

# Assessment of Land Distribution and Demand in the Land Based Sector and Its Policy Implications in Tanzania

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**Key words:** Land management; Land ownership; land policy; land tenure; land administration; land allocation among the land based sectors, and Tanzania

## SUMMARY

### ABSTRACT

Tanzania is endowed with vast natural resources. It is with this reason that an effective management system should be proposed to ensure that these natural resources are used in a sustainable manner for the benefit of the people. Various policies have been formulated in Tanzania to guide utilization of natural resources. Despite of the well-structured land instruments and laws created as a result of the land policy of 1995, land administrations and management systems in one way or another have created a land paradox in practice. This is being happening due to the tenure system created where by it cannot cope with the speed of the Tanzanians' capacity and ability to invest in land as a result of day to day cases in land such as land conflicts among the actors; housing problems; greater demand for land in areas such as investment, mining, agriculture, tourism, industry and conservation areas, ranching and local pastoralist form of heading cattle; poor settlement plans and the like.

This study is reporting that little has been done to realize the potentials of the land policy and the other natural resource policies on the land sector following the land reform of 1990 through Presidential committee of enquiries. Also, the land sector in Tanzania has never been in a state of stability before the new land policy and after the new land policy due to many challenges and conflicts observed here and after. In addition, it was observed that the demand for land use among the land based sectors is daily increasing; land for conservation, cultivation, livestock keeping, and settlements cause disputes and misunderstandings among the societies, the issue of overgrowth and expansion of the protected areas in the last three decades cannot be overemphasized.

The available literature shows that 75% of areas in Eastern Africa have poor soils (due to low

moisture level, high bacteria content, and sparse vegetation, flood plains, coastal plains and highlands-this constraint leaves out almost half of Tanzania as a productive farming area. On the other side, the 75% of land in Tanzania is difficult to manage due to tsetse flies, unreliable rainfall, national parks, game and forest reserves and mountains.

This research highlights the policy implications and laws for land based sectors in Tanzania. The research will help revisiting of the current regulations and policies for proper land distribution. It will assist land based sectors for the realization of the economic development in African countries, especially to Tanzania, of which Gross Domestic Product mainly depends on land (e.g. farming, mining and pastoralism). The findings identify the mismatch and scarcity on land size and current use, which implicate the challenges in land distribution in Tanzania among the land based sectors.

Key words: Land ownership, land policy, land tenure, land administration, land allocation among the land based sectors, and Tanzania.