



## EFFECTS OF THE TITLING PROGRAMMES: THE CASE OF REGULARIZATION PROGRAMME OF CHANG'OMBE AND MIYUJI SOUTH, DODOMA, TANZANIA



### Background

Dodoma the new Capital of Tanzania since 1973, like other urban centres, has the problems of informal settlements. According to the national census, year 2000 the total population of

Dodoma Capita City District (CCD) was 324,347 with growth rate of 5,5% per annum. In 2007 the population was estimated by the National Bureau of Statistics to be 471,000. The inventory done by the Capital Development Authority (CDA) indicates that 80,584 (17%) population in the same area live in informal settlements with 12,265 total number of houses.

Government, to avoid densification and expansion of the existing informal settlements within the CCD, decided that all the existing informal settlements be regularized by providing individual titles. Exceptions were informal settlements in dangerous areas like steep slopes and flood prone areas, etc.

By 2005 about 3,000 titles in three informal settlements were issued. Effects of titling have been analyzed in this study taking the two case studies. Finally the conclusion have been reached and recommendations given.

### Objectives of the Research

- To identify the effects of individual titles to informal settlers;
- To prove the impacts of titling on tenure security and urban poverty reduction and
- To recommend alternative tenure security types suitable for current regularization programmes.

### Research Questions

- What are the people's opinion on the regularization program regarding the form of tenure security (title) provided?
- Is there any threshold from which the potential profit might be too tempting not to be taken and the parcel be sold?
- Are there any physical changes due to this type of tenure security?

### Research Methodology

A combination of qualitative and quantitative methods using structured interviews with guiding questionnaires.

### Selection of Case Studies

Two different settlements areas with different development histories have been taken as case studies: Chang'ombe developed in planned and surveyed areas designated for afforestation, residential and public facilities and Miyuji South which developed in the surveyed areas designated for urban agriculture.



### Major findings

- Different stakeholders participated in the regularization and titling programme (community working group, settlers contribute 85% of the estimated total project costs);
- CDA provided minimum, affordable and flexible planning standards, regulation and administrative procedures for housing and infrastructure developments;
- Only 2% of settlers who received title have sold their houses;



- Development of social services like primary and secondary schools, a primary court and religious buildings were observed;
- Some of the settlers obtained loans trough mortgage using their titles. Others benefiting from this titling programme have even managed to obtain finance without using their titles;
- Changes in land use pattern e.g. building transformation for increased commercial use;
- Different types and stages of permanent housing construction was observed;
- Well defined boundaries and access to each plot have been established. Thereby diminishing boundary disputes and other land related conflicts;
- Availability of records for planning, development control and for administrative purposes and
- Ease of regulation enforcement.

### Recommendations

- Review the existing regulatory framework;
- Strengthen the building sector;
- Establishment of micro-financial institutions;
- Establishment of self-help housing concept;
- Establishment of community organizations;
- Application of participatory approach;
- Introduction of bottom-up approach;
- Application of principles of good governance in land administration;
- Capacity building in human and financial resources;
- Decentralization in land administration and management;
- Continuous community education, sensitization and awareness creation and
- Establishment of computerized land information and administration systems at municipal level and integrate them electronically at national level.