

Critical Issues of Capabilities in Land Utilization for Achieving Objectives Set in Tanzania's Small Towns: Evidence from Kibaha and Chalinze

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Abstract

The focus of the paper is on the capabilities of various types and their effects on land resource utilization for achieving Tanzania towns' objectives drawing empirical evidence from Kibaha and Chalinze. It is argued that small towns of Kibaha and Chalinze have set objectives which have to be attained through capabilities enhancement of various types in utilizing land. The existing capabilities are unfortunately limited causing the utilization of land resource by residents and other actors to be ineffective and inefficient. This has resulted in inadequate realization of the objectives set by the towns. In analyzing all those dynamics in detail the paper is divided into five sections, beginning with introduction in section one. It is followed by section two which is dealing with the methods for data collection and analysis. While section three focuses on theoretical framework, section four discusses the empirical results of the status of capabilities in various sectors linked with the manner land is utilized for achieving the objectives set in the towns. Section five is on the suggestions to enhance capabilities of residents and other actors for utilizing land productively in the two towns.

1. Introduction

This section sets the context of land utilization which is synonymous with land use. The concept is imperative for set objectives of a city or town to be attained. In view of the fact that land tenure can be defined as the mode by which land is held or owned or the set relationships among people concerning the use of land and its product (Payne, 1997), the concept of utilizing the resource operates in the realm of land tenure.

In cities and towns of Tanzania there are number of elements to be considered which enable land developed and utilized for growth of human activities set in cities and towns. One element is the relationships established among various actors such as the state, private sector and non-state actors in the domain of land utilization. Due to the fact that state is the ultimate owner of land, one of its major role is to grant right of land utilization to the user. Before such right is effected, the state grants title in form of occupancy to the user composed of the following characteristics as stipulated in the 1995 National Land Policy Document pp. 8: (i)A definite term for the occupation and use of the land is granted; (ii)Development conditions are imposed on the holder of that land; (iii)The holder of that land has no right to subdivide, transfer or mortgage the same without the consent of the Commissioner for Lands;(iv)The holder has to pay rent to the Government and (v)The President of the United Republic of Tanzania may revoke the Right of Occupancy of the landholder.

The 2009 National Public-Private Partnership (PPP) Policy has identified land development as one of the sectors that needs participation of various actors to enhance government's capacity and foster economic growth in the present number of political and economic changes which have occurred in Tanzania. Among the changes include the increase of population, increase in numbers of livestock, more demand for agricultural land, growth and expansion of towns which pushed demand for more land to be used for settlements, industries, modernized agriculture and business. Other changes according to Lugoe (2008) are increase demand for land for investments, increase land conflicts, growth of land markets in urban and rural areas. Olemasha(2008) reported other changes such as high demand for grazing, environmental conservation, the need for the government to benefit from transactions in land as a result of liberalization of politics and economy and decisions of the Court of Appeal which has given explicit legal recognition to customary law titles as a valid forms of land occupancy. This situation has compelled the state to play another major role of making policy, legal, institutional and administrative reforms. With the aim of accommodating these changes in order to be effective in the role they play and enable other actors collaborate with the state on a comparative advantage in the sector of land use.

Citing one significant role of the policies and laws Kironde (2009 p. 10) noted that they ensure existing rights and recognized longstanding occupation or use of land are classified and secured. The policies and subsequent laws also prohibit discrimination on gender basis in access to both customary and statutory rights.

Productive use is another important element that is considered in land utilization. The aspect is about effective and efficient use of land resource allocated to promote rapid social and economic growth and development objectives as well as enhancing well-being of people in urban and rural areas. The process is contributed by good management of urban land. Various scholars have presented a number of views on the ways good management is brought essentially for productively use of land. The view of Kironde (2009) is one of them who argues that it is important the institutions of land governance operate in a transparent, accountable, efficient and decentralized manner. The implication of these forms of governance is noted that when they are practised by the institutions land resources are not only likely to become more productively used and better preserved but also they become sustainably and equitably used. There has also been a view of well performing initiatives which are imperative for productively land use. To mention few of them in recent years Tanzania has experienced land conflicts as manifestation of poorly productively land utilization in urban areas being addressed through initiatives of various forms such as Sites and Services Schemes, Development of Plots Project, Property Adjudication and Registration in Irregular Settlements, Land Reform Component of the Private Sector Competitiveness Project and Property and Business Formalization Programme.

2. Methods of Data Collection and Analysis

Both secondary and primary data were used in this paper. Secondary data were collected through documentary review. The documents reviewed were research reports, dissertations, government reports and academic papers. Primary data were collected through intensive interviews conducted to officials of regional and local government levels. Questionnaires were administered to ordinary people engaging in various activities in Kibaha and Chalinze. One Focus Group Discussion was also conducted in each small town to collect the primary data.

3. Theoretical Framework

Kibaha and Chalinze are striving to achieve growth of towns and activities engaged for enhancing the well-beings of the towns' residents. Such aspirations are conditioned by capabilities development of various actors who have essentially in utilizing land. Given this empirical fact in order to understand the situation in detail the paper adopts the theory of capabilities. Its significance contribution started to be made by Amartya Sen in 1980s as a way of thinking about human being (Deneulin S. and J.A. McGregor, 2010) as the central focus in development rather than economic growth realized by a nation. There are a number of inadequacies to measure improvement of the residents' condition in a nation by relying merely on economic growth instead of targeting the well-being of the residents. Among them include the items affecting the growth of the economy in the nation may not necessarily the ones that can contribute to the well-beings of the residents. Also the drivers of growth are neglected in process of measuring the improvement. Most importantly are the human capabilities whose variables play great roles and that application has been cited by many scholars in a number of ways.

With respect to the variables embedded in the capabilities theory there are a number of them. Most importantly cited are functionings, capabilities and agency. Functionings are beings and doings (Ingrid Robeyns, 2003). They are valuable activities and states that become a person's well being such as healthy body, being safe, being educated, having a job, being able to move and visit people, being well fed, taking part in the community, being sheltered, relating to other people working on the labor market, caring for others (Deneulin S. and J.A. McGregor, 2010; Ingrid Robeyns, 2003) and other kinds of realized progressive items. Capabilities refer to what people are actually able to do and to be (Martha C. Nassbaum, 2003). Viewing in this way, one of the roles of capabilities is the ability of the people to create conditions essentially to realize the well-beings. Important elements of capabilities like education, health, water and sanitation are used as among the indicators of level of poverty reduction in Tanzania (URT, 2009). The analysis of the causes of poverty is cited as another role of capabilities.

According to Alkire quoted in Sharon (2010) other roles of capabilities are to analyse situations of 'deprived people' and create policies that give them access to necessary resources and the ability to make choice Evidence shows that people in Sub-Saharan Africa suffer from capability deprivations in a range of dimensions (Haudley, G. et al, 2009). As far as agency is concerned, it is referred by Sen as the ability to pursue the goals that one has to reason to value (Deneulin S. and J.M. McGregor, 2010).

In Tanzanian small towns of Kibaha and Chalinze there is land which constitutes an important resource to be utilized for achieving the set objectives. To attain such objectives it depends on the capabilities of various actors in the utilization of the resource available. The status of capabilities that various actors have is empirically examined in section four below

4. Results and Discussion of Capabilities Various Actors Have for Achieving the Objectives Set in Land Utilization

The objectives which have to be achieved through the capabilities of various actors in land utilization in Kibaha and Chalinze are empirically examined as follows:.

4.1 Growth of the Towns

From 1990 to 2003 Kibaha was in a transition period from small township to the growth of fully fledged township by 2004. Land of rural area was developed for space utilization for the small township to take place. There were two interplaying forces affected a small township of Kibaha to take place. One was the increased population mostly of people who moved from Dar es Salaam demanding land resource. As a result of high demand for land its transactions were being pushed to a high side the fact confirmed by 77.3% of the ordinary respondents and the officials interviewed. The situation made physical expansion of Kibaha to an area of 7,000 square kilometers in 2010 resided by a population of 84,000 people the figure which increased from 78,294 people in 2002. Another interplaying force was the establishment of infrastructure and social services facilities.

Though the pace at which the facilities had increased was slow as a result of low capability level of the officials noted in financial resources mobilized, the few facilities constructed on land obtained from rural area made possible the growth of Kibaha to the level of small township from rural setting. The few facilities were constructed by the Kibaha Education Centre (KEC) established under the support of Nordic Governments which provided resources and leadership. In 1962 land of the size of 3600 acres in Kibaha was secured and utilized for the facilities development. The development process of the area started with a design of Master Plan guiding land use for construction of the following infrastructure and social services facilities from 1963 to 1969 under the Nordic Tanganyika Project Implementation: (a) A Primary School (b) A Secondary School (c) Farmers Training Centre (d) A Centre for Health and Rural Medical Aids (e) A Centralized Drainage System (f) A Clean Water Supply System (g) An Energy Supply System (h) Roads and (i) A Centre for Dairy Farming and Chicken Grazing.

Kibaha Education Centre influenced a selection of Kibaha to be the headquarter of Coast Region. The Office of small township initially was situated in the regional office. Later it was placed to an office of Maji Coast. The District Authority of Kibaha was overseeing the transition of the small township to full fledged town. The level of growth of Kibaha from small township to fully fledged township in many areas is not satisfactory the situation confirmed by 89.1% of the ordinary people interviewed. The low land management capability level is the major factor for not realizing the growth set which is explained in terms of many government officials and residents are still conceptualizing the land of Kibaha as rural instead of urban land. The thinking of Kibaha area as rural land has also increased the speed of slums development. The idea of rural land existing among the officials and some of the residents has an impact on reducing the speed of Central Business District (CBD) construction though the Interim Land Use Plan of 1975 – 1985 was designed to cater the need for Kibaha town. Its implementation was delayed until 2011 because of the rejected proposal of including part of KEC in the area of CBD. Though the construction of the CBD began in 2011 some of the Senior Regional Officials expressed their doubts about its successful implementation because of the inability of town leadership to understand the CBD concept in a wide context.

It encompasses a number of elements. One of them is the functions it performs. As Mandal (2000) pointed out CBD when it is established in the town or city, it draws its business from the whole and is thus centre of its social and civic life. The narrow understanding of CBD concept has contributed to a number of town problems. These include misuse of expertise, poor resources mobilization and low commitment level of the leadership as well as involvement of fewer committees of roads and environment from township authority without including more committees of regional and national leadership. The invasion of part of land surveyed by the government allowed the emergence and continuation of haphazardly houses construction on Kibaha land. This is one of the indicators for the slowness of Kibaha development which occurred because of the delay of town leadership to effectively enforce the Town and Country Planning Ordinance Cap. 378 that gives the legal mandate of ensuring orderly development of town matters.

The enforcement of the law never took place effectively by the leadership because of the delay in operating the small township until 1999 from 1990 the year Kibaha was decided to become a small township. The event was due to some leaders who were opposing the decision of Kibaha not to be elevated to the status of small township. While such wrangling was taking place the existed leadership was unable to implement the law to safeguard the plots surveyed by the government after its withdrawal from the activity. Picha ya Ndege and Mwendapole are among cited areas having surveyed land being invaded by residents though the areas are within the Kibaha Town Planning.

Chalinze is another small town with factors affecting its growth are however different from those of Kibaha. A report from large proportion (90%) of ordinary people interviewed and that from the officials revealed there has been a vision of growth of Chalinze set by leadership towards agriculture as the backbone of its economy due to a number of available opportunities associated with land. The opportunities include agriculture, trading of agricultural products, the fertility of land with big valleys, experts, centres for agricultural research activities like the Sokoine University of Agriculture and Temeke Central Veterinary Laboratory, good weather, ponds, river Mbiki, tap water, electricity, natural grown vegetables such as *chunga*, *mlenda* and others as well as geographical location of the area which is interconnected by tarmac roads. These attract people from different regions within the country and from various countries of Rwanda, Somali, Burundi, Democratic Republic of Congo and others. Given these opportunities the area is attractive to the extent that for every 5 migrants visiting Chalinze, 3 are remaining permanent residents. The attractive opportunities and such level of migration will influence the future development of Chalinze's population to be of heterogeneous ethnic groups and not of Kwele ethnic group.

The achievement of such vision set by leadership of Chalinze depends on a good plan for land use. It is unfortunately found that the plan for land use designed is unable to make Chalinze develops in a manner to attain the vision which is responsive to sustainable agriculture. The report from 93.8% of the ordinary people confirmed also this fact. They revealed a number of reasons which are relating to low capability level of leadership and other actors for absence of a strong plan. These are low governance level practised by leadership (38.1%), poor involvement of the residents in the organs of decisions making (57.1%), low education level attained by the residents on importance of having effective plan. The plan available is so limited that it brings a number of problems. These include poverty problem which is still unaddressed because of the plan is being pushed by orders and does not have strategic and technical elements which are essential for reducing the problem. One Senior District Official in assessing the plan presented the following views on challenges towards reducing poverty to Pera ward residents:

"...Residents of Pera ward are not poor.... The problem is the plan for land use which is not effective enough to free people from poverty trap."

In agriculture the study found there is stumbling block to its development due to poor land use plan which makes many Chalinze residents lack enough confidence in agriculture as crucial sector that can liberate them. The result of this is the sector in Chalinze not being taken care adequately, the situation manifested by the sector facing a lot of development challenges. One of them is the sector rarely being intensified. Findings indicate that very few farmers use tractors and animal ploughs. The farmers who use hired labour force had charge to be between TZS 25,000/- and TZS 30,000/-per hectare. The concentration of many farmers is on growing maize and millet crops which is on subsistence scale. The land is rarely utilized by farmers for growing cassava, cow peas, green gram and simsim despite the good weather which allows cultivation of such crops.

4.2 Surveying Land

Surveying land is another objective which has to achieved at the level of satisfying the demand of residents in the two towns. It is one of the important activities that affects proper land utilization. Evidence shows that in the two towns the ability of different actors involved in carrying out the activity is limited. In Kibaha major indicator of this situation is the failure of surveyed land to match with the pace of demand of the people who use land.

One of its effects is the prolong unresolved land conflicts between farmers and livestock keepers the problem confirmed by 87.8% of the ordinary people interviewed. The unreduced unplanned developed settlements is another effect of low land surveying level. Land being informally developed is rampant in wards of Mkuza and Mailimoja. It is of the level of 85% and many residents refuse their land to be surveyed because of lack of transparency in surveying charges. While some are charged TZS 700,000/- others receive the service at the charge of TZS 1,000,000/- for a surveyed plot of low- income density.

The inefficiency of surveying sector is attributed to scarcity of finance and equipments which arise because of the level of capability of leadership in recognizing the importance of land to town development which has been low despite the existence of Kibaha Town Planning which has components of National Land Use Planning; Regional Land Use Planning; Master Plan; District Land Use Planning and Community Land Use Planning. On the issue of equipments for example the town council has only one theodolite valued TZS 20 million which is not enough to provide surveying land service to cater for the needs of residents. Two Senior Regional Officials were on the opinion that if the capability of leadership could be enhanced to raise the recognition and importance of land to town development then the problem of insufficient finance and equipments could be resolved in Kibaha town. The inadequate transport to the surveyors to reach the land to be surveyed and the inability of experts to use GIS technology to increase efficiency and effectiveness in the surveying activity are other problems facing the sector of surveying in Kibaha.

The surveying land in Chalinze is also not sustainable because of low capability level of Ardhi Department of Bagamoyo District Council to allocate enough funds for undertaking the activity despite the fact that the town collects enough revenue from many sources. The failure of surveying to be undertaken in a continuous basis has a number of negative outcomes. One, land is tied to customary system reducing the ability of people to use the resource at full capacity level for their daily activities. The development of squatter settlements is another outcome of the phenomenon which is at significant scale in Bwilingu ward. Haphazardly land use is another outcome as experienced in wards of Pera, Vigwaza, Ubena and Bwilingu; where it was found that one same piece of land can be used for small farming, livestock keeping, residential and small industrial activities and construction of communication poles. Lack of high transparency level among the officials in making decisions on people's requirements for their land and the delay in selling their lands are another negative outcomes.

Land surveying activity not being sustainably undertaken in Chalinze makes many residents loose faith in their leadership and is assessed for not being accountable and capable to the activity. There are only few areas in Bwilingu ward with 700 surveyed plots which are not enough to meet the residents' need. The activity in the ward was undertaken following the pressure from the residents to their leadership in their various ward development meetings. In response to the pressure of ward residents there was an implementation of land survey project from 2007 to 2009. The implementation of the project however was not satisfactory because many beneficiaries were not issued the plots with letter of offers due to insufficient compensation offered to land owners.

Bureaucracy and exclusion in land allocation are other outcomes of unsustainable land surveying activity. One Senior Official revealed these outcomes in the following manner:

"....Some of the clients are told to wait while others are allocated surveyed land" ... "Land for religious services is not available..."

"...The reasons behind the problems are people want to enrich themselves out of few surveyed plots... " People are materialists.. they want money!"... "A person considers more himself/herself than other persons"... " Ambition of some of the officials to wealth creation for a short time is another stumbling block to Chalinze development"... " Check the area where there is a dispensary because of the pressure from residents, it was prevented from being invaded..."

4.3 Developing the Allocated Land

The issue of ability to develop land allocated is another area found to be a problem facing many land recipients. In Chalinze officials interviewed confirmed that land misuses are in large quantity. The problem of inability to develop land allocated was also revealed in Kibaha town by 64.4% of the ordinary people interviewed. Sofu in Kibaha is one of the wards where there are people received land but have not yet developed. The National Housing and Building Research Agency, Tanzania Posts Corporation and Kibaha Education Centre are among the institutions cited to stay with land of thousands acres for quite a long time without developing it.

According to One Senior Regional Official the decision on issuing land to people who do not have enough capability to develop the resource was wrongly made and is again an indication of absence of a strong plan for land use for the benefit of developing Kibaha town. In the absence of a strong plan for land use for the benefit of Kibaha town has many outcomes. Among them are expressed by the official with the following words:

“Look there are people who took land.. But they never use it for developing Kibaha. Instead they enrich themselves”... “If there will be a strong plan for land use, it will be easy to give directive to the people with allocated land in Kibaha to come up with writes up for its use for the benefit of all Kibaha residents”... “After their writes-up found feasible a contract should be made as a way of controlling the implementation of their projects for the benefit of all Kibaha residents”... Failure to comply with the contract, legal action will be taken...”

The presence of an effective plan is needed to solve other problems relating to land allocation for Kibaha town development. The study found there is underutilized land at Dairy Farming Activity practiced by KEC. The Dairy Farming Activity since its establishment has not expanded its operation to the level of utilizing fully the land allocated for the dairy farming and agricultural activity. The number of cattle that has to be kept for fully utilization of the allocated land is between 400 and 500. But the Centre uses the land to keep only 70 cattle which is underutilization of the resource allocated. The operation of milk production is at small scale. It has never expanded to capture the large size of the market available in Dar es Salaam and Kibaha areas for the benefit of town development because of organizational and expertise problems.

The other proposed suggestions to enhance the ability of developing land allocated as revealed by percentages of ordinary people are providing awareness to the public on the importance of land (32.4%), establishment of a desk for administration and advertisement of land transactions (27.0%), stopping graft and corruption practices (27.0%) and allocation of land for livestock grazing (13.5%).

4.4 Employment Activities

Another objective that has been set for its achievement in the two towns is the employment generation to residents through engaging a number of activities. Residents to undertake economic activities is essential because they are the source of tackling poverty and also the activities constitute the means of their livelihoods. In Kibaha the non wage activities are practiced by many residents as source of their employment. Findings indicate that the activities under this group with the percentages of residents practicing them are trading (37.8%), farming and livestock keeping (29.7%) and entrepreneurship and transportation (29.7%). It is unfortunate that these activities are carried out by many residents at small scale and are unable to reduce the problem of unemployment they are facing. The crops grown in their farms are oranges and other fruits along river Ruvu. In Mailimoja ward there are petty traders of both sexes. Women are engaged in handicraft activity manufacturing cookers, soaps and batik. Men have formed groups in selling cashew nuts whose market is in Nairobi. The size of the activity undertaken is too small to satisfy the monthly market demand which is 1000 kilogrammes. Findings indicate that the activities are undertaken haphazardly which makes difficulty to monitor their expansion for the benefit of Kibaha town development because they do not have specific allocated land.

In Chalinze subsistence farming is one of the activities practiced. It is not enough in providing employment to the residents because of a number of reasons. These include; domination of labour force by elderly people instead of youths; Hand hoe is used as the main instrument of labour; The farming is rain fed undertaken during short and long rainy seasons. The rest of the year land becomes idle despite the available of tap water. Animal technology is not common used in farming activity. The capability level of many of the farmers to respond to modern technology is low. Many stick to traditional technology because the adoption of modern technology by farmers is seen to require a lot of time despite the efforts being taken to educate them through a farm class method called shamba *darasa* and demonstration farms of agricultural experts for residents to adopt them. The youths are not attracted to the activity because of the inadequate education of agriculture oriented taught at schools. Given this status if measures will not be taken to rescue the sector of agriculture, the future of Chalinze development will be threatened. The future of Chalinze development also depends on the inter land dry port if it will be established connecting to Magindu for a distance of 23 kilometres by a central line.

The presence of a strategic grain and petroleum reserves according to One Senior Official if it will be developed would create more essential opportunities for accelerating the future development of Chalinze. The livestock keeping is also not practiced in a modern method. The zero grazing method found is not well developed to many animal keepers because it is still at the stage of experiment. It is carried out under the project titled “Take a Cow in Credit and Repay a Cow” supported by Roman Catholic Church implemented to develop members of the community. The traditional method of livestock keeping which is common in Chalinze is of the type of keeping large number of cattle grazed on land without proper plan.

This type of grazing contributes to land pollution, destruction of water catchment areas and land conflicts between pastoralists and farmers because the cattle are grazed on grown crops land. Land conflicts of such kind are prevalent in many villages Chalinze Mzee is inclusive where river Mbiki flows as indicated by 40.0% of the interviewed ordinary people. Other kinds of conflicts as indicated by the percentages of ordinary people exist because of unclear boundaries (16.0%), provision of documents to more than two people for same plot (20.0%) and evasion of open spaces or incomplete developed plots (12.0%). The habit of some of the leaders colluding with investors/visitors to grab/rob residents is another reason for the emergence of conflicts. The behavior of leaders colluding with investors to rob villagers' land is assessed as leaders are after their own interest and not working for the interest of the people. A report from One Official indicated that leaders with such behaviour if are found they are removed from positions through elections. Other reasons for the emergence of land conflicts as reported by the ordinary people in their percentages are inadequate surveying land (12.5%), double surveyed plot allocation (12.5%), poor land allocation plan and administration (8.3%), low transparency level of land laws practiced by leadership (16.7%), presence of poverty and corruption (16.7%), population increase (25.0%) and high birth rate in relation to land scarcity (8.3%).

The high prevalence level of lands conflicts is interpreted by 80.0% of ordinary people as leadership lacks enough capability in handling land issues which is a big challenge to Chalinze town. The conflicts arise due to ineffective village bye laws and absence of proper plans for land use at grassroots level to contain the conflicts. There has been a directive given to the leaders by the District Council to register the investors/visitors and report to the Villages General Assemblies when they need land. This strategy of preventing land grabbing which was initiated by the NGOs and its dissemination to the residents to raise their awareness on land issues produced little results. The Directorate of Social Development in Chalinze uses village meeting to educate people on importance of land and not to sell the resource haphazardly. The agriculture supporting activities practiced include selling cooked food and non food vending. These constitute source of employment to women and youths. The expansion of these activities is so limited that it jeopardizes the future development of Chalinze in terms of employment generation. Their expansion is limited due to bureaucracy in accessing enough capital from the Presidential Trust Funds and inability of the borrowers to repay loans to the National Microfinance Bank because of high interest rates. Small size of the market also contributes to the inability of the residents to expand their activities. The phenomenon began following the removal of weigh bridge from the town to Msata which has reduced the number of packing vehicles in Chalinze despite the initiative taken by the traffic police to persuade drivers to park their vehicles.

The opportunities have also made possible the increase in land use for construction of a number of houses, businesses engagement and enrolment of pupils for primary education. The increase in housing construction has led into the engagement of good masons in house construction sector and establishment of many shops of hardware. The whole phenomenon has been caused by a high demand for housing due to town's population growth which also contributes to growing value of land. The houses constructed are both high rise and ordinary buildings. The construction is unfortunately done spontaneously/unplanned without following proper planning, the concept known by the natives as *mbalakanyata* which has an effect of slums and squatter settlements development in the town. The reasons behind the situation according to the percentages of ordinary people interviewed are corruption (13.8%), the spread of poverty to the community coupled with low capability level of the authority in developing and allocating enough surveyed plots to the residents (65.5%), availability of social services and infrastructure facilities in the areas (3.8%). The houses constructed are of rented and owner occupied tenures. The average monthly rent per room of a rented house is TZS 10,000/- without supply of water and electricity. The future development of monthly rents will increase because of increased demand for rental housing caused by population growth. Within the next 5 years the average monthly rent is expected to increase to TZS 30,000/- per room.

Some of the businesses in Chalinze are established on the basis of the person taking merchandise on credit from the owner on the condition that trustfulness is complied with. This mechanism is referred by Chalinze residents as *malikaluli*. For governance purpose of the small town in general and the activities undertaken in particular, the town is divided into wards of Vigwaza, Pera, Bwilingu and Ukena. Among the institutions of governance established include the Villages General Assemblies and Wards Development Committees. One of the issues the Village General Assembly makes decision is on land distribution of 50 acres and above. About 90% of issues brought to Ward Development Committees for making decision are on land issues.

4.5 Sector of Education

In the two towns of Kibaha and Chalinze the sector of education has set an objective to increase its quantity and quality. It is argued in this paper that the productive skills should be the component to be increased because of its significant contribution in terms of building capability to the youths in using resources available such as land to solve various socio-economic problems facing the youths when they finish schools. More role played by education of component of productive skills has been pointed out by other researchers. For instance Djavad Salehi-Isfahani (2013) in relating it with countries of Middle East and North Africa revealed that education enhances opportunities for employment, so when it fails to equip a person with productive skills its contribution to human being is compromised. More education is often seen as a solution to unemployment.

In Kibaha a report from the officials indicated there are 13 primary schools, 9 secondary schools and one folk development college which are not adequate to meet the education demands of the youths of the town. In Chalinze the objective set in the sector of education is to increase enrollment in schools to reach the target of 100% with 65% of the pupils finishing standard seven pass the final national examination. And there has been a plan to improve the quality of education provided. The level of achievement of education basing on objective set in the two towns is not satisfactory. In many wards the sector is facing a number of challenges. The primary education given to pupils is not vocational type as a result it fails to make youths become self reliant in aspect of becoming self employed. This situation threatens the future development of the towns in terms of sustainable employment creation.

Although many wards in the two towns have primary schools, findings indicate that the schools constructed however are not enough in relation to pupils enrollment whose demand for education has increased due population increase. This results into problem of congestion of pupils in many class rooms with high teacher-pupil ratio. According to officials responsible for education they revealed that the solution to this problem depends on resources of various types. While land for building more schools is available the capability to generate sufficient financial resource by the authorities is a predicament.

Findings revealed that there are some old primary schools which were constructed on unsurveyed land are afflicted with a problem of being encroached by buildings extension of some of the residents who use them for other activities. In Chalinze the strategy of demarcating the schools by planting sisal trees was taken by the head teachers. However it was not effective to deal with the encroachment problem. Reporting the problem to leadership was also done by the head teachers which was unfortunately the responsive of leadership was low to take action to solve the problem. Failure of Chalinze leadership to respond adequately to the problem of land invasion being allocated for such particular use is interpreted by the public that the leadership is loose and not accountable to land development challenges in the town. It is therefore suggested that the leadership has to receive training on proper land use in order to enhance their capability to become accountable to land issues.

Teachers, teaching aids, references, textbooks, infrastructure and drops out of pupils as well as poor community participation in formulating education policies were found to be other challenges facing many existing primary schools in the two towns. In Chalinze the school of Maluwi for example has only 4 teachers instead of 8. The same problem of insufficiency of teachers was found in Bombani school which has only 3 teachers instead of 8. A short term measure of establishing 2 shifts of classes a day was designed. However the improvement of teaching was not realized adequately because the measure never accompanied with the improvement of teaching aids and infrastructure. In secondary schools there is also scarcity of teachers problem.

The short term measure taken to minimize the problem is to employ part time teachers who completed form six and colleges.

Children living in difficulty environment whose number is 533 were found in Chalinze. Out of this 264 are males and 269 are females. There are both 118 female and 140 male pupils facing the problem. The children are afflicted with the problem because their parents or guardians died with HIV/AIDs pandemic and malaria. Alcoholism and divorces also contribute to the problem. Due to the fact that the children lack dependants many become hired labour in cultivated land to get money to survive. There are number of initiatives taken by the leadership and institutions to rescue the children from the agony. These include attracting investors to use land to establish various businesses that can assist the children. There is a department at the division office since 2000 has been responsible for providing awareness to the public on knowing their rights and children rights. It gets financial support from UNICEF.

The department also performs function of solving problems faced by the children living in risks environment. Efforts made by the department since its establishment are following up the children to be provided with birth certificates and health insurance and providing education or awareness to public and village leaderships to mobilize resources to support the children. The study revealed that many villages failed to respond because of low capability level of the leadership to understand the whole concept of assisting the children. The positive response came only from the villagers of Chahuwa who were able to establish health insurance for the 14 children and managed to use land of 2 acres to cultivate food crops to assist the children.

Accessing loans to financial institutions for helping the children financially in study areas has failed to bear fruits because of high interest rates charged by the institutions on borrowing money. In assisting children to get access to education NGOs were found to play such role. The Ebenezer Spiritual Centre is one of them which constructed toilet facilities on land allocated in many schools.

4.6 Governance of Land, Infrastructure and Social Services

Administratively in an effort towards creating institutions of governance from top to bottom levels for land and town issues the small town of Kibaha in 1990 was divided into four wards of Maili Moja, Kibaha, Tumbi and Visiga. In 2004 the year Kibaha was decided to reach the target of township it was divided into 8 wards for administrative purpose which existed up to 2010. Since 2011 Kibaha township administratively has been operating with 11 wards of Kongowe, Mkuza, Msufini, Pangani, Mailimoja, Mwanalugali, Sofu, Kibaha, Tumbi, Visiga and Picha ya Ndege. And wards forming Chalinze small town are Kibindu, Mbwewe, Ubena, Mkange, Miono, Kiwangwa, Msata, Lugoba, Talawanda, Ubena and Chalinze.

In the sector of land which is an important resource to the residents of the two towns, findings revealed many residents are not adequately aware on the laws governing land. In Chalinze ignorance of the land law, especially the Village Land Act Number 4 and Number 5 of 1999 is a source of many land conflicts in the villages. For instance, the management of the village land is under the village council. But the village council has no authority to distribute village land. The authority of distributing village land is under the village government through the general village meeting which all the villagers are allowed to attend. The land law and that for minerals are contradictory. In this case the land law recognizes ownership of land including customary land tenure but the laws that deals with minerals states that people own land and what appears on the surface of the ground. Things that are below the surface of the land belong to the government In Kibaha town low level of awareness of the laws governing the land was reported by 76% of the ordinary people interviewed, while in Chalinze 82% of the people revealed the problem.

In order to enhance governance in the sector it is suggested that the public have to be educated on land laws and be involved in making decision on land matters. Manpower for governing all town matters is another area found from bottom to top levels to be a stumbling block. Many political and technical leaders do not have enough exposure to urban management. For those who are experts in urban management, the chance of providing their expertise in town governance is small because of dominance of political leaders whose entry into leadership is influenced by finance, power as well as politics and not qualification. Many are retired civil servants and are motivated by breads and not full commitment to serve the people. The political criterion in making decision on matters relating to town development is mostly used. In the two towns for example the decision made on division of the town into administrative wards for governing land in particular and town in general often follows the political criterion.

The regulations for manpower and codes of conducts are too centralized to the extent that it is difficult for the local authority to fire and hire the employee in case she/he misbehaves. And the employment operation services are also centralized. All these were found to contribute to the reduction of the daily responsibilities and accountability of leadership in the governance of land in particular and other issues of the two towns in general. In addition to these the manpower at the level of town council lacks enough ability to design effective town plans to improve and increase infrastructure and social service facilities through acquisition of enough land which is under customary law to satisfy the growing demand for the facilities. In Kibaha the existing plans are not strong; are ad hoc, inflexible, localized and unsustainable the fact reported by 65.7% of the ordinary people interviewed. The ineffectiveness of the plans are shown by a number of indicators. These include the failure of the town council to attain various development goals such as resources mobilization for land compensation. Lack of governance (25.0%) and poor involvement of the public in various decision making organs (75.0%) were revealed by the ordinary people as the factors responsible for the weakness of plans designed.

Picha ya Ndege and Mailimoja are example of wards reported to have a number of facilities which do not increase to satisfy the demand of the residents in both qualitative and quantitative terms because of land scarcity. These include infrastructures whose condition according to 78.8% of the respondents are not enough. The extent of water provision in the two wards was reported that while in some areas its provision is at low capacity level (42.9%), in other areas the facility as revealed by 35.7% of the respondents is not provided at all. Sanitation facility was found that while in some areas of the two wards there is nothing as reported by 61.5% of the respondents in other areas its provision is at low level (30.8%). The status of managing wastes in the town ranges from very low level in some areas as revealed by 51.5% of the respondents to an average in other areas as reported by 27.3% of the respondents. There are areas where they were reported by 21.2% of the respondents that the wastes are not provided by the town authority. The transportation service available in the two wards only 37.5% of the respondents are very satisfied with it.

The rest 62.5% of the respondents are not satisfied with the service provided because of a number of reasons. These include poor conditions of the vehicles (20.0%), bad shape of the roads (17.5%) and traffic jam (25.0%). As far as energy facility is concerned findings from 85.7% of the respondents showed that they are unable to access the utility of the types of electricity, charcoal and gas adequately because of being expensive. The electricity in addition of being sold at high price its supply is not reliable. Communication facility is the only type of infrastructure whose provision situation ranges from average to high level as revealed by the 40.5% and 59.5% of the respondents respectively. The inadequate provision of the majority of the infrastructure and social service facilities and the delay of solving town problems as revealed by 42.9% and 32.1% of the respondents respectively are translated as leadership challenges existing in the two wards in particular and in Kibaha town in general. The facilities in the two wards fail to satisfy the growing demand caused by population increase which in 2010 was 13195 people.

The pace of consumers growth in Kibaha town is made by a high influx of Dar es Salaam residents who swallow the town and treat it as a breathing place where some built houses. The people who are in transit and permanent Kibaha residents are also the consumers of the facilities developed in the town. Though the phenomenon of attracting many people from different areas to live in Kibaha exists there is low level of coordination between the two urban areas because the leadership of Dar es Salaam does not see the necessity despite the convince tried by the Kibaha town authority. The Kibaha authority maintains coordination only with few institutions such as Open University of Tanzania, Institute of Transport and Institute of Adult Education in the form of land use plan. Some of the workers of the institutions were allocated with plots to build their houses.

5. Recommendations

5.1 Future Development of Kibaha and Chalinze Towns

In order Kibaha town to attain the goal of sustainable development, there is a need to implement a number of recommendations as suggested by the respondents of various positions. These include: Having a sustainable and strong plan for land use which has to be designed in order to monitor land use for various activities for the benefit of Kibaha town development; Provide awareness to the officials and residents in order to understand that Kibaha town is an urban and not rural land; Writes up projects for people with allocated land have to be scrutinized for controlling proper land use for the benefit of Kibaha development;

There is a need for the town authority to purchase enough surveying equipments and solve the transport problem for surveying activity to be undertaken sustainably; Interference of politics should be minimized; There is a need to train enough manpower in urban management and governance; Town leaders should be trained in order to become innovative and able to mobilize resources; The training of leadership should also focus on the area of operation services of local government and codes of conducts; These two items should be decentralized;

There should be a formulation of a strong policy for wastes management with its effective implementation and availability of enough equipments for wastes collection; There should be high level of compliance of wastes management laws and involvement of the residents in wastes management; Frequent meetings should be held in order for the leaders to get people's opinions on how to manage and develop the town sustainably. The development of Chalinze will take place if a number of issues are being taken into consideration. These include emphasis on vocational education to the youths as well as modern agriculture technology to be generated and disseminated to the youths to use it for sustainable agricultural activity. A suggested idea of constructing a dry port at Chalinze connected by a central line to Magindu has to be implemented.

Grain and petroleum reserves have to be constructed. The opportunities available like tape water and fertile valleys have to be utilized to make agriculture practiced throughout the year. The public should given awareness on the importance of land. Bye laws should be enacted to reduce bribes. Strict monitoring of revenues generated should be done with proper allocation of funds for surveying activity. Modern technology should be generated and disseminated to livestock keepers. A plan for land use for each activity should be strengthened. There is a need to have effective land allocation which according to the percentages of ordinary people can be realized by the ways of present transparency and equality in land allocation (46.2%) and adequate undertaking surveying activity (53.8%). The land allocation procedure should be transparent. As suggested by the ordinary people it can be attained through building capacity of the public on land matters (45.8), reinforcement of land administration (50.0%) and administration and advertisement of land transactions to be under the responsibility of proper organs (4.2%). Land conflicts should be avoided. According to the percentages of ordinary people the avoidance of the conflicts can be achieved through the ways of conducting adequate land surveying (33.3%), designing land allocation plans with their operation basing on equality and their effective administration (23.8%) and the involvement of the community in planning and making decision on land issues (38.1%) and establishment of enough ward/mtaa land tribunals (4.8%).

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