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Informal Land Registration in Dar Es Salaam The case of Mgeni Nani

Tanzania, like most other developing countries, is still facing the challenge to improve its urban land registration. This challenge has in recent years been compounded by rapid urbanization which is taking place under the dictate of poverty. There is a lack of funds and inadequately trained urban land managers.

Likewise, the capacity of the local government (formal system) - Temeke Municipality in this case - to register land is very low. As a result, land registration is carried out by the informal system. However, the informal land registration system is not well understood and its efficiency is questionable.

The study, therefore, generates ground breaking knowledge on how the informal land registration operates, the potentials it possesses, the key actors involved and the institutional framework in place. It further recommends measures for policy improvement on urban informal land registration and possible replication. The knowledge generated in this study will be useful to policy and decision makers, landowners, civil societies, academics and urban local communities in unplanned settlements.

Key words: informal land registration, peri-urban area, informal land administration, Tanzania