Chamwino	1	2	1	3	3	3	1	1	7	11
Kongwa	3	3	1	2	1	2	0	1	5	9
Dodoma	4	4	4	4	2	4	1	1	15	15
Mpwapwa	0	3	0	4	2	4	1	1	3	13
Bahi	0	1	2	3	2	3	0	1	4	9
Chemba ¹	1	2	1	3	1	3	1	2	4	12
Kondoa DC	0	1	2	3	1	2	0	1	3	7
Kondoa TC	0	1	0	2	3	3	0	1	3	8
Total	9	17	11	24	15	24	4	9	44	84

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Findings and discussion...

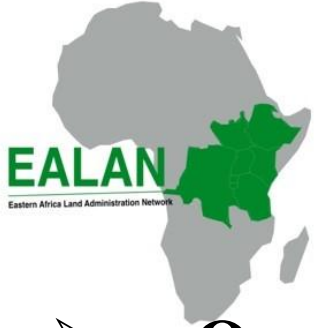
➤ Professionals:

- ✓ certain LGAs completely lack certain professionals i.e. Town planners for MDC, BDC, KDC and KTC and surveyor for MDC and KTC.
- ✓ **misallocation of professionals** some have surplus and others have deficits.
- ✓ Overall human resource (professionals) deficit stands at 47%.



Findings and discussion...

- **Finances:**
- ✓ insufficient budgets allocation from the responsible Ministry (TAMISEMI/MLHHSD).
 - ✓ the **merging of LGA accounts (one pocket)** for all government revenue collection has made it difficult to utilize money at department level.
 - ✓ 30% retention funds not available or not given on time



Findings and discussion...

➤ Overall deficiencies:

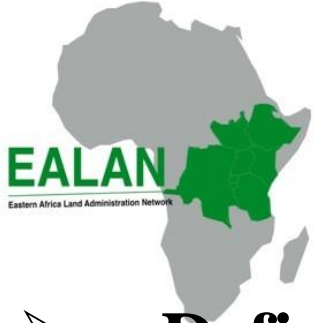
- ❑ Institutional and resource deficiencies complicates land title delivery. Results into:
 - ✓ Presence of unplanned land in all LGAs,
 - ✓ land delivery projects taking too much time to finish,
 - ✓ uncompleted projects (half done),
 - ✓ little processed title documents (CCROs & CROs) and
 - ✓ poor record keeping systems



Findings and discussion...

- **Deficiencies breeds negatives:**
 - Limited focus on the core functions of LA thus land deliver process tend to extend far beyond the envisaged 90 days.
 - Severe backlog in implementation of land titling projects

LGA	Project Location	Challenges
KODC	Mbande 3600 plots	- Limited budgetary allocation
CHDC	Chemba Town 1,000 plots.	- Lack for funds from internal sources
KDC	Bereko, Bukuru and Pahi	- Lack for funds to start surveying process
KTC	Bicha Project (2,500 plots)	- Limited budgetary allocation (TP drawing in place)



Findings and discussion...



Deficiencies breeds positive:

- ❑ All these limitation push land officials towards the:
 - ✓ use of personal laptop to keep official works;
 - ✓ informal digitization of survey maps to facilitate approval at the regional secretariat (RS);
 - ✓ community partnership schemes through private contracts to facilitate formalization in BDC;
 - ✓ private sector engagement in DMC; and
 - ✓ officials pay transport, printing and photocopying cost from own pockets.



Findings and discussion...

- **Land titling performance:**
 - ✓ Each of the 8 LGAs processes around 6 CROs per month whereby
 - ❖ for 2016/2017, the highest number of processed titles were in CDC with an average of 21 titles per month followed by MDC - 11 titles per months.
 - ❖ the average titles issued CCROs for each district is 2 per annum.



Findings and discussion...

➤ Land titling performance:

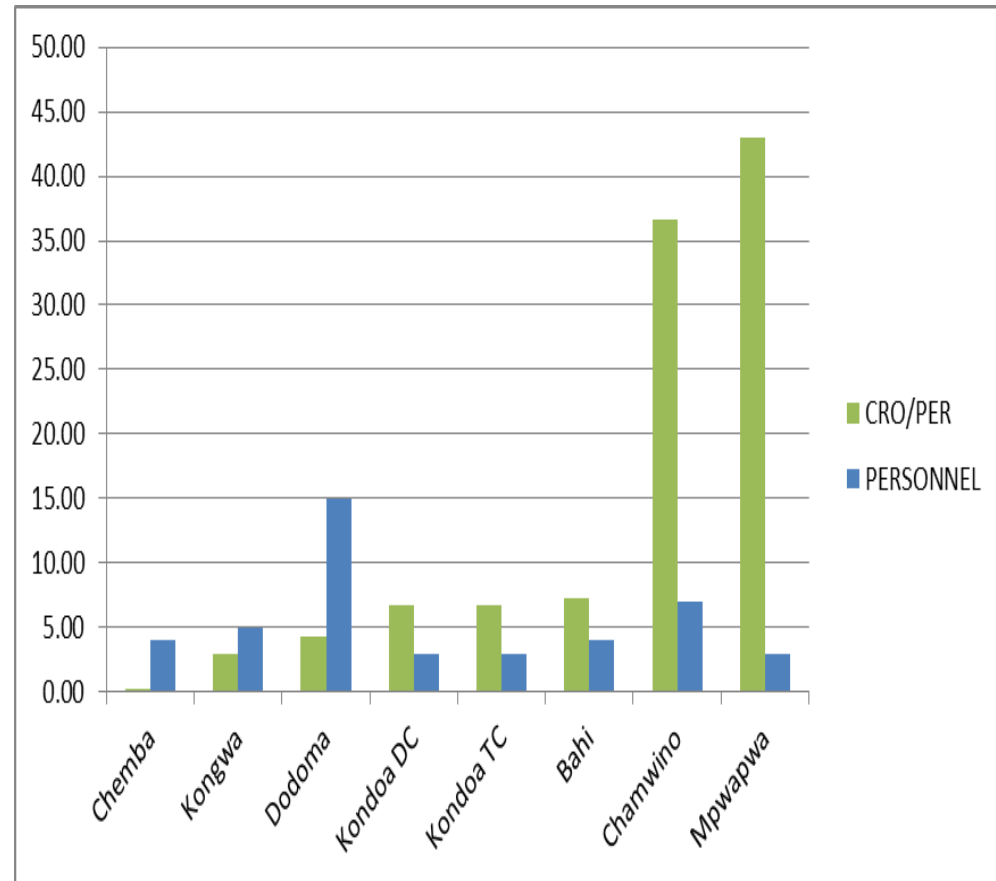
- since 2014: the most efficient land office (excl. DMC) processes 11 title per month while the least efficient processes a single (1) title.

LGAs	YEARS			
	2014	2015	2016	2017
BDC	2	4	77	44
CDC	157	70	127	188
CHDC		5	8	3
DMC				
KDC	37	66	3	0
KTC			57	34
KODC	18	23	23	7
MPC	45	41	90	42

Findings and discussion...

➤ Human resource performance in terms of titles:

- 5 out of the 8 LGAs processes a relatively larger number of titles per person per annum despite having a relatively smaller number of personnel;
 - ✓ number of personnel may limitedly influence performance;
 - ✓ Skills, attitude and competence could be important determinants;





Conclusion

- ❖ Financial limitations in LGAs provide little or no incentives for special attention of land title delivery programmes;
- ❖ Technological and resources deficiencies motivates creativity but if not monitored can yield negative outcome;
- ❖ Improving basic infrastructures for LA can facilitate smooth running of LA functions for better land titling performance.
- ❖ The agency model for LA is probably the most appropriate approach - for direct resource flow and accountability check.

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