ASSESSMENT OF THE IMPLEMENTATION OF LAND SURVEYED PROJECTS FOR HUMAN SETTLEMENT DEVELOPMENT: A CASE OF ILALA MUNICIPAL COUNCIL

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A DISSERTATION SUBMITTED IN PARTIL FULFILMENT OF THE REQUIREMENTS FOR THE DEGREE OF MASTER OF PROJECT MANAGEMENT OF THE OPEN UNIVERSITY OF TANZANIA

2015

CERTIFICATION

The undersigned certifies that he has read and hereby recommends for acceptance by Open University of Tanzania, a dissertation titled; "**Assessment of the Implementation of Land Surveyed Projects for Human Settlement Development: A Case of Ilala Municipal Council"** in partial fulfilment of the requirements for the degree of Master of Project Management of the Open University of Tanzania.

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Dr. Salum Mohamed

(Supervisor)

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Date

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DECLARATION

I, **Godfrey Mlotwa**, do hereby declare that this dissertation is my own original work and that it has not been presented and will not be presented to any other university for a similar or any other degree award.

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Signature

_____

Date

DEDICATION

This work is dedicated to the memory of my late father Rodrick Edward Mlotwa who some 30 years ago, took me to school. He was happily fulfilled his parental responsibility without knowing I would reach this stage in my life. Rest in Peace my daddy, Amen.

This work is also dedicated to my beloved wife Janeth Peter Mayanja who encourages me to undertake this study and our children Collin and Carlen who were not tired of saying bye “baba” and “pole baba” throughout the period of this study.

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ABSTRACT

The main aim of the study was to assess the implementation of land surveyed projects for human settlement development in Ilala Municipal Council. A cross-sectional research design was adopted where by a purposive sampling technique simple random sampling and systematic random sampling were used due to involvements of various respondents to obtain a sample of 200 respondents. Interview questions and questionnaire was the main instruments used in data collection. Results had shown that land acquisition procedure in land surveyed projects were not considered during the implementation of land surveyed projects in Ilala Municipal Council which result to inefficiency while the demand for cadastral survey is higher than its supply. Citizen of Ilala Municipal Council perceive land surveyed projects negatively which prohibit human settlement development. It was concluded that inapplicability of land acquisition procedures resulted to inefficiency including poor performance of land surveyed projects in Ilala Municipal Council, hence mismatch between demands for cadastral survey with its supply for human settlement development. To add on that lack of good governance and awareness to community result to negative attitudes towards land surveyed projects. Therefore, the study recommended that the practice of land acquisition procedures shall be taken as a bridge in implementing land-surveying projects, considering land acquisition procedures shall increase the supply of cadastral survey for human settlement development. To add on that the practice of good governance shall reduce negative perceptions of the IMC citizen.

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LIST OF ABBREVIATIONS

CROs	Certificate of the Right of Occupancy
IMC	Ilala Municipal Council
IST	Institution of Surveyors of Tanzania
MLHSD	Ministry of Land Housing and Human Settlement Development
NCPS	National Council of Professional Surveyors
UCLAS	University College of Lands and Architectural Studies
UNAHABITAT	United Nation Centre for Human Settlements
URT	United Republic of Tanzania
URTPOC	United Republic of Tanzania Planning Office Commission
WB	World Bank
WWII	Second World War

CHAPTER ONE

INTRODUCTION

1.1 Background Information

Land surveying is the measurement and information science of acquiring geo-referenced (spatial) data about landed objects and its subsequent transformation into a kind of information that determines positions and is descriptive of the land and its features (Lugoe, 2008). According to the World Bank (1992) Land Surveying is the art and science of locating points on, above and below the surface of the earth and relating those points to a common reference system.

Therefore, Land surveying is the process by which land is surveyed and measured using mathematical means. Peter et al (2005) argued that specializations of surveying may classed differently according to the local professional organization or regulatory body, but may be broadly grouped as follows As-built survey: Cadastral or Boundary surveying, Control surveying, deformation surveying, dimensional survey, engineering survey, foundation just to mention few (ibid). This study shall adapt Cadastral survey as land surveying projects for human settlement development which is more practiced in most municipalities in Tanzania.

The history of land surveying dates back thousands of years and forms of land surveying have been around since ancient man in all major civilizations across the globe. Historical evidence shows that the Roman Empire was the first civilization to employ an official land surveyor within their Empire (Opens haw and Vineris, 2003). They used simple tools to create straight lines and angles. The land surveyors had a

range of jobs in the Empire and some of their work is still evident today, land surveying expanded to other areas like England and other continents as well as different countries. In the past land surveying results were a lot less accurate not due to the inabilities of the land surveyors themselves but due to the inaccuracy of the tools that they had access to (ibid.). These days land surveyors have access too much more accurate tools such as GPS (global positioning systems).

Land surveying activities were introduced in colonial Tanganyika as an essential instrument in the delivery of land to the settlers (Lugoe, 2008). In this regard, farms in the rural areas and plots in the urban centres were surveyed, displayed on survey plans and used as part of a technical requirement for granting certificates of title to land. At the same time surveys were undertaken to demarcate and coordinate international boundaries with neighboring countries in context of the Kenya, Uganda, N/Rhodesia, Congo, Rwanda, Burundi, and Nyasaland boundary commissions involving also Britain, Belgium and Germany. Proper delimitation and delineation of boundaries provided for a successful demarcation that in turn have provided for the territorial identity of Tanzania (Ezigbalike, 1989).

The department of surveys and lands after WWI was charged primarily, with the responsibility of taking stock of enemy property in the lands sector. The first land survey and surveyors ordinance was enacted into law in 1923 to control the state of affairs at that time (URT, 1993). A civil department of lands and surveys resumed its activities after WWI, in 1926 charged with the establishment of survey control, cadastral surveys. The land surveyors were also the town planners at that time before the town-planning unit was established in 1952 within the office of the chief

government architect (ibid.) Mapping of the territory started in 1928 through an air survey unit that had been equipped with a fleet of six aircrafts for the task at hand at independence. It developed very fast during WWII when the surveys a activities were taken over by the Kings African Rifles' KAR) army (NCPS, 1997).

A hydrographical survey unit was also established after WWII. Government notices No. 137 of 14th April 1967 provided a delimitation of the maritime boundary of Tanzania (EMR, 1977). The boundary was delineated on the map by the surveys and mapping division. The more recent treaties on the law of the sea have further extended the territorial seas of Tanzania to 233,000 sq km in addition to 59,400 sq km of inland lakes (ibid.). The land survey ordinance was reviewed in 1957 to replace that of 1923 and the current Land Survey Ordinance (Cap 390) was signed into law to regulate all survey work in the country. The land survey regulations followed in 1959, as a supplementary legislation to CAP 390, and still serve the purpose, being supplemented with technical circulars of the survey division (MLHSD, 1999).

The ordinance provides that only government and licensed surveyors can carry out cadastral surveys in Tanzania. The Professional surveyors registration Act was enacted in 1977 and calls for registration of all land surveyors and land economy surveyors who hold university level qualifications. Mostly foreign personnel carried out Land surveying and mapping until mid-1960s. Training for nationals was mostly done in house and constituted an on-the-job programme for technicians before 1972. Professionals were able to obtain university education beginning 1965. In 1999 the

United Republic of Tanzania enacted land act so as to improve land administration, land surveying for human settlement development (Government of Tanzania, 1999).

There is direct relationship between land surveying activities and human settlement development because land surveying promote better social housing to human being, reduce squatter settlement, boundaries enacted by land surveying reduce conflict among neighbors.

Land surveying projects are implemented in the department of Land and Urban planning, the department has four which are land surveying, Town planning, Land management and Land valuer in Ilala Municipal council.

1.2 Statement of the Research Problem

Indeed, land survey projects promote human settlement development, social and economic development for the people (UNHABITAT, 2011). However, another prime example of how a land survey is beneficial is when mapping out property for public use such as tunnels, roadways, air traffic and air ports, pipes, cabling and railways (Brian, 2014). A land survey also is necessary when splitting a parcel of land into several smaller lots. Land surveying is a source of capital through land surveying is where title deed is being prepared, title deed help in obtaining loan from financial institutions like NMB, CRDB, NBC, FINCA, and PRIDE (IMC, 2013).

The government through central government, which is Ministry of Land, Housing and Human Settlements Development and local government authorities, emphasize councils to allocate budget for land surveying to increase the number of plots, which

have been surveyed. For instance the Ministry responsible for Lands in 2003/2004 requested the Ministry of Finance to provide a loan of Tsh. 18 billion, to finance the planning, survey and delivery of 20,000 plots in the City of Dar Es Salaam (MLHSD, 2000).

Lugoe and Mollel (2007) reported that a Tsh 8.9bn loan was provided in financial year 2003/2004, with this fund a program was executed leading to the identification of project sites, public awareness creation, land acquisition, compensation, preparation of settlement schemes, cadastral surveys, allocation and titling for 20,000 plots. This project of surveyed land 20,000 plots has not yet completed in all municipalities, statistics show that Ilala has implemented the projects in very low capacity due to high resistance from land owners (Lugoe, 2008).

Therefore, Ilala Municipal residents living from all corners of its suburbs are faced with a great challenge of acquiring land on which to build permanent houses of their own.

Some of the biggest challenge includes availability of plots, which currently could be easily obtained in far flung areas from the city and their prices a bit higher coupled with the high prices of building materials such as cement which is sky rocketing. The areas, which are now designated for new plots, are Chanika, Kinyerezi, Pugu Msongola and Kitunda. Absence of land surveyed projects has lead residents of Dar es Salaam in all three districts to buy unsurvey land so as they can build houses for household residents (IMC, 2014) The unsurvey plots are selling in higher price; the price now is increasing day to day (ibid.).

Despite efforts done by the government on keeping budget for land surveying activities to stimulate better human settlement development and the needs of residents of purchasing surveyed land plots but there is low supply of land surveyed plots due to low performance on those projects which causes people to buy unsurvey land as a result increasing squatter settlement in Ilala Municipal Council. Thus, the researcher aims to conduct this study so as to fill the gap and contribute in that direction so as land surveying projects are implementing effectively, efficiency to promote human settlement development in Tanzania.

1.3 Research Objectives

1.3.1 General Objective

The general objective of the study was to assess the implementation of land surveyed projects for human settlement development in Ilala Municipal Council.

1.3.2 Specific Objectives

The study had the following specific objectives

(i) To examine land acquisition procedures in Land surveyed projects in Ilala Municipal Council.

(ii) To assess the cadastral demand of the community in Ilala Municipal Council in relation to its supply.

(iii) To assess the perceptions of residence/ landowners in land surveyed projects of Ilala Municipal Council.

(iv) To identify problem facing the implementation of land surveyed project in Ilala Municipal Council

1.4 Research Questions

In order to achieve the study objectives, the study will be guided by the following research questions:

(i) What are the land acquisition procedures were taken in Land surveyed projects in Ilala Municipal Council

(ii) What are the demand of cadastral plots of the people living in Ilala Municipal

(iii) Council in relation to its supply

(iv) What are the perceptions of Ilala Municipal residence/land owners in implementing land surveyed projects for human settlement development?

(v) What are problems facing Ilala Municipal Council in implementing land surveyed projects?

1.5 Significance of the Study

This study is important because of the alarming squatter human settlement in most areas in Tanzania particularly in Ilala Municipal Council. The study is very important because it focus on assessing the implementation of land-surveyed projects in Ilala Municipal Council. Data obtain should provide with insight and patterns happening in other councils and Municipalities in Tanzania.

(i) Results from the study should greatly contribute to the body of knowledge in implementing land surveying projects.

(ii) Result from the study should greatly be used by Ilala Municipal Council to run land-surveying projects.

(iii) Findings would help Land Surveyors and other stakeholders to take a complimentary approach to land surveying projects drive by focusing on better ways of implementing land survey projects so as to promote better human settlement.

Lastly, the study should serve as a learning tool to researcher in order to develop and improve skills in research studies and finally for the partial fulfillment for the award of Masters of Project Management

1.6 Scope of the Study

The study focused to assess the implementation of land surveyed projects for human settlement development. Since Tanzania's Development vision 2025 stipulates the importance of increasing coverage and allocation of land that has been planned and surveyed **(**URTPOC, 2010).

The study was conducted in Ilala Municipal Council, other municipal councils in the Dar es Salaam region are deliberately excluding in the sample given due to time and financial constraints. Therefore, the findings of this study might not necessarily be representing other projects relate to human settlement development.

1.7 Organization of the Study

The study covered and presented in five chapters which were introduction (background information, statement of the research problem, research objectives, research questions, significance of the study, scope of the study, limitation of the

study), literature review (definition of key concepts, theoretical literature review, empirical literature review and conceptual framework), research methodology (research design, study area, study population, sample size, sampling technique, type and source of data, data collection methods, reliability and validity of data, data analysis and presentation.

However, fourth chapter presents presentation and discussion of the findings which includes respondents characteristics, land land acquisition procedures in land surveyed projects in Ilala Municipal Council, the cadastral demand of the community in Ilala Municipal Council in relation to its supply, the perceptions of residence/ land owners in land surveyed projects of Ilala Municipal Council as well as problem facing the implementation of land surveyed project in Ilala Municipal Council. Lastly, summary, conclusion and recommendations which includes summary of the main findings, implications of the findings, conclusion, recommendations, limitations of the study and suggested area for further studies.

CHAPTER TWO

LITERATURE REVIEW

2.1 Introduction

This chapter presents both theoretical and empirical review on assessment of land surveyed projects implementation for human settlement development in Ilala Municipal Council. The chapter has four sections including introduction, theoretical literature review, empirical literature review and conceptual framework.

2.2 Definitions of Key Concepts

2.2.1 Land Survey

Surveying or land surveying is the technique, profession, and science of accurately determining the terrestrial or three-dimensional position of points and the distances and angles between them, commonly practiced by surveyors, and members of various engineering professions (Lugoe, 1979).These points are usually on the surface of the Earth, and they are often used to establish land maps and boundaries for ownership, locations like building corners or the surface location of subsurface features, or other purposes required by government or civil law, such as property sales (ibid.).

Surveying has traditionally been defined as the science and art of determining relative positions of points above, on, or beneath the surface of the earth, or establishing such points (Cheves and Marc 2008). In a more general sense, however, surveying can be regarded as that discipline which encompasses all methods of gathering and processing information about the physical earth and environment.

Conventional ground systems are now supplemented by aerial and satellite surveying methods, which evolved through the defense and space (ibid).

Surveying is one of the oldest and most important arts practiced by man because from the earliest times it has been necessary to mark boundaries and divide land. Surveying has now become indispensable to our modern way of life (Johnson and Anthony, 2008).

According to (EMR, 1977) Surveying continues to play an extremely important role in many branches of engineering. For example, surveys are required to plan, construct, and maintain highways, railroads, buildings, bridges, tunnels, canals, land subdivisions, sewerage systems, pipelines, etc. All engineers must know the limits of accuracy possible in construction.

2.2.2 Projects

IST (2001) define a project is temporary in that it has a defined beginning and end in time, and therefore defined scope and resources. And a project is unique in that it is not a routine operation, but a specific set of operations designed to accomplish a singular goal. So a project team often includes people who don’t usually work together – sometimes from different organizations and across multiple geographies.

2.2.3 Settlement

Settlement geography is a branch of geography that investigates the earth's surface's part settled by humans. According to the United Nations' Vancouver Declaration on Human Settlements (1976), "human settlements means the totality of the human

community whether city, town or village with all the social, material, organizational, spiritual and cultural elements that sustain it" (UNHABITAT, 2011).

According to Smirth and Margaret (1986) argued that they are different sizes of settlement which are hamlets are tiny settlements - they are just a collection of houses, perhaps centered around a few farms and maybe without even a shop, villages are small settlements - several hundred people live in them and they have: a few shops, a place of worship and maybe a school too, http://commons.wikimedia.org/wiki/File%3ATurville_-_geograph.org.uk_-_295209.jpgtowns are medium-sized settlements - thousands of people live in them and they have a shopping centre and factories, http://www.flickr.com/photos/simonhaughton/5660394305/Cities are large settlements - they usually have lots of amenities and sometimes a cathedral too (megacities have over 10 million people living in them. Also, (Openshaw and Veneris 2003) described five types of settlement which are hamlets are the smallest, then a village, then town, then a city and the biggest is a metropolis.

2.2.4 Human Settlement Development

According to World Bank (1992) human Settlement Development is responsible to facilitate, promote, co-ordinate and manage integrated human settlements, emergency housing, and upgrading of informal settlements within the province. However human settlement development it result to promotion and facilitation of integrated and sustainable social housing environments the promotion of integrated and sustainable settlement post land restitution, the co-ordination and facilitation of

settlement upgrading ,the promotion and facilitation of settlement development and assistance to Municipalities with housing in emergency situations.

2.2.5 Implementation

According to American Heritage Dictionary of English Language (2000) define the word implementation is the carrying out, execution, or practice of a plan, a method, or any design for doing something. Implementation is the action that must follow any preliminary thinking in order for something to actually happen (ibid).

Implementation is defined as a specified set of activities designed to put into practice an activity or program of known dimensions National (NIRN, 2004). According to this definition, implementation processes are purposeful and are described in sufficient detail such that independent observers can detect the presence and strength of the "specific set of activities" related to implementation (ibid). In addition, the activity or program being implemented is described in sufficient detail so that independent observers can detect its presence and strength.

NIRN (2004) add that the Active Implementation Frameworks help define WHAT needs to be done (effective interventions), HOW to establish what needs to be done in practice and WHO will do the work to accomplish positive outcomes in typical human service settings (effective implementation), and WHERE effective interventions and effective implementation will thrive (enabling contexts).

2.3 Theoretical Literature Review

The word theoretical has been derived from the word theory, which means analytical tools for understanding, explaining and making predictions about a given subject

matter (Human, 1991). Also theoretical are set of sentences, which consist entirely of true statements about the subject matter under consideration (Ronald, 2005). Different scholars have written a lot concerning land surveying, like meaning, origin of land surveying, types of land surveying, importance, challenges and the way forward to remove the challenges as well as some theories of human settlement.

2.3.1 Little History on Surveying

The oldest historical records in existence today which bear directly on the subject of surveying state that this science had its beginning in Egypt (Turner, 1983). Herodotus says Sesostris (about 1400B.C.) divided the land of Egypt into plots for the purpose of taxation (ibid.). Annual floods of the Nile River swept away portions of these plots and surveyors were appointed to replace the bounds (Sturman et al 2014) These early surveyors were called rope-stretchers, since their measurements were made with ropes having markers at unit distances (ibid).

As a consequence of this work, early Greek thinkers developed the science of geometry. Their advanced, however, was chiefly along the lines of pure science. Hereon stands out prominently for applying science to surveying in about 120B.C (Blachut, 1988). He was the author of several important treatises of interest to surveyors, including The Dioptra, which related the methods of surveying a field, drawing a plan, and making calculations (ibid.).

It also described one of the first piece of surveying equipment recorded, the Diopter. For many years Heron's work was the most authoritative among Greek and Egyptian surveyors. According to Turner (1983) said that significant development in the art

of surveying came from the practical minded Romans, whose best-known writing on surveying was by Frontinus. Although the original manuscript disappeared, copied portions have been preserved. This noted Roman engineer and surveyor, who lived in the first century, was a pioneer in the field and his easy remained the standard for many years (Hayuma, 1999).

However the engineering ability of the Romans was demonstrated by their extensive construction work throughout the empire (Lewis, 2001). Surveying necessary for this construction resulted in the organization of a surveyors' guild. Ingenious instruments were developed and used.

One of the oldest Latin manuscripts in existence is the Codex Acadians, written in about the sixth century. It contains an account of surveying as practiced by the Romans and includes several pages from Frontinus's treatise. The manuscript was found in the 10th century by Gerbert and served as the basis for his text on geometry, which was largely devoted to surveying.

During the middle ages, Greek and Roman science was kept alive by the Arabs. Little progress was made in the art of surveying, and the only writings pertaining to it were called "practical geometry."

Early civilizations assumed the earth to be a flat surface, but by noting the earth's circular shadow on the moon during lunar eckopses and watching ships gradually disappear as they sailed toward the horizon, it was slowly deduced that the planet actually curved in all directions.

According to Turner (1983) argued that determining the true size and shape of the earth has intrigued humans for centuries. History records that a Greek named Eratosthenes, about 220B.C. First attempted to compute its dimensions. He ascertained the angle subtending the meridian arc between Syene and Alexandria in Eqypt by measuring shadows cast by the sum at these cities. The arc length was found by multiplying the number of caravan days between Syene and Alexandria by the average daily distance traveled (Johnson and Anthony 2008).

From the angle and arc measurements, applying elementary geometry, Eratosthenes calculated the earth's circumference to be about 25,000 mi. Subsequent precise geodetic measurements using better instruments and a technique equivalent geometrically to Eratosthenes's have shown his value, though slightly too large, to be amazingly close to the current accepted one. Actually, of course, the earth approximates an oblate spheroid having an equatorial radius about 13.5 miles longer than the polar radius (Hon Sen and Marco, 2009).

Lugoe (1999) emphasized that in the 18th and 19th centuries the art of surveying advanced more rapidly. The need for maps and location of national boundaries caused England and France to make extensive surveys requiring accurate triangulation; thus geodetic surveying began (World Bank, 1992). The U.S. Coast and Geodetic Survey was established by an act of Congress in 1807. Initially its charge was to perform hydrographic surveys and prepare nautical charts. Later its activities were expanded to include establishment of control monuments throughout the country.

Increased land values and the importance of exact boundaries, along with the demand for public improvements in the canal, turnpike, and railroad eras, bought surveying into a prominent position (Brian, 2014). More recently, the large volume of general construction, numerous land subdivisions with better records required, and demands posed by the fields of exploration and ecology have entailed an augmented surveying program. Surveying is still the sign of progress in the development and use of the earth's resources (ibid.).

Lugoe (1979) add that the progress continued into the space program where new equipment and systems were needed to supply precise control for missile alignment and moon mapping of proposed landing sites. Electronic distance-measuring (EDM) equipment, laser devices, north-seeking gyroscopes, improved aerial cameras, inertial and doppler surveying systems, remote sensors, and various-sized computers are but a few products of today's technology now being directly applied in modern surveying with terrific impact.

2.3.2 Importance of Land Surveying

http://www.selfgrowth.com/rss.htmlMany individuals may not be aware but the world’s second-oldest profession is land surveying (Lugoe, 1999). Land survey is simply the art and science of mapping and measuring land. Land survey is vast in scope but truly comes down to people’s land boundaries and where they are located (World Bank, 1992). Land surveys are critical for buildings, railroads, skyscrapers, airports and bridges. A prime example of when a land survey is necessary is when a fence is added to a yard. Without knowing exact boundaries the fence permit will never happen so in this case as in many a land survey is needed (Lewis, 2001).

According to EMR (1977) Boundary surveys are a vital part of the design and construction element of any projects. A boundary survey is conducted to give a precise location to the property that is in question (ibid.). A land survey professional will come and inspect the topography of the land for many reasons. First the engineering design needs precise land surveying results for the main purpose of designing. A key element in site design is to ensure that the land in question is elevated to prevent building floods.

A title survey helps to facilitate any type of real estate transaction and certifies that a dwelling is built according to the design that was approved (Lugoe, 2008). Surveying is needed for so many different activities. For instance in order to dredge a river bottom or other body of water a map (survey) must be taken to pinpoint precise locations to avoid unnecessary complications. Another prime example of how a land survey is beneficial is when mapping out property for public use such as tunnels, roadways, air traffic and air ports, pipes, cabling and railways (Hayuma, 1997). A land survey also is necessary when splitting a parcel of land into several smaller lots.

According to World Bank (1992) Land surveying is critical in the world we live in today. A professional land surveyor can help to eliminate issues that arise because of land boundaries. They are also the first people to be called in when advances and improvements are being made to public spaces and land we all use regularly. It is important to recognize that only one job of a surveyor is boundary line management the many other hats they were ensure public safety and allow us modern day conveniences such as bridges, roads and airports (Smirth and Margot, 1986).

Therefore, land surveying is important in developing countries including Tanzania, it stimulate social economic development for human settlement development and live hood of Tanzanian's.

2.3.3 Land Surveyed Projects in Dar es Salaam

According to MLHSD (2000) discovered that there had been a major and prolonged shortfall of planned and surveyed plots projects in Dar es Salaam and other towns for about three decades when this project came on-line. In order to confront this predicament, implement the sectoral poverty reduction and the anticorruption strategies (WAMM, 2003/04), the Ministry responsible for Lands requested the Ministry of Finance to provide a loan of Tsh. 18 billion, to finance the planning, survey and delivery of 20,000 plots in the City of Dar Es Salaam (MLHSD, 1999).

Lugoe and Mollel (2007) report that a Tsh 8.9bn loan was provided in financial year 2003/04. With this fund a program was executed leading to the identification of project sites, public awareness creation, land acquisition, compensation, preparation of settlement schemes, cadastral surveys, allocation and titling. Within a year this new project had created 21,800 plots, in addition to other sources, to a total of 25,865 plots. But, even the 20,000 plots project's output is not commensurate with the demand and people, therefore, continue to build and live in unplanned settlements.

The annual average output of the 20,000 Plots project in its lifetime is a dismal 6,000 plots per year, which is but a 1967 record and far below national demand. In this project the private sector was openly involved in the cadastral surveys and valuation of properties for the first time through tendering. So far (Dec. 2007) over 37,650

plots have been surveyed (URT, 2012). This project has generated revenue to the tune of TShs 32.368 billion indicating a sizable profit margin (ibid.).

2.3.4 Things to be considered on Cadastral Surveys

According to Lugoe (2008), argued that several observations can be derived from an analysis of the supply and demand issues of land-surveyed projects. These are observations on what seems to stifle the plot production and delivery processes so as to increase efficiency and effectiveness of land surveyed projects for human settlement development

2.3.4.1 Underutilized Professional Services of Land Surveyors

According to Lugoe (2008) several lessons can be learnt from the observed supply trend. Firstly the surveyors, who are the producers of plots and hence instrumental in facilitating proper land use in urban areas in the country, are grossly underutilized today compared to the 1960s and early 1970s. There are over 500 land surveyors in Tanzania today, the public sector employs about ¼ of this number. There are also over 20 survey firms whose employment capacity is mostly dependent upon the availability of cadastral survey projects.

However, MLHSD (2000) discovered that this capacity, and corresponding capability, stands way above the 20 – 30 surveyors of the 1960s and early 1970s who could produce 1000 plots each per year, in spite of the primitive skills and technology of the time. Tested production levels of the survey firms in Tanzania today, stands at 200-250 plots per month each. Plot production in Tanzania is

therefore not an issue of capacity availability, and will probably never be, but that of under-utilisation of professional human resources.

2.3.4.2 Equipping Professional Surveyors

Government surveyors were well equipped up to early 1970s. For example, these experts of the 1960 were presented with a full team of assistants and essential team equipment upon qualifying as land surveyors. While in service, land surveyors spent all their time on fieldwork, save for short periods of recess for computations, reporting and leave. Lugoe (2008) find out that a rare and vital resource now lays unproductive most of the time for lack of technical equipment, vehicles and work.

At the same time Lugoe and Mollel (2007) from his studies observed underperformance is an issue of organization and funding. Addressing Parliament in 1971, on preparedness of the Surveys and Mapping Division to meet its obligation to the nation during the second five year plan, the Minister for Lands, Housing and Urban Development set goals at "1000 plots per month in Dar Es Salaam City alone with similar plans for other towns" in the country as well. It is worthy of note that cadastral surveys add value to land and can earn dividends should funds be made available to keep land surveyors (both government and private) productive throughout the year (ibid.).

2.3.4.3 Private Sector Participation

Tanzania's tradition with private sector involvement is very recent. Surveyors, like many other professionals in Tanzania, were prevented from venturing into the private

sector by the politics of the day. That syndrome has not died away entirely, in spite of enabling policy options embedded in the national land policy supporting such partnership. Private survey firms should be encouraged to invest in the technology and skills for efficient delivery of survey services. This is possible if assured of procuring jobs on a demand-driven plot survey market. In this partnership, Government Surveyors ought to concentrate on the preparation, tendering, supervision and monitoring of cadastral surveying projects and cede the execution to the private sector (IST, 2001).

Lugoe (2008) in his studies discovered there are also not enough survey jobs to keep professionals busy. Most Land Survey professionals in existing private survey firms, and in Government survey offices, pass most of their time idling with non-survey and sometimes non-professional activities. This resource can be brought on stream, to the service of plot production in urban centres, by acquiring funds well in advance. Also, even the steam in the 20,000 plots project that kicked off with over 21,000 plots, surveyed in one year, has not been replicated in spite of good profits generated by that project. It can be concluded therefore that the project no longer works at alleviating plot scarcity. The average number of plots surveyed in the 20,000 Plots project, over the project period, is not different from production levels of the 1980s and 1990s (NCPS, 2000).

2.3.4.4 Cadastral Surveys do not Address Existing Demand

URT (2005) find out that the survey of plots is now undertaken only if resources allow and not to satisfy demand. Today's management of the sector gravitates almost

wholly towards projects at the expense of other routine survey activities in LGAs. This is what happened during the Sites and Services Schemes of the 1970s and 1980s and is being replicated in the 20,000 Plots project. Many Councils and Municipalities now do not set aside other funds for cadastral surveys and land allocation in their budgets.

In urban land delivery, big projects can only make good sense if undertaken to resolve plot scarcity i.e., should be seen as remedial rather than routine (URT, 2012). Some municipalities have gone as far as misappropriating and diverting funds from surveying to other Council activities as if land access has a very low priority (Lugoe and Mollel, 2007). The plot development revolving fund (PDRF) money has been particularly misappropriated and, since access is dependent upon accountability, many councils and municipalities now do not qualify for PDRF resources as a result (URT, 2005).

2.3.4.5 Underperformance of Cadastral System Treated as Non- Consequential

The study conducted by Lugoe and Mollel (2007) on land surveying project in developing countries discovered that Many policy makers at Council level do not seem to see the link between readily available plots for development and curtailing the proliferation of slums. In the same manner, they do not see the added cost of regularization and upgrading of informal settlements that could be avoided though proper planning and land delivery (ibid).

Lugoe and Mollel (2007) recommended that in his studies in a sector denied of funds, as the lands sector, slums will remain a big burden in Tanzania’s urban

centres, in the foreseeable future, unless surveyed plots are awaited rather than sought after by land developers. Councils benefit indirectly from regularization but would have gained directly, in cash, from the sale of plots had such activity been done in the normal way of planned settlements. As an added note investments requiring the availability of land parcels that are secure in tenure, are discouraged by the prevailing circumstances, which now include disputes and other conflicts on land (ibid.).

Lastly a number of observations can be made from reviewed literature; studies were based on squatter settlement, the role of government to increase number of surveyed plots for human settlement development but the scarcity of plots is still exist in most municipalities including Ilala which force people to buy unsurveyed plots. Many Councils and Municipalities got funds from the ministry of Land Housing and Human Settlement Development for cadastral surveys projects and land allocation but these projects perform less especially in Ilala Municipal Council. Hence, studies like the present one is needed to increase the scope of our knowledge so as land surveying projects could be implemented efficiently with higher performance in accordance with demand and supply of land surveyed plots projects for human settlement development in Ilala Municipal Councils including other municipalities.

2.3.5 Challenges of Land Surveying

2.3.5.1 Land Acquisition

Land acquisition is a challenge since compulsory land purchase is part of the larger question is land delivery itself – most developing countries experience difficulties in

delivering land for any purpose through formal systems and hence tend to rely on ad hoc responses (Lugoe, 2008).

2.3.5.2 Lack Capacity Reorganize Land Parcels

Most land administration systems in developing countries lack capacity reorganize land parcels. According to Peter Fisher (2005) Parcellation includes establishment of the boundaries of the development area, coherent arrangements with neighboring parcels, identification of the tenure of the developer, and the provision of facilities, including roads, public transport, drainage, electricity, cable services, sewerage, water and so on, at the basic minimum. These processes of subdivision and consolidation of land are often imperfect, even with the aid of commercial funds and professional project advice (Lugoe, 1999).

2.3.5.3 Discrimination between Legal and Illegal Land Development Distributes

Discrimination between legal and illegal land development distributes compensation unfairly, and leads to operative paralysis in those developing countries where "legalized" processes for land use planning, development and tenure regulation are not available or poorly implemented (Tropical Research and Development 1995).

2.3.5.4 Anti-Eviction Strategies – Grass roots Empowerment

Countries with inadequate land administration systems and informal markets almost inevitably use forced evictions in land delivery processes. Many evictions, including those based on national legal enforcement orders, ignore the international and constitutional legislation, which guarantees the right to housing and other human rights (UN-HABITAT Advisory Group on Forced Evictions, 2007; UN Basic

Principles and Guidelines on Development-Based Evictions and Displacement, 2007). These follow the definition of minimum security of tenure as the rights of individuals and groups to effective protection by the state against forced evictions.

2.3.5.5 Management of hard cases of Land Grabbing – an Initiative for Developers

Land grabbing is a common and negative aspect of land delivery. It foments long lasting tensions and undermines civil peace. Criticism of governments of developing countries for their failures to meet international standards for management of land grabbing is unhelpful. Governments need help and support in order to establish formal capacity to manage their land delivery systems, for instance along the lines of the recommendations for a code (URT, 2012).

2.3.5.6 Building the Future on Land Surveying for Human Settlement Development

Land survey information is an important resource that is essential to, among other applications, an orderly planning of settlements and in the control of land development activities.

The information is often required in various forms. Whatever the form may be, it can be provided by land surveyors but cannot be made available in the absence of a suitable survey control frame. The quality and coverage of information will largely depend upon the quality and coverage of the survey control network nation-wide. The following should be borne in mind regarding the Survey Control in Tanzania (Lugoe, 2008).

In addition to that the new approaches in land administration encourage civil society, developers and governments to use new tools in land delivery processes. The broadening of land administration theory into multi-disciplinary competence is both welcome and essential (World Bank, 1992). The addition of non-technical goals in building sustainable systems is compatible with articulation of standards and guidelines on land acquisition (ibid.).

Lugoe (1999) emphasized that no developing country is in a position to apply best practice methods throughout its entire suite of land administration processes. However, the lessons from land administration and good governance theories are capable of informing change strategies in most countries. Indeed, many of the less developed nations are in a better position to adapt their systems to modern standards than are economically successful nations where legacy systems and technologies inhibit substantial change. Land development is a constant in all nations and the management tools selected by a country (Blachut, 1988).

According to Tropical Research and Development (2009) Land development is a constant in all nations and the management tools selected by a country need to be developed in the context of their capacity to contribute to overall good governance and sustainability. Compulsory land acquisition, whether for development aid projects or private projects, needs tools that work at the country level (ibid.). Unless appropriate tools are selected, land acquisition planning associated with development aid and project financing will concentrate on identifying standards for the social processes associated with movement of people away from the development site and

into replacement sites (UN-HABITAT Advisory Group on Forced Evictions, 2007; UN Basic Principles and Guidelines on Development-Based Evictions and Displacement, 2007 (UNHABITAT, 2011).

This focus misses the point that most countries need to build capacity to undertake essential scalable and technical land delivery processes. Other tools have unforeseen consequences (MLHSD, 2000) A legal framework is always recommended; however, legalism and formalism can paralyze land delivery, even for essential public infrastructure projects, a problem now evident in Asia continent. From the perspective of capacity building in land administration efforts to improve land delivery processes must improve formal and technical capacity to use formal systems to manage the creation of parcels (World Bank, 1992).

Long term improvements that will assist removal of residents and occupiers and their resettlement in permanent homes and alternative work opportunities require transparent processes, formal systems that give parcel identification, resilient boundaries and a large scale base map built by using modern spatial technology to record coordinates (UN-HABITAT Advisory Group on Forced Evictions, 2007; UN Basic Principles and Guidelines on Development-Based Evictions and Displacement, (UN-HABITAT 2011).

2.3.6 Theories of Human Settlement

There are various theories of human settlement for this study only two theories shall be explained which are central place theory and rural settlement theory as described here under.

2.3.6.1 Central Place Theory

According to Smirth and Margot (1986) Central place theory is a geographical theory that seeks to explain the number, size and location of human settlements in an urban system. The theory was created by the German geographer Walter Christaller, who asserted that settlements simply functioned as 'central places' providing services to surrounding areas. To develop the theory, Christaller made the following simplifying assumptions, all areas have:

(i) An unbounded isotropic (all flat), homogeneous, limitless surface (abstract space).

(ii) An evenly distributed population.

(iii) All settlements are equidistant and exist in a triangular lattice pattern.

(iv) Evenly distributed resources.

(v) Distance decay mechanism.

(vi) Perfect competition and all sellers are economic people maximizing their profits.

(vii) Consumers are of the same income level and same shopping behaviour.

(viii) All consumers have a similar purchasing power and demand for goods and services.

(ix) Consumers visit the nearest central places that provide the function which they demand. They minimize the distance to be traveled.

(x) No provider of goods or services is able to earn excess profit(each supplier has a monopoly over a hinterland).

2.3.6.3 Rural Settlement Theory

A theory of rural settlement location is proposed which will explain changes in settlement distribution over time. A series of spatial processes similar to those found in plant ecology studies are postulated for rural settlement. There are three phases: Colonization, by which the occupied territory of a population expands; spread, through which settlement density increases with a tendency to short distance dispersal; and competition, the process which produces regularity in settlement pattern when rural dwellers are found in sufficient numbers to compete for space (Johnson and Anthony, 2008).

2.4 Empirical Literature Review

This is a way of gaining knowledge by means of direct and indirect observations or experience (Krueger and Casey, 2000). Such evidence or observations can be analyzed qualitatively or quantitatively (Human, 1991). Through quantifying evidence or making sense of it in qualitative form, a researcher can answer empirical questions, which should be clearly defined and answerable with the collected evidence (Goodwin, 2005). Therefore, researcher obtained data from various studies on assessment of land surveyed projects implementation for human settlement development as described in the next sub sections.

2.4.1 Empirical Literature Review World Wide

Studies shows, that the basic survey has occurred since humans built the first large structures, the prehistoric monument at Stonehenge (c. 2500 BC) was set out by prehistoric surveyors using peg and rope geometry in the World (Hong- Sen and Marco C, 2009).

However, in the 18th century, modern techniques and instruments for surveying began to be used (ibid.).The modern theodolite, a precision instrument for measuring angles in the horizontal and vertical planes, was introduced by Jesse Ramsden in 1787.

Furthermore in 21st Century the Theodolite, Total station and RTK GPS survey remain the primary methods in use. Remote Sensing and Satellite imagery continues to improve and become less expensive, allowing more commonplace use. New technologies that have become prominent include 3D scanning and the use of lidar for topographical (Johnson and Anthony, 2008).

Surveyors use elements of mathematics (geometry and trigonometry), physics, engineering and the law. Surveying equipment includes total stations, robotic total stations, GPS receivers, prisms, 3D scanners, radios, handheld tablets, digital levels, and surveying software (Hong- Sen and Anthony, 2009).

In addition Sturman et al (2014) revealed in his study in most of the United States, surveying is recognized as a distinct profession apart from engineering. Licensing requirements vary by state, but they generally have components of education, experience and examinations. In the past, experience gained through an apprenticeship, together with passing a series of state-administered examinations, was required to attain licensure. Now, most states insist upon basic qualification of a degree in surveying, plus experience and examination requirements (ibid.).

UNHABITAT (2011) found out that in Canada, land Surveyors are registered to work in their respective province. The designation for a land surveyor breaks down

by province, but follows the rule whereby the first letter indicates the province, followed by L.S. There is also a designation as a C.L.S. or Canada lands surveyor, who has the authority to work on Canada Lands, which include Indian Reserves, National Parks, territories, offshore lands as well as human settlement.

Moreover, Studies conducted by (Johnson and Anthony, 2008) revealed that in many Commonwealth countries include of Africa, Asia, Caribbean, America, Europe and pacific countries, Land Surveyor is used for someone holding a professional license to conduct surveys for human settlement development, cities as well as other economic purposes.

According to Chief Surveyor quoted research of surveyors said that (2010) in United Kingdom most Jurisdictions in developed nations have some form of professional institution representing themselves as a whole to run land surveying activities as well as legal aspects especially a licensed land surveyor is typically required to sign and seal all plans, the format of which is dictated by their state jurisdiction, which shows their name and registration number. In many states, when setting boundary corners land surveyors are also required to place survey monuments bearing their registration numbers, typically in the form of capped iron rods, concrete monuments, or nails with washers (Mahun and Jelly, 2014).

Therefore, land surveying activities for human settlement is found elsewhere in the World due to its importance and its uses for social human settlement as well as economic purposes. To add on that land surveying is not new it traced since 2500 BC. Simply land surveying has develop more due to science and technology development.

2.4.2 Empirical Literature Review in Africa

Studies show that Land surveying was probably the first place where early man took steps to become a food producer rather than a food gatherer was found in Africa specifically Egypt (Lewis, 2001). Until man had taken his first step in advancing from a nomadic to a more settled existence, he had no need for land measurement, nor did he have a need to record his claim to ownership of individual pieces of land (ibid.). It is highly probable therefore, that Egypt saw the first use of a cadastral system and of cadastral surveying. Evidence from the contents of tombs indicates that there was indeed a form of public land registration and that the land courts would entertain no claim if the land were not registered (Cheves and Mark, 2014).

Lewis (2001) discovered that there is also evidence that a simple but effective system of cadastral surveying was used to set out the boundaries of individual plots of arable land. Even more importantly, cadastral surveying was needed to recover the beacons and boundaries of these individual plots after they had been inundated during the annual flooding of the Nile. The corner beacons of the plots were set out or recovered by measuring from permanent markers above the flood line (ibid).

Kahmen et al (1988) asserted that there was fascinating system used in Ancient Egypt all those years ago, exhibits the important characteristics of our own modern cadastral system, in that the properties were surveyed and that ownership was recorded in a public register. The importance of having the basic details of a property in an official register, where these could easily be consulted, was recognised from the beginning (ibid.) It is complete contrast to the system in vogue in some countries,

until very recently, where information relating to land ownership was not registered in a public office but in the offices of private conveyances (Lewis, 2001) From there this information could be obtained only with considerable difficulty (ibid).

Lugoe (1979) asserted land surveys were undertaken to demarcate and coordinate international boundaries with neighboring countries in context of the Kenya, Uganda, N/Rhodesia, Congo, Rwanda, Burundi, and Nyasaland boundary commissions involving also Britain, Belgium and Germany.

However UNHABITAT (2011) reported that in contrast to Egypt, in many countries in Africa continent in big cities like Harare -Zimbabwe, Dar Es Salaam -Tanzania, Kenya -Nairobi, Uganda- Kampala, Senegal - Dakar, Mozambique - Maputo, South Africa - Pretoria, Cape town there was a settled population in these cities because colonialists used boundary system and beacons to promote urban settlement development including their colonialists settlement. Thus colonialists introduced land surveying in many Africa countries except Egypt during colonialism before scramble and partition of Africa continent as well after the scramble and partition. Lewis (2001) added that land surveying helped colonialists during scramble and partition to get boundary of each colonialists in his colony.

However, UNHABITAT (2011) found out that land surveying in African countries is guided by various acts to make it in conditions of implementing without setbacks for example land act 1999 in Tanzania, Survey Regulation Act of 1994 of Kenya etc all these just to promote better human settlement development. Therefore, land surveying in the world is rooted in Egypt which is an African Country.

However the findings obtained by Wehrmann, (2008) who conduct study in developing countries, in importance of land surveying observed that the importance of land surveying for human settlement development is less concern, the majority of Africans perceive land survey projects negatively, people fear to loss there wealth during land acquisition.

In addition to that, land surveying had great role in socio economic development but Wehrmann (2008) who conduct study in developing countries revealed that land acquisition is very important to implement land surveying projects but in developing countries land acquisition include dysfunctional land management and problematic governance institutions, including a lack of transparency especially in public land acquisition; weak structures for checking land grabbing; and exclusion of the disadvantaged, disregard of regulations, and unregulated informal land acquisitions

2.4.3 Empirical Literature Review in Tanzania

Land surveying activities were introduced in colonial Tanganyika as an essential instrument in the delivery of land to the settlers (Lugoe, 2008). In this regard, farms in the rural areas and plots in the urban centres were surveyed, displayed on survey plans and used as part of a technical requirement for granting certificates of title to land. At the same time surveys were undertaken to demarcate and coordinate international boundaries with neighboring countries in context of the Kenya, Uganda, N/Rhodesia, Congo, Rwanda, Burundi, and Nyasaland boundary commissions involving also Britain, Belgium and Germany. Proper delimitation and delineation of boundaries provided for a successful demarcation that in turn have provided for the territorial identity of Tanzania (Ezigbalike, 1989).

The department of surveys and lands after WWI was charged primarily, with the responsibility of taking stock of enemy property in the lands sector. The first land survey and surveyors ordinance was enacted into law in 1923 to control the state of affairs at that time (URT, 1993). A civil department of lands and surveys resumed its activities after WWI, in 1926 charged with the establishment of survey control, cadastral surveys. The land surveyors were also the town planners at that time before the town-planning unit was established in 1952 within the office of the chief government architect (ibid.) Mapping of the territory started in 1928 through an air survey unit that had been equipped with a fleet of six aircrafts for the task at hand at independence. It developed very fast during WWII when the surveys a activities were taken over by the Kings African Rifles' KAR) army (URT, 1993).

A hydrographical survey unit was also established after WWII. Government notice No. 137 of 14th April 1967 provided a delimitation of the maritime boundary of Tanzania (EMR, 1977). The boundary was delineated on the map by the surveys and mapping division. The more recent treaties on the law of the sea have further extended the territorial seas of Tanzania to 233,000 sq km in addition to 59,400 sq km of inland lakes (ibid.).The land survey ordinance was reviewed in 1957 to replace that of 1923 and the current Land Survey Ordinance (Cap 390) was signed into law to regulate all survey work in the country. The land survey regulations followed in 1959, as a supplementary legislation to CAP 390, and still serve the purpose, being supplemented with technical circulars of the survey division (MLHSD, 2000).

The ordinance provides that only government and licensed surveyors can carry out cadastral surveys in Tanzania. The Professional surveyors registration Act was

enacted in 1977 and calls for registration of all land surveyors and land economy surveyors who hold university level qualifications. Mostly foreign personnel carried out Land surveying and mapping until mid-1960s. Training for nationals was mostly done in house and constituted an on-the-job programme for technicians before 1972. Professionals were able to obtain university education beginning 1965.

World Bank (2002) observed that in Tanzania there were colleges and instate for land surveying matters as well as enactment of Land Act of 1999 which express land surveys its activities and regulation so as to reach objective of the nation on promoting human settlement development but Kombe and Kreibich (2010) discovered conflicts emerged because sitting with land occupiers are not being involved or educated about the rationale for the valuation process and the method used to compute the compensation payable for land and other developments therein. Often, sitting land occupiers are not directly represented in key decision-making stages related to the expropriation of their land, leading to protracted disputes particularly between public authorities and sitting land occupiers.

To add on that the study Lugoe (2008) in Tanzania revealed in his study in Tanzania that practice the provisions of acquisition acts are often not observed, delays of up to five years or more are not unusual after valuations have been done as well as problems associated with clandestine selling after compensation is paid to land occupiers thus prohibit land surveying development activities.

Furthermore, Lugoe (2008) revealed that problems related to nepotism, corruption, lack of sensitization and lack of private and land owners participation in land

surveyed projects which result to inefficiency and poor performance in these land survey projects while Mollel (2007) on land surveying project in developing countries discovered that Many policy makers at Council level do not seem to see the link between readily available plots for development and curtailing the proliferation of slums and Lugoe (2008) find out that a rare and vital resource now lays unproductive most of the time for lack of technical equipment, vehicles and work.

At the same time Mollel (2007) from his studies observed underperformance is an issue of organization and funding while IST (2001) observed that partnership, Government Surveyors ought to concentrate on the preparation, tendering, supervision and monitoring of cadastral surveying projects and cede the execution to the private sector could help land surveying sector.

2.5 Research Gap

However several observations can be derived from an analysis of the supply and demand issues of land surveyed projects. Literatures of various authors show that demand of surveying land is higher than its supply. For example the Ministry responsible for Lands in 2003/2004 requested the Ministry of Finance to provide a loan of Tsh. 18 billion, to finance the planning, survey and delivery of 20,000 plots in the City of Dar Es Salaam (MLHSD, 2000).

Lugoe and Mollel (2007) reported that a Tsh 8.9bn loan was provided in financial year 2003/2004, with this fund a program was executed leading to the identification of project sites, public awareness creation, land acquisition, compensation, preparation of settlement schemes, cadastral surveys, allocation and titling. This

project of surveyed land 20,000 plots has implemented and not yet completed in all municipalities, statistics show that Ilala has implemented the projects in very low capacity (Lugoe, 2008).

Absence of land-surveyed projects has lead residents of Ilala district to buy unsurvey land which result to squatter settlement. The government have the budget each year for budget for land surveying activities to stimulate better human settlement development but its performance is low. Thus, the researcher aims to conduct this study so as to fill the gap and contribute in that direction so as land surveying projects are implementing effectively, efficiency to promote human settlement development in Tanzania.

2.6 Theoretical Framework

The independent variable is the variable which the researcher would like to measure (the cause), while the dependent variable is the effect (or assumed effect), dependent on the independent variable (Matson, 2005). Intermediate is the variable in a causal pathway that causes variation in the dependent variable and is itself caused to vary by the independent variable (ibid.). The conceptual framework shall develop on the basis of an extensive literature review from variety disciplines that assesses the implementation of land surveyed implementation for human settlement development.

Therefore in this study independent variables shall be land acquisition, capacity reorganize land parcels, legal and illegal land development distributes, perceptions of land owners, public awareness, equipment professional surveyors ,knowledge of running projects and fund while intermediate variables were land owners,

government, private sector, development partners and dependent variable shall be human settlement development.

2.7 Conceptual Framework

According Smyth (2004) conceptual framework is a set of broad ideas and theories that help a researcher to properly identify the problem they are looking at frame their questions and find suitable literature. In short conceptual framework is about of cause and effect (Goodwin, 2005). The conceptual framework of this study is indicated in Figure 2.1.

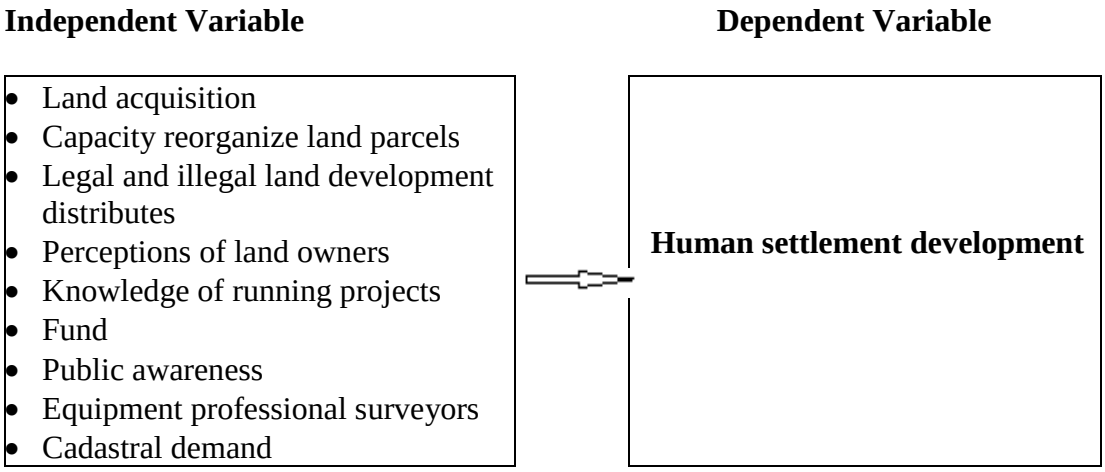

Figure 2.1: Conceptual Framework of the Study
Source: Researcher

CHAPTER THREE

RESEARCH METHODOLOGY

3.1 Introduction

This chapter presents Research methodology through describing research design, study area, study population, sample size, sampling technique, type and source of data, data collection methods, data analysis and presentation.

3.2 Research Design

According to Green and Tull (2004) a research design is specification of methods and procedures for acquiring information needed. It is the over-all operational pattern or framework of the project that stipulates information to be collected from source and procedures (ibid.). Research design is important because it prepares proper framework within which the research work was actually carried out (Human 1991). Research design acts as a blue print for the conduct of the whole research project (ibid.). It introduces efficiency in investigation and generates confidence in the final outcome of the study (Rwegeshora, 2006). Research design gives proper direction and time-table to research activity, it keeps adequate check on the research work and ensures its completion within certain time limit and keeps the whole research project on the right track (Godwin, 2005).

The study adapted a cross sectional research design. Cross sectional research design is conducted where subjects are assessed at a single time in their lives, (Babbie, 1990). Cross sectional is fast and can study a large number of patients at little cost or

effort. Fowler (1996) added that, cross sectional is useful where there are resource constraints like labour, personnel, time, fund and transport as it is the case in the study. Thus, the study used this kind of design, because it is mostly used for research, which based for academic purposes. Based on the above explanation the study used both qualitative and quantitative approaches.

3.3 Study Area

Ilala Municipality bears the status of an Administrative district lies between longitude 39^{o} and 40^{o} east and between latitude 6^{0} and 7^{0} south of the Equator. It has an area of 210 km^{2}. The Municipality is bordered by the Indian Ocean on its Eastern part with distance of about 10 kilometers. On the southern part Temeke Municipality borders it, whereas on its Western part it is bordered by Kisarawe District and on its Northern is bordered by Kinondoni Municipality. Its altitude that ranges between 0 and 900 meters above sea level influences the ecological characteristics of the Municipality. Thus the Municipality consists of a larger lowland area and a small part forming the upland zone.

The lowland areas start where the municipality borders with the Indian Ocean (Kivukoni ward) and extends up to Segerea, Ukonga and Kitunda wards. Beyond these wards, the small upland areas emerge as small hills or plateaus of Pugu, Kinyerezi, Chanika and Msongola wards. Whereas most of the lowland areas constitute the urban part of the Municipality, the upland areas are predominantly agricultural and rural in character. The soil type in these areas consists of sand, clay and loam properties. The study conducted in Ilala Municipal Council due to low

performance in land surveyed projects in Dar es Salaam while the demand for cadastral land survey is higher (Lugoe, 2008).

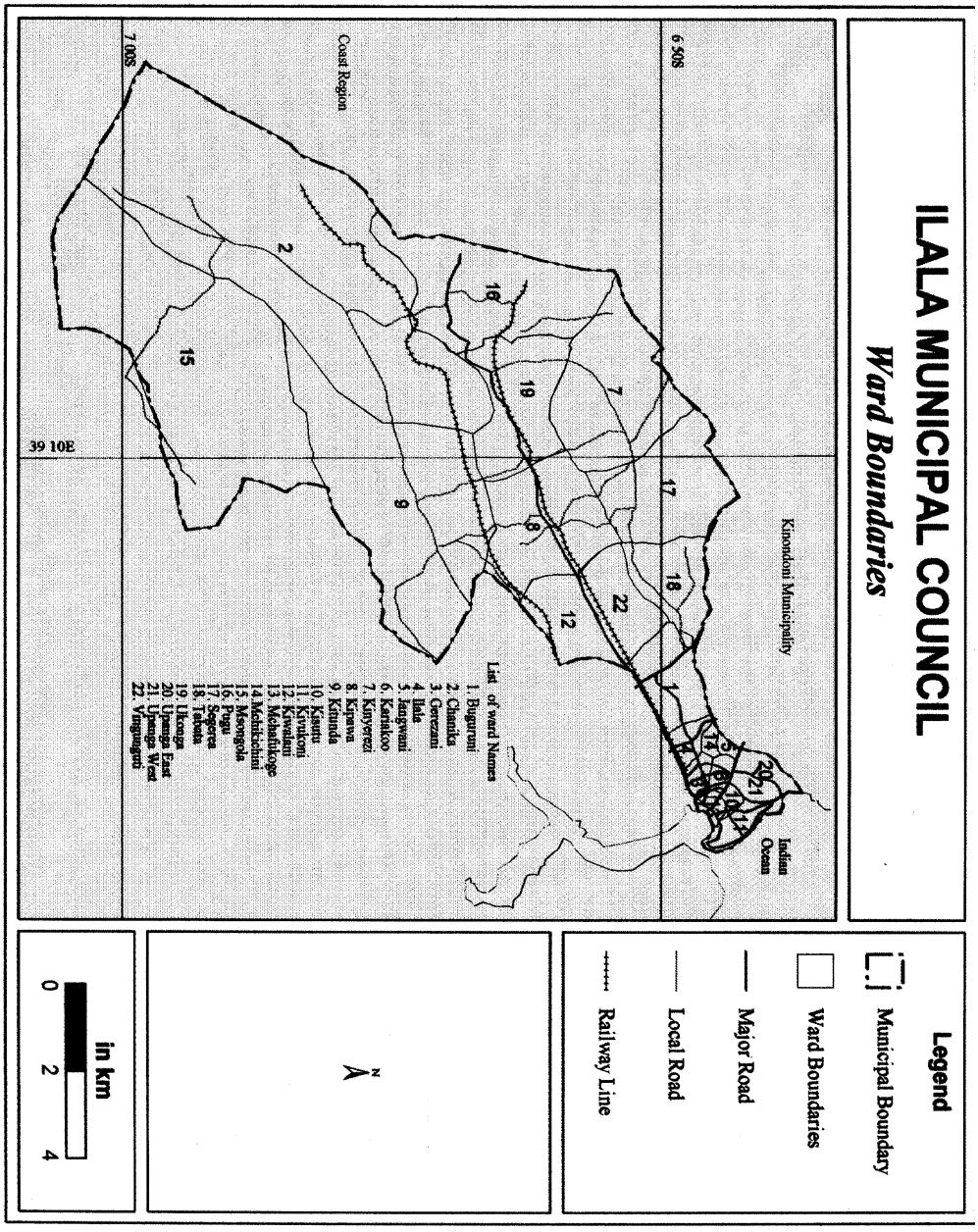

Figure 3.1: Ilala Municipal Map
Source: Field Data

According to the 2002 National Household Census, Ilala Municipality had a population of 634,924 with an average growth rate of 4.6 percent. The inhabitants are of mixed tribes with different dialects. The Census of 2012, a preliminary result

shows Ilala population has increased up to 956,471 as it illustrated below. Population density now is 4555 while 2002 was 3923.

Table 3.1: Municipal Council Population by Wards and Sex

Na	Kata	Male	Female	Total	Average/Households	Ratio btn Male/Female %
1.	Ukonga	39,413	40,621	80,034	4.1	97
2.	Pugu	24,159	25,263	49,422	4.2	96
3.	Msongola	12,147	12,314	24,461	4.3	99
4.	Tabata	35,909	38,833	74,742	3.8	92
5.	Kinyerezi	18,593	19,773	38,366	4.4	94
6.	Ilala	15,242	15,841	31,083	4.3	96
7.	Mchikichini	12,977	12,533	25,510	3.9	104
8.	Vingunguti	53,248	53,698	106,946	3.7	99
9.	Kipawa	35,866	38,314	74,180	4.0	94
10.	Buguruni	34,547	36,038	70,585	3.8	96
11.	Kariakoo	7,306	6,474	13,780	4.3	113
12.	Jangwani	9,174	8,473	17,647	4.2	108
13.	Gerezani	3,767	3,509	7,276	4.4	107
14.	Kisutu	4,069	4,239	8,308	3.7	96
15.	Mchafukoge	5,422	5,266	10,688	3.9	103
16.	Up/Mashariki	5,461	5,706	11,167	4.0	96
17.	Up/ Magharibi	6,786	6,690	13,476	4.0	101
18.	Kivukoni	3,531	3,211	6,742	4.0	110
19.	Kiwalani	40,247	42,045	82,292	3.7	96
20.	Segerea	40,065	43,250	83,315	4.3	93
21	Kitunda	27,340	29,792	57,132	4.4	92
22.	Chanika	21,164	22,748	43,912	4.0	93
23.	Kivule	34,707	37,325	72,032	4.4	93
24.	G/ Mboto	27,927	29,385	57,312	4.0	95
25.	Majohe	39,550	42,096	81,646	4.2	94
26.	Kimanga	37,311	41,246	78,557	4.1	90
	Grand total	**595,928**	**624,683**	**1,220,611**	**4.0**	**95**

Source: Population and Housing Census (2012)

3.4 Study Population

Aaker et al (2003) define the word population as the set of all objectives that posses some common set of characteristics with respect to a marketing problem. To define the populating, a researcher specifies the unit being sampled, the geographical location and the temporal boundaries of population (Neuman, 1994)

The study population targeted people living in Ilala Municipal Council in five wards which are Chanika, Kinyerezi, Pugu, Msongola and Kitunda. As for the proper rural areas like those wards that in principle do not qualify as urban wards, the unplanned urban wards are seriously affected with crimes, violence are at its maximum as well as the increase of un surveyed plots for social housing (Ilala Municipal Profile, 2014). The study conducted in these wards due to above reasons.

3.5 Sampling Design and Sample Size

3.5.1 Sample Size

Sample is a subset of a population used to represent the entire group of a whole population (Bartlett, 2001). Therefore, sample size is the act of choosing the number of observations to include in statistical sample. The sample size is an important feature of any empirical study in which the goal is to make inferences about a population from the sample (Babbie, 1990).

Thus, the sample size was 200 people where by 150 were people living in five selected wards in each ward 30 people were selected randomly. Also, the study involved 5 Ward Executive Officers, 15 Mtaa Executive Officers, 15 Chairmen of selected mitaa, 10 Municipal Officials from the department of land and town

planning department as well as 5 Officials of the Ministry of Land, Housing and Settlement Development. The reason of involving different people in this study was ensure more data were collected in assessment of the implementation of land surveyed projects for human settlement development in Ilala Municipal Council, the information obtained help to improve the way of implementing these land surveyed projects for social housing development. The sample size distribution was as summarized in Table 3.2.

Table 3.2: Distribution of Respondents

Category	Number of Respondents (N)	Percent(%)
Citizen/residence/ordinary people	150	75
Chairmen	15	7.5
Ward Executive Officers	5	2.5
Mtaa Executive Officers	15	7.5
Ilala Municipal Council Officers	10	5
Officials of Ministry of Land, Housing and Settlement Development	5	2.5
Total	**200**	**100**

Source: Field Data

3.5.2 Sampling Design

According to Denzin (1994), sampling is a process of selecting population to be studied in order to make inference about the whole population. Sampling is very important in research because it helps to save time and money and decision of study units (Bartlett, 2001). Also it reduces number of people to be studied especially when they are scattered in a wide geographical area (Manheim, 1977). Probability and non-

probability sampling procedures were used in the study. The researcher adapted three techniques, which are purposive, and simple random sampling and systematic random sampling as describe hereunder.

3.5.2.1 Purposive Sampling Technique

In this sampling, also known as judge mental sampling, the researcher purposely choose person in his/her judgement about some appropriate characteristics required of the sample members (Rwegeshora, 2006). Thus, the study selected some respondents by virtue of their positions purposively. They included officials at Municipal level who were Land Surveyors, Land Officers, Valuers, Town Planners and Land Officers and officials of the ministry so as to assess the implementation of land surveyed projects for human settlement development in Ilala Municipal Council. Also the researcher selected Msongola, Pugu, Kinyerezi, Kitunda and Chanika wards purposively because these wards are unsurveyed areas as told by IMC officials.

3.5.2.2 Simple Random Sampling Technique

Godwin (2005) argued that simple random sampling technique is considered a better data collection method than others. In this method, representatives of different groups are studied and included in the orbit of study (ibid.). All units have equal importance, and the units are selected all of a sudden without any predetermined plan or personal consideration (Human, 1991). Simple random sampling was used in selecting Streets of five selected wards of each ward were written on pieces of paper. Later on they were putted in different containers, one for Chanika, another for

Kinyerezi, Msongola, Kitunda and the other container was for Pugu. Containers were shaken vigorously to ensure randomization. Thereafter, three pieces of papers were picked from the first container whereby for the second container, three piece of paper were picked, the process ended up to fifth container to form 15 streets, which were involved in the study so as to assess the implementation of land surveyed projects for human settlement development in Ilala Municipal Council. The selected streets are demonstrated in Table 3.3.

Table 3.3: Wards and Mitaa Involved in the Study

No.	Ward	Street
1	Msongola	Yangeyange Mbondole Kitonga
2	Chanika	Kimwani Tungini Vikongongolo
3	Pugu	Kajiungeni Nyeburu Kinyamwezi
4	Kinyerezi	Kibaga Kifuru Kinyerezi
5	Kitunda	Kitunda Kati Mzinga Kipunguni B

Source: Field Data

3.5.2.3 Systematic Sampling

Bartlett (2001**)** defined systematic sampling as a way of conducting research that determines how to select members of a population that will be studied (Godwin 2005). Many research efforts concentrate on getting a random sample, where every member of the population under study has the same chance of being chosen (ibid.).

Respondents were selected systematically from five wards which are Chanika, Msongola, Pugu, Kitunda and Kinyerezi. Thus, the houses of each treets were known where by the researcher involved people from their houses in systematic way to avoid bias. The study involved this approach so as to assess the perceptions of citizen, knowledge, and discover problems facing land-surveyed projects in Ilala Municipal Council.

3.6 Type and Sources of Data

Data is a collection of facts, such as values or measurements (Babbie, 1990). It can be numbers, words, measurements, observations or even just descriptions of things (Human, 1991). Data can be qualitative or quantitative (ibid.). Qualitative data is descriptive information (it describes something) while quantitative data, is numerical information (numbers) (Izett and Toubia 1999). The study employed both primary and secondary data as sources of data described here under:

3.6.1 Primary Data

According to Rwegeshora (2006) these are data collected directly from the field from the respondents. Primary data are those, which are collected for the first time, and thus they were original in character (ibid.). Therefore, the researcher-collected data directly from respondent's based to assess the implementation of land surveyed projects for human settlement development in Ilala Municipal Council.

3.6.2 Secondary Data

Secondary data is collected by someone other than the user (American Heritage Dictionary of English Language, 2000). Common sources of secondary data for

social science include censuses, organizational records and data collected through qualitative or quantitative research (Babbie, 1990). Therefore secondary data are not original because they are not collected for the first time; they have already been processed and used by others (Barttlet, 2001). Thus researcher collected secondary data of documentary materials from Open University Of Tanzania library, Ilala Municipal Council, Public institutions and Private institutions. The documents included published and unpublished books, reports, papers, articles and journals. Secondary data help to prove what obtained in primary data so as to increase accuracy of the study.

3.7 Data Collection Tools

Data collection is a process of preparing and collecting data for the purpose of obtaining information to keep on record and get reality about a certain matter (Human, 1991). Sometimes it helps to make decisions about important issues (Manheim, 1977). There are several data collection methods include experiments/ clinical trials, observation, administrative survey, documentation, interview and questionnaire. The study adopted questionnaire, interviews and focus group discussions as data collection methods.

3.7.1 Questionnaire

According to Hader and Lindman (1987), questionnaire means list of research questions asked to respondents and designed to extract specific information. Questionnaire method imposed to Municipal officials because questionnaires are familiar to them. Nearly everyone has had some experience completing questionnaires and they generally do not make people apprehensive. Also this

method was used because questionnaires reduce bias. There is uniform question presentation and no middle-man bias. The researcher's own opinions not influence the respondent to answer questions in a certain manner.

However, open – ended and closed questions used to get information especially on plans and strategies of the council in implementing land surveying projects as well as reasons which led uncompleted land surveyed projects of 20,000 plots. Questionnaires fulfilled by 50 respondents who are Chairmen of Mtaa, Mtaa Executive Officers, Ward Executive Officers, Ilala Municipal Council Officers, and Officials of the Ministry of Land, Housing and Settlement Development.

3.7.2 Interview

Hader and Lindman (1987) defined an interview as a process consisting of dialogue or verbal responses between two people or persons or between several persons. An interview is an interaction process between the interviewer and interviewee in the course of data collection for a particular subject of study or objective (Fowler, 1996). This method shall be used because it is useful to obtain detailed information about personal feelings, perceptions and opinions about the study, allow more detailed questions to be asked and usually achieve a high response rate including ambiguities can be clarified and incomplete answers followed up.

Lastly, the interview helps to set in depth information about the study. 150 respondents interviewed who are ordinary people from selected Ward and selected streets. The researcher interviewed respondents in obtaining information as well as

perceptions from people about land surveyed projects. The researcher employed this tool in collecting information from the local people.

3.8 Reliability and Validity of Data

3.8.1 Reliability of Data

Reliability is the degree to which an assessment tool produces stable and consistent results (Davidson, 1999). Test-retest reliability is a measure of reliability obtained by administering the same test twice over a period of time to a group of individuals (ibid). The study was reliable because all groups of people involved especially Ordinary people from selected wards and mtaa, Officials from Ilala Municipa Council as well as Officials from the ministry of Land, Housing and Human Settlement Development. Therefore, the study was being reliable.

3.8.2 Validity of Data

The word "valid" is derived from the Latin word validus, meaning strong (Creswell, 1994). Therefore, validity refers to the degree to which a study accurately reflects or assesses the specific concept that the research is attempting to measure (ibid.). Validity in research is important because it can help determine what types of tests to use, and help to make sure researchers are using methods that are not only ethical, and cost-effective, but also a method that truly measures the idea or construct in question (Davidson, 1999).

However, this study was valid since the researcher adopted triangulation of data collection methods/tools. Triangulation is a powerful technique that facilitates validation of data through cross verification from more than two sources. In

particular, it refers to the application and combination of several research methodologies in the study of the same phenomenon (Babbie, 1990). As a case in this study. The purpose of triangulation in research is to increase the validity of the results (Izett and Toubia 1999).

3.9 Data analysis and Presentation of Study Findings

Analysis refers to the computation of certain measure along with searching for pattern of relationship that exists among data groups (Kothari, 1990). Blank (1984) defined data analysis as the process of testing the research question.

The researcher-collected data through qualitative data where the data were organize into thematical areas in tally sheet. Then content analysis was carried out for qualitative data. Quantitative data were organized, sorted and coded for analysis. Statistical Package for Social Sciences (SPSS) was used for analysis. Also, after the analysis, data were presented in pie chart, tables, histogram, bar lines and percentages.

CHAPTER FOUR

PRESENTATION AND DISCUSSION OF THE FINDINGS

4.1 Introduction

This chapter presents study findings and discussion. The presentation is based on research objectives of the study. Thus, this chapter is divided into six sections including introduction, respondents characteristics, land acquisition procedures in Land surveyed projects in Ilala Municipal Council, the cadastral demand of the community in Ilala Municipal Council in relation to its supply, the perceptions of residence/ land owners in land surveyed projects of Ilala Municipal Council as well as problem facing the implementation of land surveyed project in Ilala Municipal Council.

4.2 Respondents Characteristics

The study asserted the characteristics of respondents. The characteristics of respondents also are known as socio demographic. The term "socio demographic" characteristics can refer to age, sex, place of residence, religion, educational level and marital status (Babbie 1990). It has been shown in various scientific disciplines that opinions on a vast number of topics differ between different age groups, sex, education, marital status (ibid). Thus socio demographic groups are used for analyses in the social sciences, which is a case of this study.

Respondents were asked to mention their general characteristics, which were age, marital status and education level. Their responses were summarized in Table 4.1.

Table 4.1: Socio Demographic (N=200)

No	Variable	Ordinary People		Officials	
	Sex	**N**	**%**	**N**	**%**
1	Male	61	40.7	32	64.0
	Female	89	59.3	18	36.0
2	**Age group (Year)**				
	15-25	10	6.7	5	10.0
	26-35	61	40.6	7	14.0
	36-45	52	34.6	31	62.0
	46-55	12	8.0	4	8.0
	> 56	15	10.0	3	6.0
3	**Marital status**				
	Single				
	Married	31	20.6	12	24.0
	Divorced	102	68.0	30	60.0
	Separated	11	7.3	5	10.0
	Widow	6	4.0	3	6.0
4	**Education level**				
	No formal education	9	6.0	0	0.0
	Primary education	50	33.3	0	0.0
	Secondary Education	36	24.0	12	24.0
	Post secondary education	55	36.7	38	76.0

Source: Field Data

The major target groups of this study were ordinary people in Ilala Municipal Council. The findings of the study in relation to sex of respondents are as indicated in table 4.1In general the sex of respondents were 59.3% female ordinary people and female officials were 36.0% while ordinary people among male were 40.7% and male officials were 64.0%. The findings imply that the number of female respondents were bigger than male but the number of female who have been employed (officials) is lower than the number of males.

However the ages of respondents were reported to range between 15 to 60 years old. Apart from that many officials ranged from 35 to 45 years of age, which is 62.0%.

However, the findings of the study had shown that 68.0% of ordinary people were married and 60% of Officials (Street Chairmen, Street Executive Officers, Ward Executive Officers, Officials at the Department of Land and Urban Planning of Ilala Municipal council and Officials of the Ministry of Land Housing and Human Settlement Development) were married too. To add on that among ordinary people 20.6% were single, 7.3% separated/divorced and 4.0% were widow while among officials 24.0% were single 10.0% divorced /separated and 6.0% were widow.

Therefore, marital status of respondents helpful for yielding the information about the implementation of land surveyed projects in Ilala Municipal Council for Human settlement development. The education level of respondents as indicated in Table 4.1 were as follows 6.0% had no formal, 33.3% had primary education, 24.0% had secondary education while 36.7% hold post-secondary education. In addition to that 24.0% of Officials from the Street level to Ministry level respondents (Street Chairmen, Street Executive Officers, Ward Executive Officers, Officials at the Department of Land and Urban Planning of Ilala Municipal council and Officials of the Ministry of Land Housing and Human Settlement Development) while 76.0 % reported had post-secondary education. The study shows that that literacy level of respondents was high.

4.3 Land Acquisition Procedures in Land Surveyed Projects in Ilala Municipal Council

Examining land acquisition procedures in Land surveyed projects was among of the objective of this study. Respondents were asked first to express their awareness of land surveyed projects. The responses are as summarized in Figure 4.1.

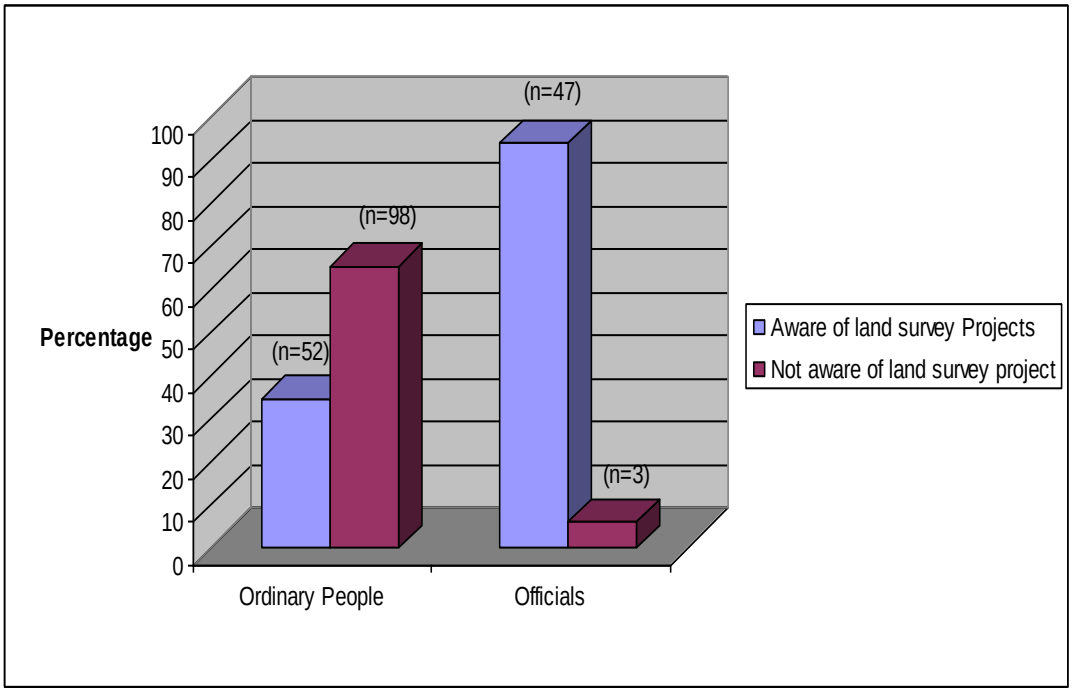

Figure 4.1: Awareness of Land Survey Projects Among Ordinary People and Officials

Source: Field Data

The Figure 4.1 shows that 65.3% among 150 ordinary people interviewed lack awareness of land-surveyed projects implemented in Ilala Municipal Council only 34.7% asserted had awareness about land surveyed projects. Also the study revealed that both officials from street to ministry level 94% had awareness about land surveyed projects implemented in Ilala Municipal Council only 6% lack awareness of land surveyed projects.

The study had referred Table 4.1, which shows education level of respondents was higher because 94% of ordinary people attained formal education ranging from primary school, secondary school to post-secondary education. It implies that literacy level of respondents was high/good enough to know land surveyed projects. Contradictory to what discovered by the study that there was a mismatch between literacy and awareness of land surveyed for human settlement development.

This implies that, there is direct relationship between awareness of ordinary people towards land surveyed projects and its implementation. Therefore, Ilala Municipal Council and other institutions which are concerned must create awareness to ordinary people on importance of land surveyed projects for human settlement development.

However the researcher asked the ordinary people and officials if they know the procedures taken by Ilala Municipal during land acquisition in land surveyed projects for human settlement development their responses are summarized in Figure 4.2.

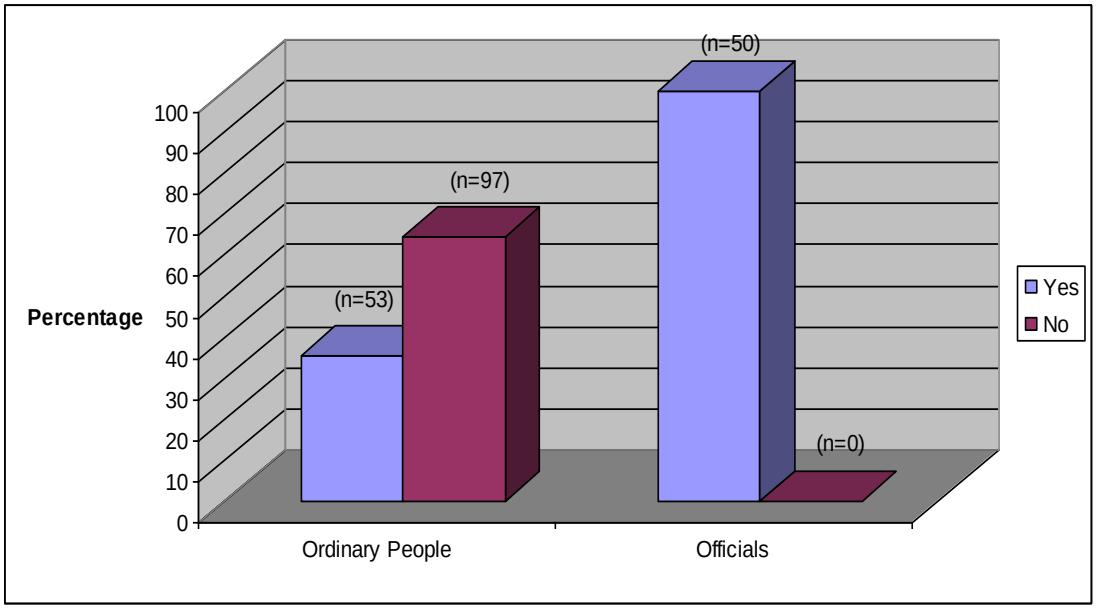

Figure 4.2: Do you know any Procedures taken by Ilala Municipal during Land Acquisition for Land Surveyed Projects

Source: Field Study

Figure 4.3 shows that majority of ordinary people 64.7% do not know procedures of land acquisition for land surveyed projects for human settlement development in Ilala Municipal Council, only 35.3% know procedures. The study observed that all officials 100% know procedures for land acquisition for land-surveyed projects in Ilala municipal council.

4.3.1 Procedures of Land Acquisition Stated by Officials and Ordinary People

The study examine procedures of land acquisition for land surveyed projects to yield more information about land acquisition procedures in Land surveyed projects for Ilala Municipal Council. Figure 4.2 shows that ordinary people who know procedures 35.3% and 100% officials know procedures of land acquisition taken during land surveyed projects. These respondents were asked to state those procedures. Their responses are as summarized in Table 4.2.

Table 4.2: Procedures of Land Acquisition Stated by Ordinary People and Officials

Procedures	Ordinary People		Officials	
	N	(%)	N	(%)
Identification of land owners	18	33.9	-	-
Valuation of land	25	47.2	-	-
Compulsory payments to land owners	40	75.5	-	-
Compulsory acquisition of land	-	-	29	58
Valuation of crops and property	-	-	18	36
Payment of compensation to people	-	-	50	100
Preparation of town planning drawing	-	-	10	20
Survey of plots	-	-	28	56
Allocation of plots to those who are ready to pay for recovery cost	-	-	24	48

Source: Field Data

Table 4.2 shows that ordinary people out of 150 who know procedures said that 75.5% compulsory payments to land owners, 47.2% valuation of land and 33.9% said identification of land owners. On other side of the coin 100% among 50 officials respondents who involved in this study that payment of compensation to people is the most important procedure for land acquisition, while 58% said that compulsory

acquisition of land was the great procedure to reach objective of land acquisition 56% survey of plots while 48% said allocation of plots to those who are ready to pay for cost recovery is important and 36% said valuation of crops and property. To add on that 20% argued that preparation of town planning drawing is so essential.

The study was interested to reveal if the procedures for land acquisition process were considered during the implementation for land surveyed projects. This question was asked to respondents who were Officials from the Street up to the Ministry level. There responses are indicated in Figure 4.3.

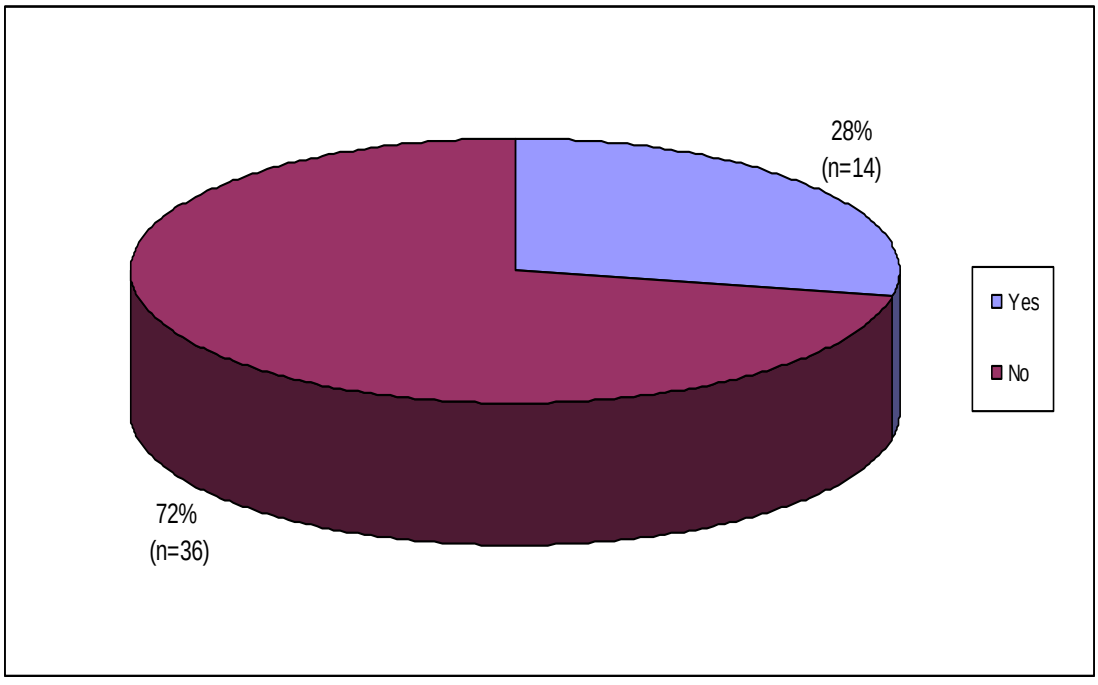

Figure 4.3: The Procedures Enhanced Land Acquisition Process were Considered during the Implementation for Land Surveyed in Ilala Municipal Council?

Source: Field data

Figure 4.3 shows that 72% Officials who were involved in the study said that the procedures enhanced land acquisition process were not considered during the

implementation for land surveyed projects while 28% of officials respondents said that procedures enhanced land acquisition process were considered during the implementation for land survey projects in Ilala Municipal Council.

One respondent from Kinyerezi Street added that:

> *"Procedures for land acquisition such as identification of land occupiers/owners, valuation and payment of compensation was less practiced during land surveyed projects implementation in IMC at Kinyerezi area, Officials use there administrative power to acquire the land, sometimes compensation took long time, citizen now days know there rights, thus conflict emerge between land owners and IMC thus projects resulted to failure"*

Another respondent from Pugu Kajiungeni Street had similar responses as revealed in the statement below:

> *"Proper plans result to proper land acquisition, life is so tough, nobody agree to surrender his/her land without compensation, thus officials at IMC should put into consideration issues of land acquisition must relate with the value of land according to the value of today the time of lobbying without compensation is gone, land surveying projects can not implemented without ensuring the issue of land acquisition according to land act 1999"*

Based on above arguments, it implies that procedures for land acquisition were not considered during the implementation for land-surveyed projects for human settlement development in Ilala Municipal Council.

4.4 The Cadastral Demand in Ilala Municipal Council in Relation to its Supply

Assessing the cadastral survey demand in Ilala Municipal Council in relation to its supply was among of the objectives. One hundred and fifty (150) ordinary people were asked to state if demand for cadastral plots relate with its supply in Ilala

Municipal Council and the same question was asked 50 officials. Their responses were as indicated in Table 4.3.

Table 4.3: Ordinary People and Officials Response on Demand of Cadastral Survey Plots

Variable	Ordinary People		Officials	
	N	%	N	%
Yes	16	10.7	0	0
No	134	89.3	50	100

Source: Field Data

Table 4.3 shows that, 89.3% among 150 respondents who were interviewed said that demand for cadastral plots does not relate with its supply while 10.7% said that demand for cadastral survey relate with its supply. However the same question was asked to officials actually 100% argued that demand for cadastral plots does not relate with its supply in Ilala Municipal Council. The study findings had revealed there was a problem of cadastral survey plots for human settlement development.

4.4.1 Reasons which led Cadastral Demand Mismatch with its Supply in Ilala Municipal Council

Table 4.3 had shown cadastral demand plots mismatch with its supply in Ilala Municipal Council. The study had revealed demand was higher than supply. The Researcher asked respondents who said demand for cadastral plots is higher than its supply what were the reasons behind. The reasons are summarized in Table 4.4.

Table 4.4: Reasons for Mismatch between Demand for Cadastral Survey Plots and its Supply in Ilala Municipal Council

Procedures	Ordinary People		Officials	
	N	(%)	N	(%)
Increase number of people living in Ilala municipal	40	29.9	-	-
Unpredictable cadastral delivery period	33	24.9	-	-
Lack of land survey projects in Ilala municipal Council	32	23.9	-	-
Poor communication and non-involvement of landowners	20	14.9	-	-
Land owners regret land survey projects	13	9.7	-	-
Lack of fund to run land survey projects	-	-	33	66
Low technology and survey instruments			25	50
Absence of the physical plans and the TP drawing			40	80
Shortage of personnel			15	30

Source: Field Data

Table 4.4 shows that 29.9% among 134 who said demand for cadastral plot survey was higher than its supply the source was the increase number of people living in Ilala Municipal, 24.6% said that unpredictable cadastral delivery period while 23.9% said that lack of land survey projects in Ilala Municipal and 9.7% blame land owners who regret land survey projects.

However the Table 4.3 shows that 100% officials revealed that demand for cadastral plots was higher that its supply .The researcher asked these respondents the reason behind, the reason behind are indicated in Table 4.4.

Table 4.4 shows that 80% of officials who were involved in the study said absence of the physical plans and the TP drawing as a source which reduce the supply of cadastral plot survey to residence, 66% said that lack of fund to run land survey

projects was a problem and 50% said that low technology and survey instruments for running land survey projects and 30% said that shortage of personnel was a source which led demand for cadastral plot survey to be higher than its supply.

One respondent from Kitunda Kati Street added that:

> *"Demand for cadastral survey but IMC do not implement land surveying projects, and when they implement plots are selling in higher price, ordinary people cannot afford those plots, thus ordinary people buy un surveying plots which is somehow cheap, this led increases of squatter development which prohibit human settlement development"*

Therefore, the study findings show that demand for land surveying is higher that its supply, Ilala Municipal Council must rearrange its plans and strategies.

4.5 The Perceptions of Ordinary People in Land Surveyed Projects of Ilala Municipal Council

Assessing the perceptions of ordinary people for land surveyed projects in Ilala Municipal Council was among of the objective of this study. One hundred and fifty (150) ordinary people were asked to contribute their perceptions towards land surveyed projects.

In addition to that, Officials of Ilala Municipal Council and the Officials from the ministry of Land, Housing and Human Settlement Development who were involved in this study also, had involved in this question so as to yield more information in assessing the perceptions of ordinary people for land surveyed projects in Ilala Municipal Council.

One respondent from Kifuru Street, Kinyerezi ward emphasized that"

> *Ordinary people in Ilala Municipal Council perceive land surveyed projects differently, at the same time Officials from the IMC and the Ministry perceive ordinary people including land holders differently, these perceptions result to poor performance of land surveyed projects in IMC.*

However, their responses in assessing the perceptions of ordinary people for land surveyed projects in Ilala Municipal Council as viewed by ordinary people/land holders themselves as well as views of Officials were as indicated in Table 4.5.

Table 4.5: Perceptions of Ilala Residence in Implementing Land Survey Project

Procedures	**Ordinary People**		**Officials**	
	N	**(%)**	**N**	**(%)**
Land survey projects aim to steal citizens land	50	33.3		
These projects are just business of the council	34	22.6		
The price of surveyed plots is so high	78	52.0		
Top down project	29	19.3		
Lack of participation	32	21.3		
Unfair compensation	56	37.3		
The demand of surveyed plots is high	86	57.3		
Negative attitude of citizen	-	-	20	40.0
People need survey plots to get occupancy certificate	-	-	12	28.0
The budget for land department should be increase	-	-	26	52.0
Increase number of land survey personnel	-	-	10	20.0
Increase modern technology to run land survey and personnel	-	-	18	36.0
Compensation is important	-	-	50	100
Awareness creation to the community is important	-	-	11	22.0

Source: Field Data

Table 4.5 shows that 57.3% among 150 ordinary people who were interviewed said the demand of surveyed plots is high, 52.0% said the price of surveyed plots is so high difficult afford compared to unsurvey plots, 37.3% argued that unfair compensation to land owners result to conflict between Ilala Municipal officials and land owners while 22.6% said those land survey projects are just business of the council and 21.3% said that land surveyed project lack o participation of citizen. To add on that 19.3% of respondents said that most of land surveyed project which the council had implemented were top down project not bottom up which led those project to prove failure.

On other side of the coin the same question was asked to officials who were fifty. Officials were asked to contribute their perceptions towards land surveyed projects. The responses were as indicated in Table 4.6. The findings shows that 100% argued that compensation is important so as to reach intended goals of improving human settlement development, 52.0% said the budget for land department should be increase so as to run land survey projects to promote human settlement development, 40.0% said that there was a problem of negative attitude of citizen towards land surveyed projects while 36.0% said that there is a need of increase modern technology in running land survey projects to increase performance and its efficiency and 28.0% said that people need survey plots to get occupancy certificate that's why there was mismatch between demand and supply.

Also 22.0% of respondents said that awareness creation to the community is so important and 20.0% of respondents said there is a need of increasing number of land survey personnel. Therefore, there a need of integrating perceptions of ordinary

people and officials so as to come with strong ideas, which shall help achievement of implementation land, surveyed projects for human settlement development.

4.6 The Problem Facing the Implementation of Land Surveyed Project in Ilala Municipal Council

Identifying the problems facing the implementation of land surveyed project in Ilala Municipal Council was among of the objective of this study. One hundred and fifty ordinary people and officials were asked to mention the problems facing Ilala Municipal Council in implementing land survey projects. The responses were as indicated in Table 4.6.

Table 4.6: Problems Facing the Implementation of Land Surveyed Projects in Ilala Municipal Council

Procedures	**Ordinary People**		**Officials**	
	N	**(%)**	**N**	**(%)**
Low compensation to land plots owners	49	32.7	-	-
Corruption	40	26.7	-	-
Lack of transparency	37	24.7	-	-
Nepotism	33	22.0		
Imbursement of fund	20	13.3	-	-
Lack of land survey projects	18	12.0	-	-
Unregulated land acquisition	12	8.0	-	-
Poor governance	10	6.7	-	-
Lack of Public – Private Partnership	-	-	18	36.0
Political interference	-	-	34	68.0
Value of land is high IMC fail to pay compensation	-	-	26	52.0
Price of land survey plots in IMC is so high	-	-	19	38.0

Source: Field data

Table 4.6 shows that 32.7% of ordinary people who were involved in the study said low compensation to land plots owners, 26.7% said that land surveyed projects suffer with the problem of corruption, 24.7% said that the council lack transparency in implementing land survey projects while 22.0% blamed nepotism. To add on that 13.3% imbursement of fund, 12.0% said that lack of land surveyed projects while 8.0% said unregulated land acquisition was a problem and 6.7% said poor governance system.

On the other hand the same question was asked to officials who were fifty. Officials were asked to mention the problems facing Ilala Municipal Council in implementing land surveyed projects. The responses were as indicated in table 4.7. Table 4.7 shows that, 68% out of 50 viewed political interference towards land surveyed projects was a problem, 52.0% said the value of land is high IMC fail to pay compensation, 38.0% said that price of land survey plots in IMC is so high which is a challenge to low income earners and 36% said that lack of Public – Private Partnership

One respondents from Chanika said that"

> *"Ilala Municipal Council especially land department have many problems such as lack of good governance, the officials of this department must change their habit first, the council do not involve the community or residence in its project and the council had lack of strategies to promote or implement land surveying projects effectively, residence need surveying plots because it help them for example title deed help citizen to get loans from the financial institutions which help to increase capital to business people."*

One Official from IMC added that:

> *"Many residence living in Ilala Municipal Council perceive land surveying projects negatively because in 2010 the council announce the*

> *availability of new surveyed plots at Kinyerezi, in order to get those plots, a person required to buy form which was 20,000/=shillings, about 17,000 people bought those forms, until today no one know those plots were as going and who got it" Also the price of surveying plots is too expensive for example in 1 square metre for surveying land is sold 10,000, these price inhibit ordinary people with low income to purchase"*

Thus, the findings had revealed that the land surveyed projects in Ilala Municipal Council had covered with various problems which need proper solutions, strategies and plans for the future so as land surveying projects can be achieved.

4.7 Discussion of the Findings

The researcher compares the findings with the previous findings (ie empirical findings to see how they are related and how they differ) in reference to specific objectives of the study. The researcher discovered the followings:

Examining land acquisition procedures in land surveyed projects in Ilala Municipal council was the first objective of this study. The study discovered that the procedures are known but those procedures were not considered in land surveyed projects in Ilala Municipal Council.

The study findings are much related with the findings done by Wehrmann, (2008) who conduct study in developing countries revealed that land acquisition include dysfunctional land management and problematic governance institutions, including a lack of transparency especially in public land acquisition; weak structures for checking land grabbing; and exclusion of the disadvantaged, disregard of regulations, and unregulated informal land acquisitions.

To add on that the study findings are much related with the findings done by Lugoe (2008) in Tanzania who revealed in practice the provisions of acquisition acts are often not observed, delays of up to five years or more are not unusual after valuations have been done as well as problems associated with clandestine selling after compensation is paid to land occupiers.

Also, assessing the cadastral survey demand in Ilala Municipal Council in relation to its supply was among of the objectives. The findings shows that the demand for cadastral survey was higher than its supply due to increase number of people, unpredictable cadastral deriver period, lack of land surveyed projects, absence of physical plans and TP drawing, lack of fund, low technology, shortage of personnel, land owners regret land survey projects and poor communication and non-involvement of land owners.

However the same findings are much related with the findings done by Kombe and Kreibich (2010) who were discovered conflicts emerged because sitting with land occupiers are not being involved or educated about the rationale for the valuation process and the method used to compute the compensation payable for land and other developments therein. Often, sitting land occupiers are not directly represented in key decision-making stages related to the expropriation of their land, leading to protracted disputes particularly between public authorities and sitting land occupiers.

The study findings was differently what observed by Mollel (2007) on land surveying project in developing countries who discovered that many policy makers

at Council level do not seem to see the link between readily available plots for development and curtailing the proliferation of slums.

In addition to that assessing the perceptions of residence/land owners in land surveyed projects in Ilala Municipal Council was another objective of this study. The study revealed that community perceives land surveyed projects negatively which prohibit the achievement of land surveyed projects higher performance. The study findings are much related with the findings done by Wehrmann, (2008) who conduct study in developing countries, observed that the importance of land surveying for human settlement development is less concern, the majority of Africans perceive land survey projects negatively, there a need of education to land occupiers and other members of the community in developing countries.

On the other side of the coin the findings of this study differ with findings of World Bank, (1992) which found out that citizen in South Africa perceive land survey projects positively because Land surveys are critical for buildings, railroads, skyscrapers, airports, bridges and cadastral plot for residential and commercial

Moreover, identifying the problems facing the implementation of land surveyed projects in Ilala municipal council was among of the objectives. The study revealed that low compensation to land owners, corruption, lack of transparency, nepotism, lack of public private partnership in land survey projects were the common problems etc. The findings are much related with the findings done by Lugoe (2008) in Tanzania who revealed that problems related to nepotism, corruption, lack of sensitization and lack of participation in land surveyed projects.

Study findings are much related with the findings of the study done by Mango (2010) that a serious financial backup is required to overhaul the cadastral system which is facing a lot of problem such as lack of skilled personnel particularly at the district levels and the modern equipment's that changes with technology.

CHAPTER FIVE

SUMMARY, CONCLUSION AND RECOMMENDATIONS

5.1 Introduction

This chapter presents summary, conclusion and recommendations. The latter section presents recommendations on future prospects as well as recommendations for further researches.

5.2 Summary of the Main Findings

The study findings revealed that 65.3% among 150 ordinary people interviewed lack awareness of land surveyed projects implemented in Ilala Municipal Council only 34.7% asserted had awareness about land surveyed projects while officials from street to ministry level respondents shows 94% had awareness about land surveyed projects implemented in Ilala Municipal Council only 6% lack awareness of land surveyed projects among officials. To add on that majority of ordinary people 64.7% do not know procedures of land acquisition for land surveyed projects for human settlement development in Ilala Municipal Council only 35.3% only know procedures. The study observed that all officials 100% among 50 know procedures for land acquisition for land-surveyed projects in Ilala municipal council.

However the findings shows that 100% among 50 officials respondents who involved in this study said that procedures of land acquisition were, 100% said that, payment of compensation to people while 58% said that compulsory acquisition of land and 56% survey of plots. Also 48% said that allocation of plots, 36% valuation of crops and property and 20% viewed preparation of town planning drawing.

However on the other side of the coin 35.3% ordinary people out of 150 who know procedures said that 33.9% identification of land, 47.2 % said valuation of land owners and 75.5% said that, compulsory payments to land owners.

To add on that, 72% Officials who were involved in the study said that the procedures enhanced land acquisition process were not considered during the implementation for land surveyed projects only 28% of officials respondents said that procedures enhanced land acquisition process were considered during the implementation for land survey projects in Ilala Municipal Council.

Also, the study assessing the cadastral survey demand in Ilala Municipal Council in relation to its supply was among of the objectives. The study revealed 89.3% among 150 respondents who were interviewed said that demand for cadastral plots does not relate with its supply while 10.7% said that demand for cadastral survey relate with its supply. Moreover, the same question was asked to officials actually 100% argued that demand for cadastral plots does not relate with its supply in Ilala Municipal Council.

Furthermore, the Researcher asked respondents who said demand for cadastral plots is higher than its supply what were the reasons behind. The reasons mention were the increase number of people living in Ilala Municipal, unpredictable cadastral delivery period, said that lack of land survey projects in Ilala Municipal, land owners who regret land survey projects. The findings revealed that (100%) officials revealed that demand for cadastral plots was higher that its supply because in the was absence of

the physical plans and the TP, lack of fund to run land survey projects, lack of survey instruments for running land survey projects, unpredictable cadastral delivery period and shortage of personnel.

The study assessing the perceptions of ordinary people for land surveyed projects in Ilala Municipal Council was among of the objective of this study. The study had discovered the ordinary people perceive differently includes, 52.0% said the price of surveyed plots is so high difficult afford compared to unsurvey plots, 37.3% argued that unfair compensation to land owners result to conflict between Ilala Municipal officials and land owners while 22.6% said those land survey projects are just business of the council and 21.3% said that land surveyed project lack participation of citizen. To add on that 19.3% of respondents said that most of land surveyed project which the council had implemented were top down project not bottom up which led those project to prove failure.

On other side of the coin the same question was asked to officials. The study revealed that 100% argued that compensation is important so as to reach intended goals of improving human settlement development, 52.0% said the budget for land department should be increase so as to run land survey projects to promote human settlement development, 40.0% said that there was a problem of negative attitude of citizen towards land surveyed projects while 36.0% said that there is a need of increase modern technology in running land survey projects to increase performance and its efficiency and 28.0% said that people need survey plots to get occupancy certificate that's why there was mismatch between demand and supply. Also 22.0%

of respondents said that awareness creation to the community is so important and 20.0% of respondents said there is a need of increasing number of land survey personnel.

Identifying the problems facing the implementation of land surveyed projects in Ilala Municipal Council was among of the objective of the study. The study revealed that 32.7% of ordinary people who were involved in the study said low compensation to land plots owners, 26.7% said that land surveyed projects suffer with the problem of corruption, 24.7% said that the council lack transparency in implementing land survey projects while 22.0% blamed nepotism. To add on that 13.3% imbursement of projects fund, 12.0% said that lack of land surveyed projects while 8.0% said unregulated land acquisition was a problem and 6.7% said poor governance system.

On the other hand Officials were asked to mention the problems facing Ilala Municipal Council in implementing land surveyed projects. The responses shows that, 68% out of 50 viewed political interference towards land surveyed projects was a problem, 52.0% said the value of land is high IMC fail to pay compensation, 38.0% said that price of land survey plots in IMC is so high which is a challenge to low income earners and 36% said that lack of Public – Private Partnership

5.3 Implication of the Findings

Examining land acquisition procedures in land surveyed projects in Ilala Municipal council was the first objective of this study. The study discovered that the procedures are known but those procedures were not considered in land surveyed projects in Ilala Municipal Council. The findings implies that procedures for land acquisition are

essential so as IMC must consider during implementations of land surveying projects such as planning and decision to acquire land, legal preliminaries including statutory authority and serving notices, field investigations including valuation and payment of compensation to those being dispossessed.

Assessing the cadastral survey demand in Ilala Municipal Council in relation to its supply was among of the objectives. The finding shows that the demand for cadastral survey was higher than its supply due to many reasons. The findings implies that IMC lack appropriate plans to solve this problems. Shortage of cadastral survey plot promote squatter settlement development which hinder social economic development, therefore IMC should rearrange its plans.

In addition to that assessing the perceptions of residence/land owners in land surveyed projects in Ilala Municipal Council was another objective of this study. The study revealed that community perceives land surveyed projects negatively which prohibit the achievement of land surveyed projects higher performance. The findings implies that members of community, land owners had little knowledge on land surveying projects especially its importance, most of plans are top down approach thus there a need of IMC to rearranged its plans, strategies including creating awareness to community so as IMC and other members of community work as a team.

Lastly, identifying the problems facing the implementation of land surveyed projects in Ilala municipal council was among of the objectives. The study revealed that low

compensation to land owners, corruption, lack of transparency, nepotism, lack of public private partnership in land surveyed projects. The findings implies that IMC must promote good governance so as to promote hope to community, involvement of different stakeholders including citizen, land occupiers, rearranged plans and strategies of IMC so as to promote human settlement development through land surveying activities.

5.4 Conclusion

In conclusion, the study findings revealed inapplicability of land acquisition procedures in land surveyed projects in Ilala Municipal council while the demand of cadastral survey of the community in the council is higher than its supply which led shortage of surveyed plots. Ordinary people and officials from mtaa to the ministry who were involved in the study perceive land projects differently while low compensation to land plots owners, corruption, lack transparency, nepotism, unregulated land acquisition and poor governance system, negative attitude of land owners and citizen, political interference , value of land is high IMC fail to pay compensation, lack of private sector participation, and low education to land owners were problems touched Ilala Municipal Council in implementing land surveyed projects.

5.5 Recommendations

Inapplicability of land acquisition procedures in land surveyed projects in Ilala Municipal council while the demand of cadastral survey of the community in the council is higher than its supply which led shortage land surveyed plots. Ordinary

people and officials from street to the ministry who were involved in the study perceive land projects differently while low compensation to land plots owners, corruption, nepotism, unregulated land acquisition and poor governance system and lack of private sector partnership and other problems indicated in Table 4.6, the following recommendations are presented:

However, Ilala Municipal revenue depends on collections levied on several economic activities taking place in its area. These economic activities include Industrial and Agricultural production activities, Commercial activities of selling goods and fishing. These activities play a significant role to the Municipal economy in terms of revenue. Therefore the problem of shortage of demand of cadastral survey plots can be solved through increase the budget to land department through using municipal own source which have mention above, this will help the municipal to run the land survey projects and solve the problems of unplanned settlement development.

Enhance private sector participation; cadastral survey output from survey is marginal compared with available capacity. The study had revealed demand for cadastral survey is higher than its supply, among other problems facing the council is fund to run land survey projects, thus the involvement of private sector partnership can help to increase the supply of cadastral survey for human settlement development. Private survey firms should be encouraged to invest in the technology and skills for efficient delivery of survey services. This is possible if assured of procuring jobs on a demand-driven plot survey market. In this partnership, Government Surveyors ought

to concentrate on the preparation, tendering, supervision and monitoring of cadastral surveying projects and cede the execution to the private sector.

Sensitization to land owners and citizen where there is land possible to be acquired must be sensitized first so as to avoid conflicts which led most of land surveyed projects to prove failure. Awareness creation will reduce resistance to the exercise and prepare them for subsequent processes of land-use mapping, adjudication of individual holdings and granting CROs.

Timely decisions and adherence by all stakeholders to avoid the problem of Unpredictable delivery period which has more blamed by ordinary people so as to increase the performance of land survey projects as well as promote human settlement development.

Capacity building, capacity building by recruiting and training professional and technical personnel as well as administrative and support staff. This will produce a national human resource to who can work to produce the municipal, which have better human settlement.

In addition to that the use of modern technology, the activities of valuation, surveying and the issuance without use modern technology brought inefficiency of most land surveyed projects because technology help the work to be faster and easier. This motivation to surveyors, projects implementers increase efficiency, performance and efficiency. Motivation helps professionals to utilize their skills for the success of projects.

Also, cooperation between leaders of the Ministry which is central government, Ilala Municipal Council which is local government must be improved and increased so as the council can run these land surveyed projects in a better manner.

The concept of good governance is interlinked with institutionalized values such as accountability, transparency and greater efficiency and effectiveness of the public sector. Good governance shall be addresses to Ilala Municipal Council officials so as to remove corruption and promote transparency, accountability in promoting productivity and improving performance in the pursuit of efficiency, effectiveness in running the land survey projects.

5.6 Limitations of the Study

Despite the efforts taken to minimize study limitation the study faced the following limitations:

There was heavy rainfall during data collection, which made some roads impassable. The researcher sometimes failed to meet respondents at the right time due to frequent rainfall as well as broken bridges. The researcher walking on foot to such places to minimize its impact.

Also, a financial constraint was another drawback to the study due to the fact that other respondents demanded money as compensation for their time spent after providing required information. The researcher used the little money he had in making sure that those who demanded got something little.

Time limit, time of data collection as well as time for report writing (dissertation) was too short which force researcher worked 24 hours in a day so as to accomplish the work according to university schedule.

Lastly, resistance from some respondents who got problems during the implementation of land surveyed projects in IMC such as respondents who got low compensation; respondents who had surrender their land parcel. Therefore, the researcher use extra time to create awareness because some respondents felt the researcher can solve their problems of compensation etc.

5.7 Suggested area for Further Studies

This study revealed areas, which call for further research. Recommended areas that would strengthen understanding of assessment of the implementation for land surveyed project for human settlement development in Ilala Municipal Council.

Study on assessing the strategies of ensuring the implementation of Land Survey Projects for Human Settlement Development in Ilala Municipal Council. Assessing the strategies is an important so as to improve the coming land survey projects in better way to ensure its efficiency and effectiveness of the projects.

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APPENDICES

Appendix 1: Interview Questions to Residents of Ilala Municipal Council

This interview is for academic purposes only and is meant to collect information on the Assessment of land surveyed projects implementation in Ilala Municipal Council for human settlement development.

A. Respondents' Characteristics

1.What is your age…….

2.Sex please (circle one)

(a) Male

(b) Female

2.Education level (circle one)

(a) No formal education

(b) Primary education

(c) Secondary education

(d) Post secondary education

(e) If other (please specify)

3.Marital status (circle one)

(a)Single

(b)Married

(c)Widow

(d)Separated/Divorced

B. Land surveying knowledge

1 (i) Have you heard about land surveying

(a) Yes

(b) No

2(i) .What is the demand of Cadastral survey

(a) High

(b) Low

(ii) Are the people satisfy with the process of land acquisition in your council during the implementation of land surveyed projects?

(a)Yes

(b) No

If no state how……

(2) IMC real practices procedures of land acquisition during the implementation for human settlement development?

(a) Yes

(b) No

(ii) If yes , who were the procedures

……

……..

(iii) There any land surveyed project implemented for human settlement development in your area ten years ago?

(a) Yes

(b) No

(ii) There any land surveyed project implemented for human settlement development in your area ten years ago?

(a) Yes

(b) No

3(i) Do you know any problem facing Ilala Municipal Council in implementing land surveying projects?

(a) Yes

(b) No

(ii) If yes which are they

……

……

……

……

4. What to be done to improve land surveying project implementation for human settlement development?

……

……

5.What are the perceptions of Ilala Municipal residence/land owners towards land surveying projects for human settlement development?

Thank you.

Appendix 2: Interview Questions for Chairmen of Mitaa

This interview is for academic purposes only and is meant to collect information on the Assessment of land surveyed projects implementation for human settlement development in Ilala Municipal Council. Chairmen of selected mitaa shall be interviewed so as to get their contribution, experience and perceptions towards land-surveyed projects.

A. Respondents' Characteristics

1.What is your age?

2.Sex please (circle one)

(a) Male

(b) Female

2.Education level (circle one)

(a) No formal education

(b) Primary education

(c) Secondary education

(d) Post secondary education

(e) If other (please specify)

B. Land surveying knowledge

1 (i) Have you heard about land surveying.

(ii) What is the demand of Cadastral survey?

(a) High

(b) Low

(iii) Are the people satisfy with the process of land acquisition in your council during the implementation of land surveyed projects?

(a)Yes

(b) No

If no state how……

(2) IMC real practices procedures of land acquisition during the implementation for human settlement development?

(a) Yes

(b) No

(ii) If yes, who were the procedures?

……

……..

(iii) There any land surveyed project implemented for human settlement development in your area ten years ago?

(a) Yes

(b) No

3 (i) Do you participated fully in land surveyed project for human settlement development in your area?

(a) Yes

(b) No

(ii) If Yes explain how

……

……

4 (i) Do you know any problem facing Ilala Municipal Council in implementing land surveying projects?

(a) Yes

(b) No

(ii) If yes what are they?

……

……

……

……

5. What to be done to improve land surveying project implementation for human settlement development?

……

……

……

6.What are the perceptions of Ilala Municipal residence/land owners towards land surveying projects for human settlement development?

Thank you.

Appendix 3: Interview Questions to Ward Executive Officer and Mitaa Executive Officers in Ilala Municipal Council

This interview is for academic purposes only and is meant to collect information on the Assessment of land surveyed projects implementation for human settlement development in Ilala Municipal Council.

A. Respondents' Characteristics

1.What is your age?

2.Sex please circle one

(a) Male

(b) Female

3.Education level circle (one),

(a) No formal education

(b) Primary education

(c) Secondary education

(d) Post secondary education

(e) If other (please specify)

4.Marital status

(a) Single

(b) Married

(c) Widow

(e) Separated/Divorced

B. Land surveying knowledge

1 (i) Have you heard about land surveying ……..

2(i) .What is the demand of Cadastral survey……..

(a) High

(b) Low

(ii) Are the people satisfy with the process of land acquisition in your council during the implementation of land surveyed projects?

(a)Yes

(b) No

If no state how……

(3) IMC real practices procedures of land acquisition during the implementation for human settlement development ?

(a) Yes

(b) No

(ii) If yes, who were the procedures?

……

……..

(iii) There any land surveyed project implemented for human settlement development in your area ten years ago?

(a) Yes

(b) No

3 (i) Do you participated fully in land surveyed project for human settlement development in your area?

(a) Yes

(b) No

4 (ii) If Yes explain how

……

……

5 (i) Do you know any problem facing Ilala Municipal Council in implementing land surveying projects?

(a) Yes

(b) No

(ii) If yes what are they?

……

……

6. What to be done to improve land surveying project implementation for human settlement development?

7.What are the perceptions of Ilala Municipal residence/land owners towards land surveying projects for human settlement development?

Thank you

Appendix 4: Questionnaires to be fulfilled by Ilala Municipal Council Officials at the Department Land and Urban Planning

Dear Madam/Sir

This questionnaire aims to gather information on Assessment of Land Surveyed Projects Implementation for Human settlement development Ilala Municipal Council. Specifically this questionnaires aims at examining problems facing Ilala Municipal councils in implementing land surveyed projects for human settlement development as well as finding out strategies and plans of Ilala Municipal Council in land surveying projects implementation for human settlement development

A.Respondents's characteristics

1.What is your age?

2.Sex please (circle one)

(a) Male

(b) Female

3.Education level (circle one)

(a) No formal education

(b) Primary education

(c) Secondary education

(d) Post secondary education

(e) If other (please specify)

4.Marital status

(a) Single

(b) Married

(c)Divorced/Separated

(d) Widow

B. Land surveying knowledge

1(i) what is the demand of Cadastral survey

(a) High

(b) Low

(ii) If high what are the reasons behind

……

……

(iii) The demand of land survey plots and its supply is it equal?

(a) Yes

(b) No

(iv) If no what are the reasons

……

……

(2) Are the people satisfy with the process of land acquisition in your council during the implementation of land surveyed projects?

(a)Yes

(b) No

If no state how……

(3) IMC real practices procedures of land acquisition during the implementation for human settlement development?

(a) Yes

(b) No

4. If yes, who were the procedures?

……

……..

5. What are the problems have occurred in implementing land surveyed projects for human settlement development in Ilala Municipal Council

(a)……

(b)……

(c)……

(d)……

(e)……

6.What are the perceptions of Ilala Municipal residence/land owners towards land surveying projects for human settlement development?

7. What to be done to improve land surveying project implementation for human settlement development?

Appendix 5: Questionnaires to be fulfilled by Officials of Ministry of Land Housing and Settlement Development

Dear Madam/Sir

This questionnaire aims to gather information on Assessment of Land Surveyed Projects Implementation for Human settlement development in Ilala Municipal Council. Specifically this questionnaires aims at examining problems facing Ilala Municipal councils in implementing land surveyed projects for human settlement development as well as suggesting ways of improving the performance in implementing land survey projects for human settlement development.

A. Respondents's Characteristics

1.What is your age?

2.Sex please circle one

(a) Male

(b) Female

3.Education level,

(a) No formal education

(b) Primary education

(c) Secondary education

(d) Post secondary education

(e) If other (please specify)

B. Land surveying knowledge

1(i) What is the demand of Cadastral survey

(a) High

(b) Low

(ii) If high what are the reasons behind

……

……

(iii) The demand of land survey plots and its supply is it equal?

(a) Yes

(b) No

(iv) If no what are the reasons

……

……

(2) Are the people satisfy with the process of land acquisition in many councils take Ilala as example?

(a)Yes

(b) No If no state how……

3. According to laws and land policy explain the process of land acquisition in Tanzania?

……

……

4 (a) The objective of the ministry is to improve human settlement development through implementing land surveyed projects. Ilala Municipalities Council had implement land survey projects effectively for the ten years ago?

(a) Yes

(b) No

If no state the problems which Ilala Municipal Council have in implementing had surveyed projects?

……..

……

……

……

……

4. What are the perceptions of Ilala Municipal residence/land owners towards land surveying projects for human settlement development?

5. What to be done to improve performance of land surveying project implementation for human settlement development?

……

……

……

Thank you