



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

Master's Thesis by M. A. Lupala

Research Problem

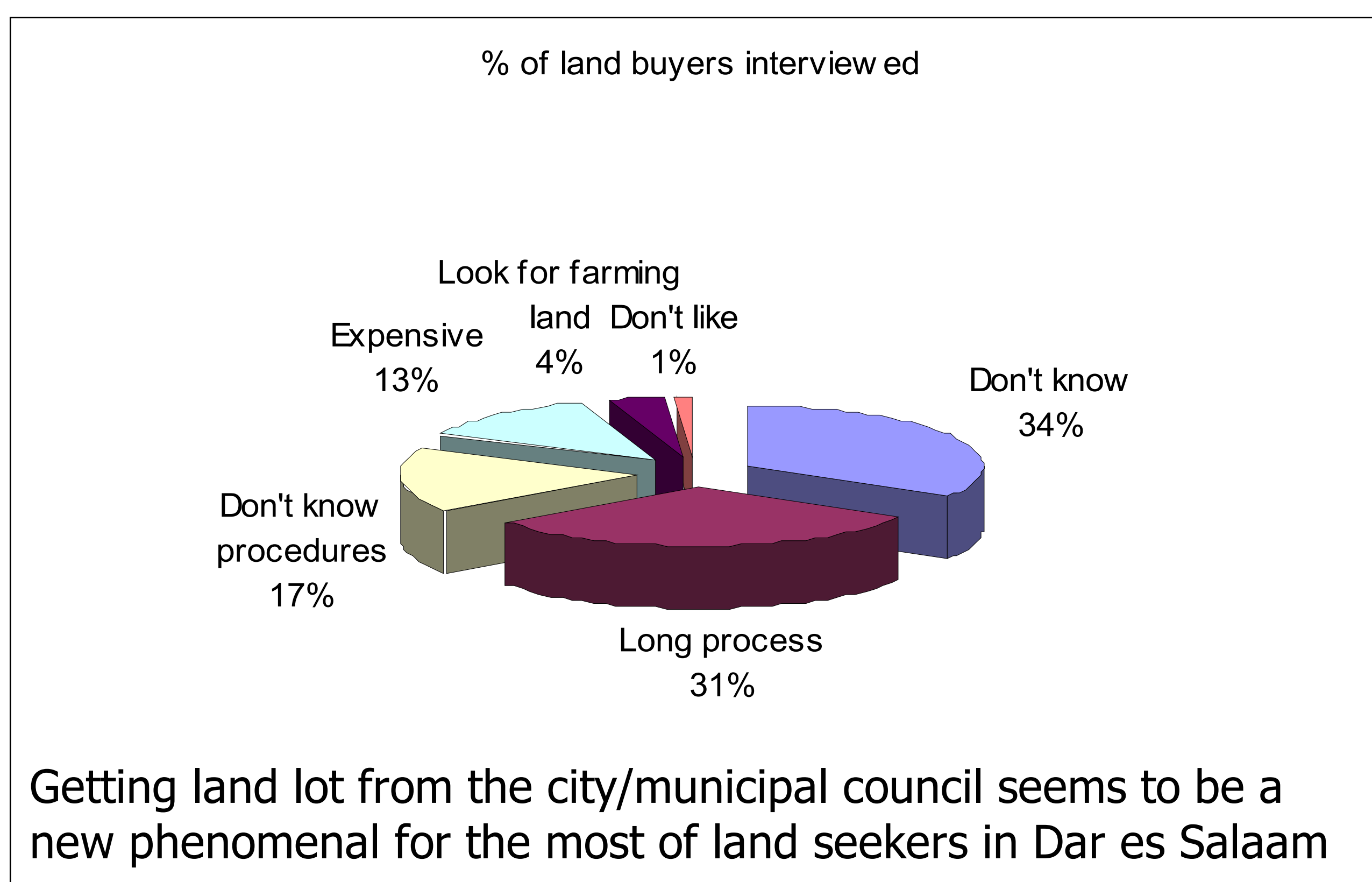
The capacity of the current formal system (local/central government) to register land in Dar es Salaam, Tanzania, is very low, not effective and not efficient. The system is corrupt and biased due to its long procedures to be followed. As a result, land registration is being done out of the formal system by the grassroots land registration actors. However, the informal system proves to be not well understood and its efficiency is doubtful.

Major Findings

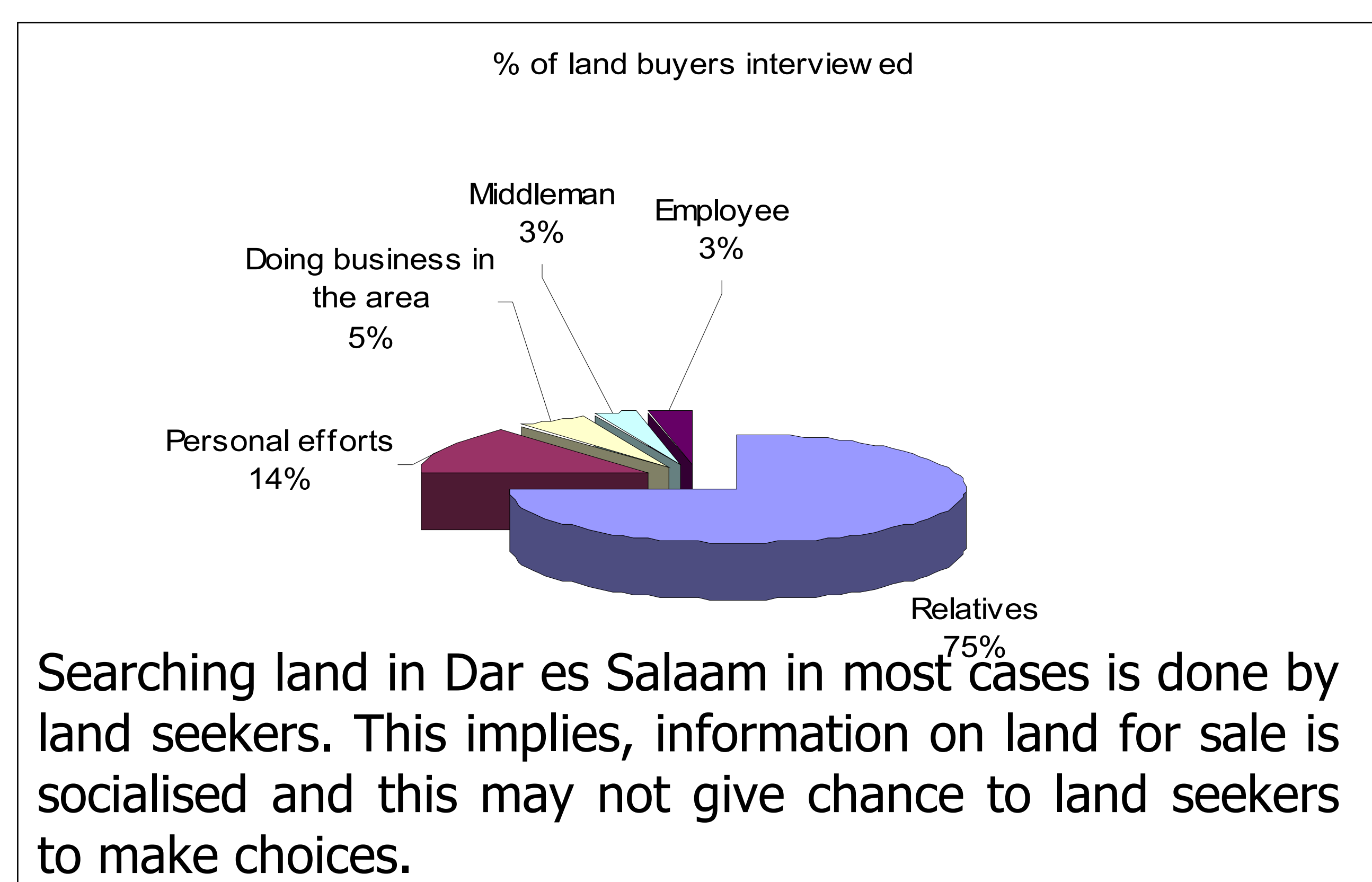
1. Informal Land Transaction Process

- Identification and site inspection
- Negotiation of the land lot price
- Fixing boundaries, identification of boundaries
- Documentation of selling certificate issuing

2. Reasons for not searching land from the City/Municipal council

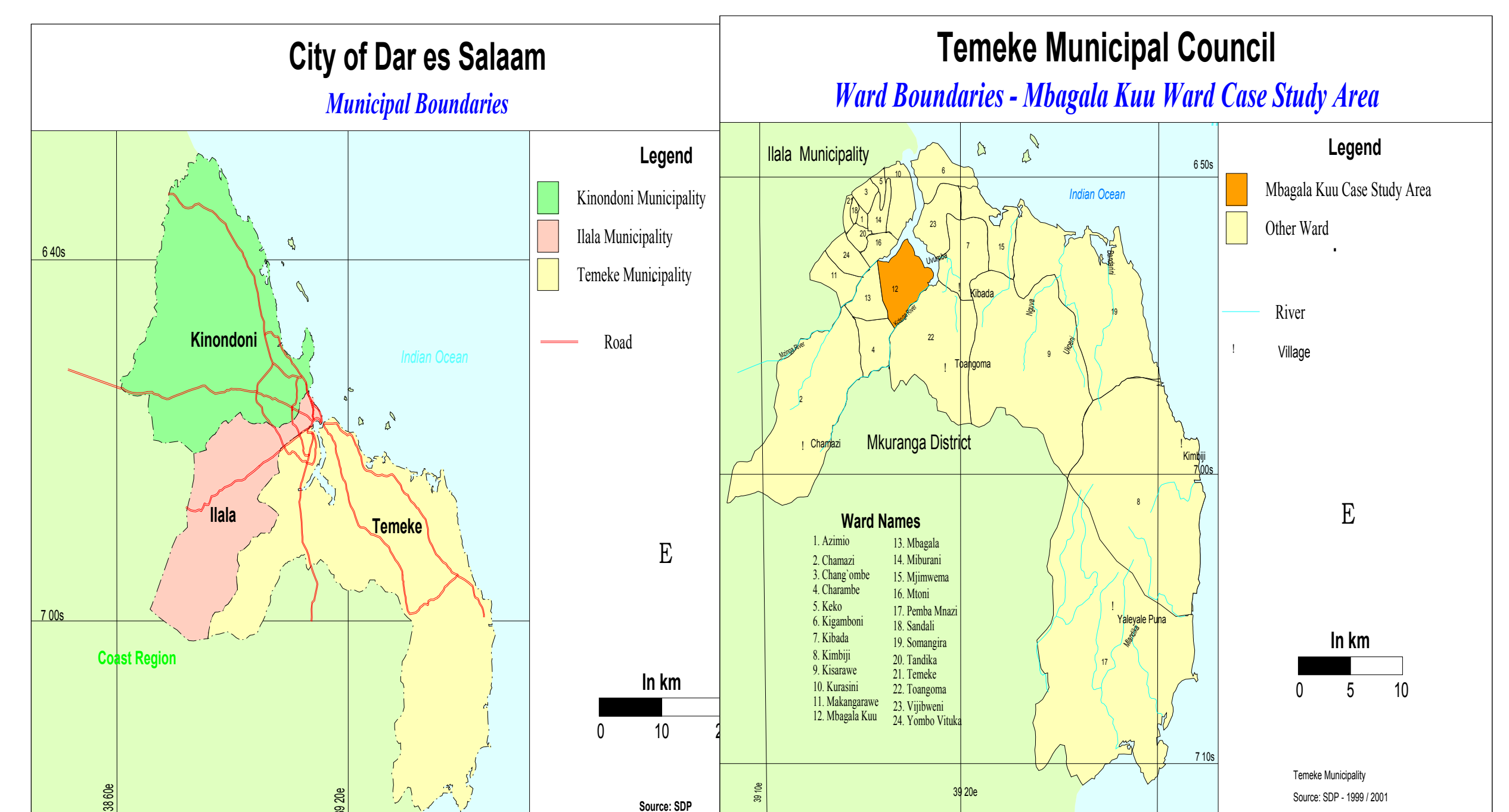


3. Information flow on land lots market



Conclusion

Integration of informal and formal land registration is the only means where informal grassroots land registration actors can be recognized.



Research Methodology

Data for this study were collected using quantitative and qualitative methods both in the field and from other sources such as documented reports or records. The fieldwork was based on assessing the performance of the informal land registration system within the case study area. Also the data collected included the processes through which formal land registration is executed. Government institutions dealing with land registration also provided data which covered both formal and informal land registration.

Recommendations

Actors	Recommended Key roles
State level-Ministry of Lands	Policy Formulation and recognition of grassroots actors
Municipal councils	<ul style="list-style-type: none"> • Translating national policy to grassroots actors • Create incentives for land registration • Capacity building of grassroots actors • Political support
Local level	<ul style="list-style-type: none"> • Facilitating and supporting land transactions • Opening land information unit • Key witness on land transactions • Preparation of land transactions • Adjudication of land ownership • Conflict arbitration • Land parceling • Land transaction • Land registration
<ul style="list-style-type: none"> • Sub-ward government • Ten-cell unit • Individuals, landowners 	