

# MONTHLY REPORT NO 14

1-31 JANUARY 2017

## FEED THE FUTURE TANZANIA LAND TENURE ASSISTANCE (LTA)



*Claimants displaying CCROs in Kinywang'anga at a ceremony held in the village on January 25.*

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## ACRONYMS

CCRO	Certificate Customary Rights of Occupancy
COR	Contract Officer's Representative
DAI	DAI Global LLC
DLO	District Lands Office
FTF	Feed the Future
GOT	Government of Tanzania
LTA	Feed the Future Tanzania Land Tenure Assistance
LTSP	Land Tenure Support Program
M&E	Monitoring and Evaluation
MLHSD	Ministry of Lands, Housing, and Human Settlements Development
SOW	Statement of Work
STTA	Short-Term Technical Assistance
USAID	United States Agency for International Development
VEO	Village Executive Officer



## I. INTRODUCTION

This monthly report covers project activities undertaken for the period January 1-31, 2017.

### I.1 HIGHLIGHTS

On January 25 a ceremonial handover of CCROs to villagers in Kinywang'anga was held. The Minister for Lands, Housing, and Human Settlements Development (MLHHSD), The Hon. Mr William Lukuvi, was the guest of honor, accompanied by the Commissioner for Lands, the Iringa Regional Commissioner and other government dignitaries.

The Deputy Mission

Director, David Thompson represented USAID as well as the COR. Over 350 people attended the ceremony.



Residents of the Kinywang'anga, with their CCRO's with the Minister of Lands, Housing and Human Settlements Development, The Hon. Mr William Lukuvi, the Deputy Mission Director of USAID, Mr David Thompson and Iringa Regional Commissioner, Mr Richard Kasesela.

CCRO's were issued and villagers collected 502 by the end of the reporting period.

The Minister also formally opened the building that will house the Village Land Registry Office that has been refurbished and furnished as part of the program.

The ceremony was followed by a dinner attended by senior officials from the Ministry of Lands, Housing and Human Shelter Development (MLHHSD), USAID, Iringa Regional Commissioner and representatives from the District Lands Office (DLO) as well as technical staff from LTA.



Minister of Lands, Housing and Human Settlements Development, the Hon. Mr William Lukuvi cutting the ribbon at the opening of the Village Land Registry in Kinywang'anga.

LTA commenced processes in 3 new villages namely Kiponzelo, Magunga and Usengelindete.

## **2. STAFFING**

### **2.1 KEY PERSONNEL**

The new COP, Tressan Sullivan, commenced work in Iringa on January 16.

The DCOP and Land Administration Specialist, Mr Msigwa, continued in his position.

Clive English continued in his role as STTA (Land Administration and Regularization Advisor).

Christian Elwood, DAI Director Project Delivery Team, Africa, arrived in Iringa on STTA on 26 January to facilitate the transition to the new COP.

### **2.2 FIELD STAFF**

The Monitoring and Evaluation Specialist, Daudi Siwalazi, appointed in December, 2016 commenced work on January 9.

Interviews were conducted for the employment of a Field Finance Officer following the resignation of Mark Kihula effective end January.

A vacancy announcement was posted for a driver to replace the former driver who was promoted to the position of Field Assistant.

### **2.3 SUBCONTRACTORS**

There was no change to sub-contractors during the reporting period.

## **3. PROGRAM AND MANAGEMENT**

### **3.1 STAKEHOLDER MEETINGS AND CONSULTATIONS**

#### **3.2.1 USAID**

The COP, DCOP and DAI Director and the former COP met with the COR and the ACOR on January 26, and with the COR on January 27, to discuss priorities for the project, including coordination with the Land Tenure Support Project (LTSP), and matters arising from the ceremony and subsequent meeting with the Minister on January 25.

#### **3.2.2 LTSP**

On January 16-18 members of LTSP (funded by DFID, DANIDA and SIDA) based in Dar es Salaam, visited LTA. The group included the Team Leader, Technical Advisor, Technical Advisor Policy, GIS/ Surveyor and Database

Manager. On January 17, LTA DCOP arranged for, and accompanied, the LTSP team to visit the Village Chairman and Village Executive Officer at Kiponzero, who shared with them the participatory approach used by LTA. Demarcation and adjudication procedures were discussed and the importance of teamwork, the use of an adjudication data book as well as disputes sheets and claim receipts were emphasized. The group was shown the public display of the Village Land Use Plan, which had been approved by the Village Assembly. The team was introduced to MAST and discussed the need for automated production of CCRO's.

The Minister has asked that LTA work closely with LTSP and other active initiatives to identify hurdles to meeting the national goals for land regularization, brief him regularly on the pros and cons of various options to overcome the hurdles and to put actionable items before him so that he can decide which actions to take.

LTA will plan to meet quarterly with LTSP to identify hurdles, options and decision points prior to meeting with the Minister for him to decide the way forward.

### 3.2.3 GOT, MLHHS

On January 24 the LTA team, including the COP and DCOP, met with senior officials from MLHHS, which included the Commissioner of Lands and senior members of the Town Planning and Surveying Departments. The procedures that are followed by LTA were discussed including procedures for community engagement, land use planning, demarcation and clarification of boundaries, adjudication and disputed claims, objections and corrections periods and issuance of CCRO's and delivery.

The Commissioner of Lands indicated that they would like to see a more detailed land use planning process taking place for rapidly growing villages and peri-urban settlements. The officials also indicated that they would like to participate in the development and delivery of key messages relating to the LTA process. The officials were very interested in the MAST process, which they could see was cost effective and replicable. It was agreed that further meetings would take place to continue the sharing of information.

On January 25 the ceremony held at Kinywang'anga for the issuing of CCRO's was attended by senior officials including the Hon. Minister William Lukuvi - Minister of Lands, Housing and Human Settlement Development, the Regional Commissioner, the District Commissioner, the Commissioner of Lands, the District Executive Director, the Regional Administrative Secretary, and the Assistant Commissioner for Lands, Southern Highlands Zone.

At the dinner following the ceremony The Minister expressed his genuine appreciation for the growing partnership between the MLHHS and USAID in implementing land use planning and registration.

Following the dinner, a presentation was made by LTA to the Minister, the senior dignitaries mentioned above and 20 government officials explaining the first registration process. The need for close coordination with the Ministry was reiterated and quarterly meetings were agreed upon.

### 3.2.4 REGIONAL AND DISTRICT LAND OFFICIALS

On January 19 the DCOP introduced the new COP to Mr Mshani, the DNLO (Department of Natural Resources and Lands Officer) for Iringa District.

The new COP was also introduced to the District Executive Director (DED), Mr. Robert Masunya on January 19 by Mr. Mshani who offered his full support to USAID/LTA for the project.

The COP was introduced to the DLO officers, head of planning at district level, and land surveyor during the reporting period.

Regional and District Land Officials participated fully in the CCRO issuing ceremony on January 25 and both levels of government were represented at the highest level.

LTA met with DLO staff on January 27 to debrief after the ceremony and to discuss progress on demarcation of approximately 1900 parcels at Kiponzero. It was agreed that all data be cleaned and all remaining parcels be demarcated. It was further agreed that the objection and correction process would start after adjudication of all parcels. The proposed program for training of Village Councils and Village Assemblies in Magunga and Usengelindete on regularization procedures and village land use planning was also discussed.

### 3.2.5 VILLAGE REPRESENTATIVES AND RESIDENTS

#### a. Kinywang'anga

The status of CCRO's for Kinywang'anga during the reporting period:

- 854 parcels demarcated and adjudicated
- 810 CCROs to be printed and registered
- 44 parcels rejected by the Village Council and DLO (25 parcels within forest reserve and 19 parcels outside the VLC boundary)
- 785 CCROs printed, registered and delivered to the village
- 502 CCROs collected by claimants during the reporting period

On January 6 LTA met with the Village Council (12 men and 5 women) to prepare for the CCRO issuance ceremony on January 25.

The refurbishment and furnishing of the Village Land Registry Office were completed during the reporting period.



LTA worked closely with the Village Executive Officer (VEO), Village Chairman and District Land Officer to prepare for the ceremony on January 25 at which CCRO's were handed to residents. This included support to compile and translate speeches, logistics and supervision, preparation for entertainment and media coverage.



Minister of Lands, Housing and Human Settlements Development The Hon. Mr. William Lukuvi filmed for national television while addressing the residents of the Kinywang'anga

Invitations to the media were prepared, briefings before the ceremony were held and media management conducted.

7 national and 3 local media outlets including national television as well as six social media blogs covered the event. These included:

- Television: ITV, TBC and Azam TV
- Newspapers: The Guardian, Nipashe, Tanzania Daima and Habari Leo
- Radio stations: Ebony FM, Nuru FM and Country FM, and
- Social media sites: issamichuziblogspot, Jielimishe kwanzablogspot, Fullshangwe blogspot, Wazalendo25.blogspot, Michuzijr.blogspot, and mwangazawajamii.blogspot.

A 26-member theater group from Kinywang'anga was trained and three songs and one dramatic presentation were developed to illustrate the importance of CCRO's and land ownership.

#### **b. Kiponzelo**

The demarcation and adjudication process continued throughout the reporting period. 720 land parcels were demarcated and adjudicated by Para-surveyors, Adjudicators and Hamlet leaders. The work was supervised by 2 field assistants from LTA and 2 District Land Officers.

On January 13, LTA met with the Village Chairman and Village Executive Officer in Kiponzelo to finalize mapping and to introduce the message that “all claims must be heard” and not simply ignored during the demarcation and adjudication process.

#### **c. Magunga**

On January 13, LTA met with the Village Chairman and Village Executive Officer of Magunga. The objective of the meeting was to plan for the

implementation of project and to undertake the initial village assessment. LTA was advised that a Village Land Certificate had been issued however the Village Chairman and Village Executive Officer had not located it at the time of the meeting.

Magunga does not have a Village Land Use Plan or a Village Land Registry. LTA was informed that Magunga has a village registration book but not a village seal. The Village Chairman and VEO estimate that 30% of the residents in Magunga understand land issues. The officials anticipate some disputes relating to family land ownership as well as some boundary disputes between individuals and "investors". Regarding women's rights the VEO indicated that very few women have land parcels in Magunga "and in Magunga there is discrimination of women on land ownership".

### **3.2 GIS AND DATA BASE**

Parcel cleaning (removing slivers, snapping between polygons and spotting overlaps in parcels to be re-edited) was undertaken for Kiponzelo village. Editing of the data attributes on the database was done for Kiponzelo village.

In preparation for the CCRO issuing ceremony and presentation of LTA processes to senior government officials, maps were prepared for Kinywang'anga. CCRO's were checked and printed.

Searches for archive imagery in LTA imagery database were undertaken for the required imagery for the 15 selected Random Control Trial (RCT) villages for the independent impact evaluation to establish baseline information, which is due to start early March.

Preparation of maps required for the identified polygons on the required imagery for the 13 selected RCT villages for which LTA does not have imagery in its archive database. This was revised and forwarded to USAID for future processes on acquisition of the imagery.

Other tasks undertaken for GIS and data base support during the reporting period included: editing of the attributes of the data for the Kiponzelo village in the database, checking the printing of CCROs for Kinywang'anga at the DLO office, and preparation of maps required for presentations to the Minister and his team.

### **3.3 MONITORING AND EVALUATION**

The M&E Specialist received orientation training on TAMIS and TAMIS configuration from home office, along with training on reviewing indicators and data collection tools, and designing questionnaires for data collection for standard indicators.

### 3.4 KEY PROJECT ISSUES

The high uptake of CCRO's by women during the event in Kinywang'anga was noted by the Minister as surprising. The gender information and recording processes and an accurate record of before and after values and beliefs need to be carefully tracked.

USAID have indicated that the principle of "all claims must be heard" should be adopted and communicated through official Ministry channels to DLOs nationwide. More discussion about implications is sought and USAID/LTA will need to fully participate in ensuring that this principle is accepted and implemented.

LTA has been requested by USAID to set an aggressive schedule for achieving this, as follows:

- a. Support the Ministry to introduce specific regulatory reforms or issue clear and binding administrative orders that allow for the batch processing and issuance of CCROs. Obtain full concurrence on the part of the Ministry. The Minister referenced specific changes to be introduced imminently and agreed to work with USAID drafting regulations that meet this need. The COR has asked LTA to closely track this and report on progress and interactions to achieve it.
- b. LTA has drafted and is deploying public outreach messages related to land laws, rights and the benefits/obligations for registering land. Procedural handbooks for registering land, including how district and village officials are to participate, and the requirement for them to deliver the public outreach messages exactly as written, are also being developed. These resources need to be checked, reviewed by the Ministry, revised/standardized and officially sanctioned for use by the Ministry. The Ministry is in full agreement that they should review and provide concurrence with the materials and messages. LTA has been asked to engage the Ministry in this effort.
- c. The Ministry or the GOT must decide how it wishes to obtain aerial imagery that is essential to sustainability and scale-up. LTA has been asked to engage the Ministry in this effort by providing a cost-benefit analysis for the various options available.
- d. Another request made by the Ministry is for greater support from development partners in completing high-quality, cost efficient, socially-responsible land use plans. This will have to be further evaluated.

#### 4. PLANS AND CALENDAR FOR FEBRUARY 2017

**Table 1: Plans and Calendar for February, 2017**

Planned Activity	Location	Expected Dates
Completion of demarcation and adjudication in Kiponzelo.	Iringa/Kiponzelo	20 – 24 February
Cleaning of spatial data, attributes and produce a complete index parcel map and attribute data for Kiponzelo.	Iringa/Kiponzelo	6 - 20 February
Preparation and posting of maps and lists in Kiponzelo for 15-day objections and corrections period.	Iringa/Kiponzelo	27 Feb – 17 March
Introductory meeting with Village Council, Village Assembly, Women’s focus groups and Hamlet Meetings in Magunga and Usengelindete.	Iringa/Magunga/,	6 -16 February
Completion of VLUPs for Magunga and Usengelindete.	Iringa/Magunga/Usengelidete	7 – 28 February
Training of para-surveyors and Adjudicators for Magunga and Usengelindete.	Iringa/Magunga/Usengelidete	21 – 24 February
Verifying records for on-going issuance and collection of CCROs by DLO and Village Registry Office in Kinywang’anga.	Iringa/ Kinywang’anga	Ongoing.
MAST Improvements	Off-site remote work and commencement of on site work in Iringa.	27 February – 17 March
Review and finalize outreach messages and training materials using key topic modules agreed in November.  Public Outreach and Land Admin and Regularization Specialist	Iringa	Ongoing.
Obtain satellite imagery for RCT villages (13) based on priority LTA program.	Iringa	15 February - ongoing

Development of procedures manual.	Iringa	Ongoing.
Technical meeting with DLO staff.	Iringa DLO	20 February
Developing and implementing procedures for resolving disputed claims and those made outside VLC boundaries or in contradiction to VLUP designations.	Iringa DLO	24 February