

Sarah Abraham Mushi, Tanzania



Impact of Urban Expansion on Land Tenure in peri-urban areas: The case of Dar es salaam city-Tanzania

Clear and secured rights over land are crucial for any development. The reality in many developing countries, especially in Sub-Saharan Africa, however, is different. Customary land tenure systems and statutory law often overlap, mainly in peri-urban areas. This legal pluralism hinders a smooth urban growth and development.

The aim of this dissertation was to analyse the impact of urban expansion on land tenure in Tanzania, particularly in the peri-urban areas of Dar es Salaam. The research targets a selection of case study areas in the peri-urban zone of Dar es Salaam that represent peri-urban areas in other cities and towns in the country, and the conclusions were drawn with contextual reorientation.

The main area of interest is landownership systems in these areas. Further, the research looks at effects on tenure choice and examines different workable methods of supplying peri-urban land for urban development functions and enhancing tenure security. This dissertation shows the complexity and multi-dimensional nature of land tenure systems under city development context. The main conclusions are firstly that workable land management is built upon good governance, appropriate resources, cultural sensitivity, equity, quality and commitment, and secondly that sustainable urban expansion / development is best promoted by secure, flexible, all-inclusive land tenure structures.

The study concludes with recommendations, including policy options based on the theoretical analysis.

Keywords: peri-urban areas, urban expansion, sustainable development, land tenure, land transactions, land policy, land reform, customary and quasi-customary and statutory land tenure, land pooling or banking, Tanzania.