

LIC LAND MANAGEMENT PROJECT (DODOMA AND KIGOMA REGION)

Local Investment Climate (LIC) is a private sector development Programme supported by Danida. LIC addresses critical constraints to business development and economic growth at district level in the two regions of Dodoma and Kigoma in Tanzania. The Programme invests in Public-Private Dialogue (PPD), business service facilities such as One-Stop-Business Centres and Public-Private-Partnership infrastructure in support of business development. The implementing partner agencies of LIC are; the President’s Office – Regional Administration and Local Government (PO-RALG), the Regional Secretariats in Kigoma and Dodoma, Tanzania National Business Council (TNBC), Association of Local Authorities in Tanzania (ALAT), Tanzania Private Sector Foundation (TPSF) and Tanzania Chamber of Commerce, Industry and Agriculture (TCCIA).

A critical constraint to sustained business growth in the agri-food sector in Kigoma and Dododma region is the lack of access to finance and the lack of access to official land titles. In the majority of cases, business owners have little land tenure security and limited access to finance, and as a consequence investments in agri-business development remain low. As of now, land titles are difficult to be acquired due to cumbersome, lengthy and very costly bureaucratic procedure that most of individual SMEs cannot afford. In its Land Management Component, LIC addresses this issues.

Objectives of the LIC Land Management Project

- i. To develop a sustainable, cost effective and timely system of developing Village Land Use Plans (VLUP) and issuing Certificates of Customary Rights of Occupancy (CCROs) and Certificates of Rights of Occupancy (CROs).
- ii. To build capacity of LGAs to conduct Village Land Use Plans (VLUP) and to issue CCROs and CROs.
- iii. To develop a user friendly spatial data base in support of VLUP, CCROs and CROs.
- iv. To raise public awareness on the need, importance and value of Land Use Plans and land titling.
- v. To develop the capacities of Land Use planning personnel at village and district levels.
- vi. To replicate the developed model and approach in other Local Government Authorities (LGAs).



Paddy farm in Bahi ward, Dodoma, involved in the LIC Land Management Project.



Matajira paddy scheme, Dodoma, for which LIC supported the development of VLUP and CCROs.

To fulfil the above stated objectives, the LIC Program has developed a model for preparing a sustainable, cost effective and fast-track Village Land Use Plan including issuing CCROs through producing multiple Village Land Use Plans for neighboring villages simultaneously without interfering with the autonomy of each village and without compromising the guideline set by the National Land Use Plan Commission.



Mango farm lands in Dodoma, surveyed by the LIC Land Management Project.



Handover of CCROs to mango farm land owners in Chifukulo Village, Dodoma

The model not only offers smooth border conflict resolutions between villages, but also saves time and cuts costs by almost 50% as compared to conventional land use planning modalities. It also addresses the challenge of shortage of funds within Local Government Authorities (LGAs) to process CCROs and CROs by introducing a Land Administration Revolving Fund through a Special Purpose Vehicle (SPV). The Fund is established within LGAs for the purpose of administering the land, and is managed by a private not-for profit company (See also Brief No.6 on SPVs). In urban areas the LGAs through SPVs can now acquire land, survey and plan for its use and ultimately sell it to potential investors. In rural areas, where the Village Land Act is applicable, the SPVs produce Village Land Use Plans and issue CCROs through a cost sharing model where land owners contribute TZS 50,000 to 90,000 per parcel depending on the number of parcels involved. This modality will greatly improve land tenure provision to business men and women and the model can be replicated by all LGAs in Tanzania.

Furthermore, in recognition of the fact that one of the major constraints for small businesses for accessing credit is the lack of formalized property rights, LIC will continue to work with relevant government authorities and business partners to address legal and administrative challenges to effective land administration in Tanzania.

Highlights and Prospects

The LIC Land Management model is currently being implemented in Chamwino, Kongwa, Kondoa and Bahi districts in Dodoma and in Kasulu, Uvinza and Kibondo districts in Kigoma. Implementing partners include the National Land Use Plan Commission, Local Government Authorities (LGAs), Private Consultants, Business men & women and farmers associations. In Uvinza district alone, 2,500 parcels of land have been adjudicated as per January 2019. Ongoing activities include collecting the necessary data for developing a spatial database in support of VLUP, CCRO, and CRO. Village land Use plans and establishment of Land Registries in more than 25 pilot villages will be completed in year 2019.

The main intended outcome of the LIC Land Management Project is to develop a sustainable model for Land Use Administration, that can be applied on a national scale. It is expected that by the end of 2019 more than 5,000 CROs and more than 15,000 CCROs will have been issued in Dodoma and Kigoma regions.

It is expected that the support from the LIC Land Management Project will increase LGAs capacity to manage land titling and thereby create an improved investment climate at district level. It is furthermore expected that the LIC modality for land administration will solve major financial challenges in land management currently faced by LGAs .

Until January 2019, **LIC** has invested more than TZS 700 million in land administration and spatial database development in the regions of Kigoma and Dodoma. LIC will continue its support to public and private sector development projects until February 2020.

For further information please visit www.lic.or.tz