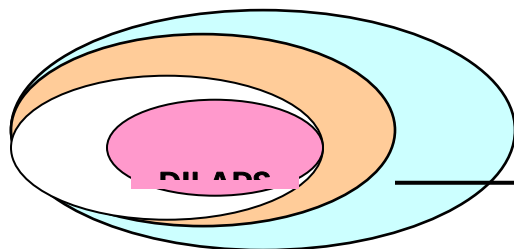


## Dar-Es-Salaam Institute of Land Administration & Policy Studies Ltd



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### CONFLICT-FREE LAND-USE AWARENESS WORKSHOP SERIES:

**Annual Schedule of Events,  
OCTOBER, 2007 – JULY, 2008**

#### **PRELUDE:**

It is one of the goals of DILAPS (cf. [www.dilaps.or.tz](http://www.dilaps.or.tz)) to contribute towards moulding communities that uphold a culture of good custodianship and management of land from an informed perspective whilst focusing on using land as an asset for economic growth and reduction of poverty both in villages and town slums. This is the ultimate goal of the Conflict-Free Land-Use Awareness Workshop Series.

The first, and inaugural, workshop was the recent 2-day Workshop, held at the Luther House Boardroom, in Dar Es Salaam from 6<sup>th</sup> August 2007. The message was well received by stakeholders. Participants at this workshop have agreed with DILAPS that, this goal of creating communities of land-use stakeholders who are committed to using the land without causing or engaging in land-use conflicts, for economic growth and reduction of poverty is a noble goal to every citizen in all countries the world over. They were also of a converging opinion that the creation of such communities starts with creation of awareness on issues. The participants of the workshop drew representatives from abroad and several projects in Tanzania mainland and Zanzibar in which, sustainable land-use is a central theme.

Subsequent to the inaugural workshop, the authority and management of the Dar Es Salaam Institute of Land administration and Policy Studies, DILAPS, has agreed to a delivery of more workshops, in these series, as envisaged earlier. These will be of differing themes, focusing on

## DILAPS- Think Tank in African Land Reforms for Poverty Eradication Studies

the diversity of stakeholders and will be held in different cities of Tanzania within the next 12 months. We bring to you the schedule of the Conflict-Free Land-Use Awareness Training Workshops, for the foreseeable future, as approved by the DILAPS Board of 17<sup>th</sup> August 2007. Please consult the table below:

S/n	THEME	TARGET GROUP	VENUE	DATES
1	Cities Without Slums Under Existing Land Delivery Frameworks	Stakeholders Incl. Cities Municipalities & Township Authorities	Kibaha	15 <sup>th</sup> – 16 <sup>th</sup> OCT., 2007.
			VETA, Mwanza	28 <sup>th</sup> – 29 <sup>th</sup> JAN., 2008.
2	Co-Existence Of Farmers & Pastoralists Under Existing Land Delivery Frameworks	Farming & Pastoral Communities & Partners, MDAs & CSOs	DSM	26 <sup>th</sup> – 27 <sup>th</sup> NOV., 2007
			Shinyanga	10 <sup>th</sup> – 11 <sup>th</sup> MAR., 2008
3	Village Land-Use Conflict Alleviation, Administration & Management Under Land Administration Frameworks	Stakeholders, VEOs, District Lands Office Staff, Rural-Based Project Managers	VETA, Dodoma	10 <sup>th</sup> – 11 <sup>th</sup> DEC., 2007.
			VETA, Mtwara	5 <sup>th</sup> – 6 <sup>th</sup> MAY, 2008
4	Land Tenure Challenges To Country Land-Use Planning, Agriculture, Land Management and the Environment	Stakeholders, Land Delivery Processes Professionals, Actors In Good Governance & Environment	VETA, Morogoro	21 <sup>st</sup> – 22 <sup>nd</sup> JAN., 2008
			ARITA, Tabora	19 <sup>th</sup> – 20 <sup>th</sup> MAY, 2008.
5	Migration Routes, Way leaves, Rows, Buffer zones In Context of Harmonisation of Land Related Laws	Stakeholders & MDAs In Infrastructure Development, Livestock & Wildlife Management	Arusha	28 <sup>th</sup> – 29 <sup>th</sup> APR., 2008.
			Mbeya	21 <sup>st</sup> – 22 <sup>nd</sup> JULY, 2008

**DELIVERY:** A paper will be prepared by designated experts and delivered as a special computer-aided 30 minute lecture/presentation followed with 30 minutes for discussion on the sub theme. Lectures will be delivered by International Experts from Tanzania and Abroad with an accumulated experience of over a century in land administration and land policy studies. PPT Notes will be issued to guide discussions. Papers will be available from [www.dilaps.or.tz](http://www.dilaps.or.tz) Time has been allotted for Group and Panel Discussions.

### SPONSORSHIP:

Participation is by self-sponsorship at TSHILLINGS 375,000/= or US\$ 300 per participant. Make and Send Cheque or Money Order payable to DILAPS. Equally well you can deposit Cash or Cheque payable to DILAPS Account with the CRDB Bank, Mlimani City Branch, Dar Es Salaam, Branch Code No. 3390. Bank Account for TSHILLINGS is 01J1095534200 and for US\$ is 02J1095534200. Swift Code for Electronic Transfer of Funds is CORUTZTZ. Send copy of deposit slip to DILAPS at least one week in advance.

## **DILAPS- Think Tank in African Land Reforms for Poverty Eradication Studies**

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### **OTHER:**

Should you require assistance with accommodation reservations, please contact DILAPS stating desired type of accommodation. Stationery, Snacks and Lunches will be provided free of charge at the Workshop.

## **AIDE MEMMOIRE**

### INTRODUCTION:

A major regressive development of the past few decades has been the deepening poverty of peoples in the developing world and correspondingly, an increase in problems associated with the affordability of health, education, and other social services in society. Over 70 % of Tanzanians live in the rural areas. Recent reports from UN-Habitat show that 72% of urban dwellers of countries in sub-Saharan Africa live in slums, the highest figure of any regional grouping on the planet but, that figure is higher, at 80%, for Tanzania. With unemployment and inflation running high, the major source of production, and hence income for third world poor, is the land - that ultimate resource and the natural space for human activity. As a consequence of the recognition of the potentials of land in poverty reduction, in countries such as Tanzania where land is still abundant, there is now a desperate need to look back upon the land for solutions. Many Governments in partnership with their development partners are reviewing and strengthening land administration whilst also reforming land policies and laws, so as to enhance land access for all and hence, somehow alleviate income poverty among the majority of village and urban dwellers.

There are many other advantages to land policy reform. High on the list of advantages is the central role of land administration for a communal resource that constitutes a public good. Land administration works in favour of land and property development, use and conservation of land, resolution of land–use conflicts/disputes and, in turn, endeavours to guarantee security of tenure for all land users. If done well, decentralized land administration, in democratic countries, enhances good governance and the rule of law facilitating also peace and harmony in and across villages.

### AN INCREASE IN LAND-USE CONFLICTS:

Unfortunately, Tanzania has recently seen an upsurge in land-use conflicts on several fronts: Firstly, the country has witnessed repeated conflicts between pastoralists on one hand and farmers on the other in Kiteto, Ngorongoro, Kilosa, Mbarali and Kilombero Districts. Such conflicts have had an adverse affect on ecosystems in the Usangu Valley and Ngorongoro Conservation Areas among others.

Secondly, there have been conflicts between urban villages and urban authorities. In urban centres, slums are on the increase as people migrate into towns in search of better services and jobs and away from hardships caused by the draught of recent years. In their new habitat most slum dwellers live village lifestyles of peasantry, and petty trading as cannot afford anything better. Thirdly, in evidence are disputes and conflicts between settlements and authorities of national infrastructure (utilities, roads and power transmission lines) and around mines.

## ADVERSE EFFECTS OF CONFLICTS:

Conflicts and land disputes infringe upon the security of tenure over land and hence, prevent the realisation of the aspirations of the national land policy and the rightful application of the fundamental principles of that policy in guiding land administration in the country. Conflicts are therefore not conducive to development and poverty reduction, but can lead to over-exploitation of marginal lands and degradation of the environment. Conflicts and disputes stall the use of land under dispute and as such, distort prices of land, inhibit investment in housing and food production, while reinforcing social exclusion and poverty. Conflicts also breed uncertainty in land ownership and hence, undermine long term planning. Property demolitions and population displacements occurring in these conflict areas deny many of their possessions and a means of livelihood and hence increasing poverty levels among those who are already poor.

It is sad to note that all these regressive developments occur within the background of recently accepted land policy and the new land laws (Land Act No. 4 and Village Land Act No. 5 of 1999 and the Land Courts Dispute Act No. 2 of 2002). They also take place in spite of existing key policies, laws and strategies on land and other supporting policies and legislation on the environment, agriculture, rural development, livestock development. Problems do not seem to end even as major strategies such as **MKUKUTA, SPILL, ASDS, RDS**, etc, that comprise the driving engine of the Government of Tanzania and its key sectors on land administration and land-use are enabled. It is important that all effort be made, not only to mind the gap but to also bridge it with linkages through Public Education, Awareness Creation and Enhancement, **PEACE**.

## DILAPS OPTION:

The Dar Es Salaam Institute for Land Administration and Policy Studies, **DILAPS** is convinced that the starting point in making policies and laws on land administration and land-use work as intended, is through participatory and consultative processes at all levels of land administration that encompasses policy makers, implementers, land users and land owners, in understanding the issues and discussing implementation strategies.

**PEACE** is about information dissemination regarding the existing dispensation that could make much difference if it is to be followed by all. **DILAPS** would hereby, therefore, wish to make a start. It is envisaged that the **PEACE** processes will discuss solutions to land-use conflicts emanating out of: (i) a combination of issues in providing and guaranteeing land tenure security; (ii) effectiveness of the land administration structures and institution; and (iii) the performance of the land administration infrastructure and human resources. In other words, most land-use conflicts and disputes are avoidable if a society of informed stakeholders is created.

In this endeavour **DILAPS** is mindful of the fact that land matters involve long-term processes and that although land issues are universal, their solutions are local. In other words, solutions to land-use conflicts and disputes should therefore be localized. However, there seems to prevail a missing link between existing policy, legal and strategic frameworks and their effectiveness on the ground. **PEACE**, under these workshop series, is focused at providing that link.

The path to success is through emphasizing the basic premise that, proper land administration should apply the right processes starting with land-use planning, followed by land delivery that realises the land-use plans and places land in the hands of land-users to use, manage and enjoy corresponding land rights in accordance with agreed land-use patterns. The details of each of the three processes and symbiotic relationships existing along that chain of processes as well as the framework that exists to facilitate the expected results shall be discussed in detail during these workshop series. In the end, dealing with land-use conflicts through arbitration and land disputes courts can be significantly reduced by a responsible and informed approach to the issues.

### APPEAL TO STAKEHOLDERS:

It is in view of these facts, DILAPS has arranged to deliver **a series** of 2-day workshops for a diverse grouping of stakeholders in land. It is also in light of this objective that you are being invited to participate, or sponsor a part or more of the workshops, as a major stakeholder and partner in economic growth and reduction of poverty in Tanzania, in support of these workshop series aimed at assimilating a culture of good land tenure and land use practices. Please Consult [www.dilaps.or.tz](http://www.dilaps.or.tz) for details.

The Dar Es Salaam Institute of Land Administration and Policy Studies, **DILAPS**

**EVENT: CONFLICT- FREE LAND-USE AWARENESS TRAINING WORKSHOP**

**DATE:**            **VENUE:**                            , **TANZANIA**

<b>REGISTRATION FORM</b>
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**HOW TO REGISTER: MAIL** or **FAX** this form plus payment deposit slip to:  
 DILAPS. P. O. Box 35424, Dar Es Salaam, Tanzania. E-mail: [info@dilaps.or.tz](mailto:info@dilaps.or.tz)  
 Should you e-mail scanned deposit slip, please send original by post)

PARTICIPANT 1	PARTICIPANT 2
Title:	Title:
First Name:	First name:
Surname:	Surname:
Organisation:	
Address:	Address:
City:	City:
Postal code:	Postal code:
Country:	Country:
Tel:	Tel:
Fax:	Fax:
Cell:	Cell:
E-mail Address:	E-mail Address:

NB: Group Registration is possible after payments for all registrants has been done.

**REGISTRATION FEES:**

US\$ 300.00 or TAS 375,000.00 Per participant
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**REGISTRATION PAYMENT:**

Attached my cheque made out to:	
Attached my deposit slip as proof of payment	YES/NO
Attached my bank transfer slip as proof of payment	YES/NO

NB: Group Registration Payment is possible. Send names of participants with payment.