

AN OVERVIEW OF THE CADASTRAL SYSTEM IN TANZANIA

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Tanzania is located on the east coast of Africa and its area is about 933,611 km² of which 886,000 km² is land and the rest is water bodies including rivers, lakes and ocean. 70% of the land is allocated to village land, 28% of the land is allocated to reserve areas such as National Parks and Forests and 2% is allocated to general land. The 2012 census recorded the total population as 44.5 million with the population distribution of 20% live in urban and 80% live in rural areas. The concept of Cadastral Surveying was introduced in Tanzania by the German Colonial Administration, which formed the Department of Surveying and Agriculture in 1893. After the First World War, the British followed the footsteps of the German administration until 1961 when Tanganyika got its independence. The primary objective of cadastral surveying was to provide size, geometric description, and locations of parcels for registration of land rights. Recently, the objective of cadastral surveys has evolved into fiscal purposes such as collection of land rent, property tax and support land market. The cadastral surveying is administered by the government under the Ministry of Lands, Housing and Human Settlements Development (MLHHD). In 1961 when Tanganyika got her independence, a total of 14,448 land titles were registered. By 2011 when celebrating 50 years of independence a total of 379,000 land titles were registered. The surveyed farms and land parcels were 20,883 and 900,000 respectively. However across the country, there are many non-cadastral areas, which are mostly found in rural areas. The active numbers of professional Land Surveyors were 225. Currently, approximates 11 percent of Tanzania's land is surveyed. Cadastral surveys in Tanzania are carried out by both Government and Licensed Private Surveyors. This paper presents an overview of cadastral surveying system and its historical development in Tanzania. Also, it provides an overview of the land ownership system and legal arrangements for both cases.

Keywords cadastre,Cadastral Surveying ,ownership,legal arrangements,Tanzania