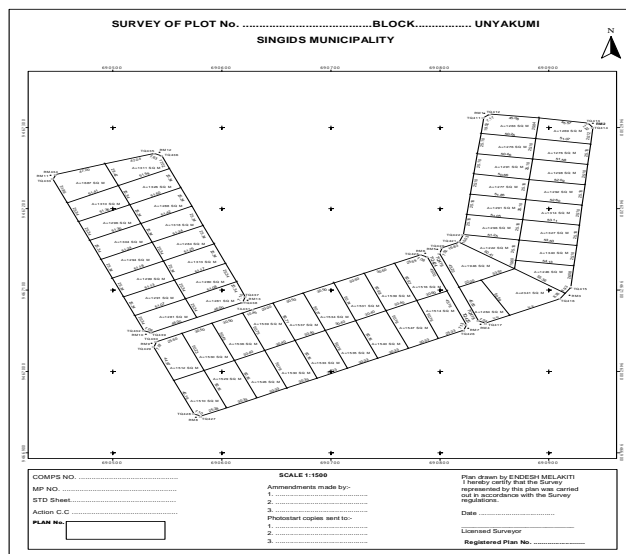


UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



NATIONAL PROGRAMME FOR REGULARISATION AND PREVENTION OF UNPLANNED SETTLEMENTS 2013-2023

JUNE, 2013

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EXECUTIVE SUMMARY

Tanzania like many other countries in Sub-Saharan Africa has been experiencing a rapid rate of urbanisation. The urban population increased from 5 percent of the total population in 1967 to about 13.2 percent in 1978. In 1988 the urban population was 18 percent while in 2002 it was 23 percent (Census 2002). Urbanisation has been accelerated by migration of people from rural to urban areas, natural increase and expansion of urban administrative boundaries. The growth rate of urban areas has often been higher than the capacity of authorities to cope with the provision of basic services including delivery of planned, surveyed and serviced land for housing development. This inadequacy has forced between 40 and 70 percent of the urban population to build houses in unplanned settlements, most of which do not have basic infrastructure, services and social economic facilities.

Since independence in 1961, there have been several initiatives to address the problem of unplanned settlements as a way of improving housing conditions in urban areas. These include: the Slum and Squatter Clearance Programme (1962), the Sites and Services and Squatter Upgrading Programme (1972), the establishment of Tanzania Housing Bank (1973), and the implementation of Sustainable Cities Programme (1992). Other initiatives include the preparation of the National Land Policy (1995), the Human Settlements Development Policy, (2000) and enacted the Land Act (No 4), 1999 and The Urban Planning Act, (2007). These policies and legislations emphasize the need for participatory regularisation, improved delivery of planned, surveyed and serviced housing land, promotion of sustainable human settlements provision of adequate and affordable shelter for all.

To ensure provision of adequate surveyed land for housing development, the Ministry of Lands, Housing and Human Settlements Development also implemented the 20,000 Plots Project in Dar es Salaam (2002) and rolled up the approach to other five urban areas in the country.

In another move 2004 and 2006 the MLHSD in collaboration with the three Dar es Salaam Local Authorities initiated a project under Section 23 of the Land Act 1999, to prepare property land registers for unplanned settlements. About 230,000 properties were registered during the period. This project has enabled the Municipalities to issue residential licenses. The project scaled up in Mwanza City in 2008/2009 under the **Land Reform of the Private Sector Competitiveness Project - (PSCP)** with regularisation approach under section 56 to 60 of the Land Act (No 4), 1999. The objective of PSCP is to create sustainable conditions for enterprise development, growth and innovation, which respond to markets opportunities and poverty reduction. Regularisation is still ongoing, and by June, 2011, a total of 33,627 properties had been identified and registered out of which 10,333 have been surveyed. By June, 2011, a total of 1,385

Certificates of Right of Occupancy (CRO's) had been prepared and 604 have been issued. In 2009/2010 regularisation was also carried out in Sandali area in Temeke Municipality in Dar es Salaam city. A total of 1,057 plots were surveyed. The implementation of these regularisation pilot projects has been carried out with cost recovery arrangements.

Despite of the various attempts and interventions by the government and other stakeholders, to improve and mitigate problems associated with the growth of unplanned settlements, urban areas still face rapid growth and expansion of unplanned developments, calling for new strategies as well as modification of the existing ones. The preparation of a **National Programme for Regularisation and Prevention of Unplanned Settlements** aims to scale up good practices and initiatives as well as remodel some of the existing ones so as to improve the housing development conditions of the urban inhabitants include those living in unplanned settlements. Also the objective of this programme is to develop a programme that will proactively check further growth and expansion of unplanned settlements and consolidate socio-economic and physical investments to improve livelihoods and enhance security of tenure in unplanned settlements.

Specific objectives of the programme include to:

- i) establish a decentralised National Framework for sustainable up scaling of settlements regularisation;
- ii) promote measures to prevent proliferation of unplanned settlements by prompt provision of planned, surveyed and serviced land in peri-urban areas;
- iii) build capacity to the local authority to capitalise on strategies such as land banking in the urban periphery and redevelopment in inner cities,
- iv) facilitate construction of adequate and affordable housing for rent for all income earners,
- v) designate and protect hazardous land reclaim fragile areas encroached upon by squatters and enhance conservation.

The National Programme for Regularisation and Prevention of Unplanned Settlements is anchored in the following key strategies:

- Public awareness;
- Regularisation and formalisation of unplanned housing;
- Redevelopment and resettlement;
- Demolition, eviction and resettlement;
- Upgrading of unplanned settlements;
- Guided land development;
- Delivery of planned, surveyed and serviced land for housing;
- Promoting of rental housing;

- Promoting land banking.

Implementation of this programme has been phased in two terms each comprising of five years namely 2012/2017 and 2017/21. Initially cost for the implementation of the programme is Tanzania Shillings **828,020** billion. This is an enormous amount of money which inevitably requires involvement of a number of actors at different levels in public and private sectors. It also calls for participatory approach. Among other things the programme proposes to establish a Revolving Fund for Settlement Regularisation at National, Municipal, and District levels. However, the Government will be required to provide policy guidance as well as seed capital.

The proposed programme is in line with the implementation of the Millennium Development Goals, the National Strategy for Economic Growth and Poverty Reduction in Tanzania (MKUKUTA); the ultimate goal to upgrade all unplanned settlements by 2021. Also, to contribute towards achieving Millennium Development Goal No. 7 target 11, which aim at improvement of lives of at least 100 million slum dwellers by 2020.

This programme document comprises eight chapters:

Chapter 1 discusses the background information on the proliferation and efforts taken to improve unplanned settlements. It also outlined the need to improve unplanned settlements in Tanzania.

Chapter 2 outlines recent trends in urban development and management in Tanzania. It also underlines effects of urbanisation in relation to the development of informal settlements.

Chapter 3 explains the nature and character of unplanned settlements. It gives the causes of development of unplanned settlements in urban areas.

Chapter 4 defines typology of informal settlements and discusses status of land tenure, housing densities, conditions and financing in unplanned settlements.

Chapter 5 outlines legal and institutional framework.

Chapter 6 reviews the past and on-going initiatives towards improvement of unplanned settlements.

Chapter 7 presents strategies for regularisation and prevention of unplanned settlements. It also presents the action plan for implementation of the strategies as well as preliminary cost estimates.

Chapter 8 provides implementation strategies, and mechanisms.

In order to implement the strategies to achieve the objectives stated earlier, public awareness creation and substantive participation of key actors including the public, private and popular

sector are considered instrumental prerequisites for the successful implementation of this programme.

LIST OF ACRONYMS

ARU	Ardhi University
CBD	Central Business District
CBO	Community Based Organization
CIUP	Community Infrastructure Upgrading Programme
CRO	Certificate of Right of Occupancy
EDF	European Development Fund
GDP	Growth Domestic Product
GIS	Geographical Information System
ILO	International Labour Organization
JICA	Japan International Cooperation Agency
LGAs	Local Government Authorities
MKUKUTA	Mkakati wa Kukuza Uchumi na Kupunguza Umaskini Tanzania
MKURABITA	Mpango wa Kurasimisha Rasilimali na Biashara za Wanyonge Tanzania
MDGs	Millennium Development Goals
MLHHS	Ministry of Lands, Housing and Human Settlements Development
MoF	Ministry of Finance
Mtaa	Sub-ward
NEPAD	New Partnership for Africans Development
NHC	National Housing Corporation
NGO	Non-Governmental Organization
NSGRP	National Strategy for Growth and Reduction of Poverty
THB	Tanzania Housing Bank
TANGO	Tanzania Association of Non-Governmental Organization

PMO	Prime Minister's Office
PPP	Public Private Partnership
PMO-RALG	Prime Minister's Office-Regional Administration and Local Government
SACCOS	Saving and Credit Cooperative Society
RAS	Regional Administrative Secretary
UNDP	United Nations Development Programme
URT	United Republic of Tanzania
UNCHS	United Nations Centre for Human Settlements
UN-Habitat	United Nations Habitat
UNV	United Nations Volunteers
WAT	Woman Advancement Trust

CHAPTER 1

1.0 BACKGROUND

According to the National Population and housing census report of 2002, Tanzania has a population of 34.6 million people, out of this, 23 percent lived in urban areas. The national population was projected to reach about 40 million people by 2010. Administratively, Tanzania mainland is divided into 25 regions. There are also ten major urban centres with population of over 150,000. The city of Dar es Salaam has a population of approximately 3,000,000 while Mwanza city, the second largest urban centre has a population of 476,640.

Tanzania like many other developing country has been experiencing a rapid rate of urbanisation of up to six percent per annum. According to the National Population Census (year 2002), the urban population has increased from five percent of the national figure in 1967 to 23 percent in 2002 and it was projected to be 30 percent by 2010.

The rapid growth of urban centres is a result of rural urban migration, natural increase and expansion of urban administrative boundaries. Urban growth rate surpasses the capacity of public authorities to provide adequate and affordable shelter due to meagre financial resources for urban development and management. The unmet demand for urban land, especially for housing, lead individuals to acquire land and build houses in unplanned areas. These areas are characterised by inadequate access to clean and safe water poor sanitation, lack of security of tenure, overcrowding and sub-standard housing leading to poor environmental conditions. Today, the unplanned settlements have proliferated to the extent that between 50 and 70 percent of Tanzania's urban population lives in such settlements.

There have been several succession and parallel initiatives to address the problem of informal settlements since independence. In 1962, the Government embarked on the Slum and Squatter Clearance Programme and established the National Housing Corporation (NHC) so as to address shelter problems in urban areas. In 1972 the Government initiated the Sites and Services and Squatter Upgrading Programme as a way of improving housing conditions in urban areas. The project was geared towards provision of serviced housing plots with basic infrastructure such as roads, storm water drainage, portable water supply, street lighting, and community facilities. Besides, the Tanzania Housing Bank was also established in 1973, to mobilise domestic savings and foreign funds in order to facilitate credit availability for the provision of housing loans to low income households. The government prepared the National Land Policy 1995, the Human Settlements Policy 2000, and thereafter enacted the Land Act No. 4 of 1999 and The Urban Planning Act No.8 of 2007 and all of which emphasised the need for increasing the availability of planned surveyed and serviced housing land, sustainable human settlements, adequate and affordable shelter for all and participatory regularisation of unplanned settlements. Implementation of the 20,000 Surveyed Plots Project in Dar es Salaam and later the extension of

project to other urban centres including Mwanza; Morogoro; Mbeya; Kibaha and Bagamoyo, was a step towards boosting the supply of planned, surveyed and serviced land and thus, prevention of unplanned settlements in urban areas. Several projects on formalisation and regularisation of unplanned settlements have been carried out in different urban centres among others being Dar es Salaam; Mwanza; Tanga; Arusha and Dodoma. From the execution of the project rich experiences, successes including improved control of house construction and extension in unplanned settlements have been recorded. However to date there have been no national programme or framework to direct further expansion and implementing the regularisation programme.

1.1 The Need of the Programme

Despite the various attempts and interventions to improve and prevent the unplanned areas, urban areas are still faced with high rate of unplanned developments, hence calls for rethinking on the hitherto strategies and approaches being used to address the problem of unplanned housing. Thus, the preparation of a National Program for Regularisation and Prevention of Unplanned Settlements aims to holistically review the different initiatives and strategies as well as explore new ones, so as to improve their performance and most importantly institute mechanism to proactively check further growth and expansion of unplanned settlements; consolidate socio-economic and physical investments improve livelihoods in the rapidly growing unplanned settlements and enhance security of tenure.

1.2 Urbanisation challenges in Sub-Saharan Africa

Unlike some of the other regions of the world, Sub-Sahara Africa is confronted with the challenges of rapid urbanisation in the context of poor economic stagnation and poor governance. About 47 percent of the urban population in Africa live in absolute poverty below one US dollar per day and most of the inhabitants live in unplanned settlements lacking safe and clean water, electricity, and appropriate sanitation. (The challenge of slums: GRHS 2003). It is estimated that by 2020 over 55 percent of the population in Africa will be living in cities UN- HABITAT, 2003

1.3 Global initiatives and interventions

Tanzania has signed various declarations pertaining human settlements development; this includes the Rio Declaration on Environmental Sustainability of 1992, the United Nations Conference on Human Settlements (Habitat II) held in Istanbul in 1996 which adopted the Habitat Agenda as a global focusing on sustainable urban development and adequate shelter. Other conventions which Tanzania is a signatory are the Johannesburg Declaration of Implementation Targets of Adequate Shelter for all and the Sustainable Human Settlements Development, the New Partnership for Africas Development

(NEPAD) adopted in 2001 as Africa plan for development. NEPAD provided an integrated, comprehensive framework for Africa's socio-economic development it links to the Millennium Development Goals and other agreed development targets for economic growth, increased employment, reduction in poverty and inequalities.

There has also been increasing global concern on slum settlements as manifested in the United Nations Millennium declaration, adopted by the General Assembly in September 2000 and specific targets set out to be achieved by 2015 and 2020. In reducing unplanned settlements, the Millennium Development Goal 7, 'Ensuring Environmental Sustainability', Target 10 aims to halve by 2015 the proportion of people without sustainable access to safe drinking water and basic sanitation and Target 11 aims at improving lives of at least 100 million slum dwellers' by 2020 as proposed by the "Cities without Slums" Initiative". Therefore, there is a need for Tanzania to focus not only regularisation and formalising existing unplanned settlements but also to prevent growth of new slums. It is estimated that by year 2020 there will be 1.6 billion slum dwellers (UN-Habitat, 2005).

Most importantly, monitoring and follow up of realising the Millennium Development Goals targets, specifically Goal 7 Target 11 inevitably calls for application of variety of strategies and actions this also translates into the need for collaboration with all stakeholders, including central and local governments, development partners, the private sector, civil societies including Non Governmental Organisations and Community Based Organisations and the urban communities (including land occupiers) in general. At the same time, governments and development partners have to commit themselves to increased budget for improvement of unplanned and un-serviced settlements, so as to increase capacities toward achieving the realisation of the Millennium Development target and above all, reduce the growth of poverty and socio-spatial polarisation in urban areas. This programme aims to support Tanzania government to improve the environmental and living conditions of the bulky urban population living in the unplanned settlements, as well as contribute towards realisation of the MDG targets.

1.4 Review of the previous initiatives in Tanzania

Tanzania like any other developing country has undertaken several initiatives and approaches towards improvement of unplanned settlements which include:

- i) The 1960s: Government embarked on **slums clearance of squatter settlements** and established the National Housing Corporation to provide low cost housing to urban dwellers. The project constructed flats for the displaced people but the housing stock was reduced rather than increasing it. At the same time the flats built were too expensive and thus beyond the affordability of the majority of low-income earner.

- There was overdependence on donor and government subsidies which rendered the project not sustainable.
- ii) In the 1970s: Government implemented the **Sites and Services** to provide residential plots and upgrading of slums and squatter settlements to mitigate the problem of scarcity of serviced land for housing development for low income earners. In situ upgrading was more successful than provision of serviced plot schemes because it did not require extensive relocation and allowed better targeting of low-income communities. Lack of cost recovery mechanism hindered sustainability of the project.
 - iii) In 2002: The government embarked on the **20,000 Surveyed Plots Project** in Dar es Salaam and other urban centres to address the shortage of surveyed and serviced plots for construction of houses. The project increased the housing stock and prevent the growth of unplanned settlements in the peri-urban areas.
 - iv) In 2003: The **Community Infrastructure Upgrading Project (CIUP)**, a project that aimed at improving unplanned areas including provision of basic services was initiated at Dar es Salaam. Provision of infrastructure has improved tremendously the living environment. However the project lacked the tenure component and absence of development control has increased further the density in these areas.
 - v) In 2004: **Formalization** to provide security of tenure started in Dar es Salaam and later in 2009, it was scaled up to Mwanza in participatory regularisation to enhance security of tenure and improve access to basic services. Apart from the Ministry of LANDS initiative several Local Authorities had implemented regularisation parallel with scaling up of regularisation prevention of formation of new unplanned settlements is also important to have orderly development.
 - vi) In 2005: **Cities Alliance programme** prepared a strategic plan for regularisation of existing unplanned areas and un serviced settlements in Dar es Salaam; the ultimate aim was to arrest unplanned settlements expansion. There is a need for a strong coordination among the different stakeholders to commit resources for implementation of the programme.

1.5 Government policies, legislations and programmes on unplanned settlements

The present initiative to formulate a National Programme for Regularisation and Prevention of Unplanned Settlements is a step towards operationalisation of various policies, legislations and regulations aimed at addressing the problem of unplanned settlements. The key relevant policies and legislations in the country are:

- i) The Land Policy of 1995- this recognises unplanned housing and states that “*the existing squatter settlements will not be cleared, but will be upgraded and provided with facilities for adequate sanitation and other basic services except for unplanned*

- housing in hazardous areas*". Unplanned settlements are part of the urban fabric and today, about 70 percent of urban areas are unplanned. These settlements are facilitating saving for housing and providing affordable accommodation especially for the bulky of the urban poor. They are also centres of livelihoods, employment and income, accounting for over 60 percent of the urban economy.
- ii) The Land Act, 1999 (section 23) - this provides for issuing of residential licenses to property owners in unplanned settlements while section 56-60 provides for participatory regularisation of unplanned settlements. The projects which have been hitherto implemented have been informed by the provisions outlined in these sections.
 - iii) The Government Notice No. 85 of 2001 provides for schemes of regularisation. It also stipulates procedures and responsibilities of different stakeholders for participatory regularisation for enhancement of tenure security and service provision.
 - iv) The National Human Settlements Development Policy 2000: Among other things the policy statements, state that unplanned and un-serviced settlements shall be upgraded by their inhabitants through CBOs and NGOs with the government playing facilitating role.
 - v) The Urban Planning Act, 2007 section 23- this provision stipulates procedures for preparation of scheme of regularisation including involvement of the communities and approval of schemes by the Director of Urban Planning.
 - vi) The on-going Local Government Reforms-this emphasise on decentralisation of fiscal and administrative functions. Regularisation is vested in the local authorities.
 - vii) The National Strategy for Growth and Reduction of Poverty (NSGRP) or MKUKUTA, Cluster 11 Goal 3.4 aims to reduce households living in slums without adequate basic essentials, and Goal 3.10 aims at having planned and serviced urban settlements with functioning town planning procedures in place and increase the number of people with secure tenure.
 - viii) The Formalisation of Business and Property Programme (FBPP) or MKURABITA- this has carried out a study and established the percentage of business and properties in the informal sector with recommendation for reforms and implementation. It has also supported formalisation and regularisation

In order to scale up to other urban centres and expedite implementation measures to prevent and ultimately check proliferation of unplanned settlements there is a need for a comprehensive National Programme for Regularisation and Prevention of the Unplanned Settlements. This will act as a tool to improve, manage and prevent growth of the unplanned settlements.

1.6 Main objective

The main objective is to prepare a programme that will ensure systematic and sustainable regularisation of the existing unplanned settlements and proactively check further growth

and expansion of unplanned settlements. Ultimately the programme will consolidate socio-economic and physical investments to improve livelihoods and enhance security of tenure in unplanned settlements.

Specific objectives of the programme include to:

Specific objectives of the programme include to:

- i) establish a decentralised National Framework for sustained up scaling of settlements regularisation;
- ii) promote measures to prevent proliferation of unplanned settlements by prompt provision of planned, surveyed and serviced land in urban areas;
- iii) build capacity to the local government authority to embark on land banking in the peri-urban areas and redevelopment of inner cities,
- iv) promote provision of adequate and affordable rental housing for all income earners,
- v) designate and protect hazardous land reclaim fragile areas encroached upon by squatters and enhance conservation.

CHAPTER 2

2. STATE OF URBAN DEVELOPMENT AND MANAGEMENT IN TANZANIA

2.1 Urbanization Trends

Tanzania is one of the fast urbanising countries in Africa. The 2002 National Population and Housing Census revealed that population of Tanzania was 34,569,232 million out of which 23 percent lived in urban areas. The proportion of urban population in the country rose from 5.7 percent in 1967 to 11.1 percent in 1978 and 23 percent in 2002 (Table.2.1). In 2010 it was estimated to be 30 percent, by 2020 it is projected to reach 40 percent. In recent years rapid urbanisation in Tanzania has been fuelled by high rates of natural population increase, suggesting that rural to urban migration has played lesser role.

Table 2.1: Urban population trends 1948-2010

	1948	1957	1967	1978	1988	2002	2010 (est.)
Total National Population in ('000)	7,480	8,786	11,959	17,050	22,533	34,569	41,000
Total Urban Population in ('000)	184	364	686	2,260	6,200	7,970	12,000
Urban Population as % of National Population	2.5	4.1	5.7	13.78	17.9	23	30
Growth Rate of Urban Population		1948-1957	1957-1967	1967-1978	1978-1988	1988-2002	2002-2010
		7.8	6.5	11.5	5.9	5.8	-

Source: Tanzania population census reports and estimate to year 2010

2.2. Classification of human settlements in Tanzania

Categories of human settlements in Tanzania are based on population size, level of services, economic base and level of sustenance in regard of annual budget. According to the Urban Planning Act No. 8 of 2007, the six main categories of human settlements are:

- (i) **Villages:** This refers to a settlement with a population of less than 10,000. Some villages are trading centres. To qualify as a trading centre, a village settlement has to meet the following minimum requirement:-
 - (a) 5 retail shops and a market place;

- (b) A primary school;
- (c) A dispensary
- (d) A post office

In total, Tanzania mainland has 13,000 villages.

(ii) Minor Towns: A minor town is a settlements with minimum population of 10,000 with the following basic services:

- (a) Health centre;
- (b) Secondary school;
- (c) 20 retail shops and a market facility;
- (d) Primary court; and
- (e) serves as either a ward or division headquarters.

There are about 90 minor towns in the country.

(iii) Town: For a settlement to qualify as a town it is required to have a minimum of 30,000 people and meet at least 50% of the annual budget from own revenue sources. Also it has to provide the following community services and facilities.

- (a) Hospital;
- (b) Secondary school;
- (c) At least 50 licensed shops;
- (d) Police station; and
- (e) Serves as divisional headquarters.

Tanzania has a total of 97 towns, most of which are district administrative centres.

(iii) Municipality: A municipality has a minimum of 100,000 people and an economic base of at least 30% of employment in the non-agricultural sector. It is also required to have at least one manufacturing industry and several small scale industries. It should be self sustenance for at least 70% of annual budget; and it should have a centre providing higher order services, including cultural, educational and health facilities which serve an area beyond the administrative region such as universities, referral hospital and international conference facilities. At present, there are 18 municipal authorities in the country.

(v) City: A Municipality can be designed as a city if it has symbolic importance in addition to meeting the minimum requirement for being a municipality. Key attributes that define a city are:

- (a). Minimum of 500,000 people;
- (b). Self sustenance by at least 95% of annual budget;

- (c). Historical significance;
- (d). Outstanding cultural importance such as a major tourist centre;
- (e). The seat of regional government;
- (f). The seat of international activities;
- (g). Any other symbolic value

The power to grant a municipality status of a city is vested in the National Assembly. Presently, the country has 5 cities (Dar es Salaam, Mwanza, Arusha, Tanga and Mbeya).

- (vi) **Megacity:** A mega city must surpass all requirements of being a city and a minimum population of 4,000,000. Tanzania has no megacity.

2.3 Land tenure system in Tanzania

According to the Land Act, 1999 land tenure refers to a bundle of rights, including right to occupy, use, develop, mortgage, inherit and transfer. The type of land tenure under which land is held, may determine how it is used and transacted.

In 1889, German administration declared “*all crown land vested in the German Emperor*”. In 1923, the British enacted the Land Ordinance Cap 113. According to this Ordinance, all public lands and all rights over the same were placed under the control of the Governor of the Territory, to be held, used or disposed of as rights of occupancy not exceeding 99 years.

The Land Acts No. 4 and 5 of 1999 repealed the Land Ordinance Cap 113; however, these changes notwithstanding, land remains a public property. The President is the Trustee (the custodian), on behalf of all Tanzanians. Individuals and/ or groups are therefore granted rights to occupy and can use land on leaseholds for a short terms i.e. leases of 2-5 years or long terms leases of 33, 66 or 99 years.

In Tanzania, there are two main types of land tenure systems. These are statutory and customary land tenure. Statutory tenure rights can further be subdivided into two categories, namely granted right of occupancy and derivative rights. Under customary tenure, we have customary right and informal or quasi-customary tenure.

Security of tenure is important for social, political and economic stability. It is a precondition for housing is well improvement as infrastructure investment. In Tanzania absence of legal title to prove ownership of land in the informal settlements is not a barrier to the enjoyment of right such as right, transfer, sell, transact, develop etc. The informal land development system has devised its own mechanism and ways of protecting right of the buyers and authenticating land transfer ownership (Kombe, 1995).

2.4 Effects of Urbanization in Tanzania

Urbanisation is a continuous process and thus institutions responsible with urban development ought to be equipped to cope with the population increase and spatial expansion of cities; in terms of provision of shelter and basic infrastructure and services. The adverse effects of rapid urbanisation in Tanzania urban centres include inadequate shelter provision, proliferation of unplanned settlements, increasing pressure on infrastructure and services, wide spread of unemployment and poverty.

2.4.1 Inadequate shelter provision

Due to inadequate formal housing delivery system, the majority of population in urban centres in Tanzania is accommodated in overcrowded and substandard dwellings in informal settlements. Most of the houses are constructed without regard to urban land use planning standards or regulations. Besides, most of the houses in the informal settlements are built incrementally using family savings over a long period of time. This has made house acquisition as a daunting process for most households especially those in low income category.

Also the increase of population in urban areas raises the demand for shelter beyond the capacity of public institutions to deliver housing and required surveyed and serviced land. Lack of shelter has also resulted into extensive development of informal settlements in urban areas, which in turn has caused pressure on available urban infrastructures and social services.

2.4.2 Growth of unplanned settlements

Inadequacy of formal shelter delivery and rapid growth of urban population has given rise to an extensive development of unplanned settlements. The 1995 Urban and Housing Indicators showed that nationally, about 75 percent of the urban population live in unplanned settlements and that about 60 percent of the urban housing stock are built in these settlements. Unplanned settlements have been growing at alarming rate, for example the total number of houses in the unplanned areas of Dar es Salaam was about 50,000 housing units in 1974. The current figure is estimated to be more than 500,000 units. Investigation conducted by the Housing Development Division of the Ministry of Land, Housing and Human Settlements Development (MLHHSD) in 1995, indicated that in 1980 about 65 percent of all residential housing constructed in urban areas were in unplanned settlements. During the same period, developers in unplanned settlements constructed around 10,000 dwellings in the various regional centres compared to less than 2,000 constructed in planned areas. Unplanned settlements

accommodate between 70 and 80 percent of the population in the major urban centres of Dar es Salaam, Mwanza, Arusha, Mbeya, and Tanga. The situation is not different in other urban areas.

2.4.3 Pressure on urban infrastructure and services

Rapid urbanisation has raised pressure on infrastructure and services in unplanned settlements in urban areas. Basic physical and social infrastructure is either missing, or is in poor condition. Common phenomena in these settlements include unhealthy water supply systems, overcrowding, poor housing, lack of land for circulation, community facilities, poor environment characterised by poor sanitation, and uncollected wastes.

In addition, there has been low capacity in the public sector to provide adequate housing including surveyed and serviced land. Studies conducted by the Housing Development Division of the then Ministry of Lands, Housing and Human Settlements Development (MLHSD) in 1995 have shown that, high rate of urban population growth is coupled with raising housing deficits.

2.4.4 Increasing unemployment, poverty and informal sector activities

Under settlers or residents are categorized as poor depending on the ability to live, what is understood in a society as a “normal” life (Lerise and Kyessi, 2002). However, Sheuya (2004:5) argues that poverty implies as the lack of the resources required to participate in activities and to enjoy living standards that are customary or widely accepted in the society in which poverty is being measured. Generally, urban poverty can either be income or non-income poverty (Lerise and Kyessi, 2002). The NSGPR (2005) indicates that urban poverty is evident in households with low and unreliable income sources, the unemployed, urban vulnerable groups and those in the informal sector. The influx of youths to urban areas has increased the number of petty traders with minimal education, and also lack capital and premises to conduct business. The informal sector includes also men and women especially in mining and construction industry. It is estimated that in Tanzania informal sector represents 30 percent of the country’s Gross Domestic Product (GDP).

2.4.5 Deterioration of urban social services

Urban social services began to deteriorate rapidly starting from 1972, i.e. the decentralisation period when local authorities were abolished. Despite the reinstatement of local governments in 1982, delivery of basic services has remained unsatisfactory and continued to deteriorate whilst needs have been increasing. Rising operation and maintenance costs and budgetary constraints

have further complicated and indeed undermined delivery of basic services, especially among the urban poor.

In order to address the problems of informal settlements development, there is therefore a need to prepare a comprehensive Programme for Regularisation and Prevention of Unplanned Settlements, which will be a tool to improve, manage and alleviate adverse outcomes of unplanned settlements.

CHAPTER 3

3. NATURE AND CHARACTER OF UNPLANNED SETTLEMENTS

3.1. Basic definitions, concept and nature

In broader term, unplanned settlements are manifestation of poverty, ineffective regulatory frameworks, ill-conceived policies and strategies, inadequate urban planning, weak institutional capacity and macroeconomic factors (Barjor Mehta WB, 2008). Formation of unplanned settlements has been an integral part of the urban growth in most cities in the country; these are areas that are also providing much informal income generating activities and housing for the urban poor.

In the Tanzanian context, unplanned settlements are defined as those areas within the urban boundaries which are developed without authorized plan or approved scheme (Burra, 2004). These are areas which are therefore growing without being regulated by urban land use plans, land laws, or urban development standards. In most cases, informal settlements also lack basic infrastructure and public services.

Development and consolidation of unplanned settlements comprise three inter-linked developmental stages. *Infancy*- this is essentially the starting stage, usually characterised by a sparsely built settlement. *Consolidation*- refers to the booming stage, which often depicts intensified construction of houses and *saturation*- usually refers to crowded and highly densely built. At this stage, most of the land is build and there is little or no space for public services.

3.2 Causes of unplanned settlements in urban areas

Different factors have given rise to growth and expansion of unplanned settlements in urban areas in Tanzania, these include:-

- i) Unprecedented urbanisation, coupled with inadequate authorities responsible with urban management;
- ii) Administrative expansion of city, municipal and town boundaries this has led to incorporation of rural villages into urban areas, without preparation of detailed schemes to guide land development and provision of basic infrastructure and social economic services;
- iii) Inability of the Government to provide adequate and affordable housing and or scarcity of surveyed and serviced land in intermediate areas, and unplanned prime areas close to the major areas of employment and income generation;

- iv) Inappropriate regulatory frameworks, especially unaffordable formal housing standards and regulations, leading to long approval procedures, frustrating housing development in the formal sector.
- v) Laxity with regards to land development control especially in the peri-urban areas;
- vi) Over-dependency on public sector recourses and capacities in urban development with little involvement of the private sector;
- vii) Co-existence of conflicting dual land tenure regimes in urban areas i.e. customary/quasi-customary and statutory land tenure;
- viii) Existence of village authorities in urban areas;
- ix) Low priority given to land sector by the Government in terms of resources allocation.

Table3.1: Urban population living in unplanned settlements in selected major urban areas (2002)

Urban centre	Year of study	Estimated urban population	Population in unplanned areas	Percentage of urban population in unplanned areas
Dar es Salaam	2002	2,497,940	1,696,500	68
Arusha	2002	274,668	236,214	86
Mbeya	2002	257,884	206,307	80
Tabora	2002	135,244	110,900	82
Dodoma	2002	159,193	71,636	45
Iringa	2002	106,668	52,267	49
Tanga	2002	208,791	79,340	38
Morogoro	2002	221,286	97,367	44
Mwanza	2002	401,175	296,869	74

Source: MLHSD URT 2002 Census data

Table3.2: Urban population living in unplanned settlements in selected urban areas (2010)

Urban centre	Year of study	Estimated urban population	Population in unplanned areas	Percentage of urban population in unplanned areas
Dar es Salaam	2010	3,622,708	2,717,031	75
Mbeya	2010	377,106	226,264	60
Tabora	2010	252,825	176,978	70
Iringa	2010	212,150	127,800	60
Mwanza	2008	556,734	417,550	75
Moshi	2010	206,628	139,474	67
Sumbawanga	2010	129,240	36,926	29
Lindi	2010	93,124	33,670	36

Source: MLHSD, LGAs Town Planning Office Reports (2010)

3.3 Access to land and house construction

Access to land in the unplanned areas is through inheritance, purchase and in few cases, through squatting. Normally land access in informal areas is through willing seller willing buyer arrangements. Transactions are conducted at grassroots actors- landowners who subdivide and demarcate their land using physical features such as bush poles. Often, respective Mtaa leaders are involved in authenticating land transactions. Plot sizes depend on the land seekers willingness to pay and owners readiness to sell.

Most home builders in planned and unplanned areas acquire land and construct houses progressively through individual savings. Some build with temporary materials but later improve the same using permanent materials such as burnt bricks or cement block and corrugated iron sheets. Other developers start with construction of outer building and later on extend it or build the main house as financial resources improve. Many a time house construction process through savings takes at least 10 -15 years to complete.

While the formal land delivery system has not been able to cope with the demand for planned, surveyed and serviced land or housing needs for urban dwellers, informal and customary and neo-customary systems operate widely and provide land with relative ease to land seekers. The majority of residents in these settlements obtain land through informal channels, which in most cases are not guided or regulated, thus leading to informal settlements. Land owners in the unplanned settlements are not obliged to pay land rent as such they deprive the public authorities of an important source of revenue.

3.4 Access to clean and safe water supply

Currently national average in regard of access to safe drinking water for urban residents is 68 percent. The situation varies from place to another. For example Arusha, Tanga and Songea have continuous supply of water while Kigoma, Lindi and Singida have the lowest supply of 5 hours per day. Most unplanned settlements do not have access to clean and safe water supply. Piped water in unplanned settlements is often through individual efforts, in areas with trunk infrastructure and generally, only few households are able to meet the costs of water supply connections. In many cases, supply of potable water is by water vendors, other households depend on deep and shallow wells, the quality of the water from these sources, however, is poor.

3.5 Access to sanitation

The national average coverage connection to piped sewerage system is only 7 percent in few towns and the existing sewer systems were constructed long time ago. About 25 percent use septic tanks system, while the rest 75 percent use pit latrines (HHS 2004). According to the 2005 household survey conducted by Ministry of LANDS in 145 sub-wards with unplanned settlements, the most common sanitation system in urban areas is through pit latrines. In Dar es Salaam city 92 percent of residents depend on pit latrines, 7 percent use septic tanks and 1 percent do not have own sanitation facility hence sharing with neighbours as there are no public facilities in most urban areas. Due to unregulated housing densification in unplanned areas, there are increasing settlements do not have open area on which to erect pit latrines. This has obliged some households to convert some of the habitable rooms into pit latrines.

3.6 Solid waste collection

Solid waste collection in most urban areas is inadequate; only a small proportion of the generated waste is collected and disposed. Collection was vested in the local authorities, but due to low capacity, only a few areas are covered. Through public private-partnerships (PPP) solid waste collection has been privatised in most urban areas in Tanzania and residents are required to pay for waste collection fees. Private companies have introduced some transfer stations in turn, these pose health risks to residents due to delays in transferring the waste to dumping sites.

Collection in the unplanned settlements in most cases is constrained by lack of the requisite infrastructure. Waste littering in unplanned settlements is therefore common phenomenon. Waste is crudely dumped in open areas within the housing areas including streets and footpaths. The most commonly used method of waste disposal is by composting in open areas within their plots.

3.7 Road and storm water drainage

Most of the unplanned settlements face acute shortage of roads and storm water drainage. The few roads available are often in poor condition and not maintained. Also, in most areas dimension of access roads and footpaths is below the desirable size; as a result in some cases, the

flow of human and vehicular traffic is restrained. The problem of storm water management is also complicated by the spontaneous house construction and extensions some of which lead to the blockage of natural storm water flow areas. Also, crude dumping of solid waste lead to the blockage of few existing natural storm water channels.

3.8 Housing conditions

Housing provision to urban residents by the public and the private sectors falls far below the needs. At present the total housing backlog is estimated between 2-3 million units; whilst the production per year is only about 200,000 units. About 60 percent of existing housing stock in urban areas is located in unplanned settlements, with acute shortage of basic services. Unplanned settlements in major urban centres have been growing (expanding) and densifying persistently despite efforts taken by Government to mitigate the problem of proliferation of unplanned settlements. Housing construction is through self help and in most cases with semi-permanent materials not to the required standards, existing laws and regulations.

Due to unregulated housing development, there are no standards for plot sizes, plot ratio, type of buildings to be erected as such the increase in housing density in some areas has reached 35 houses per hectare far beyond the recommended standards of 16 – 20 houses per hectare, in a high density areas, posing environmental and health threat to the residents.

3.9 Governance norms and rules (archetypes)

The existing LGA's administrative set-up has the responsibility to protect public interests within their areas of jurisdiction. These include safeguarding access roads, communal open spaces, footpaths and areas designated for schools. In most unplanned settlements such areas are normally protected by Local Authorities at Mtaa level involving the Mtaa chairperson, Mtaa executive officer (MEO) and land committee as community representatives.

3.10 Access of land for social services

There is inadequate land for social services, in unplanned settlements. Residents are lacking spaces for education, health, recreational (play grounds & open spaces) and religious services. Mode of formation in informal settlements undermines allocation of land for public use. Individuals focus is on acquiring land they need for residential and commercial uses without considering other vital public services.

3.11 Access to source of energy

Most of the areas in unplanned settlements lack or have insufficient land reserve for future provision of electricity supply lines. However, in most cases, electricity supply wires or cables

are running on top of roofs creating/raising public safety worries. Otherwise majority of the settlers in unplanned areas depend on charcoal and kerosene for cooking and lightning respectively

3.12 Access to housing finance

Apart from few Microfinance Finance Institutions (MFIs) such as WAT- Human Settlements, Habitat for Humanity and recently few Commercial Banks there are very few options for home builders in unplanned areas to access housing credit facility. Absence of security of tenure in informal settlements restraint individual land owners/ occupiers accessing loan for housing and thus most settlers depend on for personal savings to improve their housing.

CHAPTER 4

4. TYPOLOGY OF UNPLANNED SETTLEMENTS

4.1 Land tenure status

The tenure status of unplanned settlements dwellers is as diverse as the variety of unplanned settlement typology. Security of tenure of occupiers of land in unplanned settlements can be associated with:-

- (i) The legality of access to land and/or the legality of person from whom land was acquired.
- (ii) The period which the informal land occupier has occupied the land, at least 12 years;
- (iii) Recognition by the grass-roots actors/ institution and or local government authorities i.e through property registration and residential licensing.

Land tenure issues are fundamental to sustainable utilisation of land resources. Security of land tenure and resource may influence the level of investment and conservation of land. In other words, natural resource management depends on land tenure and the allocation of specific user rights. Where there is security of tenure, investments are often high. In most cases, security of tenure housing and property in unplanned settlements in the county is quite high, no wonder even the affluent have invest heavily in the unplanned settlements.

4.2 Classification of unplanned settlements

The unplanned settlements can interalia be classified basing on location, housing densities and housing conditions aspects as follows:

4.2.1 Locational aspects

The unplanned settlements can be classified into four categories based on location aspects;

- i) Former villages in urban fringes:** This refers to unplanned settlements which were originally villages on fringe areas cities, municipalities, towns etc, but have been incorporated into urban areas through extension of urban administrative boundaries. In such villages, land ownership is governed by customary and quasi-customary norms. As a result, individuals continue to subdivide their land and allocate or sell to others as they wish. Often, such informal land transactions are supported by grass-root Mtaa (local) leaders. Since this situation goes on unregulated, gradually land parcelling, house development and extensions increase the housing densities making living environmental conditions poor. Unplanned

settlements which were initially peri-urban villages include Manzese, Keko, Buguruni, Tandale in Dar es Salaam, Mwanjelwa in Mbeya and Unga Limited in Arusha. These comprise the bulk of unplanned settlements in most urban areas.

- ii) **Development in ex-freehold estates:** Unplanned settlements which have developed or encroached upon in freehold estates; these were invaded after Freehold titles, were converted into Leasehold titles by the Freehold Titles Act of 1963. Workers in these estates were allowed to construct houses with temporary materials. After conversion of titles, these estates were converted into leaseholds without proper control, including planning and surveying. Subsequently informal land market emerged and continued to supply land for housing. Examples of these settlements are Hannanasif, Sharif Shamba, Mtoni Kwa Azizi Ali and Kurasini in Dar es Salaam.
- iii) **Development in hazardous areas:** These unplanned settlements built on hazardous land without planning or building consent. They are many a time, located on areas such as steep terrain, low laying flood plains and abandoned quarry sites. As a result improvement of such areas by provision of infrastructure and social services is costly or not affordable by home owners and government alike. Such areas include Jangwani and Msimbazi Valleys, Kunduchi Quarry in Dar es Salaam or Bugando area in Mwanza city.
- iv) **Development in public land:** This refers to unplanned settlements which are developed on areas which have been earmarked for public uses such as communal areas designated for open space, schools, dispensaries, and reserves for major infrastructure lines and buffer zones.

4.2.2 Housing density aspects

Housing density in unplanned areas as used here is a measure of the concentration of housing units per hectare. It depicts the level of intensity of land use, and can be grouped as high, medium and low density, depending on the number of units per hectare.

- i) **High-density unplanned areas:** These have a high concentration of buildings as well as inhabitants. Such settlements are often found very close to the city centre or large employment generating areas. In such areas, there is often little or no room or space for public use. Therefore, upgrading of these areas cannot be done easily without demolition and accessibility is poor. Residents in such areas may be classified as predominantly low-income households although there are often middle and high incomes. Examples of such areas include Manzese, Keko, Buguruni in Dar es Salaam, Unga Limited in Arusha etc.

- ii) **Medium-density unplanned areas:** These have modest concentration of buildings as well as inhabitants, and are found in the intermediate settlements areas not very far from the city centre. Normally these are residential areas lying between the city centre and the peri-urban areas. Such areas have generally large plots, and some land for public use. The quality of housing is often a mixture of medium and high quality houses. These include Kimara, Mbagalla and Gongolamboto in Dar es Salaam.
- iii) **Low-density unplanned areas:** Buildings in such settlements are fairly scattered, because such areas are often found at considerable distance from the urban centres often in peri-urban areas. Plots size held by settlers are many a time large and in many cases, urban agriculture is practiced. Such areas could be upgraded by way of undertaking formalisation and later regularisation schemes or land pooling with little or no demolition of existing houses. The housing quality varies from locality to another without reliable services. Examples include Goba, Chanika, parts of Mbezi, and Somangila in Dar es Salaam etc.

Basic infrastructure services in these types of unplanned settlements vary remarkably depending on whether the areas have been upgraded or regularized. In some cases, Individuals, local CBOs or NGOs mobilize resources to improve or provide basic infrastructure services. Interventions on basic infrastructure services are most urgent in high-density located areas near or within close proximity to the Central Business District (CBDs), primarily because of high land value, rapid changes of use and gentrification and are prime for planned expansion of CBD and related functions.

Table 4.1: Housing densities in unplanned settlements for selected urban centres (2010)

S/N	Name of City/ Town	Unplanned areas in (Ha)	No of housing units	Housing density houses/Ha
1	Dar es Salaam	41,480	400,000	10*
2	Mtwara	408	5,000	13
3	Sumbawanga	1,812	2,022	2
4	Mbeya	1,843	21,570	11
5	Tabora	3,315	16,587	5
6	Moshi	2,130	8,900	4
7	Tanga	356	10,080	28
8	Arusha	2,760	19,800	8
9	Morogoro	3,500	40,000	11
10	Shinyanga	647	7,447	12
11	Kigoma	176	5,180	30
12	Mwanza	2,900	65,000	22
13	Iringa	7,290	9,808	2
14	Manyara	2,471	14,826	6
Average		71,800	615,888	15

Source: LGAs Town Planning Office Reports (2010)

4.2.3 Housing condition aspects

Housing conditions, refers not only to dwelling unit conditions but encompasses the quality of the wider living conditions and environment, including accessibility to availability of basic community facilities and services such as water, sanitation, education, and health facilities. These are basic components that together define critical attributes of adequacy of the housing condition. With respect to housing condition especially housing in unplanned settlement can be categorised as follows;

- i) **Temporary building materials:** This category includes unplanned settlements of which a large part of the buildings structures are built of temporary materials such as mud and thatch or old tin sheets. In most cases this category is associated with low purchasing power of the developers. The category may appear in any of the three housing types outlined in section 4.2.2 unplanned settlements.

- ii) **Semi-permanent building materials:** Semi-permanent building materials are built of mixed temporary and permanent buildings either for roofing, walling or other parts of the structure. Other materials include mud and pole for walling and corrugated iron sheets (c.i.s) for roofing. As noted earlier, there may also be few permanent houses which are generally occupied by high and middle income groups. As noted, unlike many other countries, in Tanzania unplanned settlements accommodate variety social and income groups that are glaring manifested in the housing types and variety that feature in most settlements. Also, perceived security of tenure is also quite high in most cases, primarily because, land acquisition in most unplanned settlements is through willing seller and willing buyer. As such squatters in form of invasion on public or private land are generally few; where they exist; they have largely occupied marginal land which has been designated merely for gardening or not habitable in urban Master or Structure Plans. Stringent building standards and regulations are also part of the problem which has accentuated the problem of proliferation of unplanned settlements.

- iii) **Permanent building materials:** Permanent building materials are used in building a large part of this type of unplanned housing they include cement blocks/burnt bricks and iron sheets/asbestos for structure and roofing respectively. Some of the buildings undergo changes from temporary to semi permanent and lastly to permanent especially as household income increases. Studies have revealed that middle and high income earners build permanent buildings in unplanned settlements due to the scarcity of planned, surveyed and serviced plots and assurance of early occupier of the land.

CHAPTER 5

5. LEGAL AND INSTITUTIONAL FRAMEWORK

5.1 Introduction

Due to the rapid urbanization in the country there is increased demand for surveyed and serviced land for housing development in most of the urban areas. The majority of the urban authorities lack capacity to deliver such land. This inadequacy has forced 50 – 70 percent of the urban population to settle in unplanned areas. Since independence there have been changing policies, legislations, guidelines and by- laws towards informal settlements in Tanzania.

5.2. Policies

The Government formulated various policies to consolidate land use planning and management. The policies which govern management of human settlements in Tanzania include:-

- i) The National Development Vision 2025;
- ii) The National Land Policy (1995);
- iii) The National Human Settlement Development Policy (2000);
- iv) The National Water Policy (2002);
- v) The National Environmental Policy (1997);
- vi) The Tanzania Housing Development Policy (draft);
- vii) The National Population Policy (1992);
- viii) The Public Private Partnership Policy (2009).

a) National Development Vision 2025

The Tanzania Vision 2025 aims at achieving a high quality livelihood for its people. A high quality livelihood for all Tanzanians is expected to be attained through acquisition of decent housing, elimination of abject poverty and effectively respond and master the development challenges at all levels.

b) The National Land Policy (1995)

According to the National Land Policy, the Government is committed to enhance on the management and improvement of the existing unplanned areas as well as arrest further proliferation of new ones. The key policy provision include that relate to informal settlements are:

- Existing unplanned areas will not be cleared but will be upgraded and provided with facilities for adequate sanitation and other basic services, except for unplanned housing on hazardous areas;

- Timely planning of all potential areas for urban development in the periphery of towns;
- Designating special areas for low income housing with simplified building regulations and affordable level of services;
- Upgrading plans will be prepared and implemented by Local Authorities with the participation of residents and their local community organisations. Also local Authorities will be mobilised to finance the plans through appropriate cost recovery systems.

Due to increasing encroachment of unplanned settlements on hazard lands and other undesirable land development in urban areas, the government will protect areas such as like river valleys, steep slopes, flood plains, mangroves and marshlands from encroachment. Apart from the danger posed by development in these areas to lives and properties, developments on wet land contribute to land degradation and flooding/ destruction of ecosystems.

In order to address this problem, the National Land Policy (1995) states under sections 7.9.1 that:

“Measures will be taken to prevent building on hazard lands and on all fragile environments. Hazard lands should be developed for public uses benefiting the local communities”.

Unfortunately in most cases LGAs have not been effective in controlling and prohibiting housing development in hazard areas. Adverse effects of the recent floods in Dar es Salaam confirm this.

c) The National Human Settlements Development Policy (2000)

The National Human Settlement Development Policy stresses among other things that:

- i) Unplanned and sub-serviced settlements shall be upgraded by their inhabitants through CBOs and NGOs with government playing facilitating role,

The government through local governments shall:

- ii) Support the efforts of the inhabitants to form and run CBOs and NGOs for upgrading purposes;
- iii) Develop strategies for providing enough funds for planning and surveying of urban plots. Among them will be:

iv)

- Plot Development Revolving Fund;
- Cost recovery and cost sharing methods; and
- Self-financing for planning and surveying.

- (iv) Ensure timely planning, surveying and service of land ripe for urban development in the peripheries of urban centres so as to prevent or pre-empt

haphazard/unplanned development. Hence increased availability of planned and serviced plots shall render the formulation and execution of special sites and services projects in selected urban areas unnecessary;

- (v) Ensure that planning, allocation and acquisition of land shall be as stipulated in the Land Acts No. 4 and 5 of 1999;
- (vi) Designate special areas for low income groups. These areas shall be provided with a minimum level of services which the residents or beneficiaries can afford.

d) The National Housing Policy (1981)

A National Housing Policy was formulated in 1981 with the objective of providing a framework for the housing sector development in the country. This policy outlined the need for addressing broad housing problems, among others included; housing shortage in urban areas; poor housing quality in both urban and rural areas; rapid growth of unplanned settlements; and inadequate infrastructure and services in urban areas. The policy called for concerted efforts from all stakeholders and greater government involvement in housing sector development. This policy was not implemented inter alia due to government budget constraints.

e) The Tanzania Housing Development Policy (draft)

The vision of this policy is to have effective and efficient housing development and management system that is responsive to Tanzanian socio-economic context in line with the National Development Vision 2025. The mission is to lead the majority of Tanzania to acquire decent, safe and affordable housing.

The policy directions aim at boosting the housing sector by redefining the roles of the government and other key actors. This involves taking positive and pro-active measures that nurture the creation and growth of a fair and demand-driven housing market system while safeguarding the interests of the marginal groups who are unable to compete in a open market atmosphere environment.

f) The National Water Policy (2002)

Currently water supply sources and infrastructure for most urban water supplies and sewerage systems are old, inadequate and poorly functioning and cannot cope with the increasing demand and emergencies such as fire fighting. According to the National Water Policy (2002), necessary measures shall be taken to ensure that all urban areas have adequate water supply and sewerage system. In unplanned settlements apart from having poor housing, the areas are characterised by high population density and general deficiencies in infrastructure services especially potable water supply and decent sanitation.

The policy aims at improving infrastructure for sustainable and efficient water supply and sanitation.

Among the guiding urban water supply principles are:

- Cost recovery is the foundation of sustainable service delivery; and
- Private sector participation in the management and development of urban water supply and sewerage services will be encouraged where appropriate

g) The National Population Policy (1992)

The principal objective of the National Population Policy is to reinforce national development through developing available resources in order to improve the quality of life of the people. Special emphasis laid on regulating population growth rate, enhancing population quality and improving the health and welfare of women and children. Thus, the national population policy shall be the main guide of national development planning.

Among the specific goals, Section 22(ii) emphasise the improvement of the standard of living and the quality of life of the people through protection and improvement of basic human needs in such areas as health, nutrition, clean and safe water, housing and environment.

h) The National Environment Policy (1997)

This policy recognises that urbanisation is the major issue in the transformation of human settlements. A major and growing portion of Tanzania's population will soon be living in urban areas. However increasingly urban centres are subjected to dramatic crisis, poverty, environmental decline, inadequate urban services, deterioration of existing services and in access to serviced land and shelter. The objectives to be pursued under the policy are:

- (i) Integrated planning and improved management of urban centres and designation of urban land uses based on environmental impact considerations;
- (ii) Decentralisation of urban development through the promotion of intermediate towns and trade centres, on the basis of a human settlement perspective plan at national, regional and district levels;
- (iii) Development of garden, parks, open spaces in urban centres for public use, greenbelts with pollution tolerant species;
- (iv) Control of indiscriminate urban development, particularly in vulnerable sites such as coastal beaches, flood-prone and hilly areas;

- (v) Promotion of resource- based strategies in the planning and development of human settlements; and
- (vi) Development of environmentally sound waste management systems especially for urban areas.

i) The Public Private Partnership Policy (PPP) 2009)

The vision of this policy is to have efficient and sustainable public-private partnerships for the delivery of reliable and affordable socio-economic goods and services. Among the policy's specific objectives are:

- To implement effective strategy showing specific obligations and rights for various stakeholders; and
- To establish efficient and quality socio economic Public Private Partnerships.

The aim of PPP policy is to contribute to national poverty reduction objective through delivery of competitive and sustainable PPPs. Therefore, this policy is a useful tool in regularisation especially in the undertaking of socio-economic ventures including land development and provision of public services such as liquid and solid waste management among many others in the informal housing areas.

5.2.1 Implementation of the policies versus unplanned settlements

In attempt to show the impact the policies has had on the growth of unplanned settlements in urban areas in the country, a review of the implementation (including strategies) is presented in table 5.1.

Table 5.1 Implementation of the policies and strategies on unplanned settlements in urban areas

ISSUES	POLICY	POLICY STATEMENTS	STRATEGIES	MAIN ACTORS	REMARKS
<p>Unplanned Settlements in urban areas</p> <p>(i) About 75% of housing in urban areas is in unplanned, un-serviced and/or on hazardous areas, such as steep slopes, flood plains, valleys and creeks. Most of the housing in those areas is characterized by:</p> <p>(a) Houses which do not conform to</p>	<p>The National Land Policy (1995)</p>	<p>(i) Unplanned settlements will not be demolished except those located on hazardous land but will be regularized through participatory approach.</p>	<ul style="list-style-type: none"> • Existing areas will not be cleared but will be upgraded and provided with facilities for adequate sanitation and other basic services expect for unplanned housing on hazardous areas; • Timely planning of all the potential areas for urban development in the periphery of all towns, • Designating special areas for low income housing with simplified building regulations and affordable level of services, • Upgrading plans will be prepared and implemented by local 	<p>MLHSD LGAs NGOs CBO Donor support Land owners /communities</p>	<p>Although the strategies on unplanned settlements are well spelt in the policy but implementation is slow due to:-</p> <ul style="list-style-type: none"> • Lack of resources in the LGAs to implement regularisation schemes; • Delays in preparation of General and detailed Planning Schemes to guide urban development; • High planning and housing standards; • Laxity in enforcing development

<p>building regulations' requirements on security, health, safety and building materials.</p> <p>(b)Lack of secure land</p>			<p>authorities with the participation of resident and their local community organizations. Local Authorities will be mobilized to finance the plans through appropriate cost recovery systems.</p>		<p>control to prevent further growth of unplanned settlements.</p>
<p>tenure.</p> <p>(c) Lack of basic services.</p> <p>(ii)The unplanned areas continue to grow due to the rapid urbanisation, coupled with inadequate public resources capacity.</p>	<p>The National Human Settlements Development Policy (2000)</p>	<p>(i) Unplanned and sub-serviced settlements shall be upgraded by inhabitants through CBOs and NGOs with government playing facilitating role; The government through local governments shall:</p> <p>(ii) Support the efforts of the inhabitants to form and run CBOs and NGOs for upgrading purposes.</p> <p>(iii) Develop strategies for providing enough funds for planning and surveying of urban plots. Among them will be:</p> <p>a. Plot Development</p>	<p>The government shall:</p> <p>(i) Strengthen the capacity of LGAs in land management by ensuring availability of skilled technical manpower, equipment and record keeping so as to increase efficiency in planning surveying and land allocation,</p> <p>(ii) Strengthening the PDRF and cost recovery methods, and encourage enhancement of self-financing for planning and surveying.</p> <p>(ii) Encourage</p>	<p>PMO-Ministry of Regional Administration and Local Government, Local Government, Service Commission, Local Authorities. Ministry of LANDS, MOF Local Authorities, Ministry of Community</p>	<p>The Ministry of LANDS in collaboration with other stakeholders implemented the 20,000 Plots Project; Capacity building in LGAS in record keeping by provision of equipment, training and expertise but only a small percentage of LGAs were reached. To date the LGAS are still faced with:-</p> <ul style="list-style-type: none"> • Acute shortage of skilled manpower up to 74 percent.

		<p>Revolving Fund,</p> <p>b. Cost recovery and cost sharing methods, and</p> <p>c. Self-financing for planning and surveying.</p> <p>v) Ensure timely planning, surveying and service of land ripe for urban development in the peripheries of urban centres so as to prevent haphazard unplanned development. Hence increased availability of planned and serviced plots shall render the formulation and execution of special sites and services projects in selected urban areas unnecessary.</p> <p>vi) Ensure that planning, allocation and acquisition of land shall be as stipulated in the Land Acts No. 4 and 5 of 1999.</p> <p>vii) Designate special areas for low income groups. These areas shall be provided with a minimum level of services which the</p>	<p>inhabitants in unplanned and un-serviced settlements to upgrade their settlements. They will be required to form CBOs that will bring them together. Local Authorities will be required to support these efforts.</p> <p>(iv) Provide basic skills on planning and management of settlements to CBOs and facilitate training of practicing planners, architects, engineers and other professionals involved in human settlements development, to enable them assist communities and the private sector in the upgrading programmes.</p> <p>(v) Strengthen the law enforcement capacity of local authorities by depoliticizing development control.</p>	<p>Development, Women Affairs and Children, TANGO</p> <p>Local Authorities, PMO-Ministry of Regional Administration and Local Government, Ministry of LANDS, ARU.</p> <p>PMO-Ministry of Regional Administration and Local</p>	<ul style="list-style-type: none"> • The PDRF has been dwindling due to delays by LGAs in paying back loans. • Little has been done by CBOs and NGOs in servicing unplanned and un-serviced settlements. • Enactment of the Town Planners Registration Board will increase the number of practicing town planners; • Reinstating the Land Rangers cadre in enforcing development control in urban centres; • Hasten the establishment of
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		residents of beneficiaries can afford.	(vi) Local governments shall acquire land and demarcated plots for low-income groups and provide them with acceptable basic minimum level of services. The plots shall be disposed of to prospective developers after paying for premium and service charges.	Government Local Authorities Ministry of Lands Local Authorities	the Compensation Fund.
	The Tanzania Housing Development Policy (Draft)	Creation of stable institutions that have the capacity to perform and are well supervised. This includes facilitating and empowering Local Governments to play a greater role in providing housing, reducing administrative delays in the processes, creation of specialised financial institutions for housing development, strengthening training and housing research institutions. Development of residential infrastructure and services. This means sufficient provision of	Revise the building regulations and standards to increase accessibility to adequate housing by the poor. Also Govt. to facilitate regularisation of unplanned settlement through participatory approach and support LGAs to provide surveyed plots with adequate infrastructure and service at costs Promote public/private partnership Advocate community	Central Govt. Local Authorities, Communities, CBOs, NGOs Private Sector Individuals, Training and research institutions, Financial institutions, Real estate developers.	The Housing Policy under preparation has highlighted different strategies to improve the housing situation. <ul style="list-style-type: none"> • Establishment of the housing department; • Enactment of the Unit Title and Mortgage Financing Laws in 2008; • Establishment of Mortgage Finance Facility. There is a need to:-

		<p>water, electricity, telecommunications, public transport, moderate distances to working place and social facilities.</p> <p>An efficient regulatory environment including avoiding or eliminating laws, rules, regulations and standards that is too restrictive to allow smooth development of the housing sector or unnecessarily increase the costs of housing.</p>	<p>participation in planning and implementing housing projects and programme</p> <p>Empower local authorities to assert their role of providing rental houses in their respective areas</p>		<ul style="list-style-type: none"> • Finalise the Housing Policy for approval; • Establish housing units in the LGAs; • Promote further public and private partnership in provision of housing; • Create public awareness to communities to undertake housing projects through housing cooperatives.
	The National Environment Policy (1997)	<p>Integrated planning and improved management of urban centres and designation of urban land uses based on environmental impact considerations,</p> <p>Decentralisation of urban development through the promotion of intermediate</p>	<p>To undertake education and awareness raising programmes in order to promote informed opinion</p> <p>The government to establish a mechanism for cooperative networks (different stakeholders both public and private,</p>	VPO'S Office - NEMC LGAS Communities NGOs and CBOs.	<p>Environmental aspects have been integrated in Urban planning. With 70 percent of unplanned settlements in urban centres there is a need to:-</p> <ul style="list-style-type: none"> • Create public awareness

		<p>towns and trade centres, on the basis of a human settlement perspective plan at national, regional and district levels.</p> <p>Development of garden, parks, open spaces in urban centres for public use, greenbelts with pollution tolerant species.</p> <p>Control of indiscriminate urban development, particularly in vulnerable sites such as coastal beaches, flood-prone and hilly areas,</p> <p>Promotion of resource- based strategies in the planning and development of human settlements; and</p> <p>Development of environmentally sound waste management systems especially for urban areas</p>	<p>communities and NGOs) to facilitate sharing of experiences and expertise for the planning, designing and implementation of environmental programmes at national, regional, district and community level</p>		<ul style="list-style-type: none"> • Involve different stakeholders in evaluation of EIA of different project to ensure compliance to environmental conditions; • Promote participatory planning in regularisation; • Involve private sector in development of public recreational centres; • Enforce development control to restrict occupation of vulnerable sites and evict and resettle occupiers on such land; • Designate and protect hazardous
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					land reclaim fragile areas encroached upon by squatters and enhance conservation.
	The National Population Policy (1992)	Improvement of the standard of living and the equality of life of the people through protection and improvement in the provision of basic human needs in such areas as health, nutrition, clean and safe water housing and environment.	Review and up-date laws pertaining to encroachment of protected lands in order to bring them in line with current situation and facilitate their effective enforcement. Prevent encroachment and promote the safeguarding of protected areas because their size is dwindling due to the establishment of human settlements in these areas. The encroaching population shall be provided with alternative land	MLHSD LGAs Training and research institutions	<ul style="list-style-type: none"> • Update bylaws and train to local leaders to control land development in their areas; • Employ land rangers to enforce development control on protected land; • Enforce development control to restrict occupation of protected areas and evict and resettle occupiers on such land;

	<p>The National Water policy (2002)</p>	<p>Improving infrastructure for sustainable and efficient water supply and sanitation</p> <p>To attract private sector investment in Urban Water Supply Services</p> <p>Improve water and sanitation services in low- income and</p>	<p>Facilitation of acquisition of necessary financing and expansion will be undertaken by the Government</p> <p>Development and expansion of the water supply system shall consider development of sewerage systems and general environmental sanitation at the same time</p> <p>Enabling environment for investors will be created</p> <p>Necessary efforts shall be taken to mobilise local and external resources for capital works to enable Urban Water Supply Agencies to become commercially viable entities that attract investment from various sources</p> <p>Low-income group will be identified and plans and</p>	<p>Central Govt. Local Authorities, Communities, Individuals, Training and research institutions</p>	<p>Water supply and sanitation is in adequate.</p> <ul style="list-style-type: none"> • Provision of trunk infrastructure is expensive due to compensation costs. • Prioritise on water supply and sanitation in regularisation projects. • Promote participatory planning in regularisation to secure land for services provision in peri-urban areas through negotiations; • Mobilise private sector to invest in water supply to cater for low income groups;
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			<p>sanitation services in small towns</p> <p>Local private sector institutions shall be promoted and strengthened.</p> <p>Their access to credit facilities will be enhanced</p>		
	<p>The Public Private Partnership Policy (2009)</p>	<p>To implement effective strategy showing specific obligations and rights for various stakeholders</p> <p>To establish efficient and quality socio economic PPPs.</p>	<p>Public institutions including the govt. to seek and enter into partnership with the private sector in regularization of housing areas and provision of basic infrastructure</p>	<p>Govt. Inst. Private Sector</p>	<ul style="list-style-type: none"> • Involve the private sector in regularisation projects. • Private sector to invest in housing for outright purchase and rental. • Promote PPP in service provision BOT or BT.

5.3 Legislations

Regularisation process is addressed in the Land Act of 1999 sections 56-60. The Act further spells out the key steps, including actors and procedures for preparing schemes of regularisation. According to the Act the *powers to prepare, approve and declare schemes of regularization section 58 (3), and section 59, are vested in the Minister responsible for Land matters*. This is complimented by the Government Notice No. 85 of 2001 which provides for schemes of regularisation with stipulation of procedures and responsibilities of different stakeholders for participatory regularisation for enhancement of tenure security and service provision.

The Urban Planning Act of 2007 section 23 stipulates the procedures for preparation of schemes of regularisation, including declaration of a planning area, preparation of schemes in participatory manner involving the community and approval of schemes by relevant authority. The Local Government Act of 1982 section 8 vests planning responsibilities in the Local Government Authorities.

5.4 Guidelines and bylaws

Unplanned Settlements may be regulated by using technical instructions and administrative guidelines issued by the Directorate of Urban Planning and by-laws formulated by respective local authorities. Guidelines for Schemes of Regularisation have been developed in a simplified language and circulated to Local Authorities to complement the legal provisions. Such directives and guidelines include: Technical circular for issuance of Residential Licences (2007) and Guidelines for Schemes of Regularisation (2008).

5.5 Institutional framework

The institutional framework regulating the unplanned settlements has been clearly defined in the policies, legislations, regulations and by-laws. Several policies stipulate that regularisation and management of unplanned settlements shall be a direct responsibility of the respective local authorities (URT 1995, URT 1999, URT 2000). In this regard, the Central Government shall perform the roles outlined in section 5.3.1

5.5.1. Roles of the Central Government

- Putting in place policies and legislations;
- Declaring areas for schemes of regularisation;
- Approving plans;
- Mobilising resources from different sources;
- Capacity building of local authorities, and
- Regulating and coordinating stakeholders.

Central government shall play its role by working closely with local government authorities to provide an enabling environment including policy support necessary to stimulate the mobilisation of capital and technical support from within and without the country.

5.5.2 The role of Local Authorities

Local authorities shall be required to undertake the activities outlined below:

- To solicit and marshal resources from stakeholders and coordinate the execution of informal housing improvement projects in their localities;
- To plan and design projects with full participation of the local community. Although Councillors represent the residents, direct involvement of the local communities during planning, design and implementation of regularisation schemes of imperative if upgrading projects are to be sustainable and support eradication of poverty;
- To check the growth of unplanned settlements and to explore options such as land banking in targeting prime urban fringe lands;
- To be innovative and aggressive in soliciting the private and popular sector resources as well as exploring modalities for tapping grass-roots potentials. Success in building partnership requires that budgeting and expenditure decisions in the local councils be increasingly handled in a transparent and democratic manner;
- To ensure cost recovery mechanisms are in place for sustainability of upgrading projects. This can be achieved if the beneficiaries are charged premium fees to meet a reasonable portion of the project costs. This component has to be understood by all levels.
- To mobilise and support sector to invest in housing. Private investments in housing should be encouraged in order to boost the supply of housing. This includes the participation of the private sector in servicing land for housing and in the construction of rental accommodation. Local government has to be aggressive in mobilising private sector potentials.

Where this approach has been deployed, it has proved to be a viable tool in addressing urban development issues despite of some bottlenecks related to inadequate capacity of participating institutions (Nnkya 2004). Several factors explain why the above approach is important:

- It allows sharing of knowledge, skills, experiences and resources among stakeholders,
- By being involved, stakeholders feel will the sense of being part of the approach and the aspired output;
- Communities, which are direct beneficiaries feel enhanced sense of ownership and therefore can better support and manage the projects;
- Ensures transparency and accountability. Transparency in the sense that information, priorities, strategies and actions are derived with participation of all

stakeholders and partners. Accountability in the sense that by sharing decisions, stakeholders become accountable to the public and to each other,

- Allows the combination of skills and experiences (as decision and action taken are cross-sectoral, multi-institutional and inter-disciplinary way);
- Under participation and partnership, each partner possesses a stake and contributes resources in kind and in terms of finance, human and material in the success of the project. There is a potential of reducing risks and burden by spreading it among the stakeholders/partners;
- Has the potential of overcoming the resource deficits, experienced by the public sector in efforts to deliver services to the people, and
- Capacity building is imbedded in the process.

Table 5.2: Roles and functions of different stakeholders

Actor	Responsibilities
Land holder/ property owners	<ul style="list-style-type: none"> -Maintain their properties and respect property boundaries; -Assist during property boundary conflicts resolution; -Participate in project planning and implementation. -Contribute areas/part of their land for basic public service/infrastructure e.g. roads, open spaces etc. -Contribute to cost sharing and recovery; -Involve in monitoring and evaluation.
Local Authority	<ul style="list-style-type: none"> -Sensitise the residents (owners and neighbours) for the whole exercise; -In collaboration with Ministry of Lands Housing and Human Settlements Development to mobilise technical expertise needed for the exercise; -Liaise with sub-ward officials during implementation; -Coordinate different stakeholders; -Facilitate implementation of the exercise; -Accurately transfer the actual measurements on the ground to the map; -Ensure beacons are properly marked on an agreed plot boundary on the ground; -Ratify regularization schemes and submit to Director of Physical Planning for approval; -Issue certificate of right of occupancy; -Mobilise resources internally and externally; -Prepare land to accommodate adversely residents affected during regularisation process; -Co-operate with 'Mtaa' leaders in organizing and facilitating regularisation schemes; -Ensure that the agreement forms are properly filled in and signed.
Ministry Lands Housing & Human Settlements Development	<ul style="list-style-type: none"> -Policy and legislation; -Technical support/facilitation; -Coordination between central and local government; -Capacity building in the local authorities; -Ensuring that the beacons are properly marked on an agreed plot boundary on the ground; -Approval of regularisation schemes and survey plans; -Monitoring quality control; -Initiate a process to prepare certificate of right of occupancy; -Administer settlements regularisation revolving fund; -Mobilise resources internally and externally.

PMO-RALG	<ul style="list-style-type: none"> -Policy and legislation; -Capacity Building in the Local Government Authorities (LGA); -Monitoring project implementation; -Resource mobilisation internal and external.
MoF	<ul style="list-style-type: none"> -Policy and legislation; -Coordinate the MLHSD, PMO-RALG and development partners; -Resource mobilisation internal and external; -Monitoring project Implementation.
President's Office - MKURABITA	<ul style="list-style-type: none"> -Research on the extent of informality; -Identify areas for review in the existing laws and regulations as part of reform process; -Mobilise resources and undertake formalisation in selected areas.
Utility agencies	<ul style="list-style-type: none"> -Participate in the regularisation process to incorporate the agreed decisions in their plans.
Development Partners	<ul style="list-style-type: none"> -Financial and materials support; -Advisory and technical support; -Training and dissemination of especially good practice/experiences.
Relevant NGO's and CBO'S	<ul style="list-style-type: none"> -Participate in the regularisation process so as to incorporate the agreed decisions in their plans; -Participate in the sensitisation process; -Resource mobilisation.
Training institutions	<ul style="list-style-type: none"> -Training of different stakeholders; -Offer advisory services in project design and implementation.
Private Sector	<ul style="list-style-type: none"> -To participate in the sensitisation and mobilisation process. -Assist in resources mobilisation. -Participate in the upgrading and regularisation process. -Assist in the provision of advisory and technical support.
Financial Institutions	<ul style="list-style-type: none"> -Provide developers with housing loans; -Facilitate sensitisation and public awareness campaigns; -Assist in the provision of advisory and technical support.

CHAPTER 6

6. INITIATIVES TOWARDS IMPROVEMENT OF UNPLANNED SETTLEMENTS

6.1 Introduction

There has been changing policies towards unplanned settlements in Tanzania. Initially the government policy focused on slum clearance which involved demolishing the informally built housing and replaced them with decent housing. The latter was provided by the government through the National Housing Corporation. This was followed by the National Sites and Services and Squatter Upgrading Programme as an alternative to the slum clearance and redevelopment programme under the support of the World Bank from 1972-1990. Under this policy appropriate sites were identified, planned and provided with basic infrastructure services before allocating the plots to developers. Parallel with new sites in situ upgrading of unplanned areas by provisions of basic infrastructure services was also carried out in selected areas.

Implementation of the 1995 Land Policy prompted the Ministry of Lands, Housing in collaboration with LGAs to implement various formalisation and regularisation pilot projects so as to enhance tenure security and provision of basic infrastructure and social services.

6.2 Government initiatives

In an attempt to redress the housing problems in urban areas, the government initiated and implemented policies and strategies towards improvement of the unplanned settlements but these did not provide a lasting solution to the problem of informality due to various reasons. They include:

6.2.1 Slum and Squatter Clearance Programme (1962)

In the 1960s, the government approach to informal settlements was to clear them i.e. total demolition of informally built structures and replacement with decent permanent structures including high rise buildings.

In order to achieve the mission of the programme, the National Housing Corporation was established in 1962. Its responsibility was to:

- Build and carry out approved schemes together with Slum and Squatter Clearance;
- Develop such areas to affordable housing of four to six rooms flats for low-income families; and

- Managing and constructing houses for the civil servants

By the end of the 2nd Five Year Plan, the National Housing Corporation had constructed about 5,016 housing units in different urban areas. The National Housing Corporation however, had built only half or less than 50 percent of the government expectations. At the end of 1969, the government shelved the Slum Clearance Programme due to its little achievement and lack of resources.

This approach registered some positive results, but there were also shortfalls such as massive social disruption and displacement of people and their livelihood activities.

Lessons learned from Slum and Squatter Clearance Programme;

- **Donor dependence:** The programme was not sustainable due to over dependent on donor funding and government subsidies, without robust cost recovers measures;
- **Expensive houses:** The project reduced the housing stock rather than increasing it. At the same time the flats built were too expensive and thus beyond the affordability of the majority of low-income earner (Kyessi 1997);
- **Increase of informal settlements:** The displacement of the low-income (under slum clearance) gave use to the construction of other houses in unplanned settlements;
- **Insufficient stock of houses:** Demolitions reduced the stock of the housing, as the government on adequate financial resources to replace the demolished housing stock. The few houses provided by The National Housing Programmes were not sufficient for low income earners;
- **Housing as an investment:** The government realised that housing in informal settlements represented investment and wealth and provided affordable housing for the lowest income groups (Sliuzas, 1988). Thus demolition of such housing greatly undermined household socio-economic welfare; and
- **Failure to check proliferation of informal settlements:** There was no parallel programme to restrict further proliferation of unplanned settlements elsewhere.

6.2.2 Sites and Services and Squatter Upgrading Projects (1972-1990)

The government shelved the Slum Clearance Programme in 1969. In the 1970s, the government embarked on the Sites and Services and Squatter Upgrading; in-situ, provision of basic services restrained modest demolition of existing houses.

The National Sites and Services and Squatter Upgrading Programme was introduced in 1972, as an alternative to the slum clearance and redevelopment programme under the support of the World Bank. Under this program, appropriate sites were identified, planned and provided with basic infrastructure services before allocating the plots to developers. The sites identified had also to accommodate displaced people from upgraded-unplanned housing areas. Some of the sites include Sinza and Mbagala settlements in Dar es Salaam City and Nyakato settlement in Mwanza City. Whereas Sinza accommodated the overspill population from the upgraded Manzese settlement and other low income earners; Mbagala was designated for the overspill population from the upgraded Tandika and Mtoni settlements. Nyakato settlement in Mwanza accommodated overspill population from Mabatini upgraded settlement. However, this approach had the following shortfalls:

- i) Overdependence on external funding,
- ii) Limited government resources to service all the settlements,
- iii) Lack or poor community participation and maintenance; and
- iv) Lack of effective cost recovery mechanisms

In the early 1980s, the World Bank withdrew from financing the programme on account of its policy changes regarding urban development support. Between 1980 and 1990, support of the government towards upgrading of unplanned areas was significantly reduced because of inadequate public funding. However, detailed layout designs were made for upgrading settlements of Kinondoni Shamba, Hanna Nassif and Mwananyamala, all in Dar es Salaam but, actual implementation was not effected because of lack of funds (Kyessi, 2002).

Lessons learned from the Sites and Services Programme

Some specific lessons were learned from the 1970s and 1980s attempt to upgrade unplanned settlements.

- **Targeting to low-income earners:** In situ upgrading was more successful than provision of serviced plot schemes because it did not require extensive relocation and allowed better targeting of low-income communities.
- **Inadequate maintenance undermined the programs:** Direct and indirect benefits of upgrading programs were substantial, but were undermined over time by inadequate operation and maintenance;

- **Lack of ownership:** Poor maintenance which was attributed to lack of sense of ownership from the local urban authorities and concerned communities;
- **Lack of commitment:** A top-down planning approach largely directed by a unit at ministry level denied active involvement of residents and local urban authorities attributed to lack of sense of community ownership and commitment by the urban councils where the project was implemented;
- **Land tenure status:** Security of land tenure was not part of the programme;
- **Lack of cost recovery mechanism:** The programme could not be sustainable due to lack of cost recovery from the beneficiaries and over dependent on donor funding and public sector financial resources; and
- **Laxity in law enforcement:** There was no parallel project to restrict further proliferation of unplanned settlements elsewhere.

6.2.3 Sustainable Cities Programme (1992)

The Sustainable Dar es Salaam Project (SDP) as part of the Global Sustainable Cities Programme (SCP) was launched in 1992 and became fully operational in 1993. The main objective of the project was to build capacity of the Dar es Salaam City Council to plan, coordinate and manage urban development and growth with emphasis on improved multi-sector coordination and participation. UN Habitat, United Nations Development Programme (UNDP) and the Danish International Development Agency (DANIDA) funded the Programme. The project applied the Environmental Planning and Management (EPM) process as its implementation approach.

In 1996, based on the achievements of the Sustainable Dar es Salaam Project it was replicated to the municipalities of Moshi, Morogoro, Tanga, Arusha, Mbeya, Tabora, Iringa, Dodoma and Mwanza.

A pilot case of the Sustainable Dar es Salaam Project was Hanna Nassif Community Based Infrastructure Upgrading project.

Hanna Nassif Community Based Infrastructure Upgrading Project.

Hanna Nassif settlement was selected for upgrading under the Second Phase of the National Sites and Services and Squatter Upgrading Programme (1974 – 1979); however, upgrading could not be implemented because of lack of funds. Again, under the Third Phase of the same Programme (1981-1986), Hanna Nassif was selected for project execution but the withdrawal of the World Bank from the Programme led to the cancellation of the proposal. Again in 1989, the Ministry of Lands, Housing and Human Settlements Development prepared an upgrading plan for the area but was not implemented because of lack of funds.

The failure of the attempt to upgrade the Hanna Nassif settlement scheme triggered a sense of self-help among the residents. The residents were willing to contribute to the project implementation and other stakeholders joined them in provision of services and infrastructure. The United Nations Development Programme (UNDP), Ford Foundation and the European Development Fund (EDF) funded the project, which was executed by the ILO in 1992. The United Nations Centre for Human Settlements (UNCHS-Habitat) and the United Nations Volunteers (UNV) were Associated Agencies. The area was upgraded through provision of roads and drainage system and these actions seem to be taken as tenure security of land and housing.

The exercise was followed by a house registration in 1999. According to Kyessi, (2002) 71 percent of the house owners were paying tax because their houses were registered. They paid a property tax of 10,000/= per year. In year 2008 WAT - Human Settlements Trust, a non-governmental organisation sensitised the residents of Hanna Nassif to contribute towards surveying of their plots, so that they could get Certificate of Right of Occupancy and thus enhance security of tenure. WAT in partnership with MKURABITA facilitated the survey of 1,423 plots and by Dec 2010, 85 residents had been issued with Certificates of Right of Occupancy. Process of preparation and issuing Certificates of Right of Occupancy to land owners in Hanna Nassif is on progress under Kinondoni Municipal Council. Hanna Nassif could be case study where to acquire regularisation experience which can be replicated in other unplanned areas.

Lessons learned from the Hanna Nassif Community Based Infrastructure Upgrading project:-

- **Implementation through participatory approach:** Upgrading through community participatory planning created a sense of ownership to the community. Residents were involved in the process from planning to implementation and therefore they were willing to contribute towards implementation in labour and monetary terms;
- **Employment among residents:** Upgrading process through labour intensive methods created employment among residents and reduces poverty;
- **Participation of stakeholders:** Involvement of different stakeholders including Development Partners, Private sector, NGOs, LGAs and the community in planning and implementation arrangement hastens the upgrading process.

- **Initial cost for implementation:** Availability of seed capital from MKURABITA facilitated the survey exercise but there have been delays in the loan repayment; residents have not collected their Certificates for failure of completing their contributions;
- **Replication:** This experience gave use to the replication of the exercise to other areas through CIUP projects;
- **Too little contribution:** From the community per capita investment was too little and thus unsustainable.

6.2.4 The Community Infrastructure Upgrading Programme (CIUP)

The Prime Minister's Office, the Ministry of Regional Administration and Local Government in collaboration with the World Bank are undertaking the Community Infrastructure Upgrading Programme (CIUP) in Dar es Salaam City. The main objectives of the Programme are:

- (i) To facilitate capacity building within Dar es Salaam City Municipalities in upgrading unplanned settlements by provision of basic infrastructure services;
- (ii) To facilitate capacity building in the respective communities to participate in planning, provision, management and investment in infrastructure and services in the respective areas; and
- (iii) To facilitate improvement of living conditions of low-income residents living in the unplanned settlements by upgrading existing infrastructure and other services.

CIUP is being implemented in two phases. Phase 1 (2003 - 2008) was implemented in 16 unplanned settlements, covering 450 hectares and benefiting 167,000 people. The settlements were improved by providing tarmac access roads and gravel roads, storm water drains, solid waste collection system, pedestrian walkways, street lighting and public toilets.

Phase II (2008-2012) is being implemented in 15 mtaa or sub-wards, covering 550 hectares, and will benefit 162,000 people. This phase aims to upgrade access roads including provision of culverts and small bridges, storm water drains, solid waste collection system, public toilets, street lightning, water kiosks and pedestrian walkways.

Implementation of phase I has face-lifted the project areas although the level of services which were provided cannot cope with the new developments including redevelopment taking place in these areas. As a result of the latter Ilala Municipality has gazetted Buguruni area for redevelopment; and Kinondoni is also in the process to gazette Manzese area. The two Municipal councils have been issuing building permits for high-rise buildings without considering the appropriate type and level of services in the areas to support the increase in population and implied demand for water supply, waste water treatment, solid waste management etc. It has become obvious that improvement in unplanned areas triggers gentrification and displace the targeted low income population who often move out and often resettle in new unplanned areas in the urban periphery.

Lessons learned from CIUP

- **Community willingness to contribute and participate:** Upgrading through community participatory planning creates sense of ownership among the community members. Residents are involved in the process from planning to implementation, and are willing to contribute in towards implementation in kind and in monetary terms;
- **Insufficient upgraded infrastructure:** The infrastructure that was provided was partial in the sense that there was limited budget. The upgraded infrastructure was not sufficient compared to the demand of the existing population;
- **Absence of scheme of regularisation:** There were no approved schemes of regularisation. There is a need to negotiate land for the provision of public basic infrastructure in accordance with the standards; pay compensation and plan for resettlement of the affected residents;
- **Disregards of tenure enhancement:** There was no tenure improvement component in the CIUP project; often there is more positive impact if the physical improvement or upgrading is accompanied by enhancement of security of tenure;
- **Lack of land development control mechanism:** Weak or lack of development control to regulate subdivision of land and construction of new buildings and resettlement in the affected residents is a challenge, primarily because one cannot avoid formation of new unplanned settlements;

- **Increase of value of land, properties and business:** The provision of line infrastructure enhances easy accessibility and provision of basic supplies, increasing the value of land, properties and businesses in the area.
- **Improve general environment and living conditions:** Upgraded settlements reduce population overcrowding and housing density and therefore become more conducive to habitation;
- **Donor dependence:** The CIUP programme was no sustainable because of to overdependence on donor funding.

6.2.5 Formalisation and regularisation of unplanned settlements (2004)

The Ministry of Lands and Human Settlements Development in collaboration with the Dar es Salaam local authorities and the communities have been implementing regularisation according to the Land Act, 1999 section 23 since 2004. This entails identifying, registering properties and issuing residential licences property owner in unplanned areas. Formalisation and regularisation is a call for global and national action aimed at eradicating poverty and underdevelopment.

Formalisation is a step towards regularisation stipulated under the Land Act of 1999 section 56-60. The implementation of formalisation projects is in line with a Peruvian economist, Hernando De Soto's ideas. De Soto argues that the poor of the world living in unplanned settlements and backward rural areas hold assets worth trillions of dollars in the form of houses, buildings, land and small business activities. These assets however often have not authentic documents and thus cannot readily be turned into capital. He adds that if these assets are formalised or regularised the owners can use them as collateral and get finances necessary to alleviate poverty.

Regularisation entails adjudication, preparation of schemes of regularisation, carrying out cadastral survey and issuance of Certificates of Right of Occupancy (CROs). Also the process involves negotiation so as to access land for provision of basic public infrastructure and services such as access roads, storm water drains, schools, market etc. Sometimes this process necessitates demolition and resettlement of some settlers as well as payment of compensation.

Property formalisation enhances security of tenure and may help people access formal credit from banks and informal credits from grassroots organisations or individuals to grow and improve their standards of living. It also helps government to expand its tax base.

The government has been implementing pilot projects in formalisation and regularisation of properties.

(a) The Creation of Comprehensive Property Register for Economic Empowerment of Residents in Unplanned Settlements (Formalisation):

This project was implemented by the Ministry of Lands, Housing and Human Settlements Development in collaboration with the three municipalities of Dar es Salaam City in 2004-2006. The project was Implementation of the National Land Act 1999 (Act No. 4 of 1999) Sub-section 23 which provides for issuing derivatives right of occupying land in unplanned settlements known as Residential Licenses for a period of not less than six months and not exceeding five years as amended in 2009. By year 2006 about 230,000 properties had been registered and data computerised in 43 wards and 185 sub-wards of Dar es Salaam. Out of these 18,429 have their properties located in hazardous areas as such they are not eligible to residential licenses. Hence, the number of properties to be issued with residential Licenses is 203,024. By May 2011, 95,000 applicants had been issued Residential Licenses in the three municipalities.

Phase II of the Formalisation project was to register 200,000 properties in the peri – urban areas of Dar es Salaam for a period of two years. Based on lessons learned during phase one, the approach was changed to regularisation which entails participatory planning with the community to negotiate for land for provision of basic community infrastructure and social services, prepare schemes of regularisation, mobilise resources from residents to survey and issue Certificate of Right of Occupancy.

In 2007-2008 about 46,554 properties in Kimara and Mbezi Wards were registered and data collected computerized. Schemes of regularisation for Kimara ward with 12 sub-wards have been approved and residents are being mobilised to contribute towards surveying and issuing of CROs. Through individual efforts using private surveyors more than 200 plots have been surveyed using the schemes of regularisation and issued with CROs.

Preparation of schemes of regularisation for four sub-wards of Mbezi area is ongoing. The schemes will be verified and approved. There has been an increasing demand among residents to formalise their properties. Individuals are employing private surveyors to survey their plots using the database and schemes of regularisation under preparation.

b) Scaling up of Residential Licences to Certificate of Right of Occupancy

In year 2006, formalisation project was included in the **Land Reform Sub-component of the Private Sector Competitiveness Project - (PSCP)**. The aim was to create

sustainable conditions for enterprise creation, growth and innovation, which respond to markets opportunities and poverty reduction with funding from Development Partners through the World Bank.

Under the Land Reform the project was to be scaled up to other four local authorities to expedite the process. In 2008/2009 Mwanza city was selected for scaling up the regularisation project as it is second to Dar es Salaam City. Participatory regularisation was engaged as key approach. The project target was to register 45,000 properties and prepare schemes of regularisation and survey 15,000 plots. By May 2011, a total of 33,627 properties have been identified and registered out of which 10,333 properties have been surveyed. A total of 1,385 Certificates of Right of Occupancy (CRO's) were prepared and 604 have been issued.

Under the same funding in year 2009/2010 regularisation was also carried out in Sandali area in Temeke Municipality in Dar es Salaam city. A total of 1,057 plots were surveyed. This was a pilot project to prepare schemes of regularisation and survey areas which were under phase I of the Community Infrastructure Upgrading Programme to enhance security of tenure. Regularisation is carried out with clear cost recovery arrangements. The government provide seed capital to hasten the process in scaling up the exercise in the local authorities while beneficiaries contribute in kind during project implementation; gradually settlers will get Certificate of Right of Occupancy; eventually similar arrangements will put in place for service provision in the different areas.

Lessons learned from formalisation

- (i) **Capacity building in terms of Human resources** There was capacity building established in the working groups, in terms of technical support and training of professionals in the respective Municipalities and urban centres

- (iii) **Non availability of land for service provision**

During property register, there was no prior negotiation for land to be used for provision of infrastructure and other services due absence of schemes of regularisation.

- (iv) **Absentee landlords**

There were absentee landlords, as not all land owners are residents in the area.

(v) **Creation of comprehensive database**

The database has been useful in land administration including collection of property tax, land rent and issuance of Residential Licenses.

- (vi) **Residential Licences:** These have been used as collateral to access loans from different financial institutions including High Education Students' Loan Board. Its term title or right of occupancy this has been extended from two to five years. By 2011 more than 1, 430 residents had used their Residential Licenses to access funding or credits support. Residential Licence is also used in Court and other private credit transactions.

(vii) **Monitoring system**

At present there is no machinery to monitor further subdivision and development in the regularisation project areas. Although property adjunction was carried out, there were often no physical marks on the ground as reference in case of subdivision or dispute.

- (viii) **Facilitate formal ownership:** Scaling up of the exercise of regularisation and issuance Certificate of Right of Occupancy.

- (ix) **Revenue collection:** The property registers have enabled the municipalities to collect more revenue, preparation of Residential Licenses fees, land rent, property tax and fees for transfer and dispositions.

Lessons learnt in scaling up to regularisation

(i) **Initial cost for implementation**

Regularisation is an expensive exercise that requires huge financial resources for implementation. Seed capital has to be available to kick start the exercise while mobilisation of more resources from the community continue to ensure sustainability.

(ii) **Participatory planning approach**

Regularisation through participatory planning approach creates sense of ownership in the community. Residents are involved in the process from planning to implementation and may contribute towards implementation in form of labour and cash payments.

- (iii) **Capacity building in terms of human resources** During implementation there was also capacity building in different urban centres. This was done by working with Municipal professionals in the working groups. Through this they gained experience in formalisation and regularisation processes. A Short course on GIS was also conducted to employees in eleven local authorities to equip them with skills and knowledge required to create database.

- (iv) **Access to land for infrastructure and social services** Most of land is privately held as such prior negotiations to access land to be reserved for provision of public infrastructure and other community services is critical before property registration process and preparation of schemes of regularisation commence. Land owners have shown willingness to contribute land for provision of services with minimal relocation and compensation.
- (v) **Revenue collection:** The property registers has enabled the municipalities to collect more revenue for preparation of Certificate of Right of Occupancies, land rent, property tax and fees for transfer and dispositions.
- (c) **The Business and Property Formalisation Programme (MKURABITA):** This is a programme under the President's Office. It aims at issuing Certificate of Right of Occupancy to real property owners as stipulated in the Land Act of 1999 sections 56-60. Such formalization endeavour enhances security of tenure by transforming the informal properties and enhancing their legal status. Hence this is expected to lead to economic empowerment among residents who can use their properties as collateral. What is however needed is initial capital for implementation; and gradually project costs will be recoverable from the beneficiaries.

At initial stage, MKURABITA provided cost for urban land formalisation in a selected area of urban councils. Landholders had to contribute an agreed amount to facilitate implementation. The intention is to use contributions in rolling out formalising project in other informal settlements within the respective urban Council.

In 2009, MKURABITA initiated urban land formalisation in Njombe Town Council. It also extended to Morogoro and Arusha Municipal Councils in 2010.

Land formalisation in urban areas is an ongoing activity, 1003 plots have been surveyed in Njombe Township, 300 Certificates issued to owners and 38 of them used their Certificates of titles as collateral to access loans from financial institution. Total of 43,040,000 shillings were collected from beneficiaries. Likewise, in Morogoro and Arusha Municipal Councils, the implementation is on progress with 817 and 850 plots surveyed in Morogoro and Arusha respectively.

Lesson learned from the Business and Property Formalisation Programme (MKURABITA)

The project has faced a number of opportunities and challenges which are worth noting.

- **Funding:** Regularisation of unplanned urban settlements can be attained through the deployment of resources largely raised by residents and technical capacities availed by District Councils and other national entities.
- **Resident's willingness to pay:** Demand for interventions to regularise unplanned urban settlements is on the increase and residents in several urban areas have shown willingness to contribute towards regularisation.
- **Capacity:** Capacity building in terms of human resources, training, equipments and instruments in Urban Councils vital to sustain the regularisation process.
- **Availability of land for public use:** In many areas in unplanned settlements, there is no land which is left for public use. Regularisation entails enhancing security of tenure and provision of basic infrastructure like roads, water supply, storm water drainage and social services; schools, markets, dispensaries or health centres. Negotiation with local leaders and the community members to donate their land for public uses with minimal compensation is important. In some areas beneficiaries agreed to contribute funding required to pay for compensation to the affected persons.
- **Absentee landlords:** Where landlords are declared absent it is not possible to continue with the identification exercise. Sensitisation of local leaders and the communities is necessary for smooth implementation, these can liaise and locate whereabouts of the absentee landlords before the regularisation project starts.
- **High initial cost:** The calculation of the cost of the regularisation of 1,000 plots was over TShs. 100,000,000 (67,000US\$). Most of the urban councils do not have such funds. Therefore central government has to step in to provide seed money.
- **Suspicious and uncooperative individuals:** Being a new project there was a lot of suspicion and distrust among the community members. Extensive sensitization and increased dialoguing, transparency, and involvement of the local leaders and local community members are prerequisite in this exercise.
- **Political will:** There has to be political will to support regularisation process among leaders in all levels of government. This also implies the involvement of all stakeholders and extensive sensitisation for local and political leaders.

- **Capitalisation:** It is envisaged that end result of this intervention shall be regularisation and capitalisation of assets for residents in the area.

Apart from the two initiatives under the Ministry, there are also other municipalities which have been undertaking formalisation and regularisation in their areas. These include, Dodoma which have regularised all unplanned areas with a total of 10,463 plots; Tanga has surveyed a total of 956 plots in unplanned settlements

There are observations on the need to have a more simplified and decentralised procedures of regularisation according to the existing Laws;

- (i) The Land Act, 1999 section 59 empowers the Minister responsible for Land matters to declare and approve schemes of regularisation as recommended by the Commissioner for Lands;
- (ii) The Urban Planning Act of 2007 section 23 (5) provides for approval of the draft of planning scheme of the relevant area by the Director of Urban Planning and approval of survey plans is done by the Director of Surveys and Mapping;
- (iii) There are proposals to amend some of the sections of the Land Act of 1999 and the Urban Planning Act of 2007 which delegates Minister's function of declaring Schemes to the Local Authority and the approval to either both RAS and LGA's offices so that the regularisation process will be expedited.
- (iv) The Land Surveying Ordinance of 1957 should also be revised to delegate powers to Zonal or Local Authorities offices and requirements for land demarcation standards and procedures.

6.2.6 Land delivery projects (2002)

The Ministry of Lands and Human Settlements Development in collaboration with Local Government Authorities embarked on the implementation of a project to plan, survey, and service plots in Dar es Salaam city. The project refers to as the 20,000 Plots Project in Dar es Salaam which started in 2002 and had the following objectives:

- To alleviate the shortage of surveyed and serviced plots in the city;
- To tackle the rapid increase of informal settlements;
- To reduce urban poverty.

The Ministry of Lands, Housing and Human Settlements Development took a loan of TSh 8.9 billion from Treasury as initial capital to acquire land, prepare plans and survey 20,000 plots within the 2002/2003 financial year. In order to replicate the project elsewhere, the Ministry used Tshs. 4.9 billion of the fund recovered plot sale to constitute revolving fund for plot survey in urban areas. To date, the Ministry continues with the housing land delivery and has extended loans to other urban councils. As a result of this project by June 2011 **58,590** plots had been surveyed in different urban areas i.e Dar es Salaam (44,000 plots), Mwanza (10,000 plots), Mbeya (2,390 plots), Morogoro (2,700 plots), Bagamoyo (3,000 plots), Kibaha (500 plots).

The idea was that allocation of planned, surveyed and serviced land would encourage people to build in the planned areas and hence reduce the proliferation of the unplanned settlements. The project has a cost recovery component and beneficiaries pay full cost for the plots. However, because the prices for the plots are still below the market prices, marketers have taken advantage of this and make windfall profits from buying and selling plots in the project areas.

Lessons learned from the 20,000 Plots Project:

Although the plots are available but the pace of development is slow and facing challenges:

- **Basic services:** The plots are not adequately serviced i.e. they lack potable water supply electricity, storm water drains and basic social services such as schools and health facilities
- **Mortgage facility:** Non availability of mortgage facility for individuals to facilitate construction of their houses;
- **Development control and enforcement:** Laxity and inadequate capacity among Local Authorities to effectively enforce development control in the surveyed areas;
- **Delay in paying back the loan:** Delays by the Local Authorities to pay back loans to the Ministry of Lands, Housing and Human Settlements Developments; this means the project cannot be extended to other LGAs
- **Affordability:** The majority low income people are still unable to afford the prices of the plots provided.
- **Raising housing stock:** Increased number of surveyed and serviced enhances construction of houses and therefore increasing housing stock.
- **Strong coordination and mutual understanding:** The joint action for implementing the project has increased coordination and mutual understanding between the Ministry, the concerned Municipalities and other stakeholders involved.

6.2.7: Cities Alliance program under the Dar es Salaam City Council (2005 – 2007)

In 1999, the United Nations Human Settlements Programme (UN-HABITAT) and the World Bank launched the Cities Alliance program to help developing countries grapple with two significant challenges; the growth of slums and the long term health of their large and small cities. Implementation of the Cities Alliance programme in Tanzania was under the Dar es Salaam City Council in collaboration with the three Municipalities of Ilala, Temeke and Kinondoni.

Between 2005 and 2007 a **Citywide Action Plan for Upgrading Unplanned and Un-serviced Settlements in Dar es Salaam** was prepared with a goal to *upgrade 50 percent of all existing unplanned and un-serviced areas by 2020 and prevent the formation of new unplanned settlements in Dar es Salaam*. Three main thematic areas were addressed in the strategy i.e. land, housing and basic services. Through different stake holder's consultation and working groups the strategy Action Plan was phased into short-term 2010, medium term (2011-2015) and long term (2015-2020) periods. The strategy will be used as a roadmap by stakeholders for implementation of different initiatives which include settlement regularisation; provision of surveyed and serviced land; increased access to basic services and access to adequate and affordable housing by the majority of urban dwellers

Lessons learned from Cities Alliance program

- **Difficulties of mobilising funds from different stakeholders:** The challenges in realisation of the City Wide Action Plan are how to finance the strategy. Funds were expected to be mobilised from different stakeholders including the communities, development partners, city and municipal councils, central government and the private sector.
- **Coordination of stakeholders:** There has to be coordination of the different stakeholders to fulfil their commitments towards implementation of the action plan. Except for the CIUP phase II funding, coordinating other on-going initiatives towards improvement and prevention of unplanned settlements is not effective.
- **Data and information:** Availability of data and information on the existing unplanned and un-serviced settlements in Dar es Salaam City. Also, there is an action plan with strategic interventions on how to improve these settlements in the areas of land, housing and basic services.

6.2.8 Satellite centres project (2006)

The Ministry of Lands, Housing and Human Settlements Development in collaboration with the Dar es Salaam Local Authorities intend to establish six satellite centres so as to decongest the city and reduce traffic congestion. The centres will accommodate public and private offices and other services including health centres, hospitals, bus terminals, supermarkets, financial institutions, and training institutions so that residents need not to travel to the city centre for these services.

The proposed centres are Mji Mwema, Kimbiji and Kongowe in Temeke Municipality; Pugu Kajiungeni in Ilala Municipality, and Bunju and Luguruni in Kinondoni Municipality. Implementation started with Luguruni centre where the land required for the centre has been acquired, planned, and surveyed. Establishment of the centres in the peri-urban areas will create orderly planned neighbourhoods and reduce the growth of unplanned areas.

Lessons learned from Satellite centres project:

- **Public awareness:** Establishment of new satellite centres require intensive awareness creation among local communities to be involved in the process to create sense of ownership engender trust and promote sustainable community participatory planning and implementation.
- **Land acquisition and compensation costs:** Land acquisition has been difficult due to high costs of compensation as well as unrealistic expectation among land occupiers viz expectation of compensation market value of their land.

6.2.9 Review of Master Plan and Strategic Urban Development Plan (2011)

Ministry of Lands Housing and Human Settlements Development is reviewing the 1979 Dar es Salaam Master Plan. The work is being carried out by a consortium of consultant is expected to be completed in 2011/2012 financial year. The Master Plan will provide an opportunity for comprehensive land use planning zoning and definition of strategies to address the problem of unplanned settlements and proliferation of new ones. The approach for the preparation and implementation is envisaged to be participatory.

Lessons learned from review of Master Plan and Strategic Urban Development Plan (SUDP)

- **Mobilization of funds:** Preparation of master plan is expensive. Lack of budget commitment to such priority undertaking hindered timely interaction to review the 1979 master plan.

6.2.10 New City Project (2009)

In order to promote orderly planned land use the Government has also prepared a plan to turn Kigamboni area into new modern city. The high land value and its proximity to the Dar es Salaam CBD, has made it imperative to undertake this project. The Government will explore and tap Public- Private Partnership policy and Act to attract investors to develop the city. A Master plan has been prepared to guide the implementation to be carried out in three phases from 2011 to 2030.

Lessons learned from the establishment of New City Project

- **Land acquisition and compensation costs:** Land acquisition is estimated to be high and therefore involvement of investors to meet the costs of compensation will speed up the process.
- **Mobilisation of funds:** Preparation of city development is an expensive process. Political and budget commitment may smooth implementation and thus realisation of ideas embedded in the new city; which as expected include checking of unplanned settlements on prime areas such as Kigamboni area.
- **Involvement of stakeholders:** Due to the scale of the project involvement of key stakeholders in realisation of the Master Plan is vital, but also a demanding task.

CHAPTER 7

7.0 STRATEGIC AREAS AND INTERVENTIONS IN UNPLANNED SETTLEMENTS

Based on the types and extent of unplanned settlements in Tanzania (Chapter 4); and experience gained from various interventions and approaches to address informality, including upgrading, formalisation and regularisation carried out in different urban areas, and the challenges in scaling up of the initiatives, the MLHSD has prepared this National Programme as an attempt to explore and develop possible strategies that can be deployed to address the problem of informality more effectively. The recommended strategies to address the problem of unplanned settlements are anchored on curative measures through improvement of the existing settlements parallel with prevention of further formation of unplanned settlements. The programme has built upon best practices observed elsewhere as well as lessons learnt from hitherto interventions. The programme has also identifies different stakeholders and formulated action plans for implementations. Strategic areas and interventions are:-

7.1 Regularisation Strategy

The proposed Regularisation Strategy aims to address the rapidly consolidating unplanned settlements because land owners in these settlements which include intermediate zones of the cities, municipalities and towns are increasingly subdividing their land. Therefore there are some of the pressure zones as regards urban growth. These areas are growing without provision for basic community facilities and infrastructure. Besides land owners in most of such informal settlements occupy land or own properties but without adequate security of tenure. Public action is therefore urgently required to improve property rights, negotiate with land owners to donate some of their land so as to access land required for the provision of public facilities and infrastructure services.

Objective:

To enhance property right security of tenure, secure land for basic community facilities and infrastructure to improve the well being of the residents in the rapidly consolidating unplanned areas.

Activities:

- Selection and description of the areas, prioritisation to be demand driven,
- Mobilisation and sensitisation of the community;
- Establish and operate locally managed land register;
- Regularise the settlement through citizen participation;

- Capacity building through training and provision of equipment;
- Establish strategic partnership among the key actors.

Tasks:

- Prepare up-to date aerial photographs/satellite imagery;
- Conduct awareness campaigns and training of local leaders;
- Mobilise resources and establish regularisation strategy and funding options at community level;
- Identify land and property owners and negotiate land for public use;
- Prepare land register;
- Negotiate and draw agreement, to facilitate partnership;
- Prepare schemes of regularisation property adjudication (layout plans);
- Issue Residential License;
- Carry out cadastral survey; and
- Issue Certificates of Right of Occupancy.

Outputs:

- Up-to-date aerial photographs/satellite imagery;
- Informed and knowledgeable community and stakeholders;
- Regularisation strategy and funding options at community level established;
- Database for land and property register established;
- Land for public use designated and marked;
- Approved layout plans
- Residential licenses issued to land owners;
- Approved survey plans; and
- Certificate of Right of Occupancy issued to land owners.

Table 7.1: Action plan for Regularisation Strategy

Mode of implementation: Government, LGAs, Community, Private sector and development partners

Priority areas, number of properties and costing					Tasks and schedules of implementation by LGAs														
Sn	LGA's	Areas for regularisation	Estimated no. of properties	Indicative cost in Tzshs. (millions)	Tasks	Schedule of implementation													
						2	2	2	2	2	2	2	2	2	2	2			
						0	0	0	0	0	0	0	0	0	0	0	0	0	
						1	1	1	1	1	1	1	1	2	2				
						2	3	4	5	6	7	8	9	0	1				
1	Mtwara	Chipuputa, Mangowela, Magomeni "A", Naliendele, Mbae, Jangwani, Magengeni Mnaida	2500	375	Prepare up-to-date aerial photographs/satellite imagery														
					Conduct awareness campaigns and training														
					Mobilize resources and establish regularisation fund at community level														
2	Singida	Kindai, Munung'ne Ginnery, Kititimo	1600	240	Draw agreement to facilitate partnership														
3	Tanga	Mwakizani, Mwachako, Chungulire, Mwakialila	1200	180	Identify land and property owners and negotiate land for public use														
					Prepare land register														
4	Arusha	Elerai & Lemara Ward	7200	1000	Prepare schemes of regularisation through participatory approach														
5	Songea	Songea, Lizaboni, Ruvuma	2,000	300	Carry out cadastral survey														
6	S'wanga	Old S'wanga, Izia Tengule, Kizuute, Chanji & Bangwe	2,500	375	Issuance of Residential License														
					Issuance of Certificate of Right of Occupancy														

Priority areas, number of properties and costing					Tasks and schedules of implementation by LGAs																
S n	LGAs	Areas for regularisation	Estimated no. of propertie s	Indicative cost in TzShs. (millions)	Task	Schedule of implementation															
						2 0 1 2	2 0 1 3	2 0 1 4	2 0 1 5	2 0 1 6	2 0 1 7	2 0 1 8	2 0 1 9	2 0 2 0	2 0 2 1						
7	Morogoro	Kihonda, Chamwino	3,000	450	Prepare up-to-date aerial photographs/satellite imagery																
8	Kinondoni	Mbezi, Makongo Kawe, Ubungo, Kimara, Goba, Ubungo, Mabibo	64,000	9,600	Conduct awareness campaigns and training																
					Mobilise resources and establish regularisation fund at community level																
9	Temeke	Mbagala, Chalambe Majimatitu, Kongowe Makangarawe Chang`ombe, Keko, Azimio, Mtoni	160,000	24,000	Draw agreement to facilitate partnership																
					Identify land and property owners, negotiate and demarcate land required for public use																
10	Ilala	Pugu, Ukonga, Vingunguti, Kipunguni Tabata, Gongolamboto	54,000	8,100	Prepare land register																
					Prepare schemes of regularisation through participatory approach																
11	Tarime	Rwamsoti, Rebu	2,000	300	Carry out cadastral survey																
12	Musoma	Kamnyonge, Nyakato	3,000	450	Issuance of Residential License																
13	Lindi	Likoto, Mingoyo	2,500	375	Issuance of Certificate of Right of Occupancy																
14	Kigoma	Bangwe, Kibilizi, Gungu, Kagera	4,000	600																	
15	Mwanza	Buswelu, Igoma, Butimba, Kilimahewa Mahina	40,000	6,000																	

Priority areas for regularisation, properties and costing					Tasks and schedules of implementation by LGAs																
Sn	LGA's	Areas for regularisation	No. of properties	Indicative cost in TzShs. (Millions)	Task	Schedule of implementation															
						2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022					
16	Babati	Bonga, Nakwa, Nangara, Hangoni, Kiongozi, Wang`waraay	1,000	150	Prepare up-to-date aerial photographs/satellite imagery	█															
					Conduct awareness campaigns and training	█															
					Mobilize resources and establish regularisation fund at community level	█															
17	Moshi	Longuo B, Rau, Msaranga	2,000	300	Draw agreement to facilitate partnership																
					Identify land and property owners and negotiate land for public use																
					Prepare land register																
					Prepare schemes of regularisation through participatory approach																
19	Mbeya	Iyela, Isanga, Airport, Ilemi	4,000	600	Carry out cadastral survey																
20	Tabora	Ng`ambo, Ruanzali, Tambukareli, Mbungani, Kiloleni, Vidatu, Mtendeni	3,000	450	Issuance of Residential License																
21	Iringa	Mwangata, Sentemai, Don Bosco, Mwaluhosi	3,000	450	Issuance of Certificate of Right of Occupancy																
TOTAL			348,000	54,670	Note: Operation cost per property is 150,000 TzShs.																

7.2 Strategy to upgrade unplanned settlements

Unplanned settlements experience severe infrastructure and in social services deficits. This in turn constitutes not only a threat to public health due to frequent outbreak of communicable diseases, but also catalyses urban poverty and socio-spatial inequalities in urban areas.

Basic infrastructure includes both technical or utility services as well as social services. Under technical service, utilities such as roads and footpaths, storm water drainage, water supply, sanitation (liquid waste management), solid waste management and energy are included, while social services refers to education and health. Infrastructure services provision is closely related to the poverty levels, urban poverty levels areas generally higher in areas without basic infrastructure services.

Lack of infrastructure services is among the most challenging problems facing unplanned settlements development in Tanzania especially because urban population is growing at average of 4.5 per cent per annum. The dominant characteristic however, remains the mismatch between demographic change, economic and institutional. That is, the rate of population growth in urban areas is, by far, higher than the economic and institutional capacity to meet the infrastructure service needs of the population. The key challenges to urban infrastructure services provision and improvement include rapid urbanisation, poor national economic performance and public sector resource deficits, prevalence of poverty and poor or lack of co-ordination of grassroots initiatives and institutions involved in urban development.

Objectives

- To facilitate access to basic infrastructure and social services necessary to avert imminent public health threat, and.
- To improve the living environment and livelihoods by improving dilapidated housing structures to enhance public health.

Activities:

- Prepare schemes of regularisation through participatory approach,
- Facilitate and co-ordinate institutions/actors involved in service delivery.
- Create and support public private partnership (PPP) in infrastructure and social services delivery and maintenance,
- Decentralise infrastructure, social services management to local communities at Mtaa/ward levels,
- Mobilise resources for provision of trunk infrastructure and effect cost recovery mechanisms.

Tasks:

- Prepare up-to-date aerial photographs/satellite imagery;
- Conduct awareness campaigns and train local community leaders,
- Mobilise resources and establish regularisation fund at community level;
- Identify land and property owners and negotiate land for public use;
- Prepare land register;
- Prepare schemes of regularisation to designate land for infrastructure and social services;
- Carry out valuation for compensation in the affected areas;
- Preparation of resettlement action plan;
- Identify stakeholders for partnership and prepare memorandum of understanding;
 - Procure private contractors to construct infrastructure and services;
 - Construct infrastructure and social services; and
 - Monitor, evaluate and review performance.

Outputs:

- Updated base maps;
- Knowledgeable and informed local communities;
- Regularisation funds established;
- Land for public use available;
- Land register in place;
- Approved schemes of regularisation and survey plans in place;
- Compensation schedule and resettlement action plan in place;
- Memorandum of understanding in place;
- Cost recovery fund established;
- Basic infrastructure and social services upgraded;
- Sustainable program/project.

Table 7.2: Action plan for strategy to upgrade unplanned settlement

Mode of implementation: Government, LGAs, community, utility agencies, private sector and development partners through PPP, BOT etc

Priority areas to be upgraded and costing					Tasks & schedules of implementation by LGAs																		
S n	LGAs	Areas to be upgraded		Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation																	
						2 0 1 2	2 0 1 3	2 0 1 4	2 0 1 5	2 0 1 6	2 0 1 7	2 0 1 8	2 0 1 9	2 0 2 0	2 0 2 1								
1	Mtwara	Chipuputa, Magomeni A, Mangowela, Tandika, Mkindani (Mtonya, Magengeni, Mnaida)	100	2,500	Conduct awareness campaigns, training, and up-to-date base maps																		
					Mobilise resources and establish regularisation fund at community level.																		
					Negotiate and acquire land for public use and prepare land register																		
2	Singida	Kindai, Munung'une, Ginnery, Kititimo	350	8,750	Prepare resettlement action plan																		
					Carry out valuation for compensation of properties in the affected areas.																		
3	Tanga	Mjimwema, Magaoni, Magomeni, Mang'ombe	600	15,000	Prepare layout and cadastral plans to designate land for community services and infrastructure.																		
					Construct infrastructure and social services.																		
4	Arusha	Sombetini, Sokon I, Kimandolu, Baraa	2,000	50,000	Issue CROs and RLs																		
					Monitor, evaluate and review performance																		
5	Songea	Lizaboni, Ruvuma, Ruhuwiko	800	20,000																			

Priority areas, to be upgraded and costing					Tasks & schedules of implementation by LGAs																
Sn	LGAs	Areas to be upgraded	Area in (Ha)	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation															
						2012	2013	2014	2015	2016	2017	2018	2019	2020	2021						
6	S'wanga	Izia, Katusa, Chanji, Kaloleni	600	15,000	Conduct awareness campaigns, training, and up-to-date base maps																
7	Morogoro	Kihonda	250	6,250	Mobilize resources and establish regularisation fund at community level.																
8	Kinondoni	Tandale, Mburahati, Makongo Juu	850	21,250	Negotiate and acquire land for public use and prepare land register																
9	Ilala	Vingunguti, Kiwalani, Ukonga	800	20,000	Prepare resettlement action plan																
10	Temeke	Charambe, Mgeni nani, Mbagala	2,360	59,000	Carry out valuation for compensation of the affected properties																
11	Dodoma	Chang'ombe, Osterbay, Medeli East, Mlimwa Kusini	1,600	40,000	Prepare layout and cadastral plans to designate land for community services and infrastructure																
12	Kigoma Ujiji	Vamia -Mwanga, Vamia- Mlole, Kagera,	1,400	35,000	Construct infrastructure and social services.																
13	Babati	Maisaka B, Komoto, Kigangoni	600	15,000	Issue of CRO's and RLs																
14	Moshi	Rauya (Msaranga), Longuo B, Msaranga	800	20,000	Monitor, evaluate and review performance																

Priority areas, to be upgraded and costing					Tasks & schedules of implementation by LGAs															
S n	LGAs	Areas to be upgraded	Area in (ha)	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation														
						2 0 1 2	2 0 1 3	2 0 1 4	2 0 1 5	2 0 1 6	2 0 1 7	2 0 1 8	2 0 1 9	2 0 2 0	2 0 2 1					
15	Mwanza	Isamilo, Kilimahewa, Kitangiri, Nyambiti,	1,000	25,000	Conduct awareness campaigns, training, and up-to-date base maps															
16	Tarime	Sirari	250	6,250	Mobilise resources and establish regularisation fund at community level.															
17	Lindi	Tulieni	200	5,000	Negotiate and acquire land for public use and prepare land register															
18	Bukoba	Kibeta, Kahororo, Kashai, Kilimahewa	450	11,250	Prepare resettlement action plan															
19	Mbeya	Gombe, Mwalubete, Nzovwe	750	18,750	Carry out valuation for compensation of the affected properties															
20	Shinyanga	CBD	200	5,000	Prepare layout and cadastral plans to designate land for infrastructure and social services															
21	Iringa	CBD	250	6,250																
22	Musoma	Mlango Mmoja, Nyasho	250	6,250	Construct infrastructure and social services.															
23	Kibaha	CBD	350	8,750																
24	Tabora	CBD	400	10,000	Issue CRO's and RLs															
Total cost			16,210	329,750	Monitor, evaluate and review performance															

7.3 Redevelopment and resettlement strategy

Many informal settlements in the inner city area and in some of the intermediate areas are increasingly gentrifying while others are rapidly deteriorating, due to unregulated house transformation including extension and infill. The areas lack community basic services such as portable water supply, sanitation and storm water drainage system. Such areas call for redevelopment to ensure optimum use of the prime land and provision of basic services.

The Urban Planning Act, 2007, second schedule under section 16(4) provides that the aim of renewal or redevelopment plans shall include:

- i. Providing a broad land use framework illustrating a coordinated policy of renewal and guiding both public and private redevelopment activities;
- ii. Providing a road pattern and traffic networks designed to improve vehicular access and parking space and also facilitate segregation of vehicles and pedestrians; and
- iii. Providing a basis for determining development applications on extensions of rights of occupancy or leases, extension of users and change of users.

In some areas redevelopment will involve land pooling where some land owners will be accommodated in flats within the area whereas in other cases, redevelopment would require resettlement of some land occupiers and payment of compensation. In such cases a comprehensive resettlement action plan will be prepared.

Objective: To ensure effective and optimum utilisation of land in prime locations and increase the quality and quantity of housing stock in the existing inner areas of urban centres.

Activities:

- Identify and gazette areas due for redevelopment areas;
- Mobilise and sensitise respective local community on redevelopment;
- Explore and involve different stakeholders in preparation of the Redevelopment and Resettlement Plan;
- Implement the Redevelopment and Resettlement Plan through participatory approach;
- Provide alternative housing to affected residents.

a) Activities for redevelopment

- Declaration and gazetting of the respective areas;
- Identification and publication of the redevelopment areas;
- Conduct awareness campaigns and training;
- Preparation of comprehensive database with spatial and attribute information of all land owners;
- Preparation of redevelopment plans;
- Preparation of resettlement actions plan and compensation estimates;
- Establishment of transfer centre;
- Formulate and enter into agreement with residents to temporarily vacate the area to pave way for redevelopment and
- Housing construction.

b) Activities for resettlement

- Identification and mapping of the resettlement areas;
- Conduct awareness campaigns;
- Preparation of comprehensive database;
- Compensation and land acquisition;
- Preparation of Schemes of regularisation and cadastral plans;
- Establishment of transfer centre;
- Construction of basic infrastructure and services; and
- Housing construction and allocation.

b) Outputs for redevelopment

- Published and gazetted redevelopment areas;
- Informed and knowledgeable community and stakeholders;
- Comprehensive database in place;
- Approved redevelopment plans;
- Resettlement action plan and compensation schedule in place;

- Transfer centre established;
- Memorandum of understanding (MoU) in place; and
- Housing stock in place and allocated.

b) Outputs for resettlement

- Updated base maps of resettlement areas in place;
- Informed and knowledgeable community and stakeholders;
- Comprehensive database established;
- Land for development acquired;
- Approved resettlement plans operationalised;
- Resettlement action plan and compensation schedule in place;
- Transfer centre established;
- Basic infrastructure and services in place; and
- Housing stock in place and allocated.

Table 7.3: (a) Action plan for redevelopment strategy

Mode of implementation: Government, LGAs, Community, Private sector (PPP), development partners through seed capital and internal arrangements.

Priority areas for redevelopment and costing					Tasks and schedules of implementation by LGAs																
Sn	LGAs	Areas for redevelopment	Area to be covered (Ha)	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation															
						2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022					
1	Mtwara	Vigaeni	40	1,000	Declaration and gazetting of respective areas			■													
					Identification and publication of the redevelopment areas.			■	■												
					Conduct awareness campaigns and training					■	■	■	■	■	■	■	■	■	■	■	■
2	Singida	CBD area	50	1,000	Preparation of comprehensive database					■	■	■	■	■	■	■	■	■	■	■	■
3	Tanga	CBD area	80	1,500	Preparation of redevelopment plans.				■												
					Preparation of resettlement action plan and compensation					■											
4	Arusha	Unga limited Ngarenaro	79	1,500	Construction of transfer centre						■	■	■	■	■	■	■	■	■	■	■
5	Songea	Central area, Majengo, Mfaranyaki	70	1,500	Formulate an agreement with residents to temporarily vacate the area to give way for redevelopment							■									
6	S'wanga	Mazui Katandala	75	1,500	Housing construction and allocation.								■	■	■	■	■	■	■	■	■
7	Morogoro	Sabasaba area	72	1,500										■	■	■	■	■	■	■	■

Priority areas for redevelopment and costing					Tasks and schedules of implementation by LGAs																
Sn	LGAs	Areas for redevelopment	Area to be covered (Ha)	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation															
						2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032					
8	Kinondoni	Magomeni, Manzese,	245	2,000	Declaration and gazetting of respective areas																
					Identification and publication of the redevelopment areas.																
9	Ilala	Buguruni, Mchikichini	167	2,000	Conduct awareness campaigns and training.																
10	Temeke	Temeke, Chang'ombe, Tandika,	64	1,500	Preparation of comprehensive database.																
11	Dodoma	Kuu street, DSM road, Central Business Park	70	1,500	Preparation of redevelopment plans.																
12	Kigoma Ujiji	Mwanga, Bangwe 'A',	90	1,500	Preparation of resettlement action plan and compensation																
13	Babati	CBD, NHC old buildings, Kigongoni, Oysterbay	80	1,500	Construction of transfer centre																
14	Moshi	CBD Wards, Mawenzi, Kiusa, Bondeni, Korongoni	75	1,500	Formulate an agreement with residents to temporarily vacate the area to give way for redevelopment.																
15	Mwanza	Rufiji, Kirumba, Utemini	180	1,500																	
16	Tarime	Sirari	65	1,500	Housing construction and allocation.																
17	Lindi	CBD area	60	1,500																	
18	Bukoba	CBD area	70	1,500																	

Priority areas for redevelopment and costing					Tasks and schedules of implementation by LGAs																
Sn	LGA's	Areas for redevelopment	Area covered (Ha)	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation															
						2012	2013	2014	2015	2016	2017	2018	2019	2020	2021						
19	Mbeya	Mwanjelwa	95	1,500	Declaration and gazetting of respective areas																
					Identification and publication of the redevelopment areas.																
					Conduct awareness campaigns and training																
					Preparation of comprehensive database																
20	Shinyanga	Part of CBD area	70	1,500	Preparation of redevelopment plans.																
21	Iringa	Part of CBD area	60	1,500	Preparation of resettlement action plan and compensation																
22	Musoma	Part of CBD area	60	1,000	Construction of transfer centre																
23	Kibaha	Part of CBD area	150	2,000	Formulate an agreement with residents to temporarily vacate the area to give way for redevelopment																
24	Tabora	Part of CBD area	40	1,000	Housing construction and allocation																
Total			1,353	25,000	Note: Seed capital basing on status of urban area																

Table 7.3 (b): Resettlement action plan

Mode of implementation: LGAs, Community, Private sector (PPP), development partners through seed capital and internal arrangements.

Priority areas for resettlement and costing					Tasks and schedules of implementation by LGAs															
Sn	LGAs	Areas to resettle	No of plots	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation														
						2012	2013	2014	2015	2016	2017	2018	2019	2020	2021					
1	Mtwara	Vigaeni ,Mbae, Mjimwema	1,000	1,000	Identification and mapping of resettlement areas.															
					Conduct awareness campaigns															
2	Singida	CBD area, peri-urban	1,000	1,000	Preparation of comprehensive database.															
3	Tanga	CBD area, peri-urban	1,500	1,500	Preparation of resettlement plans															
					Compensation and land acquisition															
4	Arusha	Unga limited Ngarenaro	2,000	1,000	Establishment of transfer centre (in-situ option)															
5	Songea	Central area, Majengo, Mfaranyaki	1,000	1,000	Construction of basic infrastructure and services															
6	S'wanga	Mazui Katandala	1,000	1,000	Housing construction and allocation.															
7	Morogoro	Sabasaba area	1,500	1,000																
8	Kinondoni	Magomeni, Manzese, Makongo	2,000	1,500																

Priority areas for resettlement and costing					Tasks and schedules of implementation by LGAs															
Sn	LGA's	Areas for resettlement	No of Plots	Seed Capital in TzShs. (Millions)	Tasks	Schedule of implementation														
						2012	2013	2014	2015	2016	2017	2018	2019	2020	2021					
9	Ilala	Buguruni, Mchikichini	1,500	1,500	Identification and mapping of resettlement areas				■											
10	Temeke	Kurasini, Temeke, Chang'ombe, Tandika	1,000	1,500	Conduct awareness campaigns															
11	Dodoma	Kuu street, DSM road, Central Business Park	500	1,000	Preparation of comprehensive database															
12	Kigoma Ujiji	Mwanga, Bangwe 'A'	1,000	1,000	Preparation of resettlement plans				■											
13	Babati	CBD, NHC old buildings, Kigongoni, Oysterbay	400	750,	Compensation and land acquisition															
14	Moshi	CBD Wards, Mawenzi, Kiusa, Bondeni, Korongoni	500	1,000	Establishment of transfer centre (In-situ option)															
15	Mwanza	Rufiji, Kirumba, Utemini	2,000	1,500	Construction of basic infrastructure and services															
16	Tarime	Sirari	500	750	Housing construction and allocation.															

Priority areas for resettlement and costing					Tasks and schedules of implementation by LGAs																
Sn	LGAs	Areas for resettlement	No of plots	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation															
						2012	2013	2014	2015	2016	2017	2018	2019	2020	2021						
17	Lindi	Part of CBC and Peri-urban	300	1,000	Identification and mapping of resettlement areas				■												
					Conduct awareness campaigns					■	■	■	■	■	■	■	■	■	■	■	■
18	Bukoba	CBD area, peri-urban	700	1,000	Preparation of comprehensive database					■	■	■	■	■	■	■	■	■	■	■	■
19	Mbeya	Mwanjelwa	1,000	1,500	Preparation of resettlement plan				■												
20	Shinyanga	CBD area, peri-urban	800	1,000	Compensation and land acquisition						■	■	■	■	■	■	■	■	■	■	■
21	Iringa	CBD area, peri-urban	1,000	1,000	Establishment of transfer centre (in-situ option)							■									
22	Musoma	CBD area, peri-urban	1,000	1,000	Construction of basic infrastructure and services							■	■	■	■	■	■	■	■	■	■
23	Kibaha	CBD area, peri-urban	1,500	750	Housing construction and allocation								■	■	■	■	■	■	■	■	■
24	Tabora	CBD area, peri-urban	500	1,000	NB: Seed capital basing on status of urban area																
Total cost			25,200	26,250																	

7.4 Demolition, eviction and resettlement strategy

Several studies have shown that many unplanned settlements are built on hazardous land such as steep slopes, flood plains, river valleys and dumpsites. Constructions on such sites increase as urban centres expand. Examples of such settlements include Bugando unplanned settlements (on steep slopes) in Mwanza and Msimbazi, Keko and Ubungo Kisiwani settlements (on wet lands or flood plains) in Dar es Salaam. Attempts by local and central government authorities to evict or resettle settlers have met resistance from the occupiers; primarily because:

- a) The areas are close to the city centre where livelihood especially employment opportunities are ample and transport costs low, most of settlers walk to and from their workplaces;
- b) Most of settlers are tenants who prefer the area because the rents are affordable or comparative lower than in the surrounding planned areas; and
- c) Undue political interference; some local leaders tend to defend settlers arguing that these are poor people who deserve alternative accommodation before they are evicted.

Building on hazardous land has high risks to human life. Continued tolerances of such development on part of the Government imply that the settlers can only be evicted after allocating them an alternative buildable resettlement land. This, in a way condones construction of houses on hazardous areas. Inevitably there is a need to review this practice and adopt an unconditional eviction and resettlement policy on such settlements. Occupiers of hazardous land such as Msimbazi Valley have resisted as well as challenged Government directives and other efforts to evict them, even where their lives are threatened. For instance the adverse effects of the recent rains (Dec 2011) which gave rise to loss of life and property affected settlers in hazardous areas most are either unwilling to vacate the areas or demand compensation, and/ or alternative land close to their livelihood opportunities. Some have even sought court injunction against Governments efforts to evict them.

On the other hand, resettlement has at times being executed as a fire-fighting response primarily because we do not as yet have a comprehensive national resettlement policy. As a result, as soon as the 'fire fighters' leave the site, construction activities resume. This programme aims to adopt eviction and resettlement approaches which can be implemented in a systematic and sustainable manner. Once builders on hazardous land are displaced, the land should be allocated and leased to public and private institutions to develop and use it for specified functions. Parallel to this, efforts should be made to boost rental accommodation in the low income housing areas surrounding displacement sites.

Objective: To prohibit/restrain housing development on hazardous land, ensure resettlement of current occupiers, and designate and lease hazardous land for specific uses.

Activities:

- Map, demarcate and gazette all hazardous land;
- Prepare specific plans to designate and guide development in hazardous land; and
- Enforce laws and regulations governing land development control in hazardous land;

Tasks:

- Stop and demolish any building immediately as construction starts;
- Conduct public awareness campaigns;
- Identify, delineate and register all houses in hazard lands;
- Explore and negotiate options for resettling sitting owners and tenants;
- Demolish houses, prepare layout plans, demarcate and lease the land;
- Identify resettlement areas, prepare layout plans, survey the land and provide basic infrastructure;
- Encourage real estate developers to construct new houses in resettlement areas;
- Erect bill boards restricting unauthorized development in hazardous land;
- Negotiate alternative accommodation;
- Provide guidelines to local leaders to undertake land development control.

Output:

- Sensitized and law abiding citizens;
- Database established;
- Modalities for resettlement identified and implemented;
- Planned and sustainable and effective use of hazardous land;
- Development control measures instituted and enforced in hazardous land;
- Serviced land available for housing development.

Table 7.4: Action Plan for demolition, eviction and resettlement strategy

Mode of implementation: Government, LGAs, Community, Private sector and development partners

Priority areas for demolition and costing				Tasks & schedules of implementation by LGAs																
Sn	LGAs	Areas to demolish	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation															
					2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022					
1	Mtwara	Mtepwezi Valley, Magomeni seasonal stream, Ufukoni seasonal stream, Mikindani(Mtonya)	1,000	Conduct awareness campaigns																
				Identify, delineate and register all houses in hazard lands																
2	Singida	NIL	0	Explore and negotiate options for resettling sitting occupiers owners and tenants																
3	Tanga	Chumvini/Ngome	1,500	Identify resettlement areas, prepare layout plans, survey the land, provide basic infrastructure and allocate.																
				Demolish houses and erect bill boards prohibiting residential housing construction in hazardous land																
4	Arusha	Along Themis and Ngarenaro river	1,500																	
5	Songea	Ruvuma, Ruhica and Ruhuwiko Valleys.	1,000																	
6	S’wanga	NIL																		
7	Morogoro	NIL																		

Priority areas for demolition and costing				Tasks & schedules of implementation by LGAs																	
Sn	LGAs	Areas to demolish	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation																
					2012	2013	2014	2015	2016	2017	2018	2019	2020	2021							
8	Kinondoni	Along Msimbazi Valley	1,500	Conduct awareness campaigns.																	
9	Ilala	Jangwani, along Msimbazi, Valley	1,500	Identify, delineate and register all houses in hazard lands																	
10	Temeke	Keko Valley, along Kizinga River	1,500	Explore and negotiate options for resettling sitting occupiers owners and tenants																	
11	Dodoma	Chinyoyo, Njedengwa, Mkusungu, North, Mjimwema	1,000																		
12	Kigoma Ujiji	Katubuka, Masanga & Kibirizi Mlimani	1,000	Identify resettlement areas, prepare layout plans, survey the land, provide basic infrastructure and allocate.																	
13	Babati	Lake Babati Buffer zone	750																		
14	Moshi	Njoro stream, Rau River	1,000																		
15	Mwanza	Bugando hill, Igogo, Mabatini along Mirongo River	1,500	Demolish houses and erect bill boards prohibiting residential housing construction in hazardous land.																	
16	Tarime	Nyamongo	750																		
17	Lindi	Part of Mtanda, along River Lukuledi	1,000																		
18	Bukoba	Kamizilente, Kagondo River, Hamgembe hill, Kanoni River	1,000	Note: Seed capital based on status of urban area (i.e. City, Municipal or Town Council)																	
19	Mbeya	Ivumwe	1,500																		
Total cost			19,000																		

7.5 Guided land development strategy

At present there are no regulations, standards, or procedures for guiding land subdivision, transfer or development in unplanned areas including rapidly growing peri urban areas. Presently, local leaders such as Ward and Sub Ward (*Mtaa*) leaders are however playing active role in land transactions and are acting as witnesses as well as authenticators of property rights. There are also cases where local community leaders have colluded with land developers against community interests. Unless individuals decision on how to subdivide, transfer or site the buildings are regulated, orderly development cannot be achieved. Local leaders are also involved in arbitrating land disputes such as trespassing or encroachment upon public areas including roads or footpaths. Overall, in most settlements, the role of local community leaders weakens as the housing density increases.

Informal land subdivision, transfer and development ought to be regulated so as to promote public/ communal welfare as well as private interests. This is particularly so in the booming peri-urban areas where demand for housing land by middle and high income house builders is increasing. Continued laissez affaire or land development without control is rapidly depleting opportunities to access land for basic community infrastructure services and giving rise to overcrowding and slums. It is therefore critical to put in place a mechanism to regulate residential land subdivision before land is transferred, sold, developed and housing densities reach prohibitive or overcrowding levels.

Central and Local Governments need to provide technical assistance in order to ensure that land is reserved for future basic public facilities and infrastructure services; enhance security of tenure; and avoid excessive densities in the booming peri-urban and intermediate urban areas. Governments have to provide technical assistance, identify and negotiate for and demarcate land for communal use such as schools, recreational areas including playgrounds and parks; way leaves for public utilities and other communal requirements. The Ministry of Lands Housing and Human Settlements Development will provide technical support to the local authorities in collaboration with the local communities to prepare general land use plans to guide land development for the rapidly growing unplanned settlements. One of the critical concern is to use the plan to designate and demarcate land for public use. In addition to the general land use plans, by-laws will be formulated and instituted. Among other things, the by-laws should specify:

- Land development and regulations including guidelines for siting of houses and provision of access systems;
- The procedures to guide individuals in subdividing or parcelling and transferring of land rights; and
- The minimum standards for plots, access roads and land for community facilities.

Objectives: To guide and manage land developments in peri-urban areas in a sustainable manner.

Activities:

- Control spontaneous land development including excessive housing densification in peri-urban unplanned settlements;
- Guide and monitor informal land parcelling, transfer and development;
- Secure critical communal (public) land uses; in the rapidly growing peri-urban unplanned settlements;
- Regulate land markets.

Tasks:

- Develop a mechanism and system of regulating land parcelling, transfer and development;
- Register all land/property rights in the peri-urban settlements;
- Conduct awareness campaigns;
- Acquire and demarcate land for communal use and other uses in accordance with the approved General Planning Schemes;
- Issue titles/residential licenses and institute a system of land parcelling and transfer in unplanned areas;
- Involve and mandate Ward and Sub Ward leaders to manage land in their respective local areas; and
- Train and provide guidelines to facilitate local leaders to control land development in their areas..

Output:

- Land register of property owners in place;
- Approved schemes of regularisation and survey plans;
- Title and residential licences issued
- Land development control instituted in unplanned areas.

Table 7.5: Action Plan for guided land developments strategy

Mode of implementation: Government, LGAs, Community, utility agencies and development partners

Priority areas to guide development and costing					Tasks & schedules of implementation by LGAs																
Sn	LGAs	Areas to guide development	No of plots	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation															
						2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022					
1	Mtwara	Mbae, Mangamba, Likonde	500	1,000	Develop a mechanism and system of regulating land parcelling, transfer and development.	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
					Register all land/property rights in the peri-urban settlements and conduct awareness campaigns;	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
2	Singida	Mtamaa, Unya, Mungukaji, Manga, Uhamaka	1,000	1,000	Acquire and demarcate land for communal use and other uses in accordance with the approved General Planning Schemes;	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	
3	Tanga	Kiongoni, Mabokweni, Chongoleni, Mzizima	1,500	1,500	Issue titles/residential licenses and institute a system of land parcelling and transfer in unplanned areas	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
					Involve and mandate ward and Mtaa leaders to manage land in their respective local areas;	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
4	Arusha	Terrat, Mashano, Olasiti,	3,000	1,000		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	
5	Songea	Peri-urban	1,000	1,000		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	
6	S’wanga	Peri-urban	1,000	1,000		█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	
7	Morogoro	Peri-urban	2,000	1,000	Train and provide guidelines to facilitate local leaders to control land development in their areas.	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	

Priority areas to guide development and costing					Tasks & schedules of implementation by LGAs																
Sn	LGAs	Areas to guide development	No of plots	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation															
						2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021					
8	Kinondoni	Per-urban	20,000	3,000	Develop a mechanism and system of regulating land parcelling, transfer and development.																
9	Ilala	Per-urban	15,000	2,500	Register all land/property rights in the peri-urban settlements and conduct awareness campaigns;																
10	Temeke	Per-urban	15,000	2,500	Acquire and demarcate land for communal use and other uses in accordance with the approved General Planning Schemes;																
11	Dodoma	Per-urban	1,500	1,000	Issue titles/residential licenses and prohibit unauthorized land parcelling and transfer.																
12	Kigoma Ujiji	Ntovye, Bushabani, Kamala, Burega, Kagera, Businde, Buhanda, Mwandiga	1,500	1,000	Involve and mandate Ward and Mtaa leaders to manage land in their respective local areas.																
13	Babati	Sinai, Kiongozi, Malangi, Singe, Himiti, Bonga, Haraa, Nakwa, Bagara, Sigino, Daghailoy, Sawe, Wang'waraay, Mutuka, Imbilili.	700	750	Train and provide guidelines to facilitate local leaders to control land development in their areas.																
14	Moshi	Ng,ambo Msaranga	1,000	1,000																	

Priority areas to guide development and costing					Tasks & schedules of implementation by LGAs																
S n	LGAs	Areas to guide development	No of plots	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation															
						2 0 1 2	2 0 1 3	2 0 1 4	2 0 1 5	2 0 1 6	2 0 1 7	2 0 1 8	2 0 1 9	2 0 2 0	2 0 2 1						
15	Mwanza	Kishiri, Fumagira, Igombe, Lwanhima, Igongwe, MhonzeMhonze, Kanyenza	7,500	2,000	Develop a mechanism and system of regulating land parcelling, transfer and development.																
					Register all land/property rights in the peri-urban settlements and conduct awareness campaigns;																
16	Tarime	Nkende	500	750	Acquire and demarcate land for communal use and other uses in accordance with the approved General Planning Schemes;																
17	Lindi	Chikonji, Tandangongiro, Ng'apa, Mbanja	1,000	1,000	Issue titles/residential licenses and prohibit unauthorized land parcelling and transfer.																
18	Bukoba	Nyanga ,Kagondo Juu, Mugeza, Buhemebe, Mutala	1,500	1,000	Involve and mandate Ward and Mtaa leaders to manage land in their respective local areas.																
19	Mbeya	Peri-urban	2,000	1,500	Train and provide guidelines to facilitate local leaders to control land development in their areas.																
20	Shinyanga	Peri-urban	1,500	1,000																	
21	Iringa	Peri-urban	1,500	1,000																	
22	Musoma	Nyabange, Bweri, Buhare and Per-urban areas	1,500	1,000																	
23	Kibaha	Peri-urban	1,000	750																	
24	Tabora	Peri-urban	1,500	1,000																	
Total cost			84,200	30,250	Note: Seed capital basing on status of urban area																

7.6 Delivery of surveyed and planned land for housing development strategy

Addressing the shortage of planned, surveyed and serviced land for building is critical step towards control of unplanned housing development. It is thus important to develop an approach to address the shortage of serviced housing land for all income groups. Urban authorities have to prepare a Master Plans or Interim Land Use Plans to guide land use development in their respective areas. Besides, there is need to institute a programme that can restore people's confidence in the formal land delivery system taking into account the limited resources available and high urban population growth rates which is estimated at about 4.5 percent per annum URT (2002).

In order to cater for different income levels, following land delivery products should be made available in the market.

- a) **Production of fully serviced plots:** Arrangement to survey and service land requires coordination of various institutions or stakeholders including utility agencies, private sector and other development partners. More often initiative by LGAs do not fit in the strategic plans of other key stakeholders in urban development especially utility agencies. Likewise, cost for fully serviced land is too high for most low income households.
- b) **Partially serviced plots:** Provision of partially serviced plots was practiced by the Ministry of LANDS and Dar es Salaam city LGAs during the implementation of 20,000 Plots Project in Dar es Salaam city and other urban centres. The areas were provided with gravel roads and some were graded to earth level. Basic services provided in these areas were not sufficient to expedite investment in housing commensurate with the Government expectations.
- c) **Urban planning standard:** Current Urban Land use Planning standards are too high especially to the poor. Existing urban planning plot size standards restraint low income earners from accessing planned and surveyed serviced land in urban areas. These have to be reduced.
- d) **Increase delivery of serviced land for housing:** in order to fully tap opportunities presented by mortgage facilities, private should be fully involved in the preparation of land including delivery of basic services, rental housing and houses for outright purchase.

Objectives

1. To ensure that affordable planned, surveyed and serviced land is available for housing development.
2. To ensure that houses are available for low and middle income households for outright purchase or rental.

Activities:

- Designate and make available (land) areas, plots and real estates development in cities, municipalities and towns;
- Facilitate Local Authorities to mandatorily acquire land and embark on land banking;
- Support and enable private sector including individuals and institutions to acquire land, survey and service plots and sell them at an affordable/reasonable price;
- Local Authorities to plan, survey, and allocate plots at full cost recovery;
- Local governments to be required to establish and publicise, land value (rates) for the various planning zones within their areas of jurisdiction; and
- Central Government to facilitate establishment of cadastral surveying equipment loaning supporting system.

Tasks:

- Create public awareness;
- Compensate and acquire land;
- Prepare layout plans and cadastral survey;
- Institute cost recovery mechanism;
- Review government compensation rates;
- Establish loan for survey equipment support system; and
- Allocate land.

Outputs:

- Sensitised and well informed community;
- Land for housing development;
- Approved layout and survey plans;
- Mortgage facility in place;
- Updated and improved compensation rates; and
- Survey loan equipment support system in place.

Table 7.6: Action Plan for delivery of surveyed and serviced land for housing development strategy

Mode of implementation: Government, LGAs, Community, utility agencies, private sector and development partners

Priority areas for surveying and costing					Tasks & schedules of implementation by LGAs															
Sn	LGAs	Area to Survey and service for housing	Targeted no of plots annually	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation														
						2011	2012	2013	2014	2015	2016	2017	2018	2019	2020					
1	Mtwara	Mbae, Mangamba, Likonde, Mjimwema, Mitengo, Jangwani	5,000	6,000	Create public awareness															
					Compensate and acquire land															
2	Singida	Mnyenge, Kichikunku, Kisasi, Mandewe, Kimpungua, Lake Kindai	5,000	6,000	Prepare cost recovery mechanism															
3	Tanga	Pongwe, Amboni, Mabokweni	5,000	6,000	Prepare layout plans and cadastral survey															
4	Arusha	Terrat, Mashano, Olacity,	5,000	6,000	Establish loan for survey equipment support system															
					Review Government compensation rate															
5	Songea	Mlale, Tanga, Lilambo, LiwenaSubira	5,000	6,000	Allocate land to individuals and estate developers															
6	S'wanga	Majumba 6, Litengele, Makutano	5,000	6,000																
7	Morogoro	Lukobe, Kirungoruila, Kiegea, Mkundi	5,000	6,000																

Priority areas for surveying and costing					Tasks & schedules of implementation by LGAs																
Sn	LGAs	Area to Survey and service for housing	Targeted no of plots annually	Seed Capital in Tz Shs. (millions)	Tasks	Schedule of implementation															
						2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022					
8	Kinondoni	Per-urban	5,000	6,000	Create public awareness																
9	Ilala	Per-urban	5,000	6,000	Compensate and acquire land																
10	Temeke	Per-urban	5,000	6,000	Prepare cost recovery mechanism																
11	Dodoma	Chidachi, Miganga, Ndachi	5,000	6,000	Prepare layout plans and cadastral survey																
12	Kigoma Ujiji	Kagera, Kasimbu, Burega, Mwandiga, Gungu, Masanga.	5,000	6,000	Establish loan for survey equipment support system																
13	Babati	Wang'waraay, Mrara, Bagara	3,000	3,000	Review Government compensation rate																
14	Moshi	Ng'ambo, Msaranga	5,000	6,000																	
15	Mwanza	Buyombe, Kahama, Nyamwilolerwa, Nyamhongolo, Nyamadoke.	5,000	6,000	Allocate land to individuals and estate developers																
16	Tarime	Mafarasini	3,000	3,000																	
17	Lindi	Mitwero, Matopeni, Wireles, Nachingwea	5,000	6,000																	

Priority areas for surveying and costing					Tasks & schedules of implementation by all LGAs															
Sn	LGAs	Areas to Survey and servicing for housing	Targeted no plots annually	Seed Capital in TzShs. (Millions)	Tasks	Schedule of implementation														
						2012	2013	2014	2015	2016	2017	2018	2019	2020	2021					
18	Bukoba	Nyanga, Kagondo Juu, Mugeza, Buhemebe, Mutala	5,000	6,000	Create public awareness															
					Compensate and acquire land															
19	Mbeya	Igonjo, Iduda, Itezi, Isyesye	5,000	6,000	Prepare cost recovery mechanism															
20	Shinyanga	Per-urban	5,000	6,000	Prepare layout plans and cadastral survey															
21	Iringa	Per-urban	5,000	6,000	Establish loan for survey equipment support system															
22	Musoma	Per-urban	5,000	6,000	Review Government compensation rate															
23	Kibaha	Per-urban	3,000	3,000	Allocate land to individuals and estate developers															
24	Tabora	Mlolo, Itetemia, Ipuli	5,000	6,000	Note: Seed capital based on status of urban area (i.e City & Municipal council same rate and Town Council different rate)															
Total cost			114,000	96,000																

7.7 Provision of rental housing strategy

This programme recognises that the current trends which show that the bulk of the urban population are accommodated in rental accommodation will continue for unforeseeable future despite the National Housing Provision which advocates owner occupied housing as key future strategy. Thus being the case all efforts have to be mobilised to promote rental housing. This is in line with the National Human Settlements Development Policy (2000) which calls for provision of adequate and affordable shelter for all and for promotion of sustainable human settlements. Housing or shelter is seen in its totality to include dwellings and necessities directly linked to it such as water supply; sanitation, local roads and drainage system, electricity and other utility services, waste disposal shopping, educational and health facilities.

The programme promotes production and use of locally available building materials, adoption of appropriate building technology and technical services provided by experts both within and outside Tanzania. With regard to availability of affordable rental houses, the programme advocates creation of an attractive environment for real estate developers, financial institutions and other partners to participate in financing shelter and infrastructure development.

Concurrently, this initiative to formulate National Programme for Regularisation and Prevention of Unplanned Settlements is a step towards implementing the Mortgage Financing Act (2008). Through this Act, more Tanzanians are expected to become home owners because it will make it easier for real estate developers to construct multi-unit, high-rise apartments and to subsequently sell or rent them out to individuals. Its implementation will also trigger the house construction industry and stimulate the overall national economy.

Objectives

- To secure land for housing investment and facilitate the availability of rental houses at an affordable cost.
- To ensure rental that houses are available for low and middle income households.

Activities:

- Local Authorities to identify, acquire land and plan, survey, and allocate plots to real estate developers;
- Support and enable private sector actors including individuals and institutions to construct houses for rental;
- To ensure attractive environment for financial institutions to participate in financing shelter and housing infrastructure development, and
- Facilitate individuals to access loans from financial institutions for housing construction and improvement.

Tasks:

- Conduct awareness campaigns and training;
- Prepare up-to-date maps covering areas of land to be acquired;
- Mobilise resources for paying compensation to affected residents;
- Identify land and property owners in identified area;
- Valuation, land compensation and acquisition;
- Prepare of resettlement action plan;
- Prepare layout plans and cadastral survey;
- Identify stakeholders for housing construction;
- Allocate land to developers.

Outputs:

- Updated base maps;
- Knowledgeable and informed local communities;
- Database of land properties/owners in place;
- Approved schemes of regularisation and survey plans;
- Valuation report and compensation schedule in place;
- Resettlement action plan in place;
- Available Mortgage facilities effectively tapped;
- Upgraded houses, infrastructure and social services and
- Rental housing increased.

Table 7.7: Action plan for provision of rental housing strategy

Mode of implementation: LGAs to involve community, utility agencies, private sector and development partners

Priority areas to build rental housing and costing					Tasks & schedules of implementation by LGAs																
S n	LGAs	Areas to build rental housing	Targeted housing units annually	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation															
						2012	2013	2014	2015	2016	2017	2018	2019	2020	2021						
1	Mtwara	Mbae, Mangamba, Likonde, Mjimwema, Mitengo, Jangwani	1,000	3,000	Conduct awareness campaigns and training.																
2	Singida	Unyanya, Kidinkaku, Kisaki, Mandewa, Kampungua	1,000	3,000	Prepare up-to-date maps covering the area of land to be acquired																
					Carry out valuation for compensation																
3	Tanga	Pongwe, Amboni, Mabokweni	2,000	6,000	Mobilise resources for compensation to affected residents,																
4	Arusha	Terrat, Mashano, Olasiti,	1,000	3,000																	
5	Songea	Mlale, Tanga, Lilambo, LiwenaSubira	1,000	3,000	Prepare layout plans and cadastral survey																
6	S'wanga	Majumba 6, Litengele, Makutano	1,000	3,000	Identify stakeholders for housing construction																
					Allocate land to stakeholders																

Priority areas to build rental housing and costing					Tasks & schedules of implementation by all LGAs															
Sn	LGAs	Areas to build rental housing	Targeted housing units annually	Seed Capital in TzShs. (millions)		Tasks	Schedule of implementation													
							2012	2013	2014	2015	2016	2017	2018	2019	2020	2021				
7	Morogoro	Lukobe, Kirungoruilu, Kiegea, Mkundi	1,000	3,000		Conduct awareness campaigns and training.														
8	Kinondoni	Peri-urban	2,000	6,000		Prepare up-to-date maps covering the area of land to be acquired														
9	Ilala	Peri-urban	2,000	6,000		Valuation for compensation of the affected properties														
10	Temeke	Peri-urban	2,000	6,000		Mobilise resources for compensation to affected residents,														
11	Dodoma	Medeli west, Iyumbu estate	1,000	3,000																
12	Kigoma Ujiji	Kigoma Area, Kasimbu, Kagera, Gungu, Mwandiga	1,000	3,000		Prepare layout plans and cadastral survey,														
13	Babati	Maisaka, Bagara, Mrara	500	1,500		Identify stakeholders for housing construction														
14	Moshi	Rau, Mawenzi, Bondeni, Kiusa, Msaranga, Majengo	1,000	3,000		Allocate land to stakeholders														
15	Mwanza	Kiseke, Bugarika, Buyombe	2,000	6,000																

Priority areas to build rental housing and costing					Tasks & schedules of implementation by LGAs																	
Sn	LGAs	Areas to build rental housing	Targeted housing units annually	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation																
						2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022						
16	Tarime	Bomani	500	1,500	Conduct awareness campaigns and training.																	
17	Lindi	Mitwero, Matopeni, Wireles, Nachingwea, Muhimbili	1,000	3,000	Prepare up-to-date maps covering the area of land to be acquired																	
18	Bukoba	Mimbeni, Nyanga, Mugeza, Kashai, Buhembe, Rwome	1,000	3,000	Carry out valuation for compensation																	
					Mobilise resources for compensation to affected residents,																	
19	Mbeya	Peri-urban	2,000	6,000	Prepare layout plans and cadastral survey,																	
20	Shinyanga	Peri-urban	1,000	3,000	Identify stakeholders for housing construction																	
21	Iringa	Peri-urban	1,000	3,000																		
22	Musoma	Peri-urban	1,000	3,000	Allocate land to stakeholders																	
23	Kibaha	Peri-urban	500	1,500	Note: Seed capital based on status of urban area																	
24	Tabora	Mawiti, Uledi, Maili tano	1,000	3,000																		
Total cost			28,500	75,500																		

7.8 Land banking strategy

Land bank is a depository of records detailing lands that have been identified purchased or acquired for investment purposes. Under this programme, local authorities shall be required to identify and acquire/purchase land for future housing investment. Central government will facilitate to local authorities to establish land banks through acquisition, planning, surveying and protecting of such land banks. Having a land bank is an instrumental strategy in attracting potential investors and other developers. This programme considers LGAs key players in land banks.

Objectives

To ensure LGAs has attractive land reserves for investment and future urban development activities.

Activities:

- Local Authorities (LGAs) to mandatory budget identify for and acquire land for banking
- Local authorities to prepare layouts and survey identified land;
- LGAs to prepare action plans to service such lands;
- To establish database showing spatial data with an inclusion of necessary attributes of identified land.

Tasks:

- Create Public awareness campaign
- Carry out land valuation, pay compensation and acquire land
- Prepare layout and cadastral surveys
- Prepare database on land information system;
- To protect the surveyed land from encroachment.

Outputs:

- Sensitised and well informed local community including civil societies;
- Valuation report and compensation schedule in place;
- Approved layouts and cadastral plans;
- Validated database, and
- Reserved land in place.

Table 7.8: Action plan for land banking strategy for LGAs

Mode of implementation: LGAs, Community, utility agencies and private sector

Priority areas, for land banking and costing					Tasks & schedules of implementation by LGAs																
Sn	LGAs	Areas for land banking	Targeted no plots annually	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation															
						2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021					
1	Mtwara	Mbae, Mangamba, Likonde, Mjimwema, Mitengo, Jangwani	2,000	6,000	Conduct awareness campaigns.																
2	Singida	Unyanya, Kidinkaku, Kisasi, Mandewa, Kampungua, Lake Kindai	2,000	6,000																	
3	Tanga	Pongwe, Amboni, Mabokweni	3,000	9,000	Carry out land valuation for compensation and Acquisition.																
4	Arusha	Levolosi, Fire, Kaloleni, Terrat,	2,000	6,000																	
5	Songea	Ruvuma, Mlale, Subira	2,000	6,000	Prepare layout plans and cadastral survey																
6	S'wanga	Mbalika, EPZA	2,000	6,000																	
7	Morogoro	Kiegeya, EPZA	2,000	6,000	Prepare database on land information system.																

Priority areas, for land banking and costing					Tasks & schedules of implementation by LGAs																
Sn	LGAs	Areas for land banking	Targeted no of plots annually	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation															
						2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022					
8	Kinondoni	Mpiji Magohe, Mabwe, Pande	3,000	9,000	Conduct awareness campaigns.																
9	Ilala	Msongola, Mvuti, Chanika, Kinyerezi	3,000	9,000																	
10	Temeke	Somangila, Kisarawe I, Pemba mnazi, Kimbiji	3,000	9,000	Carry out Land valuation, for compensation and acquisition.																
11	Dodoma	Medeli west, Iyumbu estate	2,000	6,000																	
12	Kigoma Ujiji	Buhanda, Businde, Kagera, Mwandiga, Simba, Kaseke	2,000	6,000																	
13	Babati	Maisaka, Bagara, Mrara	1,000	3,000	Prepare layout plans and cadastral survey																
14	Moshi	Rau, Msaranga, Karanga, Shirimatunda	2,000	6,000																	
15	Mwanza	Ghana quarters, Kiseke, Utemini quartes, Fire, Buhongwa-EPZ	3,000	9,000																	
16	Tarime	Kemange, Gamasara	2,000	3,000																	
17	Lindi	Jamhuri, Isinjahili, Nachingwea,	2,000	6,000	Prepare database on land information systems																

Priority areas, for land banking and costing					Tasks & schedules of implementation by LGAs																
Sn	LGAs	Areas for land banking	Targeted no of plots annually	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation															
						2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022					
18	Bukoba	Nyanga, Kibuye, Ijuganyondo Mugeza, Buhembe,	2,000	6,000	Conduct awareness campaigns.																
19	Mbeya	Mwansanga, Mwansekwa	3,000	9,000	Carry out land valuation for compensation and acquisition.																
20	Shinyanga	Peri-urban	2,000	6,000																	
21	Iringa	Peri-urban	2,000	6,000																	
22	Musoma	Bweri, Kurumuli	2,000	6,000	Prepare layout plans and cadastral survey																
23	Kibaha	Peri-urban	1,000	3,000																	
24	Tabora	Kazima, Ndeverwa, Tumbi	2,000	6,000	Prepare database on land information																
Total cost				153,000																	

7.9. Strategy to enhanced public awareness on importance of town/land use planning

Unplanned settlements have been associated with expansion of urban boundaries and declaration of such areas as ripe for urban development. As noted in the other areas, land development in unplanned areas takes place without preparation of General and Detailed schemes to guide land development. Therefore land owners continue to subdivide their land and sell land to land seekers or allocate to other family members. Most importantly, many land occupiers and developers alike are unaware of the importance and value which land use planning adds to land. No wonder many see it as an idea being pushed by the Governments (local and central) or planner's idea. This programme inter alia aspires to educate the general public on the monetary (socio-economic), spatial and environmental costs and benefits of town/land use planning. This is crucial in order to make town/land use planning senses in unplanned areas demand driven.

Objectives

To ensure that land owners/developers and all stakeholders in urban land development are aware of costs and benefits of land use planning.

Activities:

- Local authorities to create awareness to the general public;
- Local Authorities collaboration with local communities to prepare General and Detailed schemes.

Tasks:

- Prepare a programme for public education on importance of land use planning;
- Prepare public awareness materials;
- Conduct public awareness through mass media, brochures, public meetings, and
- Identify and present good practices.

Outputs:

- Programme for public awareness in place.
- Sensitized and well informed community.
- Planned land in place.

Table 7.9: Action plan for strategy to enhance public awareness on importance of town/land use planning

Mode of implementation: LGAs, Local leaders and Community

Priority areas and costing					Tasks & schedules of implementation by LGAs															
Sn	LGAs	Areas for public awareness	Targeted no of urban centres	Seed Capital in TzShs. (millions)	Tasks	Schedule of implementation														
						20	21	22	23	24	25	26	27	28	29	30				
1	Minor Towns	All urban centres	93	@200	Prepare a programme for public awareness in all LGAs															
					Prepare public awareness materials through mass media, brochures, public meetings															
					Conduct awareness campaigns															
					Identify and present good practices.															
Total			93	18,600																

7.10. Main implementing actors of the Programme

Implementation of the Programme will involve different actors these include the following:-

- President's office- Good governance (MKURABITA);
- Prime Minister's Office - Regional Administration and Local Government
- Ministry of Lands, Housing and Human Settlements Development;
- Local Government Authorities;
- Development partners;
- Utility agencies;
- TIC;
- EPZA;
- Public and private real estate developers;
- Training institutions;
- Financial institutions
- Private Sectors;
- Community Based Organization and Non Governmental Organization (locally based);
- Community leaders at the Sub-ward and Ward levels;
- The residents in the unplanned settlements.

7.11 Summary of implementation cost

Table 7.11: Preliminary costs for Programme implementation

Sn	Strategy	Estimated no of properties, plots, area housing units & LGAs	Cost in TShs (Millions)	Schedule of implementation																
				2012	2013	2014	2015	2016	2017	2018	2019	2020	2021							
7.1	Regularization	348,000	54,670																	
7.2	Upgrading of unplanned settlements strategy	16,210	329,750																	
7.3 (a)	Redevelopment	1,353	25,000																	
7.3 (b)	Resettlement	25,200	26,250																	
7.4	Demolition eviction and resettlement strategy	3,349	19,000																	
7.5	Guided land development strategy	84,200	30,250																	
7.6	Surveyed and serviced land delivery for housing development strategy	114,000	96,000																	
7.7	Rental housing provision strategy	28,500	75,500																	
7.8	Land banking strategy	52,000	153,000																	
7.9	Public awareness strategy	93	18,600																	
TOTAL			828,020																	

The preliminary cost for the Programme implementation is estimated at TSh **828,020** billion. Table 7.11 presents the summary.

CHAPTER 8

8.0 IMPLEMENTATION STRATEGY AND MECHANISMS

Regularisation and prevention of unplanned settlement in the urban centres will require enormous amount of resources which involves a number of different actors at different levels in a participatory manner. A key to successful implementation of all identified objectives of the programme to solve the problems of the unplanned settlements, committees will be instituted and established with clear identified roles and responsibilities of each actor at different level.

At national level, in order to coordinate the implementation of the Programme a national committee should be created with members from national level institutions such as the President's Office – MKURABITA, Prime Minister's Office, Regional Administration and Local Government (PMO–RALG), Ministry of Lands, Housing and Human Settlements Development (MLHSD), utility providers/infrastructure and service providers and financial institutions.

On the other hand, there shall be a committee at district and urban councils level to spearhead implementation of the Programme at their areas of jurisdiction. The committee will draw members from relevant stakeholders and will coordinate the different players in implementation of different projects within the Programme. The committee shall also link the district actors to the national level committee.

There shall also be committees at Mtaa and Ward levels to monitor implementation of the Programme. Procedures to establish and functions the committee are stipulated in the Regulations for Schemes of Regularisation (GN 85 of 2001). Apart from monitoring the implementation of the Programme at the ward and mtaa level, the committee shall also link the Ward or Mtaa to the District Committee.

8.1 Roles and functions of different stakeholders

Sn	Actors	Responsibilities
1	President's Office- MKURABITA	<ul style="list-style-type: none">• Resource mobilisation internal and external;• Technical support and capacity building through training and backstopping;• Liaise with stakeholders to sensitize project beneficiaries;• Liaise with PMO and MLHSD in monitoring project implementation;• Facilitate linkages between financial institutions and land owners to access capital for economical empowerment.
2	PMO-RALG	<ul style="list-style-type: none">• Put in place policies, legislations and institutional framework for urban development management;• Technical support and capacity building through training and

		<p>backstopping;</p> <ul style="list-style-type: none"> • Mobilise resources internally and externally; • Oversee the operations of Local Authorities; and • Monitoring and evaluation of project implementation
3	PMO (PCU)	<ul style="list-style-type: none"> • Resource mobilisation Internal and External • Coordinate the implementing MDAs, MLHHSD and Development Partners; • Monitoring project implementation
4	MLHHSD	<ul style="list-style-type: none"> • Put in place policies, legislations and institutional framework; • Technical support/capacity building through training and backstopping; • Mobilise and make resources available for implementations; • Coordination between central and local government; • Approval of regularisation and planning schemes; • Establish Settlements Regularisation Revolving Fund (SRRF) to ensure cost recovery; • Assist in the establishment of Town Planning Approval Authorities at the zonal level; and • Monitor and evaluate programme implementation.
5	Local Authority	<ul style="list-style-type: none"> • Appoint settlements regularisation coordinator, • Socioeconomic data gathering and situational analysis to map and gazette unplanned areas for any intervention as the need arise; • Mobilise technical expertise needed for the implementation of the programme. • Liaise with ward officials and the communities in implementation of the programme; • Prepare work plan and budget; • Lead negotiations with land owners for land acquisition and adhere to laws, regulations and set standards; • Prepare detailed schemes for new areas/regularisation/redevelopment and submit to the Director of Urban and Rural Planning for approval; • Mobilise resources internally and externally; • Prepare Resettlement Action Plan; • Establish Settlements Regularisation Revolving Fund (SRRF) to ensure cost recovery; • Issue Certificate of Right of Occupancy/Residential licenses; • Coordinate different stakeholders in service and infrastructure

		<p>provision and housing construction; and</p> <ul style="list-style-type: none"> • Monitor and evaluate programme implementation.
6	TIC	<ul style="list-style-type: none"> • Mobilise resources to invest in land banking; • Allocate land to potential investors.
7	EPZA	<ul style="list-style-type: none"> • Mobilise resources to invest in land banking; • Allocate land to potential developers
8	Public and private Real estate developers	<ul style="list-style-type: none"> • Mobilise resources to invest in land banking; • To construct houses for outright purchase or rental; • Invest in infrastructure and charge user fees; build operate/build operate transfer
9	Utility agencies	<ul style="list-style-type: none"> • Provide infrastructure and service;
10	Private Sector	<ul style="list-style-type: none"> • Participate in sensitization and mobilisation process; • Assist in resources mobilisation; • Participate in the upgrading and regularisation process; • Assist in the provision of advisory and technical support.
11	Development Partners	<ul style="list-style-type: none"> • Financial and materials support; • Advisory and technical support; • Training and dissemination of experiences; • Assist the accessibilities of loans and grants.
12	Relevant NGO's and CBO'S	<ul style="list-style-type: none"> • Participate in the regularisation process so as to incorporate the agreed decisions in their plans; • Participate in public awareness creation; • Resource mobilisation
13	Research and Academic institutions	<ul style="list-style-type: none"> • Training of different stakeholders; • Offer advisory services in project design and implementation
14	Ward and Sub-ward (Mtaa) Leaders	<ul style="list-style-type: none"> • Create awareness to residents (owners and neighbours) for the whole exercise; • Present development plans for their area to the Local Council; • Receive and implement Council decisions, orders and directives; • Promotes economic and social development of the area; • Facilitate in solving conflicts emanating during the exercise; • Sign and stamp the agreement forms on behalf of Urban Authorities; • Resource mobilisation e.g. through coordination of property tax collection; • Ensure community participation in implementation of all Local Councils plans at Mtaa level.

15	Communities (Land holder/ property owner)	<ul style="list-style-type: none"> • Resolve property boundary conflicts; • Develop project ownership; • Involve in planning and implementation of upgrading activities; create public awareness; collect various charges; and management of routine operations and maintenance; • Facilitate resettlement programmes; • Prepare at least three neighbours to sign the agreement forms as witnesses; • Contribute areas/portion of land for public use e.g. roads, schools market, dispensary etc; • Pay for planning, survey and drafting fees of Certificate of Right of Occupancy.
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8.2 Sensitisation and mobilisation of stakeholders

Given the need to have holistic approach towards regularisation and prevention of unplanned settlements the different stakeholders has to be sensitised on the national programme. This could be done through a series of public meetings, brochures, mass media, workshops at different levels and exhibitions. During sensitisation meetings, implementation arrangements for the Programme will be discussed by stakeholders to agree on programme implementation and commitment.

8.3 Situational analysis and mapping of the areas

Each local authority will conduct situational analysis of all existing unplanned areas within their areas to determine the appropriate intervention to be carried out. With participatory approach, this will involve property registration and social mapping to create a comprehensive database for land information. The communities are involved in the process for determining priorities of actions to be considered in the improvement.

8.4 Strengthening local authorities capacity

Regularisation has been vested in the LGAs according to the existing laws and regulations. They are responsible for planning and development control, project identification and implementation, coordination of different stakeholders, provision and maintenance of physical and social infrastructure services. Given inadequate financial and human resources in the local authorities, there is a need for capacity building to support urban planning and regularisation programme within their areas of jurisdiction through increased budget, employment of land related professional and land rangers, training of professionals, provision of specialised technical equipment for planning and surveying parallel with promotion of partnerships between the central government, LGAs and the private sector.

8.5 Capacity building of community members

Involvement of Community-based groups in project design, planning and implementation in unplanned settlements, creates a platform to express their desire and willingness to participate and support the implementation of the programme activities in their areas. This is an opportunity to create awareness, broaden the social service activities of community groups which leads to income generating activities for their members. Training of community group members in practices for conducting activities such as construction of drainage channels, water distribution, sanitation and solid waste collection is important for the programme. The training will enable small scale builders and artisans to participate in construction of housing, infrastructure and social services instead of the formal contractors without compromising the quality and standards for sustainability.

8.6 Promoting locally available building materials.

Use of imported construction materials have been a phenomena in the construction industry in Tanzania, the materials in most cases are expensive and not affordable. There is a need to promote production and use of locally available building materials and appropriate technology from research institutions and this practice will increase housing production in urban areas and create employment and serving from households.

8.7 Financial requirements for implementation

Implementation of the programme requires large amount of money which will have to be raised from various sources including; central and local government, development partners, financial institutions, the private sector and the community. There is a need to speed up establishment of the land compensation fund as per Land Act No. 4 of 1999, section 173. Settlement Regularisation Revolving Fund will be established at National, Municipal, District and Community level.

Funding of national Settlement Regularisation Revolving Fund will be from the Central Government to support LGA's in the implementation of the programme. In the LGA's, apart from receiving funds from the Central Government as seed capital, they will also mobilize resources from private sectors, Development partners, financial institutions, civil society and communities towards the Municipal/District Settlement Regularisation Fund. The community will mobilise resources from households, Saving and Credit Cooperative Societies (SACCOS), private sectors and financial institutions towards community settlements regularisation fund.

8.8 Review of legislations and regulations

There are several legislations and regulations which need to be reviewed to expedite implementation of this programme;

- Amend the Land Act and Land (Scheme of Regularisation) Regulations to

decentralize most of the approval duties done by Minister and Commissioner for Lands on the scheme of regularisation.

- Amend the Urban Planning Act to decentralise powers of the Director of Urban Planning to approve urban planning drawings authorised registered Town Planners of the Urban Authority.
- Amend the Land Survey Act to decentralise approval duties done by Director of Surveys and Mapping on survey plans to authorised registered surveyors at urban authorities level.

8.9 Monitoring and evaluation

Monitoring and evaluation of urban development need to be continuous for timely interventions, calling for establishment of Geographical Information Systems (GIS) data bases and developing indicators for planning, development, management and monitoring purposes. Establishment of a development control system at Mtaa and Ward level to feed into the local authority system. Capacity building in the community to play the role of “land rangers” to report on developments without permits to prevent further growth of unplanned settlement in the peri-urban and densification in the other unplanned areas.

Monitoring and evaluation will be undertaken at all levels; most emphasis will be in the preparation of progress report and the review of the implementation process will be carried out quarterly.

8.10 Expected benefits

Successful implementation of the Programme with involvement of the different stakeholders mentioned in 8.1 above is expected to bring about social and economic impacts at different levels such as:

- Increased number of urban land developers aware of laws and regulations governing land development, costs and benefits of land use planning throughout the country, hence planned urban centres and reduce informality;
- Decentralised approach in implementation of the Programme will enable Local Government Authorities to develop different projects for curative and preventive measure to have planned urban areas throughout the country;
- Increased number of formalised properties with Residential Licences and Certificate of Right of Occupancy will enhance tenure and increase the number of property owners using land as collateral to secure loans for economic empowerment and therefore poverty alleviation;

- Issuance of Residential Licence and Certificate of Right of Occupancy will formalise more than seventy percent of properties in urban areas from dead to live capital hence increased revenue base for the government;
- Provision of basic infrastructure to improve the live hood of residents living in unplanned settlements will create employment opportunities, improve housing stock hence reduce communicable diseases in unplanned settlements;
- Availability of land for investment in inner urban centres hence optimum utilisation of prime land;
- Establishment of land management information system in urban centres will increase efficiency and transparency in public services on land administration; reduce land conflicts and effective development control to prevent further land subdivision and densification in regularised areas;
- Availability of land for public uses including open spaces, recreation areas and air circulation.
- Sustainable land development in peri-urban areas with socio-economic services will decongest CBDs and ease traffic congestion and reduced number of unplanned areas;
- A vibrant housing market in the formal sector through real estate development for purchase and rental purposes stimulates economic growth and hence GDP;
- Availability of land for investment in urban areas that will attract investors and increased revenue base for LGAs

Apart from these benefits, implementation of the Programme will also enable Tanzanian government to contribute in achieving target 11 of the Millennium Development Goals by improving the lives of more than 7,000,000 residents living in unplanned settlements by provision of basic service including water and sanitation; improving accessibility; secure tenure; improved housing and better living environment by 2015. Promote participatory planning in peri-urban areas to prevent further urban sprawl and optimising the realisation of revenue from land to support land servicing for sustainable urban development.

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APPENDIX 1**Participants in 29th- 3rd April 2010 Workshop at Kibaha Conference Center**

S/N	NAME OF PARTICIPANT	TITLE	INSTITUTION
1	Prof. Wilbald Kombe	Advisor/Facilitator	Ardhi University
2	Sarah A. Kyessi	Assistant Director Settlement Regularisation	Ministry of LANDS
3	Bertha Mlonda	Principal Town Planner	Ministry of LANDS
4	Lydia Bagenda	Principal Town Planner	Ministry of LANDS
5	Deogratius Mashimbi	Town planner	Ministry of LANDS
6	Adeline Ngowi	Town Planner	Ministry of LANDS
7	Anna Macha	Principal Town Planner	Principal Town Planner
8	Vincent Shaidi	Registrar	Town Planners Registration Board
9	Erasto Mosha	Land Officer	Ministry of LANDS
10	Barnabas Sumari	Architect	Ministry of LANDS
11	Japhet Werema	Senior Land Surveyor	MKURABITA
12	Jane Lyimo	Legal Officer	MKURABITA

APPENDIX II

Participants in 9th-10th May 2011 Workshop at National Institute for Medical Research

S/N	NAME OF PARTICIPANT	TITLE	INSTITUTION
1	Prof. Wilbald Kombe	Advisor/Facilitator	Ardhi University
2	Sarah A. Kyessi	Assistant Director Settlement Regularisation	Ministry of LANDS
3	Bertha Mlonda	Principal Town Planner	Ministry of LANDS
4	Lydia Bagenda	Principal Town Planner	Ministry of LANDS
5	Osen John	Town Planner	Ministry of LANDS
6	Hellenic Mpetulla	Principal Town Planner	Principal Town Planner
7	Angelus Kamala	Principal Town Planner	Sumbawanga Municipal Council
8	Amulike Mahenge	Principal Town Planner	Tanga City Council
9	Magdalena Ngusa	Principal Town Planner	Arusha Municipal Council
10	Tomas Tukay	Principal Town Planner	Tabora Municipal Council
11	Consolata Shayo	Principal Town Planner	Capital Dev. Authority Dodoma
12	Jared Nzirolela	Principal Town Planner	Morogoro Municipal Council
13	Juliana Letara	Principal Town Planner	Iringa Municipal Council
14	Teddy N. Kinawiro	Principal Town Planner	Kinondoni Municipal Council
15	Nice Mwakalinga	Principal Town Planner	Temeke Municipal Council
16	Elizabeth Mgomba	Principal Town Planner	Ilala Municipal Council
17	Gombo S. Gombo	Senior Town Planner	Songea Town Council
18	Godarb Mwakalukwa	Senior Town Planner	Singida Town Council
20	Nicodemus Lyimo	Town Planner	Dar es Salaam City Council
21	Flavian Mkumbo	Town Planner	Mbeya City Council
	Vincent Shaidi	Registrar	Town Planners Registration Board
	Japhet Werema	Senior Land Surveyor	MKURABITA

APPENDIX III

Participants in 7th-16th June 2011 working group held at Kibaha Conference Center

1	Sarah A. Kyessi	Assistant Dir Settlement Regularisation	Ministry of LANDS
2	Bertha Mlonda	Principal Town Planner	Ministry of LANDS
3	Lydia Bagenda	Principal Town Planner	Ministry of LANDS
4	Linus Shao	Principal Town Planner	Ministry of LANDS
5	Anna Misigalo	Principal Town Planner	Ministry of LANDS
6	Steven. L. Ballonzi	Principal Town Planner	Kigoma Ujiji Town Council
7	Ramla A. Mwashu	Land Officer	Temeke Municipal Council
8	Robin Wambura	Land Officer	Ilala Municipal Council
9	Nicodemus Hillu	Land Officer	Kinondoni Municipal Council
10	Alex L. Poteka,	Principal Town Planner	Moshi Municipal council
11	Isumail H. Chepa	Senior Town Planner	Lindi Town council
12	Rashid Mtima	Senior Town Planner	Mtwara Mikindani
13	Catres Rwegasira	Town Planner	Bukoba Town Council
14	Julius Maira	Principal Town Planner	Babati Town Council
15	Maduhu Kazi	Town Planner	Mwanza City ouncil
16	Albert Mwaigomole	Principal Town Planner	Tarime Urban Council
17	Steven Rusibamayila	Formalisation Manager	MKURABITA
18	Japhet Werema	Senior Land Surveyor	MKURABITA

NATIONAL PROGRAMME FOR REGULARIZATION AND PREVENTION OF UNPLANNED SETTLEMENTS- EXPECTED BENEFITS																		
COST BENEFIT ANALYSIS																		
Sn	LGA's	Expected plots per strategy										Collected Land rate per year					Total collection per year (11+13+15)	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
		Regularization	Upgrading of unplanned settlements	Re-development	Re-settlement	Guided land development	Surveyed and serviced land delivery	Rental housing provision	Land banking	Total plots expected (1+2+3+4+5+6+7+8)	75% * land rent (LR) per residential plot	Total cost for Residential (9*10) assumption: 75% of total plots with an area 400 sqm	20% * LR per commercial/residential plot	Commercial/residential (9*12) Assumption: 20% of total plots with an area 800 sqm	5% * LR per commercial plot	Commercial (9*14) Assumption: 5% of total plots with an area 1200 sqm		
1	Arusha	7,200	50,000	1,975	2,000	3,000	5,000	1,000	2,000	72,175	36,000	2,598,300,000.00	38,400.00	2,771,520,000.00	36,000.00	2,598,300,000.00	7,968,120,000.00	
2	Mtwara	2,500	2,500	1,000	1,000	500	5,000	1,000	2,000	15,500	5,400	83,700,000.00	5,760.00	89,280,000.00	5,400.00	83,700,000.00	256,680,000.00	
3	Tanga	1,200	15,000	2,000	1,500	1,500	5,000	2,000	3,000	31,200	16,200	505,440,000.00	17,280.00	539,136,000.00	16,200.00	505,440,000.00	1,550,016,000.00	
4	Songea	2,000	20,000	1,750	1,000	1,000	5,000	1,000	2,000	33,750	13,500	455,625,000.00	14,400.00	486,000,000.00	13,500.00	455,625,000.00	1,397,250,000.00	
5	Singida	1,600	8,750	1,250	1,000	1,000	5,000	1,000	20,000	39,600	9,000	356,400,000.00	9,600.00	380,160,000.00	9,000.00	356,400,000.00	1,092,960,000.00	
6	S'wanga	2,500	15,000	1,875	1,000	1,000	5,000	1,000	2,000	29,375	8,100	237,937,500.00	8,640.00	253,800,000.00	8,100.00	237,937,500.00	729,675,000.00	
7	Morogoro	3,000	6,250	1,800	1,500	2,000	5,000	1,000	2,000	22,550	13,500	304,425,000.00	14,400.00	324,720,000.00	13,500.00	304,425,000.00	933,570,000.00	
8	Kinondoni	64,000	21,250	6,125	2,000	20,000	5,000	2,000	3,000	123,375	18,000	2,220,750,000.00	19,200.00	2,368,800,000.00	18,000.00	2,220,750,000.00	6,810,300,000.00	
9	Temeke	160,000	59,000	1,600	1,000	15,000	5,000	2,000	3,000	246,600	9,000	2,219,400,000.00	9,600.00	2,367,360,000.00	9,000.00	2,219,400,000.00	6,806,160,000.00	
10	Ilala	54,000	20,000	4,175	1,500	15,000	5,000	2,000	3,000	104,675	13,500	1,413,112,500.00	14,400.00	1,507,320,000.00	13,500.00	1,413,112,500.00	4,333,545,000.00	
11	Tarime	2,000	6,250	1,625	500	500	3,000	500	2,000	16,375	7,200	117,900,000.00	7,680.00	125,760,000.00	7,200.00	117,900,000.00	361,560,000.00	
12	Musoma	3,000	6,250	1,500	1,000	1,500	5,000	1,000	2,000	21,250	8,100	172,125,000.00	8,640.00	183,600,000.00	8,100.00	172,125,000.00	527,850,000.00	
13	Lindi	2,500	5,000	1,500	300	1,000	5,000	1,000	2,000	18,300	7,200	131,760,000.00	7,680.00	140,544,000.00	7,200.00	131,760,000.00	404,064,000.00	
14	Kigoma	4,000	35,000	2,250	1,000	1,500	5,000	1,000	2,000	51,750	4,500	232,875,000.00	4,800.00	248,400,000.00	4,500.00	232,875,000.00	714,150,000.00	
15	Mwanza	40,000	25,000	4,500	2,000	7,500	5,000	2,000	3,000	89,000	13,500	1,201,500,000.00	14,400.00	1,281,600,000.00	13,500.00	1,201,500,000.00	3,684,600,000.00	
16	Babati	1,000	15,000	2,000	400	700	3,000	500	1,000	23,600	18,000	424,800,000.00	19,200.00	453,120,000.00	18,000.00	424,800,000.00	1,302,720,000.00	
17	Moshi	2,000	20,000	1,875	500	1,000	5,000	1,000	2,000	33,375	9,000	300,375,000.00	9,600.00	320,400,000.00	9,000.00	300,375,000.00	921,150,000.00	
18	Bukoba	2,500	11,250	1,750	700	1,500	5,000	1,000	2,000	25,700	9,000	231,300,000.00	9,600.00	246,720,000.00	9,000.00	231,300,000.00	709,320,000.00	

19	Mbeya	4,000	18,750	2,375	1,000	2,000	5,000	2,000	3,000	38,125	13,500	514,687,500.00	14,400.00	549,000,000.00	13,500.00	514,687,500.00	1,578,375,000.00
20	Tabora	3,000	10,000	1,000	500	1,500	5,000	1,000	2,000	24,000	10,800	259,200,000.00	11,520.00	276,480,000.00	10,800.00	259,200,000.00	794,880,000.00
21	Iringa	3,000	6,250	1,500	1,000	1,500	5,000	1,000	2,000	21,250	7,200	153,000,000.00	7,680.00	163,200,000.00	7,200.00	153,000,000.00	469,200,000.00
22	Dodoma	40,000	1,750	500	1,500	5,000	1,000	2,000	51,750	18,000	931,500,000.00	19,200.00	993,600,000.00	18,000.00	931,500,000.00	2,856,600,000.00	
24	Shinyanga	5,000	1,750	800	1,500	5,000	1,000	2,000	17,050	18,000	306,900,000.00	19,200.00	327,360,000.00	18,000.00	306,900,000.00	941,160,000.00	
25	Kibaha	8,750	3,750	1,500	1,000	3,000	500	1,000	19,500	6,300	122,850,000.00	6,720.00	131,040,000.00	6,300.00	122,850,000.00	376,740,000.00	
TOTAL		365,000	430,250	52,675	25,200	84,200	114,000	28,500	70,000	1,169,825		15,495,862,500.00		16,528,920,000.00		15,495,862,500.00	47,520,645,000.00