

# Informal Settlements in Zanzibar - improvements by secured land tenure

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The International Office at the Lund Institute of Technology administers the MFS Programme and is located at the Department of Real Estate Science, Lund Institute of Technology.

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## Summary

This report is about informal settlements in Zanzibar and the land management system in Zanzibar is also described. The thesis further relates to the land legislation in Zanzibar and contains information about the legal procedure of a land purchase. Different types of documents concerning land and property are treated in detail to explain the difference in legal value. The theory is to a great extent based on information collected through literature. To describe the land administration system in Zanzibar interviews with key persons in land administration have been performed. The report discusses general information about causes of the origin of informal settlements and the advantages the society and the individual can draw if the possession rights would be improved. Informal settlements, is a moderate level of squatting and squatting is a widespread phenomenon in developing countries.

The adjudication process and different ways of register land are handled theoretical. An evaluation of what benefits the implementation of a Land Information System could give compared to the risks of introducing a system at an early stage.

The purpose of performing the field study in Zanzibar and what it is supposed to result is explained. The thesis contains information and results from the thorough investigation made in an informal area consisting of 2000 households. 47 households were involved and answered questions concerning land tenure, registration and questions about other services. Further it describes how the survey and interviews were carried out. The results are based on the answers that the inhabitants in the study area have given. A description is made of the structure and the conditions in the area, and the problems the settlers see as the most important. The result of their priorities regarding provided services is showed.

Our discussion is based upon our own experiences and valuations about the system's functionality. We point out positive aspects that we think ought to be