



INNOVATIONS FOR SUCCESSFUL SOCIETIES

Registering Rural Rights: Village Land Titling in Tanzania

In the early 2000s, Tanzania's government struggled to protect the land rights of the 75% of its citizens who lived in rural areas. Rapid population growth and rising investment in commercial agriculture had increased land scarcity and conflict. Drawing on lessons learned from a pilot project, the legislature passed a new land-use planning act and drew up a strategic plan to title rural land throughout the country. The lands ministry worked with community leaders to grant villages and their residents title documents. They also helped local leaders set up committees to resolve boundary disputes and decide how to use communal land. By 2017, more than 11,000 of Tanzania's approximately 12,500 villages had mapped their outer limits and about 13% of villages had adopted land-use plans. Of the nearly 6 million households located within rural villages, about 400,000 had obtained individual title documents.

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*Pastoralists in Tanzania graze their cattle on the border of land cultivated by settled farmers.
Photo by Leon Schreiber.*

Embracing Disruption: Transforming Western Australia's Land Agency

A new ISS case study about Landgate, Western Australia's land agency, explores the pros and cons of vesting responsibility for land registry functions in a statutory authority rather than in a

government department. The case study describes how the institutional setup of Landgate allowed the agency to keep the revenue it generated from regulated services such as property registration and engage in for-profit commercial activities, which provided resources for investment in better services. Landgate commercialized on its spatial data, restructured internal procedures to speed up registration time and cut costs, and built an online registration system. Along with Teranet in Ontario, Canada and the National Land Agency in Jamaica, Landgate is an example of land administration systems that have successfully bridged public- and private-sector cultures to improve the quality of services and deliver financial returns to their governments.

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ISS Featured Interview

In this 2017 talk [Seraphia Mgembe](#), the head of the Tanzania's Property and Business Formalization Program (known by its Swahili language acronym as MKURABITA), discusses the process of formalizing land ownership in rural areas. She highlights how her office has built local government capacity to manage the formalization process through extensive training, outreach, and the provision of equipment. Mgembe emphasizes that, by working at the local level through district councils, Mkurabita has helped to ensure the sustainability and local acceptance of formal tenure.

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