An Overview of the Cadastral System in Tanzania

Tanzania
Dar Es Salaam

Presentation Contents

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Introduction

• The United Republic of Tanzania (URT) was formed in 1964 after the union of Tanganyika and Zanzibar.

• It is found between longitude 29° - 41° east and latitude 1° - 12° south of the equator with the coverage total area of around 934,000 km² of which 886,000 km² is occupied by land and the rest is water bodies.

• The 2012 national census shows that URT has a population of 45 million of which 43.5 is in Tanzania Mainland and 1.5 is in Tanzania islands. It also records 29.6% live in urban and 70.4% live in rural areas.
Historical background of cadastral survey

- The history of cadastral survey in Tanzania is traced back in the years of 1890's when a small department of surveying and agriculture was formed. There are two main regimes, before and after the independence in 1961.

   ~Before independence in the years between 1893 -1914 under the German administration and 1918 -1961 under the British administration.
Timeline for the historical CS

Cadastral system in Tanzania

- A basic unit of cadastral survey is the Land Parcel.
  The Land Survey Act Cap. No. 324 defines cadastral survey as any survey done to obtain information for:
  - Recording the position of the boundaries of lands in separate ownership or
  - Intended to be the subject of any disposition or partition or
  - Re-establishing such boundaries on the ground or
  - Setting out new boundaries on the ground.
Procedural arrangement for CS

- Requesting the survey instruction
- Execution of the cadastral survey
- Submission of the cadastral survey work for the approval and registration.
  - Both licensed government and private surveyors are permitted to conduct cadastral surveys as per Land Survey Acts (1977).

Conditions for executing cadastral surveys in Tanzania

- For the urban areas where approved Town Plan (TP) Drawing are prepared, surveyor obtains and set out parcels in accordance to those TP Drawing information.

- For the rural or informal urban settlements, surveyor sets out parcels based on the available sketch plans that shows approximate locations of the land.
– The procedures and technical approaches used when executing cadastral surveys must be documented in the cadastral job file and together with the draft of the cadastral survey plan/map are submitted at the SMD for the approval and registrations.
### Content |
**Explanation** |
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**SF 37** | Survey form No 37 this is signed by authorized land officer and authorized land surveyor to instruct surveyor who will do the work |
**SF 92** | Survey form No. 92 is the form that shows signatures of neighbours to prove that there is no land conflicts in the surveyed area |
**SF 93** | Survey form No. 93 this form is filled and signed by regional land surveyor to prove that the survey done have been checked by government surveyor to so that if any case arise it will be easily to solve |
**Covering letter** | This letter is either written by regional/municipal land surveyor for the government project or licensed surveyor for private projects this introduces the survey done and all computation that have been done. |
**Survey instruction** | A permit to conduct survey |
**TP drawing** | Town Plan Drawing |
**Report (SF 16)** | Survey report which show demarcations process and coordination methods |
**BC 1** | Beacons certificates for signed by land surveyor |
**BC 2** | Beacons certificates signed by Authorized land officer after inspect that all beacons and Iron pin have been erected for each plot |
**Coordinate list** | List of all coordinated points for the survey |
Land Ownership System

• The basic meaning of land ownership is given by the Land Ordinance Act, Cap No.113, of 1923.

✓ All the land, whether occupied or unoccupied, belongs to the Republic of Tanzania and is Public Land.

<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>Village Land</strong> <em>(Rural areas=70%)</em></td>
</tr>
<tr>
<td>Cadastral survey?: Yes</td>
</tr>
<tr>
<td>Cadastral data: Village boundaries</td>
</tr>
<tr>
<td>Ownership: Communal residents</td>
</tr>
<tr>
<td><strong>Reserved Land</strong> <em>(Forest &amp; Parks=28%)</em></td>
</tr>
<tr>
<td>Cadastral survey?: No</td>
</tr>
<tr>
<td>Cadastral data: No</td>
</tr>
<tr>
<td>Ownership: Government</td>
</tr>
<tr>
<td><strong>General Land</strong> <em>(Urban areas=2%)</em></td>
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<tr>
<td>Cadastral survey?: Yes</td>
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<tr>
<td>Cadastral data: Parcel boundaries</td>
</tr>
<tr>
<td>Ownership: Private &amp; Government.</td>
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</tbody>
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Tanzania uses title registration system as the occupancy rights on land. They are of two forms; The Granted Right and Customary Right of Occupancy.

- **Granted right of occupancy is held outside village lands and it can be granted for up to 99 years.**
- **Customary right of occupancy is held in rural areas indefinitely.**

The relevant certificates are issued when the survey has been done.

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**Institutional structure**

- The Ministry of Lands, Housing and Human Settlements Development (MLHHS) administers all concerns about land. It has four major divisions.

- **Survey and Mapping Division (SMD)** is responsible for conducting and overseeing all surveys of the country.
• Primary and secondary controls & derived by triangulation and traverse.

• Geodetic controls of zero, first and second order control were established

• Cadastral surveying costs (Regulatory framework, technical standards, methods, administrative procedures) has been cited to be very high.

• The productivity of land surveyors, in terms of plots surveyed, especially in public services is low.

• Absence of the physical plans and the TP drawings in some of the areas

• Presence of local coordinate system in some of the areas.

• Undefined a well-functioning Digital Cadastral Survey Registration System

• The main source of land registry and title registration system.

• Provides adequate protection to all classes of right holders.

• Provide great roles in various applications such as property valuation, collection of land rent and the use collateral pro
Suggested improvements

- The government should allocate enough funds to the responsible planning division/organs in all the municipal and district levels to make sure the physical and town plans prepared.

- LCS require some field observations in UTM system in order to transform coordinates to enable harmonization of surveys into a unified system.

- Digital lodgment of the compiled cadastral work should be accepted for the easy data storage and retrieval hence to improve performances of the land registration system.

Conclusion and Recommendation

• Cadastral system BI can generally be regarded as the bases of survey in Tanzania. Although there are some improvements that have been doing to meet the current demand under the NAS, still there are some technological challenges that need to be addressed.

• In 2011 the active number of professional surveyor registered by the NCPS were 225 and by 2013, 11% of Tanzania’s land was surveyed.
• Population rate in urban areas has increased from 6.4% in 1967 to 30% in 2012 whereas the corresponding figures for the cadastral survey are not certain because of being sporadic in nature.

• A financial backup with a proper integrity is required to improve cadastral system in Tanzania.

Welcome to Tanzania