

# Land Administration and Economic Growth, At What Cost?

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## Background of Tanzania

- For the past three decades major reforms have been taking place:
  - Politically
  - Socially
  - Economically

## Case Study Area- Oyster Bay

- Best social facilities
- Well drained tarmac roads, with streetlights
- Power and running water
- Historical area established in 1906
- The most prime area in the city

## Ownership

- Reconstruction
  - multi storey
  - additional buildings
- Commercialization
  - bars and restaurants
  - hair and beauty saloons
  - Clinics, chemists/ pharmacies
  - Vehicle selling points



## The Result

The Cost	The Benefit
1. Challenge for physical infrastructure management	1. Increase property value of the area (land and houses).
2. Water	2. Empowerment to the Buyers (Owners).
3. Sanitation	3. Economic gain to the Seller (Government).
4. Solid waste	
5. Incompatible land use.	
6. Loss of historical Heritage.	

## Conclusion

- The cost is the direct cause of lack of accountability, transparency and law enforcement.

***ASANTE!***

Thank You...