



The World Bank

Land Tenure Improvement Project (P164906)

Project Information Document (PID)

Appraisal Stage | Date Prepared/Updated: 14-May-2020 | Report No: PIDISDSA24418



BASIC INFORMATION

A. Basic Project Data

Country Tanzania	Project ID P164906	Project Name Land Tenure Improvement Project	Parent Project ID (if any)
Region AFRICA	Estimated Appraisal Date 25-May-2020	Estimated Board Date 18-Aug-2020	Practice Area (Lead) Urban, Resilience and Land
Financing Instrument Investment Project Financing	Borrower(s) Ministry of Finance and Planning	Implementing Agency Ministry of Lands, Housing and Human Settlements Development	

Proposed Development Objective(s)

To strengthen the national land administration system and increase tenure security in selected areas for both men and women.

Components

Component 1: Increased Tenure Security

Component 2: Land Information Management

Component 3: Institutional Strengthening and Skills Development

Component 4: Project management

Contingency

PROJECT FINANCING DATA (US\$, Millions)

SUMMARY

Total Project Cost	150.00
Total Financing	150.00
of which IBRD/IDA	150.00
Financing Gap	0.00

DETAILS

World Bank Group Financing



International Development Association (IDA)	150.00
IDA Credit	150.00

Environmental and Social Risk Classification

Substantial

Decision

The review did not authorize the team to appraise and negotiate

Other Decision (as needed)

B. Introduction and Context

1. **Tanzania has been one of the stronger performers in Sub-Saharan Africa over the last decade but more needs to be done to achieve its development vision.** While the last decade saw a reduction in overall inequality and an increase in the rate of consumption growth of the bottom 40 percent, large income and welfare differences exist between urban and rural citizens. Tanzania's stable political and macroeconomic environment and diverse natural resources provide many opportunities for inclusive growth. For Tanzania to realize the potential presented by these strategic advantages, it will need to strengthen institutional capacity, create an open and competitive policy environment, promote public-private partnerships to raise investment levels to fill the large infrastructure gaps, raise human capital levels and coordinate across government to manage Tanzania's rich natural resources for equitable growth.

2. **Tanzania continues to achieve strong economic growth but the reduction in poverty is fragile.** According to official data, real GDP grew by 7 percent in 2018 and 6.6 percent in Q1 2019. Growth is projected near 6 percent over the medium-term subject to implementation of business environment and fiscal management reforms and a benign external environment. According to the Tanzania Poverty Assessment¹ between 2007 and 2018 the poverty rate fell from 34.4 to 26.4 percent, and extreme poverty fell from 12 percent to 8 percent. Importantly poverty rates fell for both urban and rural areas – from 20 to 15.8 percent and from 39 to 31 percent respectively. However, vulnerability remains high and poverty reduction has not kept pace with population growth: for every four Tanzanians who moved out of poverty, three fell into it. This vulnerability is likely to be exacerbated by crises such as the coronavirus outbreak which will further impact the poor and vulnerable.

3. **Land rights are key for the economic recovery and building resilience to limit Tanzania's vulnerability to Covid-19 and future disasters.** Once the immediate COVID-19 crisis passes, the proposed investments under the project position the country well, particularly to protect the poor's most valuable assets (land and property) and because access to geo-spatial data sets that could be overlaid with various

¹ Tanzania Mainland Poverty Assessment,

<http://documents.worldbank.org/curated/en/43111575939381087/Executive-Summary>



demographic data would be useful for public health and medical teams tracking the virus or organizing both the epidemiological and economic response.

Country Context

4. **Increasing urbanization continues to have an impact on urban development and heightens the need to ensure sustainable urban living conditions.** Tanzania's population of 56.3² million is growing rapidly at about 3.1³ percent per year and is expected to reach 100 million by 2040. About a third of the population lives in urban areas and at current rates it is estimated that half of the population will be living in urban areas by 2050, driven primarily by population growth and rural to urban migration. The response to this growth in population is not being matched by urban service delivery and informality is a key issue, as for example around 70 percent of Dar es Salaam's residents live in informal settlements.

5. **Gender inequality is limiting the ability of Tanzania to increase human capital and overall wealth per capita.** In 2014, women accounted for 35.5 percent of Tanzania's human capital wealth and men 64.5 percent. Losses in human capital wealth due to gender inequality in Tanzania are estimated at up to US\$111 billion.

6. **Despite growth, rural poverty remains high.** As of 2018, 66.2⁴ percent of the population is living in rural areas and poverty remains high. By 2018, about 14 million Tanzanians lived in poverty, up from 12.3 million in 2012 and 13.2 million in 2007. Agriculture contributes about 31.5 percent to the GDP and about 73 percent of Tanzanian households depend on agriculture for their livelihoods.

Sectoral and Institutional Context

6. **The Constitution of Tanzania provides that every person has the right to own property.** All land in Tanzania is public land vested in the President, as a trustee for and on behalf of all the citizens of Tanzania. The 1995 National Land Policy (NLP) led to the development and passage of the 1999 Village Land Act and 1999 Land Act, which established three categories of land: General, Reserved and Village Land. About 68% of all land is Village Land; 30% is Reserved Land and only 2% is General Land. In 2005 the Government prepared the Strategic Plan for the Implementation of Land Laws (SPILL), which was revised in 2013 but has only been partly implemented. If adequately implemented and enforced, the legal framework provides a basis for equitably recognizing and protecting women's land rights and pastoral and communal rights to land and natural resources.

7. **Customary land rights are protected.** The 1999 Village Land Act recognizes the rights of village residents to collectively hold land (both communal land and land that has been transferred to individuals) that they have traditionally used under customary law. The Village Land Act determines that village lands may be demarcated, and land use plans created to provide for Certificates of Village Land (CVL) and Certificates of Customary Rights of Occupancy (CCROs) for people living within the villages. As of now, less than 10 percent of approximately 6 million households have received CCROs. Obtaining any form of land

² IMF DataMapper, October 2019.

³ Tanzania Economic Update. Issue 12. July 2019.

⁴ World Bank Open Data. <https://data.worldbank.org/>



certificate can be time consuming and costly. Some figures indicate that 30 percent of Tanzanians feel insecure about their tenure⁵ but the actual number of people with insecure tenure might be much higher.

8. Tanzania is experiencing rapid urbanization, increasing land disputes and weak implementation of women land rights, with strong implications for land administration. Dar es Salaam is East Africa's most populous city and is becoming one of the continent's megacities with a projected population of more than 10 million by the early 2030s. Land disputes are a common feature of both rural and urban areas. Conflicts are tied to increasing population pressure, conflicting land uses, such as grazing versus cultivation, proliferating peri-urban development, and even overlapping land concessions. Women's land rights are well-supported, but implementation remains weak. Tanzania's formal legal framework supports women's land rights and includes quotas for women's participation on Village Land Councils and requires spousal consent to transact or mortgage the land. However, customary law is predominant in rural areas, resulting in women's land rights being undermined, as customary laws favor male inheritance and men continue to make most land-related decisions. In urban areas, female-headed households face challenges accessing housing, and their rights are often undermined in informal settlements

C. Proposed Development Objective(s)

Development Objective(s) (From PAD)

9. To strengthen the land administration system and increase tenure security in selected areas for both men and women.

Key Results

10. To support "strengthened land administration system":

- a) Increased number of land and property transactions.
- b) Reduction in time for issuance of a CRO.⁶

11. To support "increased tenure security":

- a) Number of certificates (CROs, CCROs) registered (gender disaggregated).
- b) Reduced number of land conflicts (gender disaggregated)⁷
- c) Increased perception of tenure security (gender disaggregated).

D. Project Description

12. To achieve the PDO, the Project aims to demarcate and register approximately 2.5 million parcels over the project period. The Project will be implemented in the following urban centers were selected: Dar es Salaam, Dodoma, Mwanza, Geita, Pwani, Tanga, Arusha, Morogoro, Tabora and Shinyanga. With

⁵ Overseas Development Institute and Global Land Alliance (2018): PRIndex Analytical Report 2017. Findings from 3-country test.

⁶ Cost for issuance of a CRO will also be closely monitored as an intermediate indicator.

⁷ This will be measured through the formal land and housing tribunal dispute resolution system.



regard to rural land certification, the following districts were selected: Ruvuma (Mbinga), Katavi (Mpanda), Songwe and Momba Rural (Songwe), Simiyu (Maswa) and Chamwino (Dodoma region).⁸ The Project will consist of four components with a total financing of US\$150.0 million.

13. **Component 1: Increased Tenure Security.** This component will support the issuance of CCROs, CROs, Residential Licenses, and other related activities. The activities under this Component will be done in an inclusive and participatory way to ensure gender equity, and protection of the rights of all groups including women, youth, hunter-gatherers, pastoralists, farmers, urban poor, etc. This Component includes the following subcomponents. Activities under this Component may be adjusted as needed to respond to Covid-19 particularly as relates to field work and public meetings and consultations.

14. **Subcomponent 1.1: rural mass certification and issuance of Certificates of Customary Rights of Occupancy (CCROs).** Based on the pilot experience under LTSP and LTA, this subcomponent will scale up the direct implementation of rural mass certification and issuance of CCROs in select areas of the country.⁹ The streamlined processes require the previous definition of the village boundaries, and the planning of land uses for long-term environmental and social sustainability, for example, to preserve common grazing areas and designate areas for common social infrastructure (roads, schools, etc.). The next steps are inclusive and participatory demarcation and adjudication processes, conflict resolution and issuance of certificates. Special attention will be given to women and other marginalized groups and vulnerable groups¹⁰ to ensure they fully participate and benefit from the Project. This would include special sensitization activities for women and men focused on women's land rights; special measures to be implemented when pastoralists are present; and ensuring women's and other's participation in Village Land Committees. The field manuals for mass rural certification developed under LTSP will be used with certain enhancements to better protect the rights of women, vulnerable groups, and others.

15. **Subcomponent 1.2: urban mass registration and issuance of Certificates of Rights of Occupancy (CROs) and Residential Licenses (RL).** Urban land certification entails two distinct processes with different outputs: the formalization process to produce 1 million Residential Licenses (RL), and the regularization of unplanned settlements to produce 1 million CROs. The process for issuance of RLs in urban areas is well tested and includes: i) Adjudicating land parcels in urban areas; ii) Preparing urban land register for all identified land parcels and entering into the database; and ii) Issuing residential licenses for the registered land parcels to both men and women. This will be scaled up through direct implementation by MLHHS which has already issued 380,000 RLs. However, avenues for outsourcing this work will also be explored.

16. The regularization process for unplanned settlements and the issuance of CROs includes the production of regularization schemes to ensure compliance with minimum urban standards (width of streets and pathways, availability of public spaces such as schools and other services) and some land donations may be required to widen roadways or provide for other public infrastructure, however this

⁸ The project activities do not include Zanzibar, but synergies with other initiatives will be explored during project implementation.

⁹ Selection of the specific villages will follow screening criteria outlined in the Project ESMF and including that village boundaries are clearly demarcated with protected areas, and recognition of grazing and wildlife corridors, etc. The screening will also include available information about Covid-19 hotspots as needed.

¹⁰ Vulnerable Groups as defined in the Vulnerable Groups Planning Framework are the Hadzabe, Akie, Maasai, Sandawe and Barabaig.



will be minimized as much as possible.¹¹ The steps in the process are: (a) community sensitization and dissemination activities for district and Mtaa level authorities; (b) Individual parcels demarcation and field data collection through participatory and inclusive processes; (c) processing of data; (d) public display to allow for gathering of objections and corrections; (e) validation by the MLHHS and the Commissioner for Lands; and (f) issuance of CROs and registration in the property registry. All steps will be done in an inclusive and participatory way to ensure gender equity, and protection of the rights of all groups including youth, urban poor, etc.

17. The experience with mass certification and issuance of CROs has not yielded the same streamlined procedures and efficiency as in rural areas, and more piloting is needed. This will be done in year one of the Project to test different streamlined approaches and to test direct implementation vs. private sector outsourcing. The pilots will be thoroughly evaluated, and the procedures documented in a detailed field manual (Land Regularization Manual). Based on the results of the pilots the mass certification will be scaled up in the areas selected with the goal to issue 1 million CROs.

18. **Component 2: Land Information Management.** An effective land administration system requires good spatial data and infrastructure as well as ICT system to manage the data. All activities will be designed with sustainability to ensure that the technology and infrastructure built are sustainable financially and in terms of human capacity to manage and maintain. There are four subcomponents as outlined below.

19. Subcomponent 2.1: Upgrading and Upscaling of ILMIS. This subcomponent will finance the second phase of ILMIS development by upgrading functionalities for unified management of CCROs, CROs, RLs, including first registration and subsequent transactions. The second phase will also include expanded tasks of land valuation, physical planning, field data exchange, external interfaces with other key institutions, and land records conversion into digital format. The upgrades will ensure that ILMIS can produce gender disaggregated data on land and property rights. This subcomponent will also finance further development and enhancement of the mobile applications for data collection. The ICT infrastructure in the National Land Information Center (NLIC, as the backup), the National Internet Data Center (NIDC, for hosting the system) and associated facilities will be upgraded ensuring secured and reliable system operations, and technical equipment will be provided to 26 regional land offices to support the ILMIS upscaling. The rollout and upscaling of ILMIS will introduce an integrated web portal and a simple mobile application to provide open and transparent land information services to stakeholders including public, business, and government, by serving as a single access point to land information. The web portal will also include National Spatial Data Infrastructure (NSDI) services as the basis for a geospatial data catalogue.

¹¹ Regularization functions may involve land taking to establish community roads and right of way/ passage between existing land plots. The extent of these land takings will be minimised to the extent possible by limiting the width of these rights of way. Such land takings will be provided via Voluntary Land Donation procedures or will need to be compensated in line with the entitlements matrix or as outlined in the Resettlement Policy Framework prepared for the Project. This will be done according to the Bank's principles for voluntary land donations and fully documented as per the Environmental and Social Framework guidance and RPF.



20. **Subcomponent 2.2: Production of Base-maps.** This subcomponent will finance the outsourced production of base maps using either recent high-resolution satellite imagery or aerial photography in the project areas to support mass land certification and land use planning and management. The districts in between project target districts will be also covered with new base maps if necessary. The fundamental geospatial datasets will be prioritized and defined, and the modern methods of automated classification techniques would be used for geographic feature extraction with digitization options generating different map scales¹² based on locations and purposes. The project will generate topographic maps from high resolution imagery that can be carried out using remote mapping methods if social distancing remains in effect. The mapping component can bring positive impact by producing geospatial data, developing digital skills and promoting job creation while helping to mitigate the unprecedented shocks to economies and labor markets. The maps will be available through the NSDI portal developed under the project, and finally become universal maps for both public and private sectors in Tanzania for land tenure, planning, location-based services, analysis of climate change adaptation, mitigation, DRM and public health responses to Covid-19.

21. **Subcomponent 2.3: Enhancement of Geodetic Framework.** This subcomponent will finance the establishment of Continuously Operating Reference Stations (CORS), associated infrastructure, and geodetic control points to strengthen geodetic reference system needed for accurate and economically feasible Global Navigation Satellite System (GNSS) surveying. The existing CORS station¹³ and potential new stations installed by other parties¹⁴ in support of strengthening the national geodetic system will be also interlinked and integrated into the CORS network if technical conditions are met. Geodetic control points will be installed to support the fieldwork of land certification and the geo-referencing of imagery. To ensure capacity building and sustainability of the geodetic infrastructure, the equipment provider will provide technical assistance to support MLHHSD to manage the geodetic system for the first two years after handover of the CORS network, and sufficient training to enable MLHHSD officials to fully take over management thereafter. A business plan focusing on future uses of the CORS by private surveyors and companies will be prepared.

22. **Subcomponent 2.4: Support for Property Valuation Systems.** This subcomponent will include the mapping of land values across the country and updating the land value rates based on market research. Field data collection by MLHSSD will generate property valuation information and then be entered into a database that could be used in mass appraisal for the determination of property taxes, capital gain taxes, land rent, premium, compensation, etc. As part of the ILMIS upgrade, there will be a module for including this data as well as automating more of the data collection through the recording of sales prices. Technical assistance will be provided to support this automation. Every effort will be made to ensure coordination with local authorities (and the LGRCIS¹⁵), the Tanzania Tax Authority and other users of this information.

23. **Component 3: Institutional Strengthening.** Strengthening the land administration system and increasing tenure security will require significant capacity to be built in the public and private sectors. This

¹² The map scales will be differed based on locations and purposes such as the scale of 1:10,000 for the rural area, 1:5,000 map scale for district headquarters as well as 1:2,500 map scale for urban and township centers.

¹³ Existing CORS Stations: Dar es Salaam (repairs needed), ARU (Ardhi University in Dar es Salaam), Moshi (repairs needed), Tabora (repairs needed), Tukuyu, and Mtwara.

¹⁴ Currently there is a possible project for CORs to be financed by Korea ExIm Bank and the Ministry will ensure that these activities are coordinated and complementary.

¹⁵ The Local Government Revenue Collection Information System (LGRCIS)



includes human capacity but also offices and equipment. In addition, an effective land administration system requires citizens who are aware of and understand the service provided and how to use the system to maintain their property rights. There are five subcomponents.

24. Subcomponent 3.1: Legal and regulatory review and support to policy implementation. The objective of this sub-component is to update and harmonize the policy, legal and regulatory framework for efficient land administration and mass systematic registration. This will be done through backgrounds studies and analysis, workshops and consultancies as needed. See Annex 4 (a summary of the legal and institutional assessment prepared for the Project) for further details.

25. Subcomponent 3.2: Capacity building for the land sector. The objective of this subcomponent is to increase the capacity and improve the performance of all relevant actors in the land sector to be able to fulfill functions in land administration. Training will also be needed for project implementation in procurement, contract monitoring and management and other relevant courses. Training package (both short courses, study tours and other) will be provided at different levels, including, but not limited to, Ministry departments, local governments, PCU staff, District Land and Housing Tribunals (DLHT), procurement and safeguard staff, village governments, local leaders, contractors, and community-based organizations (CBOs). Training members of Village Land Councils, Village Land Use Management committees (VLUM), Village Adjudication Committee (VAC)¹⁶, and PLUM teams; and Training of trainers for land registration, implementation of ILMIS and computerized record management and archiving at National, Zonal, Regional and District levels are among some of the topics. A Training Needs Analysis will be performed in year one of the Project to better assess current strengths, weaknesses and needs for training and capacity building. This Subcomponent will also finance the development of up-dated curricula and strengthen the capacities of the training institutions in Tabora and Morogoro.¹⁷

26. Subcomponent 3.3: Support for the Land and Housing Tribunals. The Land and Housing Tribunals should exist throughout the country at the District and village levels. However, that is not currently the case. Many of the DLHTs and the Village Land Councils are not fully operational or not set-up at all. Support under this Sub-component will include: adding new tribunals and councils where they currently do not exist, financial and human resource support for existing bodies, clearing of backlogs, support for the development of a model manual and other needed guidelines and procedure for Village Land Councils and Ward Tribunals, as well as necessary training and equipment. A needs assessment has been prepared by MLHHSD and will further define the exact activities.

27. Subcomponent 3.4: Physical development of the land administration system. This subcomponent includes construction of Regional Land Offices for all 26 regions and renovation of 12 District Land Offices so that they are compliant with ILMIS workflow as well as having the necessary ICT infrastructure

¹⁶ Efforts will be made to ensure that these teams are gender representative.

¹⁷ Efforts on the curriculum development will be coordinated with the Network of Excellence on Land Governance in Africa (NELGA), which is a joint activity of the United Nations Economic Commission on Africa (UNECA), the African Union, the German Federal Ministry for Development and Economic Cooperation (BMZ) and the World Bank. NELGA seeks to build capacity for land administration and land governance in the region, with Ardhi University in Dar es Salaam serving as the hub for East Africa.

<https://nelga.org/>



(connection of LAN), provision of proper archive furniture and records storage. This Subcomponent will also support the construction of a national land archive building and needed equipment. All sites for construction will be on government owned land. This subcomponent will also include the development of an archive strategy and policy guideline for all offices – region, district, village – to direct the retention and storage of land documents, maps, drawings and other paper records. For the construction of office buildings, financing will be provided for proper design and engineering drawings and technical specifications, preparation of necessary safeguards documents, and construction supervision.

28. **Subcomponent 3.5: Public Awareness.** The objective of this Subcomponent is to create awareness of the broader land administration system and national program for mass registration (CCROs, CROs, RLs), land policy and land laws, CORS and ILMIS. These activities will include preparation of the communications strategy, message development and testing to ensure the messaging builds confidence in, and understanding of, the land administration system specific to the needs and interests of Tanzanians. There should also be a specific focus on women's land rights and other marginalized groups based on the outcomes of the Social Assessment, and vulnerable groups as defined in the Vulnerable Groups Planning Framework (VGPF). Specific public awareness activities related the systematic program for CROs, CCROs and RLs in the targeted communities will be included under Component 1, though there will be coordination with the national level campaign on messaging and information.

29. **Component 4: Project Management.** The Project will be implemented by MLHHS with support from a Project Coordination Unit (PCU). This Component will support effective project management, fiduciary support (financial management and procurement), monitoring and evaluation of project activities, establishment of a solid M&E framework, and compliance with social and environmental safeguards policies and processes. The Component will also include financing for the baseline study, and the mid-term and end-of-project evaluations to assess performance and document important lessons to inform the design of future operations. Under this Component a grievance redress mechanism (GRM) for the Project will be established and managed to ensure that all grievances, complaints and concerns are responded to.

Legal Operational Policies

Triggered?

Projects on International Waterways OP 7.50	No
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Projects in Disputed Areas OP 7.60	No
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Summary of Assessment of Environmental and Social Risks and Impacts

30. The Project has been rated as substantial overall based on a substantial environmental risk rating and a substantial social risk rating. The Project will be implemented nationwide and may result in a wide range of impacts due to the variety of activities which are being implemented (construction of office



buildings, land regularization and land formalization) and the geographic location and associated baseline conditions. Furthermore, the capacity of the MLHHSD to manage environmental and social impacts in line with the World Bank Environmental and Social Framework (ESF) is limited. The MLHHSD will establish an Environmental and Social Coordination Unit within the Project Coordination Unit (PCU) to mitigate this risk which will include one environmental and one social specialist who will be designated to support the environmental and community development officer in the ministry. In addition, five specialists will be hired to support the districts in implementing the required activities in recognition of the fact that the district officers have limited capacity.

31. The environmental risk rating is classified as substantial based on the likely impacts and risks from proposed activities under Component 1 and 3, specifically from construction of zonal offices and the inexperience of the key project implementing entity. Construction works, transportation and handling of construction materials may lead to site specific environmental impacts, which would be mitigated during project implementation. the nature of the proposed activities are not likely to pose any indirect or long-term environmental impacts. No projects activities will be undertaken inside or near protected areas and sensitive habitats. Project activities will be screened for potential direct and indirect impacts on biodiversity and natural habitats, including protected areas and migratory corridors.

32. Since the designs and locations of the proposed physical works or facilities to be financed under the project are not determined at this stage, the project has prepared an Environmental and Social Management Framework (ESMF). The ESMF provides guidance on screening of potential environmental and social impacts and recommend appropriate instruments such as Environmental and Social Management Plans (ESMPs) to be prepared to manage risks in compliance with both the World Bank ESF and the Government guidelines. In relation to the construction of office buildings the social risks are expected to be limited as construction is planned on existing government land. This will limit the potential for any resettlement associated with these land plots, nevertheless, any informal land uses and associated physical or economic resettlement will need to be identified and compensated in line with the requirements of ESS5. The presence of workers has the potential to result in impacts to community health and safety including but not limited to increased transmission of diseases (communicable, sexually transmitted and vector borne diseases), road traffic accidents, accidents at construction sites if communities enter them and the risk of Gender Based Violence (GBV) or Sexual Exploitation and Abuse (SEA). Mitigation has been proposed to address these risks including community and workers education and sensitization, worker codes of conduct, grievance redress mechanisms, labor management procedures and measures to maximize the use of local workers.

33. The Project anticipates that land needed for regularization will be provided through Voluntary Land Donation (VLD) but recognizes that affected people have the right to refuse or receive compensation. VLD procedures are presented in the Resettlement Policy Framework (RPF) that has been developed for the project including the need for consultation, the right to refusal (without being excluded from project benefits), the amount of land is minor and will not affect the donors ability to maintain their livelihood, no household relocation, the donor will benefit from the project and that users of the land consent when the land is community land. Where affected people refuse to donate land, a Resettlement Action Plan (RAP) will be developed which will provide compensation at full replacement cost. The land regularization or formalization process may result in other impacts including the presence of an external workforce (Government or private firms) and the associated impacts to community health and safety notably disease



transmission, increased risk of GBV/SEA and the potential for exclusion of marginalized groups from benefits notably women, people living with disabilities, the youth and the elderly.

34. As this is a nationwide project, risks will need to be considered differentially in relation to different societal groups including any relevant groups under ESS7 Indigenous Peoples/ Sub-Saharan African Historically Under Served Traditional Local Communities. Land issues associated with these groups are very sensitive and there is significant potential for conflict if their rights to land are not adequately considered. Risks to these groups include exclusion from land use planning process (Village Land Use Plans), failure to recognize their rights to land (especially seasonal rights), the need to undertake planning activities across village boundaries and to recognize the need to maintain stock routes. Furthermore, registering of rights may also result in such groups losing access to land especially where land is currently being administered under customary tenure in rural areas or other groups dominate and are also using the traditional lands of vulnerable groups. These risks are addressed through the development of the Vulnerable Groups Planning Framework which requires that there is extensive engagement with VGs and calls for their inclusion in planning processes as well as the inclusion of community groups to support the MLHHSD in addressing the needs of VGs.

E. Implementation

Institutional and Implementation Arrangements

35. MLHHSD is responsible for all land matters in the country. MLHHSD is responsible for surveys and mapping; oversees the land administration infrastructure; drafts land laws and policies; manages land registration, and issues certificates; manages land use planning; and resolves disputes among other related functions. Village councils and village assemblies play an important role in the process of issuing CCRDs as defined by the Village Land Act. Local government authorities (LGAs) and Ward level officials also have an important role to play in the issuance of CROs.

36. A Project Steering Committee (PSC) will be set up at the Permanent Secretary Level and chaired by the PS of MLHSSD. Additional members of the PSC are the PS for Ministry of Finance and Planning (MOFP) and for PO-RALG. Other Ministries, such as Ministry of Natural Resources and Tourism; Ministry of Agriculture; Ministry of Livestock and Fisheries Development, may participate as needed. This committee will be responsible for approving annual work plans and budgets and major coordination issues among ministries or levels of government. Within MLHHSD a Technical Committee will be set-up made up of Heads of Departments and Section. The Technical Committee will oversee the implementation of the Project and provide technical inputs and policy guidance, respond to inter-departmental issues. A detailed organigram, clear reporting lines and definition of roles and responsibilities will be defined in the Project Operations Manual (POM).

37. A Project Coordination Unit (PCU) will be established within MLHHSD. The PCU will be responsible for project implementation and will supervise the field teams, contractors and consultants hired to perform the work of the Project. The PCU will have the following specialists: project coordinator, procurement, financial management, monitoring and evaluation, social, environmental, training management, and legal issues. Key staff from MLHHSD technical departments will also be seconded to the PCU to manage key activities – base-mapping, ILMIS rollout and enhancements, issuance of CROs and CCRDs, and communications. Staff may be seconded from Ministries, LGAs or other government bodies full time to the PCU to fill these positions if they have the relevant knowledge and experience satisfactory



to the Bank. If no such staff exist, then experts from the market will be hired. As project activities will take place at all levels – national, regional, district and local/village level - the implementation arrangements have been designed to coordinate among departments and levels and this is detailed in the POM.

38. Finally, a Stakeholder Engagement Forum will be established at the national level. The PCU will act as the secretariat for the forum which will be chaired by the Deputy Permanent Secretary, MLHHSD or higher. The forum will consist of the following representatives from the MLHHSD, PCU, representatives of other ministries such as PO-RALG, Ministry of Agriculture, Ministry of Livestock and Fisheries etc.; representatives from District Field Teams/ Private Firms involved in implementation; CSOs related to issues on land, environment, gender and vulnerable groups;¹⁸ representatives of LGAs from the Project areas where activities are being undertaken/ planned; and political leaders from the Project areas where activities are being undertaken/ planned. The SEF will meet at least every six months or more as needed and will focus on creating a space for dialogue on the Project so that any party may raise issues and concerns and that solutions will be found. The SEF will be further detailed in the POM.

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¹⁸ The SEF will make use of existing multi-stakeholder platforms within the country, such as the Tanzania Land Alliance (TALA), which includes a number of key civil society organizations including Tanzania Women Lawyers Association, Tanzania Natural Resource Forum, PINGOS Forum (pastoralist and hunter-gatherer organization). <https://www.tala.or.tz/all-members>



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