

THE ROLE OF TRAINING INSTITUTIONS IN CAPACITY BUILDING FOR SECURE TENURE

**The Case of UCLAS, Dar es
Salaam, Tanzania**

**J.M. Lusugga Kironde,
UCLAS, Box 35176 DSM
kironde@uclas.ac.tz**

Capacity Building includes ...

- Training the necessary manpower
- Providing the requisite hardware
- Creating an enabling environment
- Supporting communities to realise their goals
- Equipping practitioners and communities with new developments

Security of Tenure is on top of the government's agenda

- National Land policy 1995
- Land Act and Village Land Act both of 1999
- National Human Settlements Development Policy 2000
- Poverty Reduction Strategy Paper 2000
- Tanzania Development Vision 2025

In realisation of some of the provisions of the Land Act

- The Government has recently embarked on an exercise to identify property owners in one of the largest unplanned areas in Dar es Salaam (Manzese) with view of giving them residential licences
- With upgrading, these may later be converted into full titles

The Role of UCLAS in support of secure tenure has been

- In terms of training the professional staff required to man the human settlements sector
- Developing suitable curricula
- Conducting relevant research
- Offering supportive consultancy, some of it, Community-based consultancy

Brief History of UCLAS

- Started in 1956 as a Survey Training Centre, training technician surveyors.
- Renamed Ardhi Institute 1972. Following policy of Decentralisation which saw an expanded Land Sector Courses in Estate Management and Valuation and Urban and Rural Planning added. All courses offering Diplomas

Brief History of UCLAS, *cotd*

- Courses in Architecture, Quantity Surveying and Environmental Engineering added in 1976, 1978 and 1982 respectively
- 1979, Centre for Housing Studies established with Dutch assistance to run short courses and research

Brief History of UCLAS, *cotd*

- Thus by 1980 Ardhi Institute offering all courses related to human settlements.
- These were previously offered in the UK Kenya, and Ghana
- Did become a Regional centre training students from Botswana, Zambia, Uganda, the Gambia, Sierra Leone and South Africa

Brief History of UCLAS, *cotd*

- Became the University College of Lands and Architectural Studies (UCLAS), a Constituent College of the University of Dar es Salaam in 1996 to be nurtured to become a fully-fledged University
- This meant moving away from the parent Ministry of Lands to that of Higher Education, but opened opportunities to offer a wider range of courses etc

Mission and set up of UCLAS

- Mission: To be a Centre of Excellence offering integrated teaching, research and offering public services in Land Development Management Environmental Management and Human Settlements Management. 2 Faculties, FAP, FLEE
- FAP (Architecture, Building Economics and Planning)
- FLEE (Land Surveying, Land Management and Valuation and Environmental Engineering)

Mission and set up of UCLAS...

cotd

- Institute of Human Settlements Studies
- Centre for Continuing Education
- Centre for Information and Communication Technology
- Collaboration with ITC to offer short-term training in LIS
- Focal point for UN-HABITAT

Student Enrollment

- Has grown from 388 in 1994/95 to 933 in 2003/04

94/95	95/96	96/97	97/98	98/99	
388	404	391	376	517	
99/2000	2000/01		01/02	02/03	03/04
592	671		766	879	933

Curriculum Review

- Major Review undertaken 2001
- Preceded by Tracer Studies
- Courses related to Land Tenure critically examined
- Existing Standards, regulations and procedures identified as inappropriate
- Land Survey Ordinance 1957, Town and Country Planning Ordinance, 1956

Curriculum Review ...*cotd*

- For example, over 80% of Dar es Salaam residents live in informal areas
- Conventional approach to planning, land surveying and land registration cannot apply
- Curriculum emphasises review of existing standards and procedures
- Encourages community participation, good governance, and decentralisation

Research

- Some 20 research themes developed and approved. Some research undertaken with collaborating partners
- Topics related to: Land, Mapping, Shelter Provision, Regularisation, land tenure and Community participation
- Generally geared towards addressing constraints towards affordable shelter and secure tenure for low-income households

Consultancy

- Many consultancy undertakings with or for communities
- In Mwanza two informal settlements (Ibungilo, Isamilo) assisted to prepare land regularisation scheme with DANIDA support
- In Dar es Salaam, UCLAS worked with Hanna Nassif Community, spinned off into CIUP
- Makongo and Ubungo maziwa areas assisted
- New standards developed to suit other areas

Shaping Policy and Laws

- UCLAS involved in shaping Laws referred to above and the National Housing Programme
- Ideas put by UCLAS into proposed new Town Planning Act . Those accepted include:
 - Decentralisation of powers from Ministry of Lands
 - Acceptance of flexible planning standards developed and approved locally or regionally
 - Landowners to prepare own plans to supercede official ones
 - An active role for CBOs and NGOs

Professional Bodies

- UCLAS is the birthplace and mainstay (e.g. providing key officials or supporting administration) of many professional bodies including the NCPS, TIVEA, IST, TPAT
- As of December 2003, the NCPS had registered 232 professionals (120 land surveyors, 112 valuers)
- Over 95% of these trained at UCLAS

Problems

- Despite revision, curriculum still reflect past. Land surveying standards for example considered too high, centralised and rigid, not reflecting current situation. Renamed “Geomatics”
- Generalised and approved standards applicable to informal areas lacking
- Move from technician and diploma levels criticised for producing manpower not suited to needs of the poor

Prospects

- Intake can be increased within the existing infrastructure. UCLAS would like to assist neighbouring countries with their training needs
- ICT now well-internalised at UCLAS and prospects for wider application especially with our collaborating partners such as ITC, great.
- A good expansion programme is underway as is a human resource development one



**UNIVERSITY COLLEGE OF LANDS AND
ARCHITECTURAL STUDIES (UCLAS)**

(A Constituent College of the University of Dar es Salaam)

Telephones: (255-22) – 2771272, 2775004, 2771847

Faxes: (255-22) – 2775448, 2775479, 2775391

Telegrams: ARDHICHUO



P. O. Box 35176

Dar es Salaam

e-mail: uclas@uclas.ac.tz

**THANK YOU VERY MUCH
FOR YOUR ATTENTION**