# Fit-For-Purpose Technologies: A Precondition for Registering Customary Land at Scale in Tanzania

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Tanzania's Land Sector Reforms: An Overview

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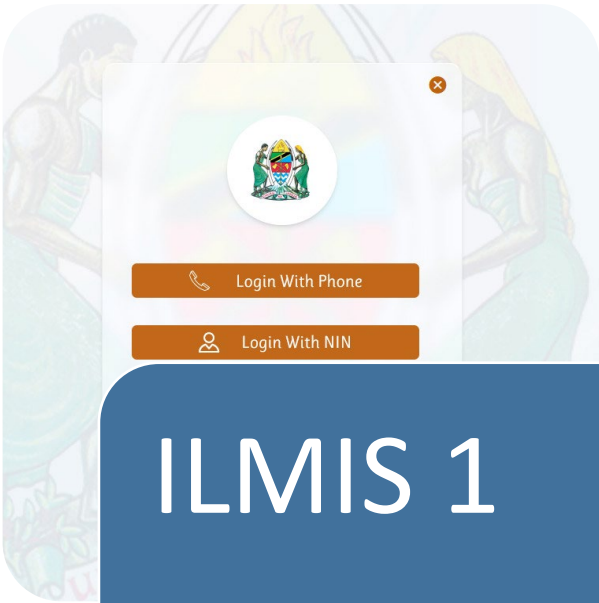
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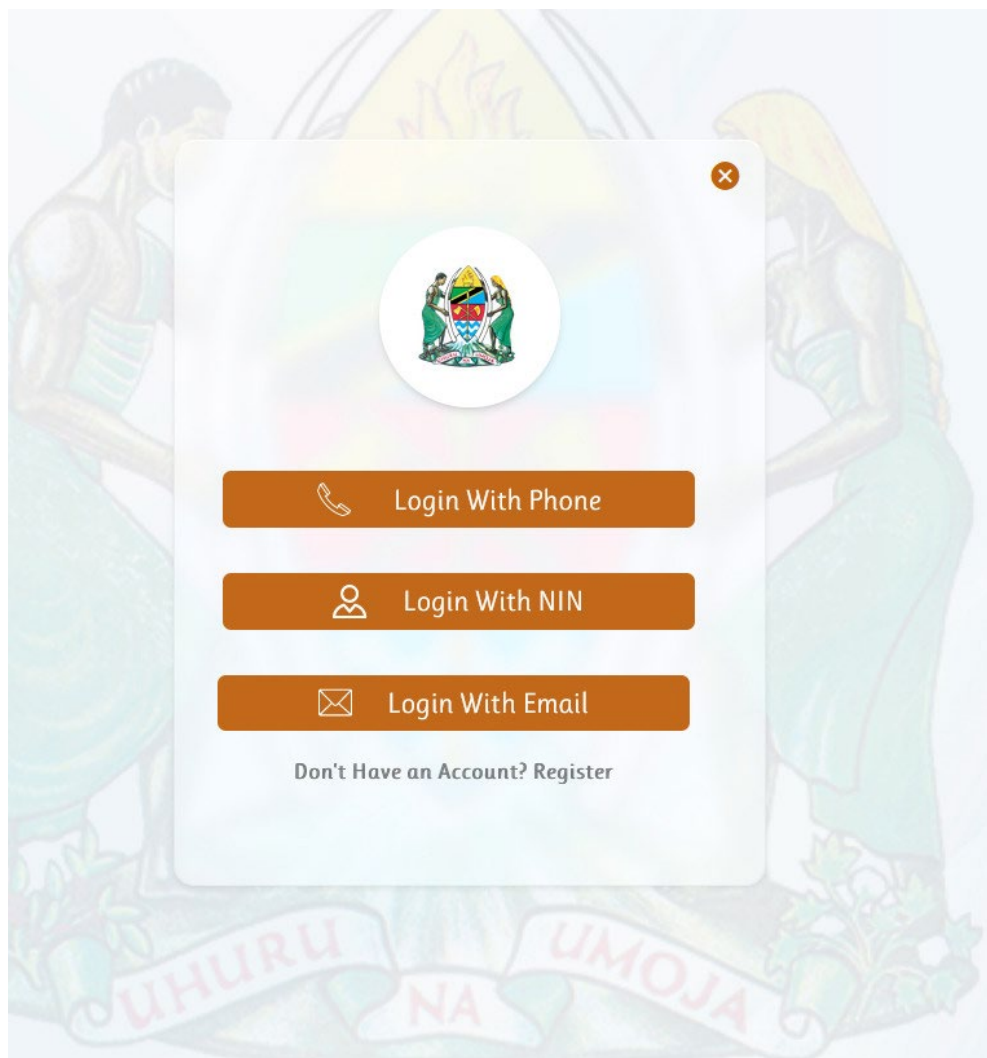
Decentralization of land administration

Titling of every Land Parcel

Women Access to Land

ICT Adoption on Land Sector

Application of ICT in Urban Certification (FFP)

ILMIS 1
- DSM
- Consultant

ILMIS 2
- Dodoma CC
- URT

ILMIS 3
- All LGA
- URT

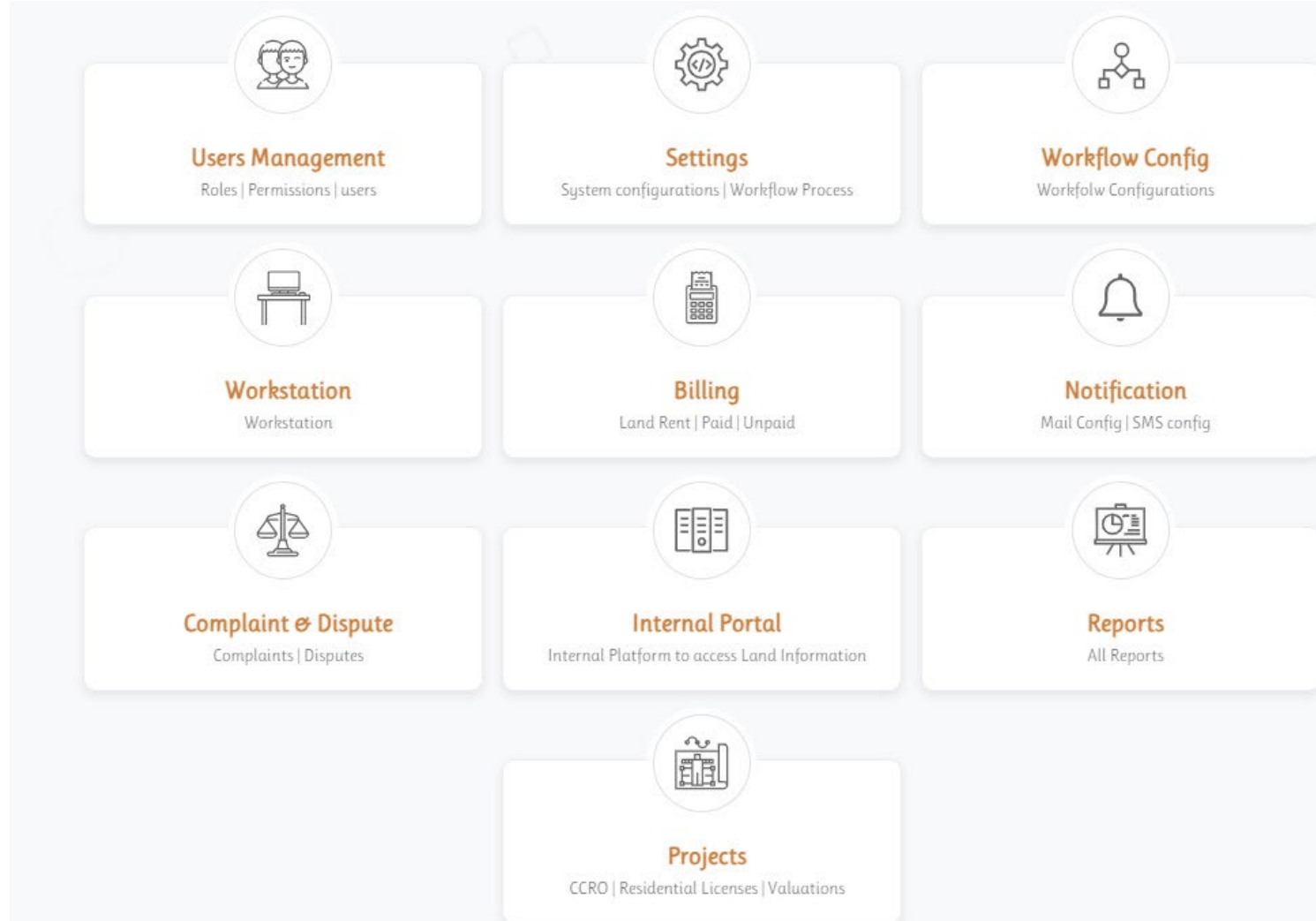**URT has Investment on CORS and Control Extension to lower the cost of Planning and Survey**

- **Pre Conditions for Fit For Purpose**
  - Mobile App
  - Training of the user
  - Community Sensitization
- **Data Collection**
  - Conducting Inception Meeting
  - Parcel Identification

- **Data Processing (Rural Certification)**
  - ILMIS Process all the data collected
  - Automation of Expert Approving
  - Printing a Copy of CCRO
  - More than 300,000 CRO are ready for printing under LTIP
  - System has several capacities >>>>>

- The Fit for Purpose are easy to use
  - More than 366 women field assistant (37% are women),
  - Reaching more women through sensitization
  - 40% of women have been able to access land

Pate 3: Parasurveyors in the process of adjudication

Legal framework:

- Statutory fees

- Methods, Instruments, Accuracy VS FFP

- **Technological**

- Delays in adoption of the Technologies

- Backlog of analog data which need to be converted to digital

- Different Datum adopted in different period i.e Arc 1960, TAREF 11,

Summary: Tanzania's Advice for Other Countries

- Use of CSOs   special campaigns   Ardhi cliic

Ethiopia's Background and Context

High economic growth till 2019

- Exceptional growth of over 10 percent between 2004 and 2019 placed Ethiopia among the fastest-growing economies in the world
- Growth has fallen to about 6 percent annually since 2020 due to multiple shocks

Rapid population growth – > double within < 20 years

- 57.5 million (1995) > 123 million (2023)

Frequent administrative land redistribution led to fragmentation of land holdings and insecurity of tenure

Absolute drop of Natural Capital value (WB 2024, CWON data)

- total real per capita wealth declined by 14 % between 1995-2020

Multiple shocks

- Climate Change (Drought, Flood, Heat stress)
- Conflict, COVID, Inflation

Ethiopia's Land Tenure History and Sector Reforms: An Overview

Complex Land Tenure regime

Private, State, Church, etc

Gult (communal) and *Rist (hereditary)* system

Absolutism & extractive property institution characterized by arbitrary evictions & highly insecure

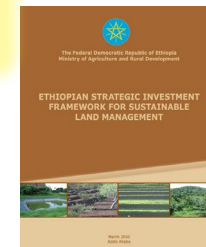**State Ownership – Constitution (40/3)**

Urban vs Rural divide cemented
Rural land use rights vs urban lease holding

Proc. No. 271/2011 vs 456/2005

RLAUD/MoA - 2010

1st & 2nd land certification

| BEFORE 1975 (Feudal System) | BETWEEN 1975-1991 (Socialist regime) | Between 1991 and 2018 (Revolutionary & Dev. State) | Since March 2018 to date (Prosperity Party) |

Nationalization and State ownership ((Proc. No.31/ 1975)

Private & communal land use rights

Restricted transfer of land rights

Frequent land redistribution weakened tenure security

Urban vs Rural

Continued State Ownership with consideration private ownership

SLLC

Amended Rural Land Proc.

Innovative approaches in Ethiopia

Ethiopia's innovative land administration has started even before the concept of **Fit-for-Purpose (FFPLA)** and **Framework For Effective Land Administration (FELA)** came into being in the land administration domain.

- **Enemark (2015)** defines the concept of FFPLA as - "*as little as possible–as much as necessary*"

Two stage land registration and certification since 2000's – result based financing

- **First Level Landholding Certification (FLLC)** between 2000 – 2010
- **Second Level Landholding Certification (SLLC)** launched nationwide since 2014

LIMS modernization - develop and deploy NRLAIS – embedded Open-source solution

- Development and pilot – 2015 to 2018
- Deployment and operationalization – 2019 – date

Regulatory reform – incentivize policy and law makers ($15 million)

Institutional capacity building – customized curriculum and modules

- Fast track and summer courses
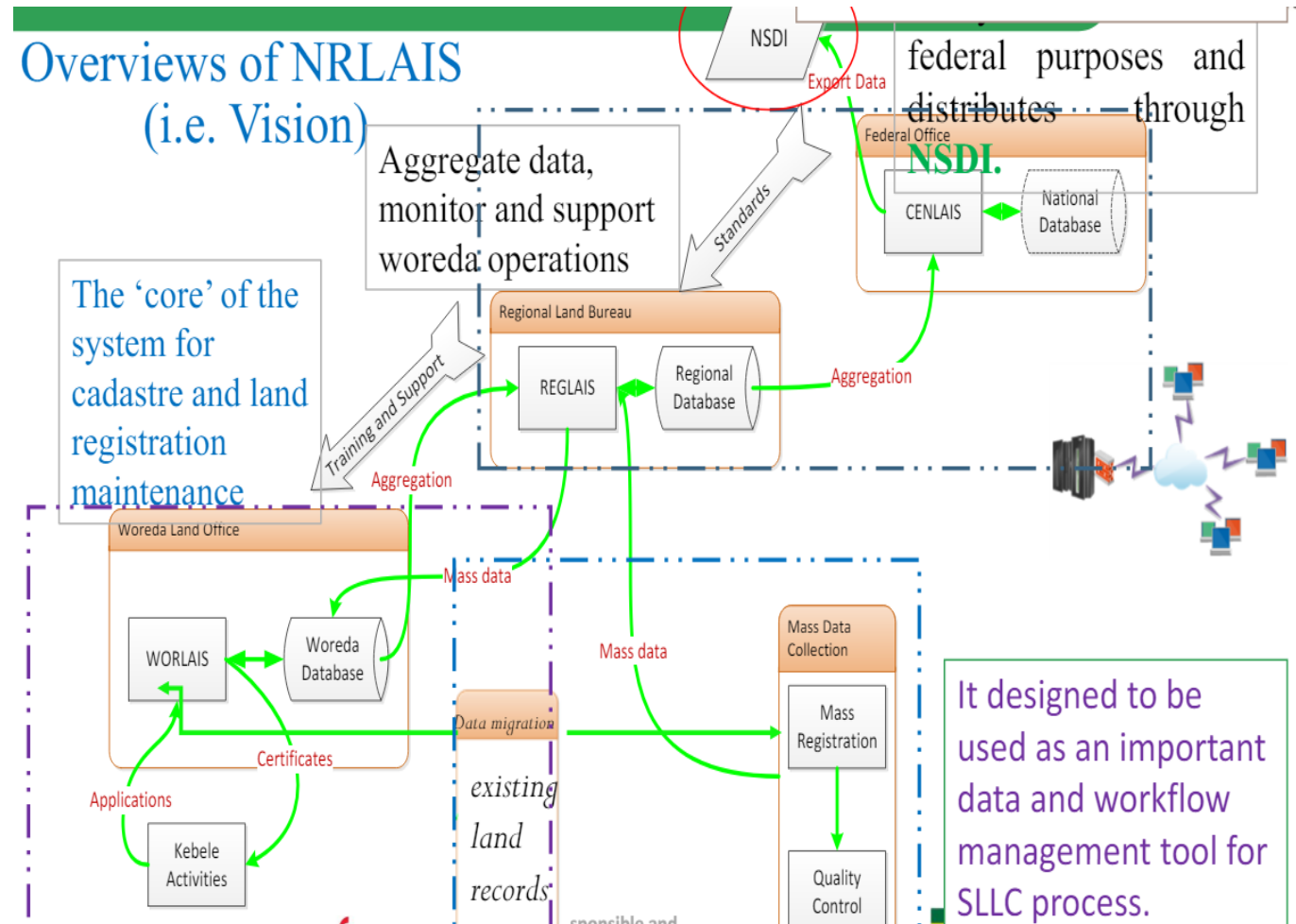- Equipment supplies and office renovation

Partnership & Collaboration:

- between GoE & Donors and among donors
- Parallel vs sequencing approach

RLAS – continuous service improvement strategy

- **MBOS**

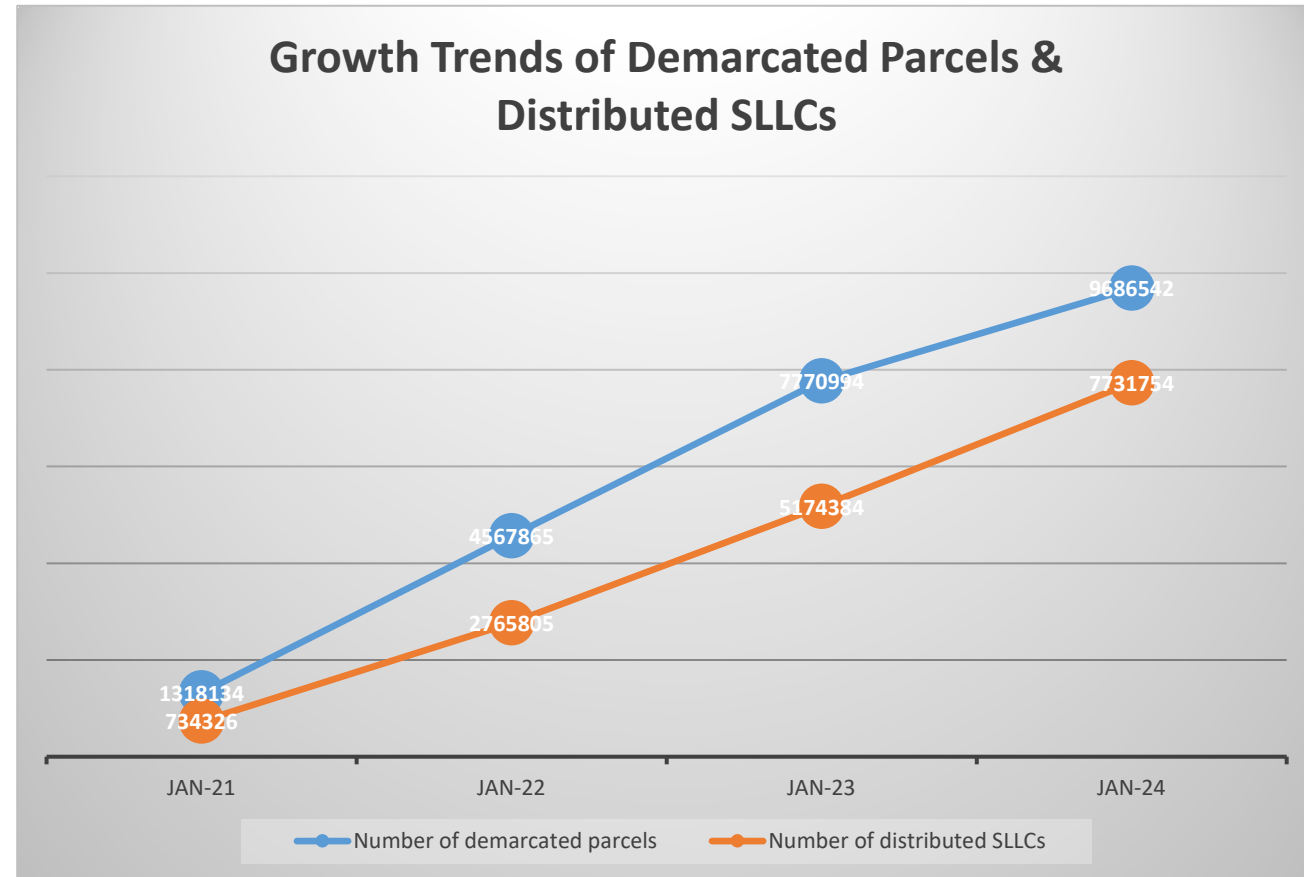Overviews of NRLAIS (i.e. Vision)

The 'core' of the system for cadastre and land registration maintenance

Aggregate data, monitor and support woreda operations

It designed to be used as an important data and workflow management tool for SLLC process.
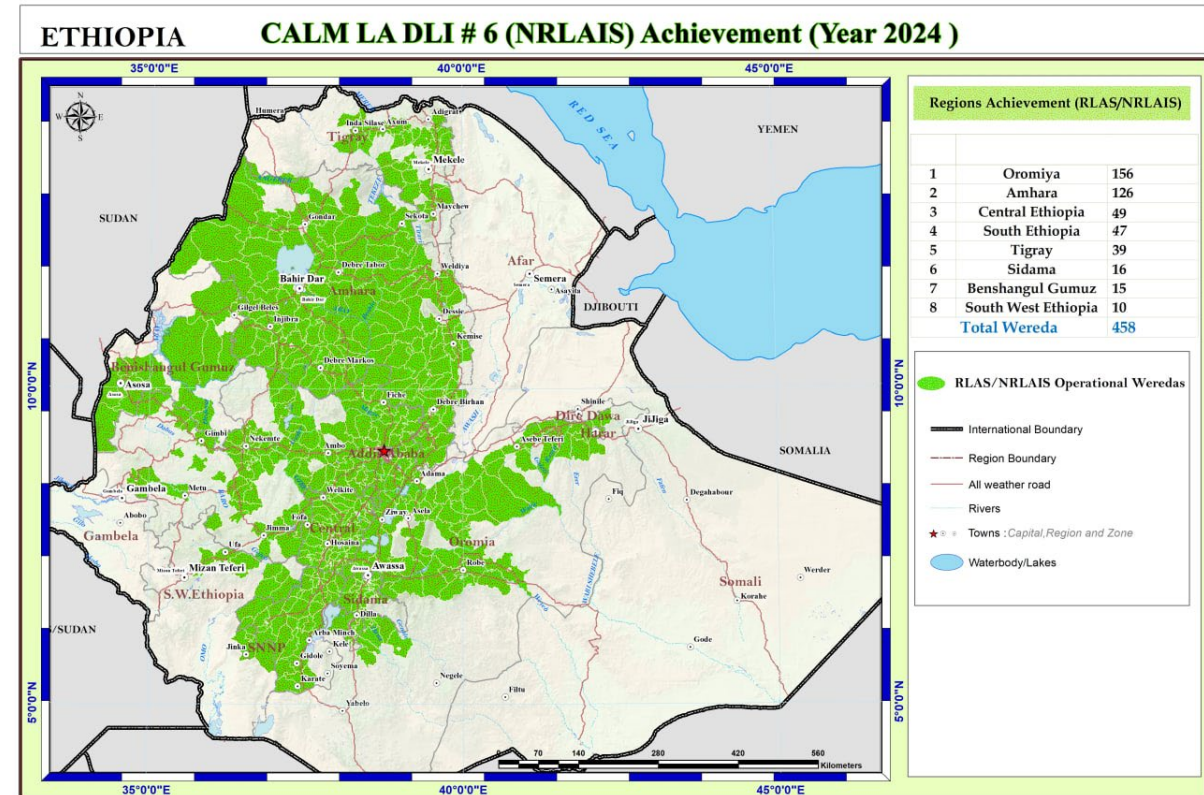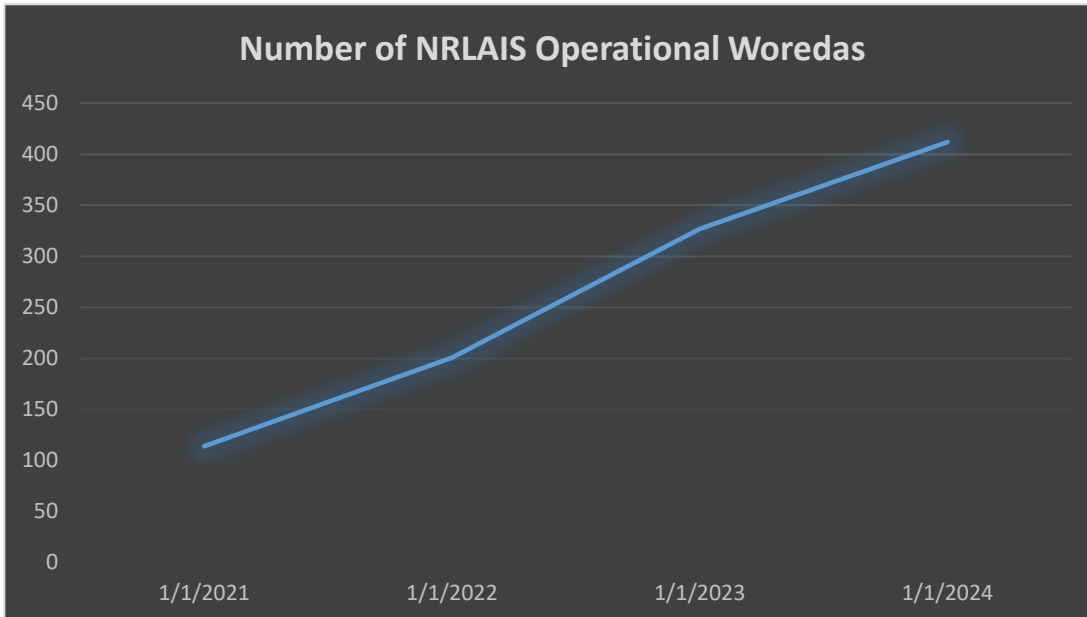
Key Achievements

- **Second Level Landholding Certification (SLLC)** launched nationwide since 2014

  - learning from 10 years successive piloting.

  - 60 % of 50 million parcels registered and issued with SLLC

  - Covers 460 woredas/districts in the highland parts of the country

  - Covers close to 14 million hectares

  - Strengthen tenure security and **facilitate land transaction**

Growth Trends of Demarcated Parcels & Distributed SLLCs

	JAN-21	JAN-22	JAN-23	JAN-24
Number of demarcated parcels	1318134	4567865	7770994	9686542
Number of distributed SLLCs	734326	2765805	5174384	7731754

Growth Trends of SLLC in Ethiopia Post the Crisis of COVID and the war (2021 to 2024) mainly supported by the WB financed CALM and RLLP operations

- Develop and deploy NRLAIS supported by Mobile IT team support system
  - The system installed, and operational in 412 woredas/districts
  - Over 26 million parcel information cleaned, migrated and stored in the system
  - Over 1 million land transaction processed and updated
  - Improves **land record management and service delivery**
  - Improves **spatial framework**

Number of NRLAIS Operational Woredas

ETHIOPIA **CALM LA DLI # 6 (NRLAIS) Achievement (Year 2024)**

	Regions Achievement (RLAS/NRLAIS)	
1	Oromiya	156
2	Amhara	126
3	Central Ethiopia	49
4	South Ethiopia	47
5	Tigray	39
6	Sidama	16
7	Benshangul Gumuz	15
8	South West Ethiopia	10
	Total Wereda	**458**

- RLAS/NRLAIS Operational Weredas
- International Boundary
- Region Boundary
- All weather road
- Rivers
- Towns : Capital,Region and Zone
- Waterbody/Lakes

Growth Trends of NRLAIS in Ethiopia Post the Crisis of COVID and the war (2021 to 2024) mainly supported by the WB financed CALM and RLLP operations

Key Achievements

- **Improved Rural Land Administration Service**
  - Make land administration services closer to the community - MBOS, LRSP, GESI
  - Over 1 million transaction processed – 5% transaction rate

Number of Land Transactions

— Number of Land Transactions
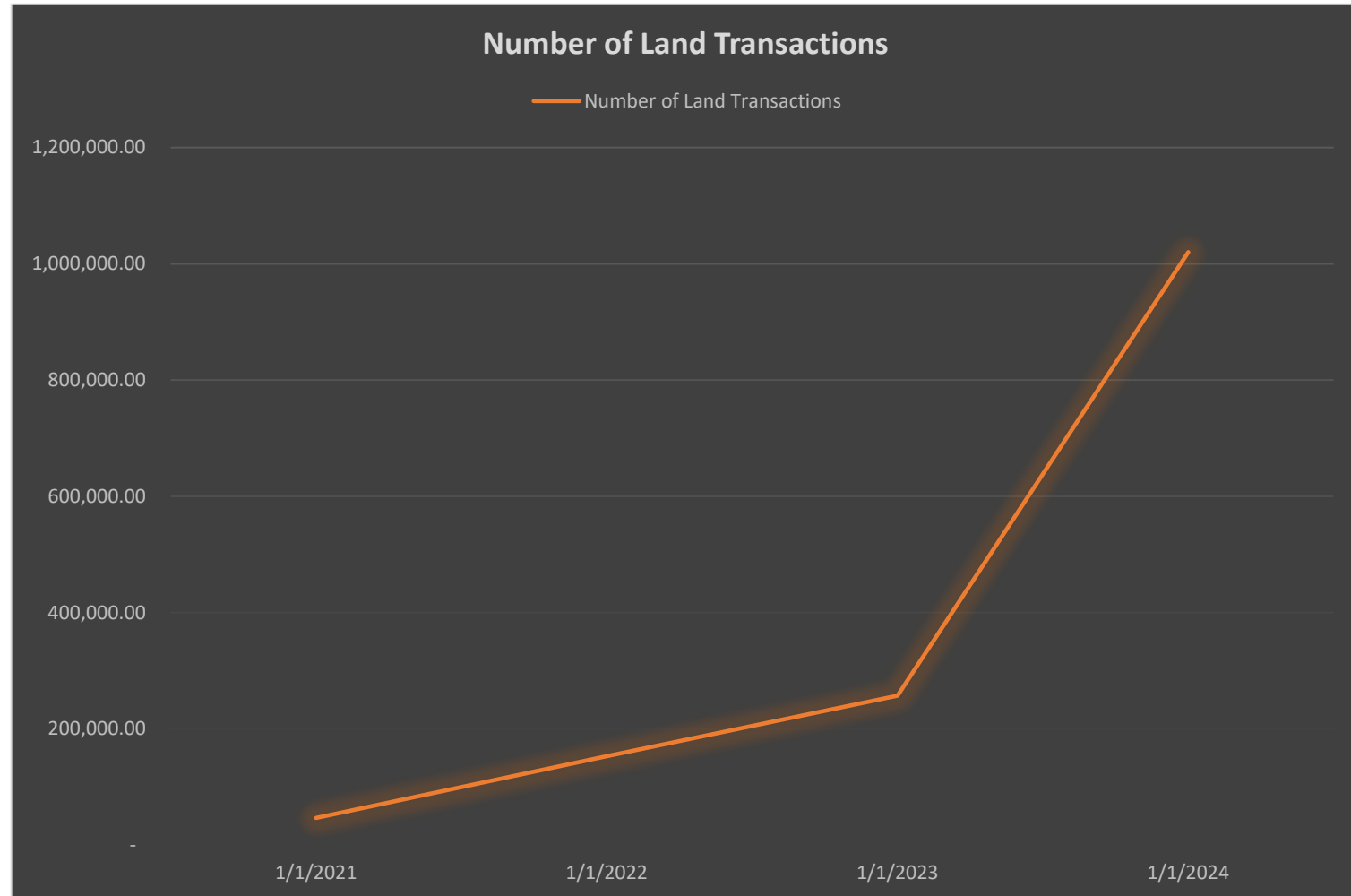
Women's Land Rights: Key for Land Reforms in Ethiopia

Challenge

- Big gender disparities between men & women in access to & control over land & other natural resources due to customary & statutory rules

Measures taken

- Revisit regulatory frameworks – equal rights, joint titling, etc.
  - Establishment of Women Land Right Task Force and engagement in the land law review
- Improve administrative procedures - Women & vulnerable groups mapping /SDO before, during and after land certification
  - Mandatory attendance of wives, particularly during Public Display
  - Support the restitution of lost parcels and land rights
  - Separate meeting for women only

More than 80 % of the parcels have registered in women's name either jointly (55%) or individually held by women (30%);

- Access to credit and land rental participation increased.
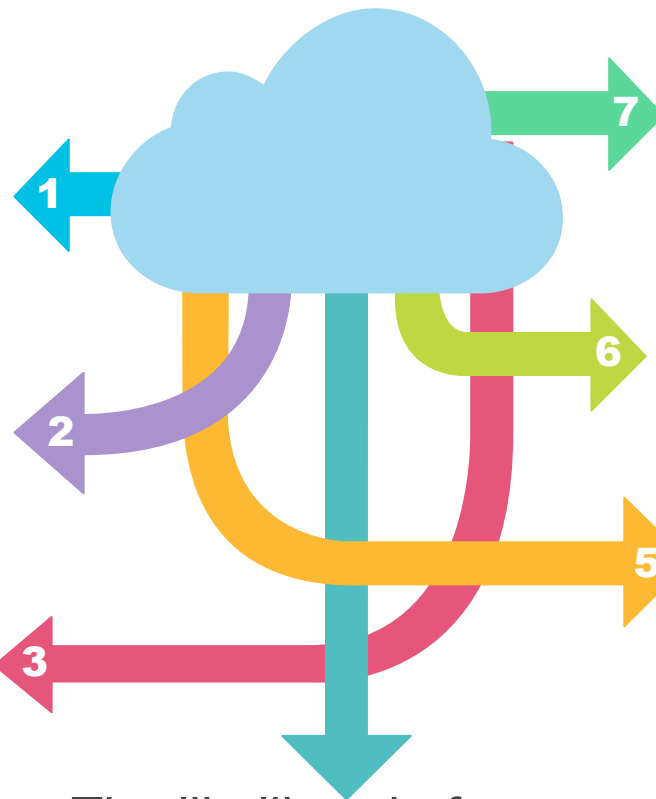
Key Impacts

Improved perceived tenure security by 72%

Land related disputes reduced by 65%

Investment in sustainable land management increased by 33%.

Local revenue collection from land tax increased between 30% and 65%

Increased land rental participation by 20%

Average yield Increased by 33%

The likelihood of access to credit increased by 40%

- Focus on your purpose – improve tenure security

- Apply suitable Registration and Cadastral Surveying technology

- Selection of technology should be based on clear understanding of:
  - the custom and tradition of parcel boundary definitions and demarcation - spatial framework
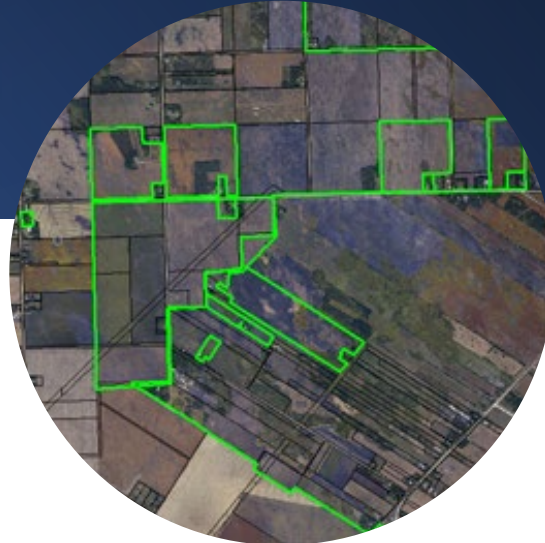 - extent of disputes over parcel boundaries & required institutions – administrative procedures
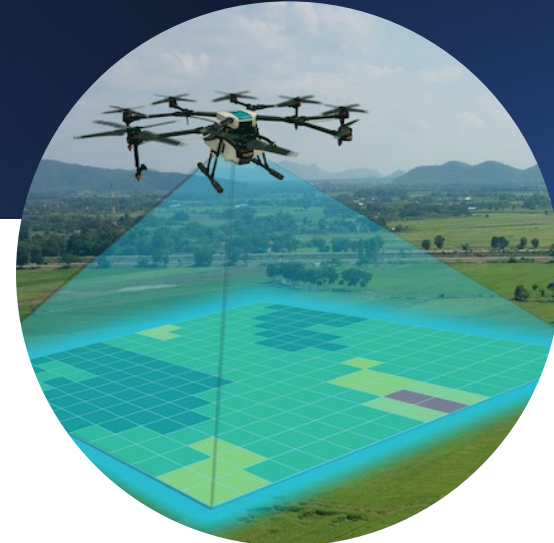
Key lessons learned

Make and use simple and scalable method

Pilot, learn, mobilize resource, fulfill requirements and scale up

Continuous improvement

Upgrade and maintain systems, standards and data

Leap-frogging

Use late comer advantage (RS, AI, ML, Open-source software, Cloud–based computing)

Key lessons learned

Persistent political will and commitment

Participatory approach and stakeholders' engagement

Partnership – Within Government and Donors (Bilateral and Multilateral)

Commitment is the Glue that Bonds you to your Goals.
- Jill Koenig

Trajectory

Policy and Regulatory Reform – develop comprehensive land policy that define continuum of land tenure and property rights, land use & spatial planning, land market, and land development regulation

Institutional and system unification

Federal-subnational-local governments (both vertical and horizontal

Urban vs Rural

Fulfill SDG goals - to realize tenure security for all, by 2030.

| Complete SLLC 100% in Ethiopian highlands. | Expand communal land certification in pastoral and agro-pastoral lowlands. | Expand urban legal cadaster to all secondary cities | Innovate, affordable, dependable and trusted service delivery system |

- Recommend applications of 6Is principles for purposefully effective land administration:
  - **Institutions** - improve policy, regulatory & organizational framework & human capacity development
  - **Inclusion** – stakeholder engagement & participation of rightsholders including vulnerable groups
  - **Investment** – mobilize resources from domestic and international sources with multiple instruments
  - **Innovation** – continuous improvement - start simple and ensure scalability.
  - **Incentive** – use market and regulatory instruments to incentivize rightsholders, private sector, and government
  - **Information** – modernize systems to acquire, organize, store & disseminate land records to drive policy reform & foster investment decision
- **Above all, be flexible & develop adaptive management system to securing land tenure at scale in times of multiple shocks and uncertain working environment**

Rwanda's Land Sector Reforms: An Overview

Organic land law of 2005/law 2013/2021

Mandatory the registration of land

Establishment of land management institution arrangement:

NLA/District office/SLM/Private notaries

National Land Tenure program

Designed a land administration systems and developed process and procedures of LA

Development of national and District Land Use Plans AND Physical plan for the urban area

Rwanda's Land Sector Reforms:
ISSUANCE OF LAND TITLES

- All Land in Rwanda is registered:11,7 M

- Regime : Emphyteutic lease and freehold

- 70% of land is privately owned

- Land registration system: Torrens

Rwanda's Land Sector Reforms:
Land information system as a backbone for other sectors
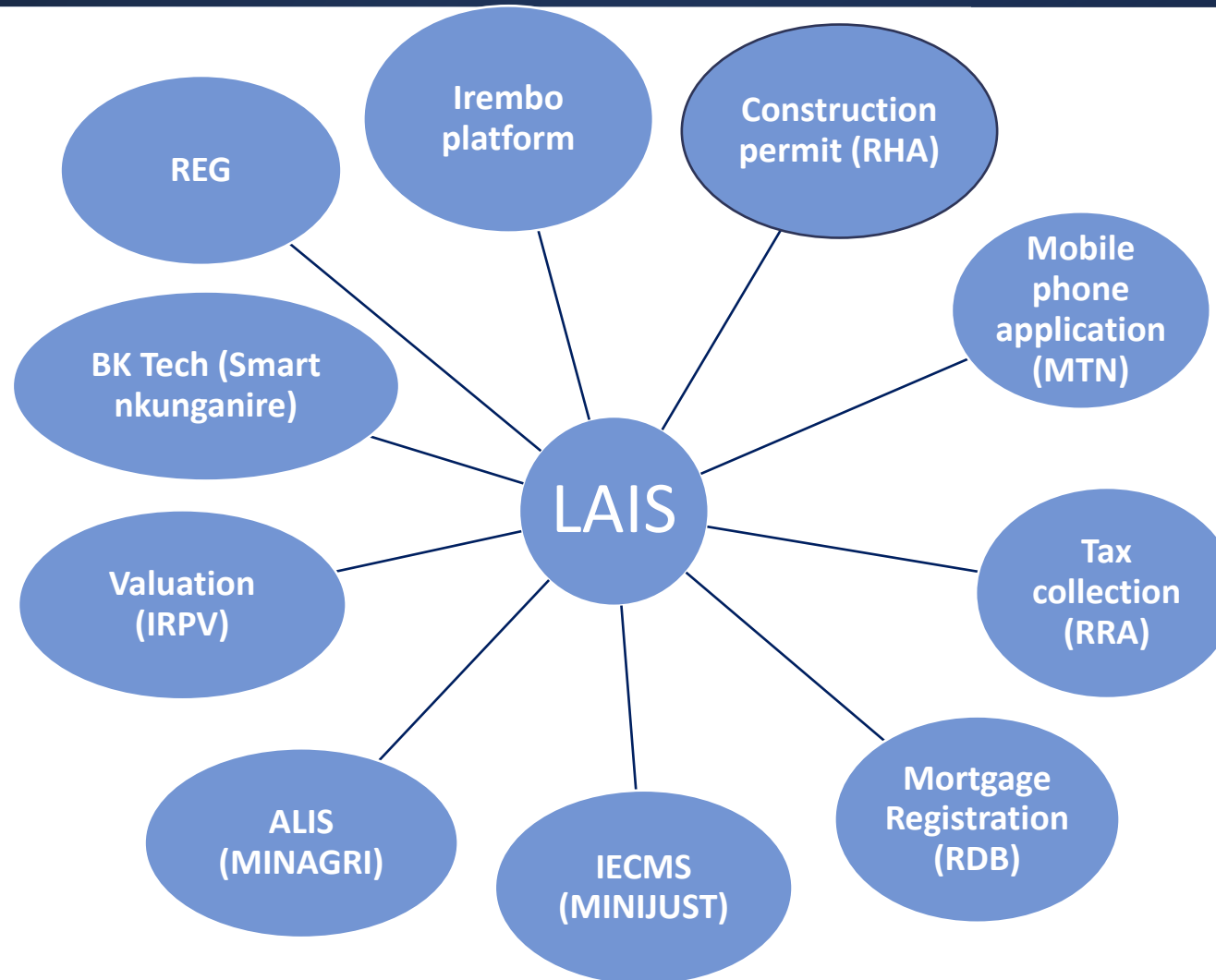
Sustaining Rwanda's New Land Administration System: Challenges

Challenges

Financial sustainability

So far Land services have generated around 6, 2 Billion Rwandan Francs

Services fees are allocated to Local Government

NLA receives budget from the National treasury

Human Resources

Land transactions increased tremendously from 15,423 in 2015 to 845,657 to 2020 ..

Same staff from 2015 to now (Local Government and Central)

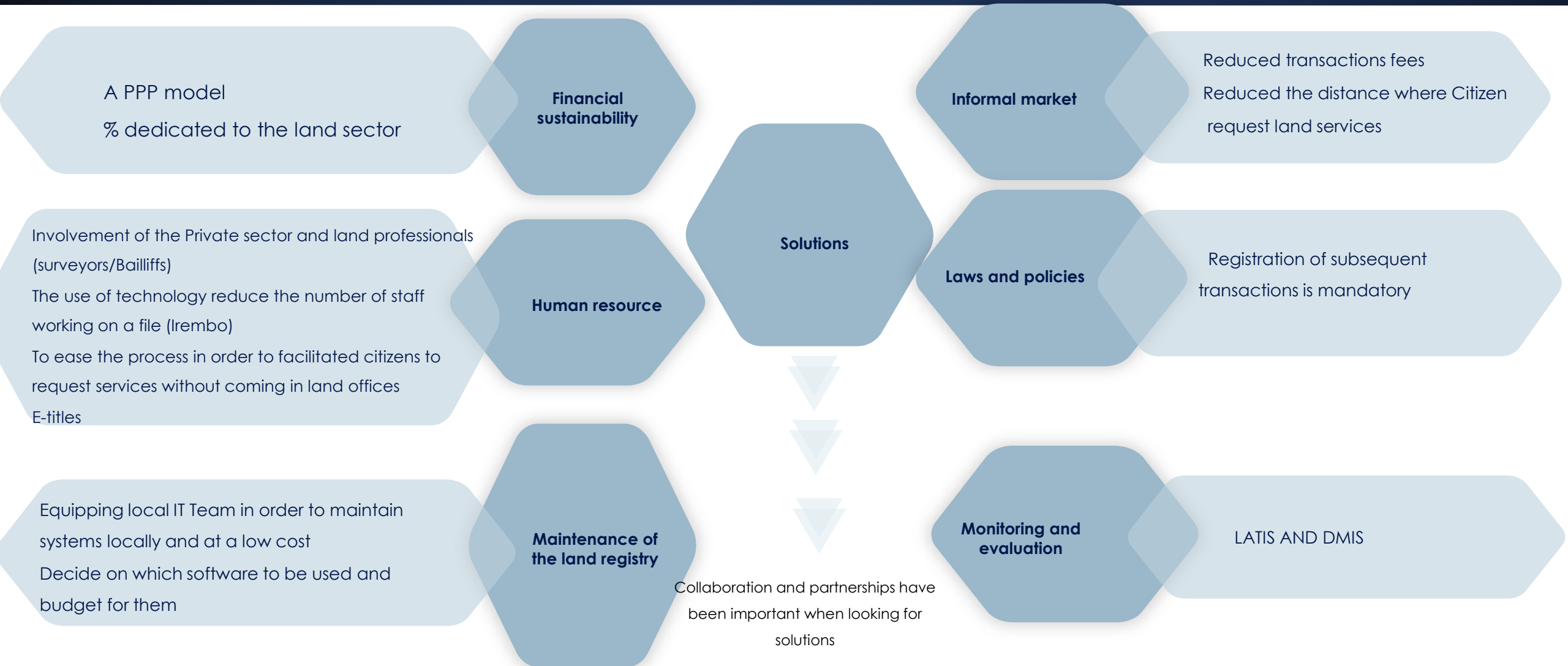**Maintenance of the land registry**

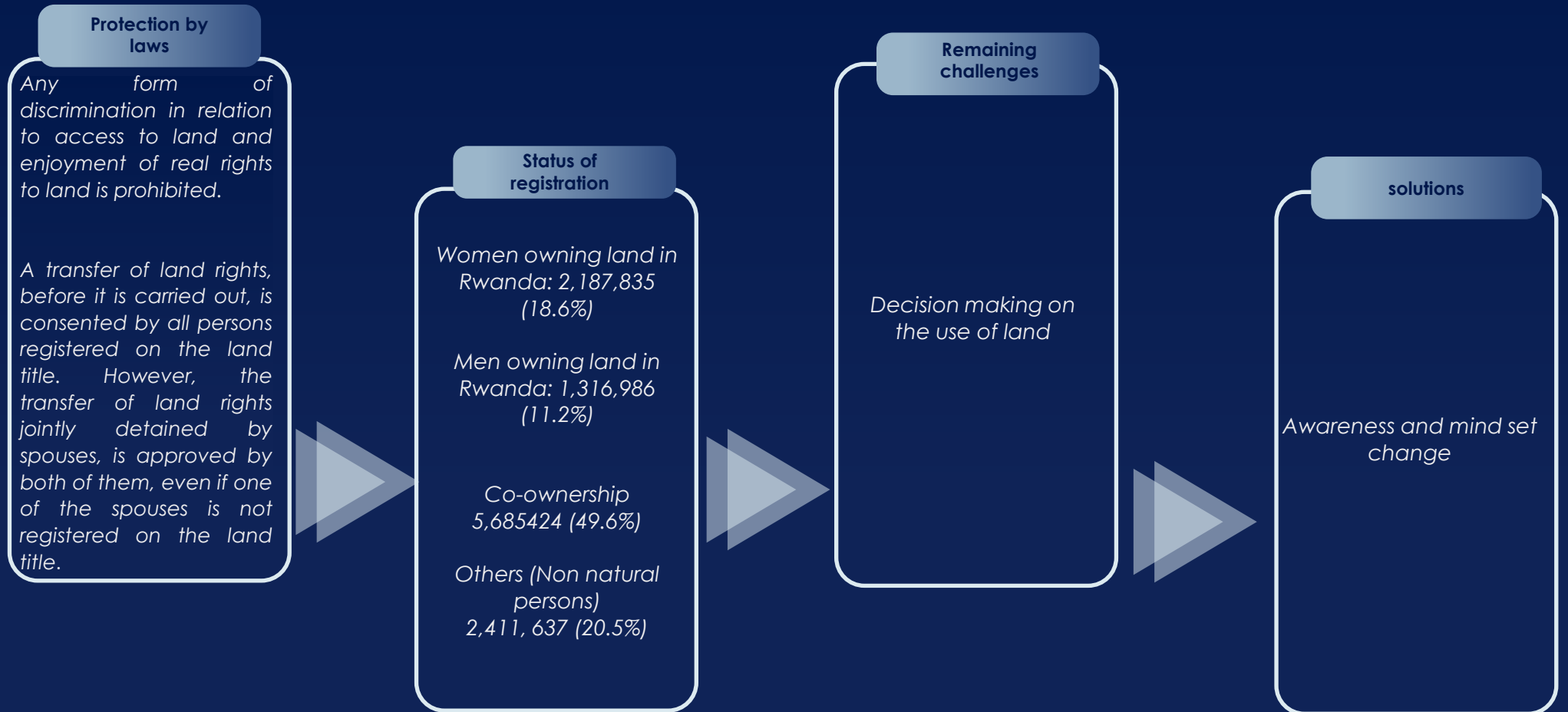Software and EXTERNAL SUPPORT

Up to date information

People who delays to register changes because there's no disputes

Correction of post registration errors

The capacity of IT Team to maintain the system

Sustaining Rwanda's Land Administration System: Gender Aspects

Security of tenure for all

Protection by laws

Any form of discrimination in relation to access to land and enjoyment of real rights to land is prohibited.

A transfer of land rights, before it is carried out, is consented by all persons registered on the land title. However, the transfer of land rights jointly detained by spouses, is approved by both of them, even if one of the spouses is not registered on the land title.

Status of registration

Women owning land in Rwanda: 2,187,835 (18.6%)

Men owning land in Rwanda: 1,316,986 (11.2%)

Co-ownership 5,685424 (49.6%)

Others (Non natural persons) 2,411, 637 (20.5%)

Remaining challenges

Decision making on the use of land

solutions

Awareness and mind set change

WORLD BANK
LAND
CONFERENCE
2024

❑ A holistic planning process: Maintenance is as important as initiating a land titling programme.

❑ Establishing a legal and policy regulatory framework (with a clear financing framework): important to processes and procedure of land administration)

❑ To discuss the financing of the land registry

❑ Awareness from the start

❑ Involve the Private sector in land administration processes

❑ Effective service delivery support the formal market