

# When land digital system thrilled Msinune villagers

By SUNDAY NEWS Reporter

**R**AMADHAN Mtokeni is chairman of Msinune village in Kiwengwa Division, Bagamoyo district in Coast region, who admits that he now sees the future of the land in his ancestral area.

Mtokeni says that though there have been some efforts to evaluate the land of villagers in the past, the new digital system is set to allow electronic updating, processing, storage and retrieval of land records and information, that shall eventually avoid double registration of land and ensure payment of all related taxes.

Being the first village to benefit from

Integrated Land Management Information System (ILMIS), Msinune village is implementing this pilot stage for the rest of the rural areas of the country.

A team of experts from the

Ministry of Lands, Housing and Human Settlements Development and that from ILMIS visited Msinune village where it held discussions with ward councillors on how the village land records would now move from analogue to digital system, a move that shall add security to their traditional land occupancy.

Mosses Kibona who is Chalanze district land officer says that the new move to digitize Msinune land shall survey the land and also prepare certificates that shall be preserved electronically

to avoid dubious land occupancy in future.

"We want the villagers to get their Certificates of customary rite of land occupancy, which shall electronically be preserved and that system shall in future be applied to the entire country" says Kibona.

Serge Wlodarczak, who is ILMIS Development Manager says that the Msinune land shall now have more value once the project is implemented in their areas, and that shall automatically solve a lot of problems related to land occupancy.

"Well-defined property rights in Tanzania today are crucial for realising the benefits of market exchange and that such rights are not exogenously given but evolve over time in response to economic and political forces" he says.

Land like other forms of assets must have genuine documents to establish its true ownership status and claim in Tanzania today.

Land without genuine documents has been owned by people in most parts of the country and which is a great risk for such people to claim ownership to them

or be compensated when government acquires them for overriding public interests.

It is unfortunate that many people are not really familiar with the kind of documents they need to have on their land and landed properties (houses, buildings, etc) that will legally recognise them as genuine owners or assist them to claim compensation in the event of compulsory acquisition exercise embarked upon by the government or any of its agencies.

The Minister for Lands, Housing and Human Settlements

Development, Mr William Lukuvi, has always been calling upon ILMIS to speed up digitisation work.

For the case of Msinune village, that project will definitely allow electronic updating, processing, storage and retrieval of land records and information in that village where the people are really enthusiastic about the project.

The new process in Msinune shall automatically stop double allocation of land titles in that village, and also allow the 99-year land title that cannot be tampered with, as it has been the case in some areas, where some people use fake names to own land.

When this new system becomes operational in Msinune village, says Kibona, corruption in land occupancy shall automatically come to an end because land records shall be preserved in a special system that neither land officials nor other local authorities may tamper with that electronic system.

If the Msinune project succeeds as planned, the villagers shall from now on have an easier access to loans through the issuance of title deeds previously used to take longer time, but under the new electronic system, the process shall only take few days.

"All data registration-evaluation will be collected through the ILMIS and installed in a digital way thereby all Msinune villagers will not need to come for verification on title deeds in Dar es Salaam as it will be accessed in their village office" says Wlodarczak from ILMIS.

In 2015, tenders were floated for the construction of an electronic Integrated Land Management Information System (ILMIS) to allow electronic updating, processing, storage and retrieval of land records and information, avoid double registration of land and ensure payment of all related taxes.

Funded by the World Bank, the project is aimed at easing the management of Tanzanian land while facilitating access to information for population and this has been a major concern for the country. The initial phase of the project includes the design, development, customisation, build, installation of ILMIS, support efficient administration of cadastre and real property registration at central, zonal and district level, conversion and indexing of data and migration into the ILMIS database.

The project is also designing an installation of a web application, to provide controlled access to stakeholders, purchase, deployment and installation of hardware and equipment.



Integrated Land Management Information System (ILMIS) Development Manager, Mr Serge Wlodarczak (standing right) addresses Msinune Villagers in Bagamoyo District, Coast Region recently.

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