

TAPHGO
(Tanzania Pastoralists, Hunters
and Gatherers Organization)



A Participation Report of MKURABITA'S
LAND TITLING PILOT PROJECT
IN BAGAMOYO DISTRICT,
COAST REGION,
TANZANIA.

September 2007 – February 2008

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Table of Abbreviations

ARU – Ardhi University

BDC – Bagamoyo District Council

CBO – Community Based Organization

CCRO – Certificate of Customary Right of Occupancy

CVL – Certificate of Village Land

DLR – District Land Registry

GIS – Geographic Information System

GPS – Global Positioning System

MKURABITA – Mpango wa Kurasimisha Raslimali na Biashara za Wanyonge
Tanzania

NGO – Non Governmental Organization

NPA – Norwegian Peoples Aid

PBFP – Property and Business Formalization Programme

PLUM – Participatory Land Use Management

PRA – Participatory Rural Appraisal

TAPHGO – Tanzania Pastoralists, Hunters and Gatherers Organization

UCLAS – University College of Lands and Architectural Studies

VLA – Village Land Act

VPLUM – Village Participatory Land Use Management

WWF – World Wide Fund for Nature

Introduction

The Property and Business Formalization Programme (PBFP), commonly referred to in its Kiswahili acronym as MKURABITA, carried out a land registration pilot project in six villages of Bagamoyo district from September 2007 to February 2008. This was the second such experiment by the programme on the implementation of the Village Land Act No 5 of 1999, the first one having taken place in Handeni district in 2006/07.

The project was to further deepen the already building up empirical evidence for the need for changes in the Village Land Act. There have already been some suggestions on how the formalization of properties can be simplified, but an informed basis for recommending the way forward has been found to still be wanting, hence, more studies such as this one being reported here.

It is understood that different stakeholders have different interests around the same subject. This report is meant to help those interested in these policies and programmes and processes to have a broad picture of what the process entails, of procedures and outcomes.

Many thanks to the Norwegian Peoples Aid for providing our organization TAPHGO the opportunity to participate in this pilot project, and also to MKURABITA for allowing us to be part of their team throughout the duration of the pilot project.

The ideas and views in the report are personal and do not necessarily represent TAPHGO's official view or position regarding the policies or the subject under discussion, neither of those who sponsored us to participate in the exercise. Any omissions or additions are personal.

Contextual settings

(a) Around MKURABITA

MKURABITA is a government initiative aiming at economic empowerment of the poor, by increasing their access to secure property and business opportunities, hence developing a strong expanded market economy that is governed by the rule of law.

The programme is developing proposals through which extralegal real estates and businesses can be integrated into the legal economic system. In order to come up with concrete proposals backed with empirical evidence, the program is implementing a series of pilot projects mainly testing the practicality of existing laws that govern property ownership and business operations. One of these laws that is the reference for this pilot project is the Village Land Act No 5 of 1999, of which this will be a second pilot after the one carried out in Handeni district in 2006.

(b) The Bagamoyo district context

Bagamoyo is one of the districts that form the Coast Region along the Indian Ocean, surrounding the city of Dar es salaam. It is clearly at pressure due to its proximity to the Dar city, and will be hosting the overflow of the city population. It is an easy target for land based investments, such as bio-fuels. It is becoming increasingly difficult to draw a line between Dar es Salaam city and Bagamoyo town, both of them eating into the village lands adjacent to them, through allocations, purchasing or simply conning and corrupting.

The district is made up of 84 villages and in relation to the work entailed in the pilot project has the following characteristics:

- The district has not implemented the Village Land Act
- It does not have a PLUM team
- 24 villages out of 84 have PVLUP that have been facilitated by various organizations MKURABITA (6), NLUPC (2), WWF (3), WAMI MBIGI (13)
- With an exception of a few villages with boundary conflicts, most of the villages have their boundaries surveyed
- CVLs are yet to be provided to the villages surveyed
- The district has no Land Registry (DLR) (and related equipment)
- The six programme villages do not have offices that could be renovated to use as Village Land Registries

(c) The TAPHGO context

The Tanzania Pastoralists, Hunters and Gatherers organization (TAPHGO) is a membership umbrella organization for pastoralist, hunters and gatherers CBOs and NGOs. Its mission is to promote networking, coordination and solidarity among the different stakeholders in the development of pastoralists, hunters and gatherer communities.

The engagement of TAPHGO with the MKURABITA programme and its pilot projects earlier in Handeni and later on in Bagamoyo districts is in line with its policy research and analysis component. It relates to policies and laws that are likely to negatively affect the livelihoods of its target communities.

Project villages

The program in collaboration with the BDC had selected six villages to implement the pilot project, namely, Fukayosi, Kiwangwa, Msinune, Masuguru, Msoga and Kihangaiko.

Among other possible reasons, the villages were selected because of their likely positive influence on other neighboring villages as role models, their presumed strong leadership and accessibility.

Table 1: Summary of village statistics

S/No	Ward	Village	No of Hamlets	No of H/holds	No of people
1.	Kiwangwa	Fukayosi	9	515	3,700
2.	„	Kiwangwa	17	2,742	12,762
3.	„	Msinune	5	427	2,027
4.	„	Masuguru	5	463	1,443
5.	Msata	Kihangaiko	5	725	3,262
6.	Lugoba	Msoga	6	310	1,380
	3	6	47	5,182	24,574

Source: PBFP Program Management Unit: Proposal for a Pilot Project of Implementing Village Land Act No. 5 of 1999 in Selected Villages of Bagamoyo District,

Expected Outputs of the Pilot Project

The objectives of the pilot project were set so as to produce the following outputs:

- a) Villages issued with Certificates of Village Land
- b) District Land Registry established
- c) Village land use plans developed / approved and bylaws to enforce them enacted
- d) Land management measures adopted by farmers (soil and water conservation measures)
- e) Class farms (mashamba darasa) of different crops established, integrated with livestock keeping (i.e. zero grazing and agro-forestry)
- f) Village land registries established
- g) CCROs issued to villagers (it was projected that about 3,000 CCROs would be issued)
- h) Education on land use management to district, ward, and village leaders and villagers in general
- i) Education on basic concepts of VLA to district, ward, and village leaders and villagers in general
- j) Education on the advantages of registering ones land parcel and ways of economically benefiting from the issued CCROs

Project Implementation Strategy and Schedule Resources

1. Human Resource

The program implementation team consisted of a number of local and external invited staff as well as recruits from project villages. They worked as teams and at times came and left at different stages of the project as activities demanded of them.

Table 2: Project Human Resource committed

S/N	Description	Number	Remark
1.	MKURABITA	1	Briefly coordinated then handed over to district staff
2.	Bagamoyo District Council	10	Multi sectoral team
3.	National Land Use Planning Commission	3	Technical input, left after villages developed land use plans
4.	Morogoro Municipal Council	1	Participated in early stages of the project
5.	UCLAS / ARU graduates	6	Joined in at the land parcels survey stage
6.	CSOs (through NPA support)	2	Participated throughout the project
7.	BDC Extension staff from project area	8	Multi sectoral staff based in project area
8.	Recruited village based assistant surveyors	12	Two GPS readers recruited in each village
	Total	43	

2. Material resources

The project also committed a sizable assortment of equipment which made work and life bearable for the team, consisting of, among others,

- Two 4WD vehicles committed at any one time
- Occasional truck for hauling building materials for the land registries
- Two digital cameras
- Two computers with appropriate software
- Twelve (plus) hand held GPS
- Ordinary and special (mandatory) stationery and forms

3. Financial resources

The initial budget for the pilot project as per the proposal for it stood at Tshs. 243,023,500/= (compare with Handeni Pilot Project's initial budget of Tshs. 135,000,000/=). Both pilot projects had however been extended beyond the original plans, (Handeni for one month), and Bagamoyo for close to two more months, for which the amounts of the additional funds committed were not readily available.

Table 3: Initial implementation Schedule (before extension)

S/N	Activity ↓ / Week →	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12
1.	Training	■											
2.	Acquisition of CVL	■											
3.	Sensitization/Mobilization	■	■										
4.	Preparation of VLUP		■	■									
5.	Land Use Management			■	■								
6.	Application for CCROs			■	■								
7.	Survey of Land Parcels				■	■	■	■	■	■			
8.	Preparation of CCROs										■	■	■
9.	Construction of DLR	■	■	■	■	■	■	■	■				
10.	Construction of VLR			■	■	■	■	■	■	■	■		

Actual Implementation of the pilot project

The actual implementation of the project in principle followed the outlined programme in sequential terms, but overall largely off the mark in time scale and expected outputs. While it was expected to be completed in twelve weeks, it had to be extended for another six weeks and eventually scaled down in response to financial constraints regardless of the implementation status. The external team had to leave. There was not much to be done by the local team either, except for occasional monitoring of the ongoing construction of village land registries.

Major Activities carried out include:

a) District Level Sensitization and Training

Training was carried out for district leaders as a sensitization exercise, and to the District Participatory Land Use Management Team. The team included council staff from the district headquarters and those based in outposts, to enable them carry out the program. The key messages here were overviews of MKURABITA, the Village Land Act No 5 of 1999, and the process of Village Land Use Planning.

b) Community mobilization

Meetings with village councils and assemblies were conducted in the six villages in order to inform them about the program, how they will benefit from it and what is expected of them in the process, as well as roles and responsibilities of the various stake holders.

c) Village Land Use Planning

Under the guidance of staff from the National Land Use Planning Commission, the six villages were facilitated by the District PLUM team to formulate land use plans and management arrangements.

The land use planning exercise constituted of conducting PRAs, assessing existing land use arrangements, developing proposals for future land use plans and formulation of bylaws to enforce them. Resultant community action plans included strategies for improvement of land production, manifested in the formation of class farms (mashamba darasa).

d) Village land Administration

Various land administration activities that had started to take effect at different levels included:

- Construction of village land registries had begun. The exercise was divided in financing between the villages and MKURABITA through the Bagamoyo District Council. By the time the project came to an end, nearly all the six buildings were at the foundation stage. The district land registry had not even started.
- Village Land Certificates for the six villages had not yet been issued to respective villages, though it was being reported that they were already passed by the Commissioner for Lands.
- Although no CCRO had been issued to any individual yet, the preparation process had begun. The filling in of relevant application forms and the survey of land parcels had taken place in all the six villages throughout the last eight to ten weeks of the pilot project. The project GIS Unit had started digital preparation of CCROs, and as indicated in the table below, the likely number of CCROs that might be prepared from the work done by the Pilot Project team will be about 1799.

Table 4: Summary of activities for preparing CCROs by 29/02/2008

s/n	Village	Total Application	Passed	Objected	Pending	Farms Surveyed	Farms Plotted	Photos taken
1	Msinune	653				511	502	453
2	Msoga	559	490	36	33	413	332	418
3	Kihangaiko	446	420	26		385	290	336
4	Masuguru	500	400		100	158	157	158
5	Kiwangwa	830	700		130	502		347
6	Fukayosi	500	400		100	203		87
	Total	3,488				2172	1281	1799

Source: Progress Report on Bagamoyo Pilot Project for the Period 26/09/2007 – 29/02/2008

e) Main outstanding activities

Somehow the pilot project had to come to a formal ending, and that happened on February 29th 2008. It is assumed that whatever the pilot project had to achieve and which had not yet been achieved at the time of its conclusion, will be taken over by the Bagamoyo District Council. Outstanding activities that have been left for completion by the BDC included:

- Construction of the District Land Registry – an activity that had not yet started as the project concluded, and a prerequisite for registration of CCROs.
- Construction of Village Land Registries, which were all at the foundation stage at the time the project came to its conclusion. Both the DLR and VLRs are mainly to be financed by MKURABITA, though in regard to VLR, the villages are to contribute around 20% of the costs, mainly through labour and locally available material like stones, sand, aggregates and water.
- Demarcation / survey of farm plots is expected to continue using the GPS trainees, two in each of the project villages, supported by the Village Councils and Adjudication Committees. The district council is expected to continue to monitor and support the activity.
- Based on the already available relevant data of surveyed land parcels, it is expected that the preparation of CCROs will continue, and also as more such data comes in from the village GPS trainees.
- It is hoped that at a certain stage, it will be possible to monitor how useful the CCROs will have been to the holders in the process to reduce poverty.

Main observations from the exercise

1. Participation

The pilot project endeavored to involve all stakeholders in the processes towards acquisition of CCROs. It is a long process and though it sought to ensure participation of as many stake holders as was possible, it did not sometimes effectively bring minorities on board.

Pastoralists have been significant victims of marginalization, having clear disadvantage numerically and in the pursuit for a different style of livelihood, clearly utilizing the land differently. It often took reminding and a little pressure to include them in VLUP Committees. When that was done, it came to be known that the ones nominated were those least vocal. In one instance, a village council proposed a VLUM team that did not include a pastoralist. After a little pressure from the facilitators to involve the group, two ladies were nominated. When the two ladies were invited to the meetings of the VLUM, they suggested that they pick one man and drop one lady as the work involved had a lot to do with land, pastures and water, things that are generally prerogatives of men in the pastoral communities. The suggestion was refused.

Other groups that are commonly on the periphery of things, like women for instance were well covered by the guidelines that are used in the process, and their level of participation could only be determined by their dynamism rather than numbers.

2. Land conflicts

Typical land conflicts that emerged in the process included:

a) Political / Administrative conflicts

A good example of this type of conflict is one that was observed at Msoga village, which was often mockingly referred to as “Darfur”. This involved three hamlets forcing their way to either break away and form an independent village or join another neighboring village, Mboga. Msoga village had at different times counted the hamlets out of it, indicating that it only had six hamlets. Along the process of the pilot project, it started counting its hamlets as nine, including the ones that formed “Darfur”

This issue had to be sorted out administratively, and the ward, divisional and district administrations took it up with much difficulty, as the break away hamlets persistently resisted to remain part of the village. It took a heavy district delegation headed by the District Commissioner to convince the breakaway hamlets in a well attended public meeting. In the end, they yielded but were not very active in the processes being carried out by the pilot project.

Incidentally, the village in reference is the home of the incumbent Tanzanian president. Of course it does not mean the conflict has anything to do with him, as he might not even be aware that such a thing exist, and even if he knew, he would care.

b) Land use / access conflicts

Typical of this type of land conflict is that between crop farmers and pastoralists. It should be noted that the number of pastoralists is small but not insignificant in most programme villages. Most of them are born in the same villages they lived in. Occasionally but partially they moved to neighboring villages to seek pastures or water.

In the process of developing village land use plans, the allocation of pasture lands has been a source of conflict as farmers lay claim on parts of existing livestock pastures and water sources, or access to them. A significant case is that of Kihangaiko village, where a dam catchment's area was a hot spot as some farmers claim it for farms, while pastoralists have a water dam and a cattle dip in place, that they would like to protect from siltation as well as maintaining accessibility. It is a long standing conflict that seems to have the same solution all the time it comes up, a solution farmers have consistently refused to honour.

Other project villages had their own varying levels and magnitudes of farmer / pastoralist conflicts, mainly around the size of land allocated to pastures, access routes to pastures and water sources and cross village border access to common use resources. In all situations, pastoralists were always to settle for what was provided by the farming majority.

One worrying factor that kept coming up in the land use planning process is the lack of security of the pasture lands. In a number of village council meetings and even general assemblies, there was coming up a general impression that the land allocated to pastoralists as pastures was a kind of village reserve land that could change use any time at the will of the village council. Pastoralists are either a very insignificant minority in the village meetings or in some cases simply not represented at all. There are provisions that allow groups to apply for CCROs, but the process of mobilizing and organizing such groups to acquire the legal status and process the applications require a different facilitator. It means that for the time being, the communal lands are not as secure as the users would like them to be.

The presence of isolated old cashew nut and mango trees in the middle of wilderness was another source of fragility of the security of pasture lands. These often indicated a possibility of someone coming to claim ownership of the land, even though the place might have never been inhabited for anything upward of thirty to forty years.

c) Conflicts over individual land parcels

The survey of land parcels in the process of applying for CCROs saw a number of conflicts arise between individuals, at times around boundaries but also occasionally over outright farm ownership. Those conflicts that could be resolved by local structures were resolved and allowed the process of surveying to take place. If however they were not resolved then the parcel would not be surveyed.

d) Land speculation

It has been mentioned elsewhere in this report that Bagamoyo district is adjoining the city of Dar es salaam. It is thus a natural recipient of the overflow of the city population and their investments that require space within reasonable access of the city itself. For this reason, land speculation is rife and vividly discernible across the district. It is persistently taking place facilitated from both ends, top and bottom, and in both cases cannot be said always that much transparently.

The sale of semi developed or un-developed land in the project villages was high, particularly those that are famous in the production of pineapples, such as Kiwangwa. Normally after one sold a piece, he would go to claim another in a different area of the village. This puts more pressure on, and threatens the village reserve land such as forests, and the areas allocated to pastures.

When some of the villages were developing their land use plans, they did not mention the fact that they had applications for large scale farms pending in their files, or may be were not supposed to be brought out in public. I was amazed when I was able to go back to some of the villages on a different mission just two weeks after the pilot project had concluded, to find out that there were plans to hand over thousands of acres to large scale farming, growing sugar cane for bio-fuels. It was explained that the applications were brought a few years back, but the applicants did not follow up for some time, and that they had just come back to follow up on their application.

The land under application is a basin stretching across four villages, and one that borders Wami River. In one of the villages, it included access of the village livestock to the Wami River, which is the only source of water for livestock during the dry season. Still in another, the area under application is the one that pastoralists find refuge in, in the dry season as they seek access to the river. In fact the project would cut off all access to the river by the rest of the populations of the villages. And all indications were that the land was going to be given to the applicants. As usual and always, the curse persists between Tanzanians and their natural resources. We would always uncover somebody to detach us from our best natural endowments!

3. Land adjudication and survey

The project carried out the adjudication and survey of individual land parcels using both village adjudication (systematic) and spot adjudication. The village adjudication was only tested in one hamlet, Magogoni at Msinune village. The hamlet was a typical pineapple growing area and the farms were very clearly demarcated on land through either foot-paths or roads. The sizes varied, but the majority were less than two acres. In fact those less than an acre dominated, all the way down to even a quarter of an acre.

With the farms being that small in size, the systematic adjudication was much time consuming, and the plots were difficult to properly plot because of their size. Over two hundred land parcels were demarcated through this type of adjudication, however, only about half of the farm owners bothered to apply for CCROs. This might indicate a kind of wasted effort. Perhaps the size of some land parcels was a disincentive for applying for CCRO, or may be insufficient mobilization could have contributed to the low number of applications.

Wouldn't it be reasonable to have a minimum and maximum size of land that can be demarcated as a farm under the Village land Act?

The rest of the project adjudication process in the remaining part of Msinune and the rest of the project villages followed the spot adjudication process in which one has to apply for it in order to take effect. Land owners were being encouraged to help mobilize their neighbors in order to make the surveyors work more productive by having to work in a number of adjoining farms rather than in widely scattered solitary land parcels.

The need to test different technologies in land adjudication could be another case worth consideration. The use of hand held GPS might not be as effective especially in relation to small and congested land parcels as was observed at Magogoni.

4. Possible impact (or lack) of the project processes

a) Elements of corruption

Some elements of corruption with the village trained GPS readers had started to surface. They had been accused in one village that they hideously went to survey farms that were not approved by the village meetings, and which were in areas that were earmarked for pastures in the agreed land use plan for the village, while knowing the fact.

Absentee land lords - Some village / hamlet leaders putting pressure on surveyors to demarcate their farms, visibly irritated by any signs or actual failure to do so.

What has been called carrying capacity of livestock, with the suggestion that the village leaders occasionally check on the numbers of livestock owned by pastoralists in respective villages, could only create environment for corruption.

b) Irrelevant land value?

Some of the land parcels surveyed and which will eventually have CCROs obtained over them might not be as useful as would be wished. The reference here is on their size and location, being too small and too remote to have meaningful value, for instance as collateral.

c) Irrelevant titling?

One of the villages in the project is in fact moving on to soon becoming a township by virtue of its size and economic status. Kiwangwa is a village with a population of over twelve thousand people, made up of seventeen hamlets. It is the centre of the pineapple growing area and the main wholesale market for the produce.

Now that the project has facilitated the titling process under the village land law, it will soon become irrelevant if the status of the village changes as is being predicted, compelling change of the law that will be governing the land.

Should we sell land or produce on it what to sell?

A young pastoralist in one of the project villages complained about some individuals and the leaders of his village selling land to outsiders, often going back to claim another from what is assumed to be pasture lands. The individuals would sell their land, but also collude with village leaders in a well fabricated conspiracy:

The land seller would initiate the sale of his piece of land, and the village leadership would normally authorize / approve and witness the sale, charging ten percent of the sale price in the process. In some cases the seller agrees a higher acreage through the same contract as would be suggested by the village leaders, thus sometimes increasing the area of the land under sale by a hundred percent, and the proceeds from the extra land end up in the pockets of the village leaders. In such collusion, the seller would be exempted from paying the village the ten percent normally charged.

Pastoralists in the village are contemplating initiating a demand for division of the village so that they can have one of their own and take care of their land. They have lost trust with the village leaders to protect the village land because of the land sales going on throughout the village.

“These people are selling land perhaps because they think they can migrate to Dar es Salaam when they have no more land left here, or may be think the spanse of the Indian Ocean they see is another land one can move onto. One very different thing between us and our fellow farmers who have control over village resources is that while we sell products of proper land utilization (livestock) for our livelihoods, our colleagues strangely sell the land they should be using to produce what to sell.”

FIELD PHOTOS AND VILLAGE LAND USE MAPS



Proportional decisions avail: a pastoralist discussing a land use signboard with six farmers



Land use signboard at Kihangaiko village



Msoga village breakaway “Darfur” members with placards(above) in a meeting with the Bagamoyo District Commissioner (below)





Kihangaiko village Chairperson (standing in front) speaking at a meeting of the Village Council



A village GPS trainee at work with farmers



District PLUM Team with farmers rest after a day's work of surveying land parcels.



Off topic, a rare weekend at Saadani National Park



Off topic, a rare weekend at Saadani National Park

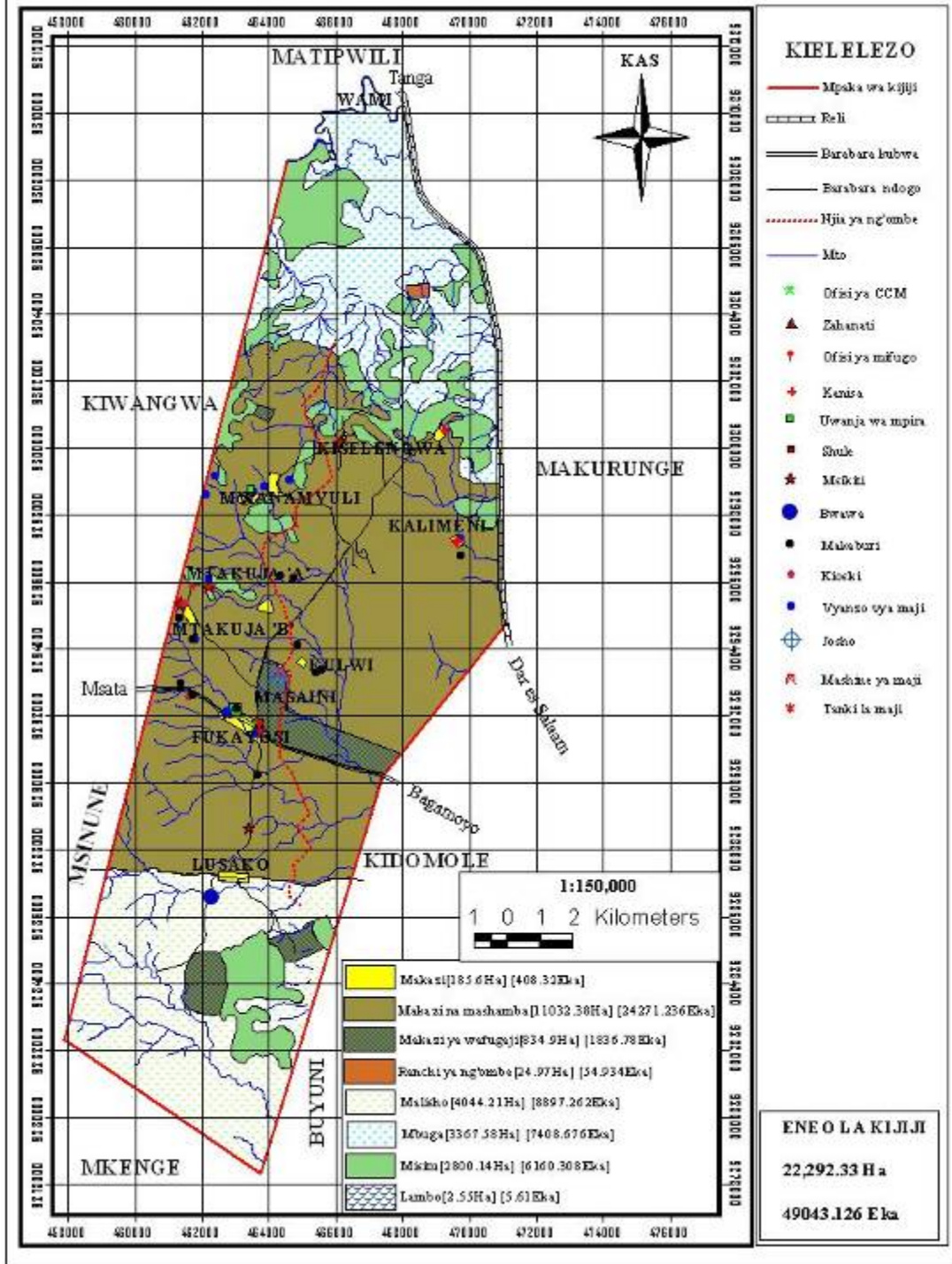


Off topic, a rare weekend at Saadani National Park

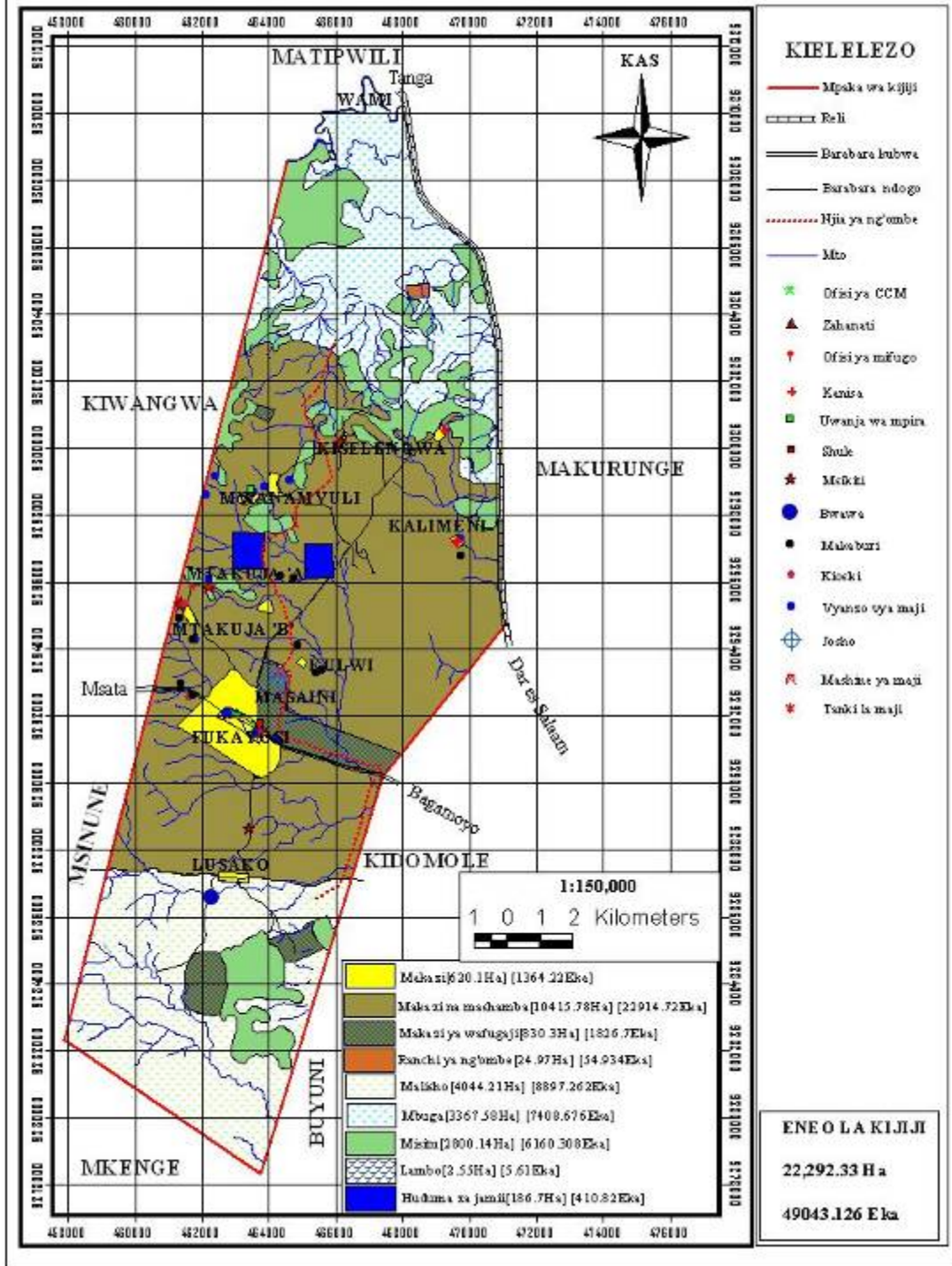


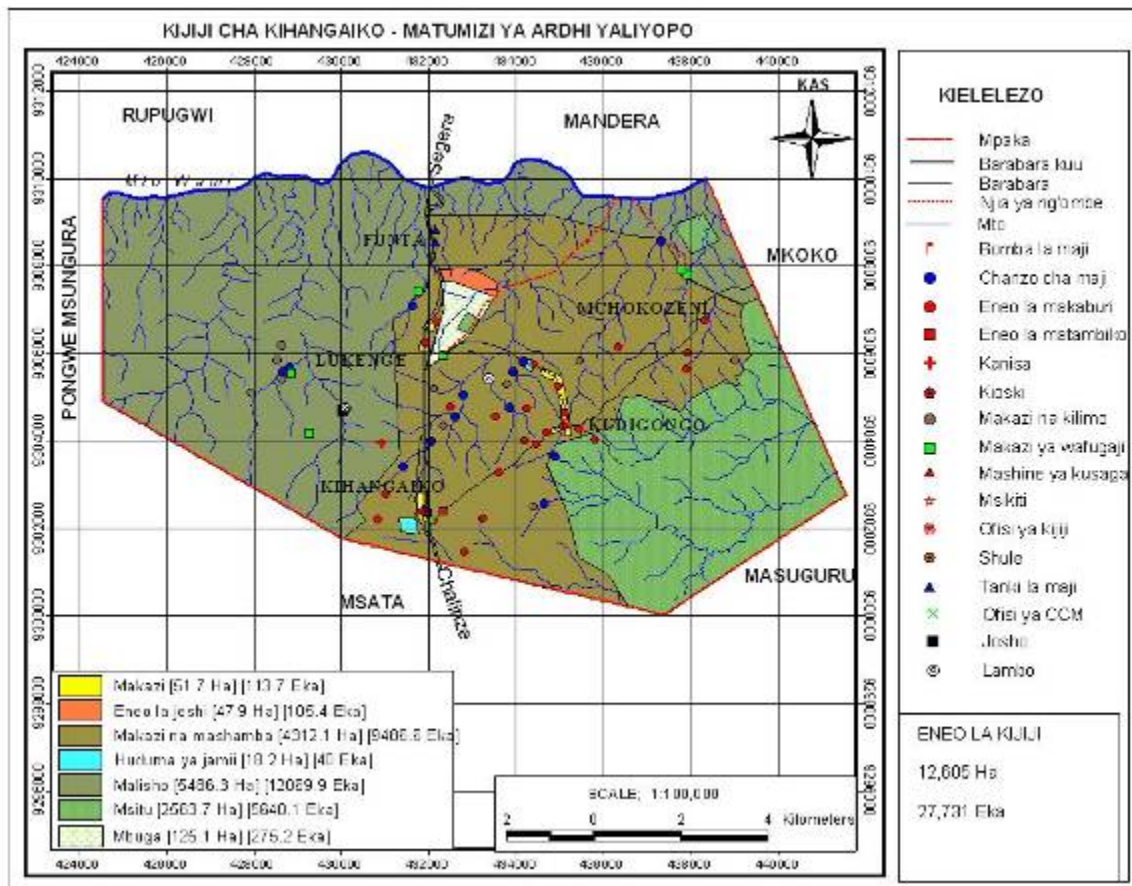
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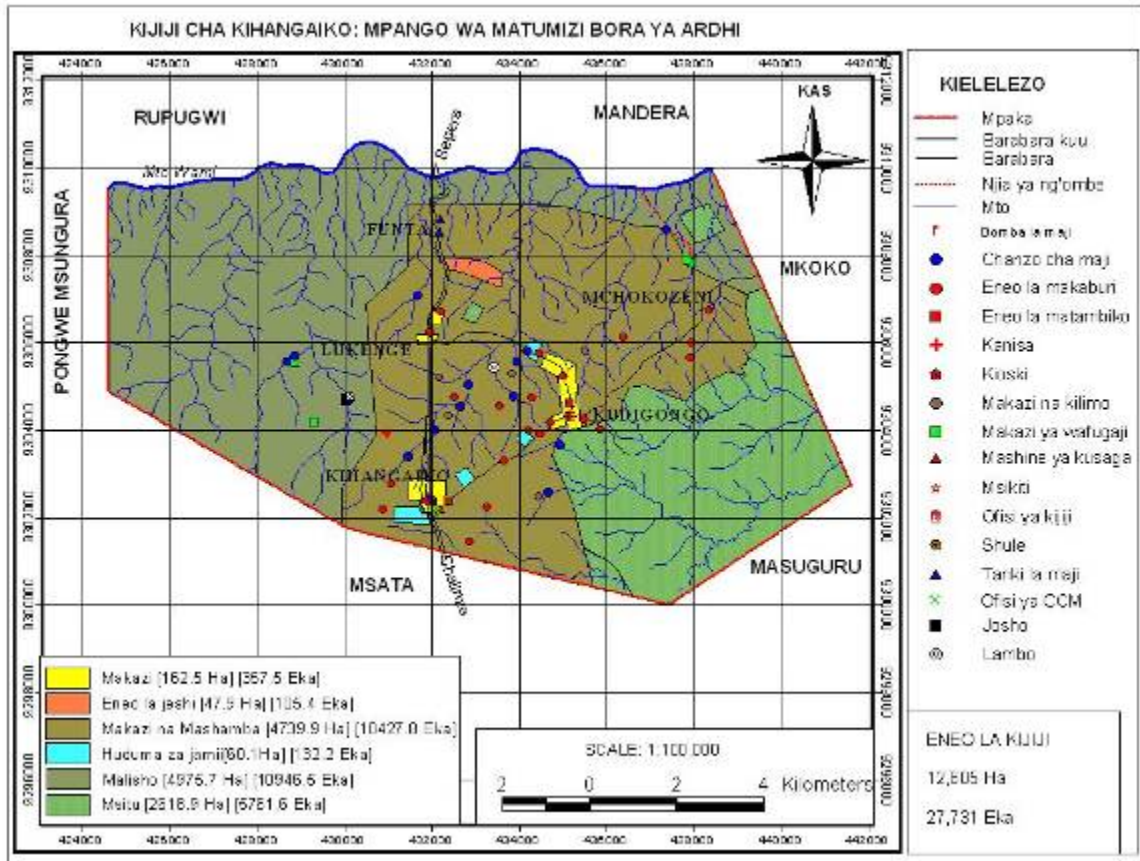
KIJI CHA FUKAYOSI - MATUMIZI YA ARDHI YALIYOPO



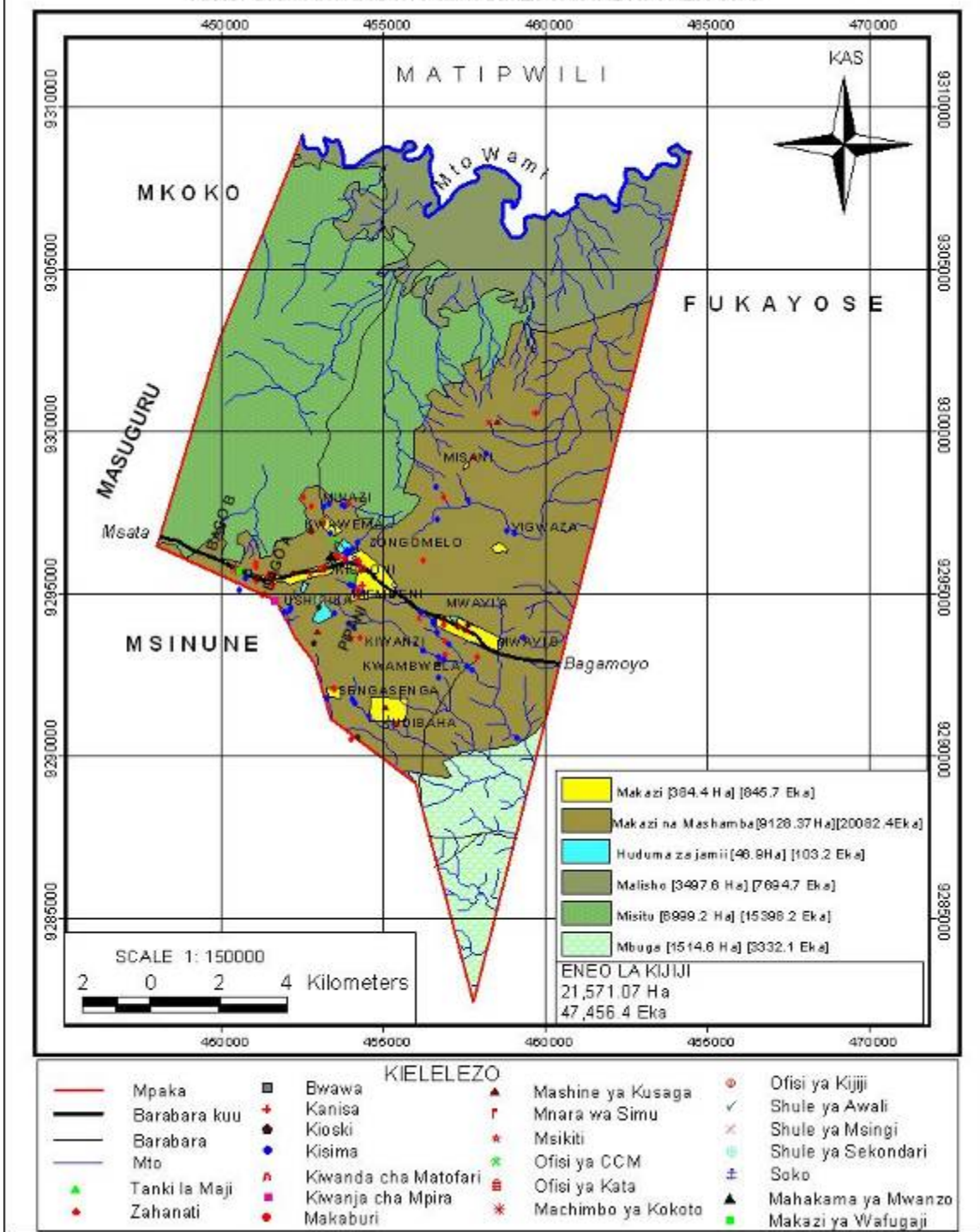
KIJIJI CHA FUKAYOSI - MPANGO WA MATUMIZI BORA YA ARDHI



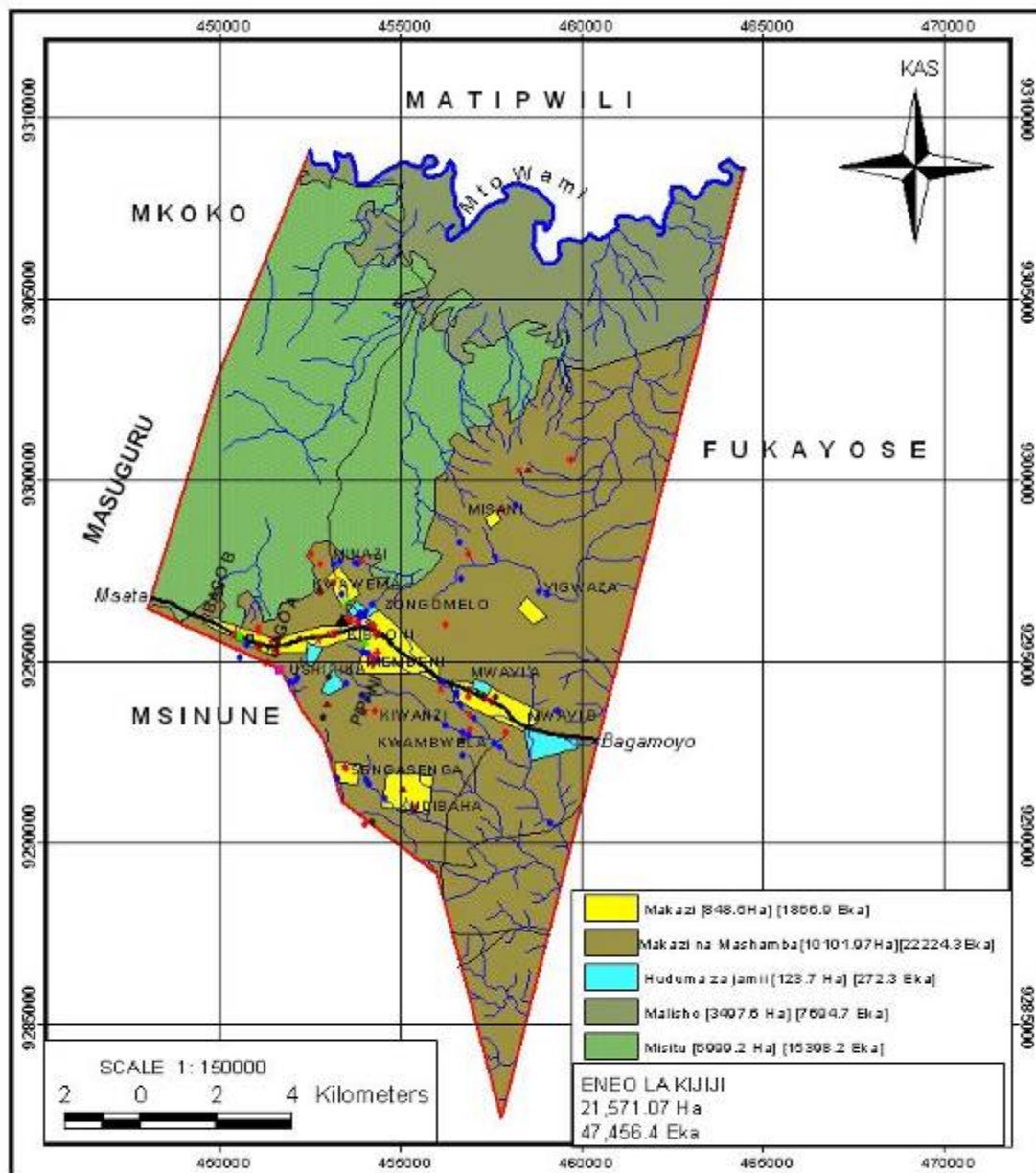




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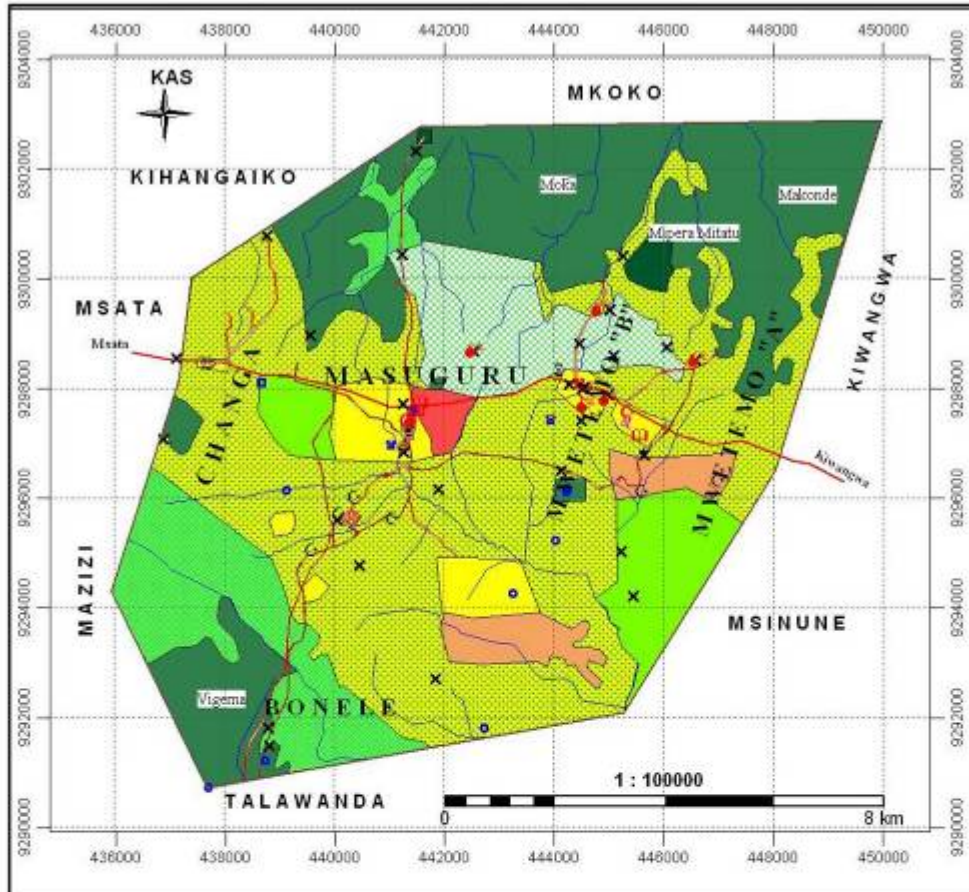


KIJIJI CHA KIWANGWA- MPANGO WA MATUMIZI BORA YA ARDHI



- KIELELEZO**
- | | | | |
|-----------------|-----------------------|----------------------|----------------------|
| — Mpaka | ■ Bwawa | ▲ Mashine ya Kusaga | ○ Ofisi ya Kijiji |
| — Barabara kuu | + Kanisa | † Mnara wa Simu | ✓ Shule ya Awali |
| — Barabara | ● Kioski | ★ Msikiti | × Shule ya Msingi |
| — Mto | ● Kisima | ★ Ofisi ya CCM | ○ Shule ya Sekondari |
| ▲ Tanki la Maji | ▲ Kwanda cha Matofari | ■ Ofisi ya Kata | ± Soko |
| ● Zahanati | ■ Kwanja cha Mpira | ★ Machimbo ya Kokoto | ▲ Mahakama ya Mwanzo |
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KIJIJI CHA MASUGURU - MATUMIZI YA ARDHI YALIYOPO

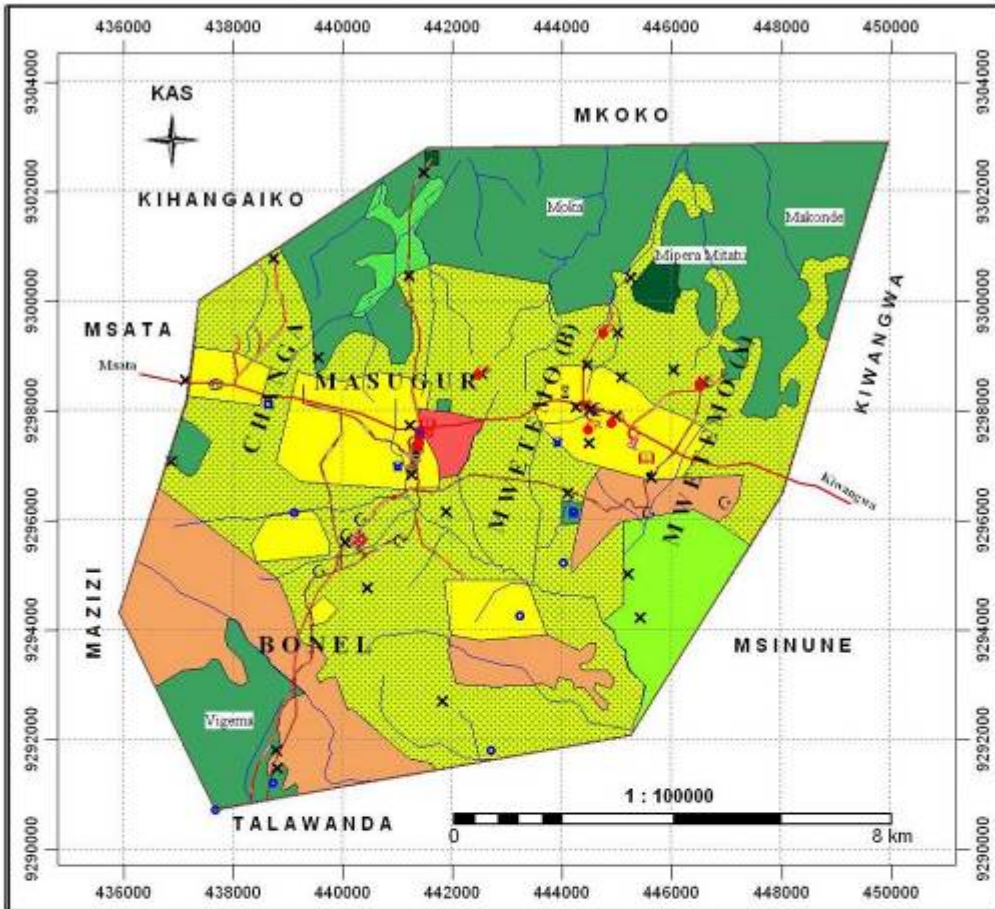


KIELELEZO

— Mpaka wa Kijiji	■ Bwawa	■ Makazi (549.47Ha) (1208.83Ekari)
— Barabara Kuu	■ Genge	■ Makazi/Mashamba (4917.40Ha) (10818.28Ekari)
— Barabara	■ Josho	■ Mashamba (681.08Ha) (1498.38Ekari)
— Njia	■ Kioski	■ Mashamba Pori (840.84Ha) (1849.85Ekari)
— Njia za Ng'ombe	■ Lambo	■ Huduma za Jamii (92.50Ha) (203.5Ekari)
— Mto	■ Maduka	■ Lambo (0.61Ha) (1.34Ekari)
● Eneo la Tambiko	■ Makaburi	■ Machimbo ya Kokoto (4.81Ha) (10.58Ekari)
■ Kisima cha Kisasa	○ Mgahawa	■ Malisho (384.32Ha) (845.50Ekari)
⊕ Kivanja cha Watoto	○ Msikiti	■ Mbuga (1208.35Ha) (2658.37Ekari)
○ Makazi ya Wafugaji	○ Ofisi ya CCM	■ Misitu (3209.54Ha) (7060.99Ekari)
■ Mashine ya Kusaga	■ Shule ya Msingi	■ Misitu ya Hifadhi (69.08Ha) (151.98Ekari)
● Machimbo-Changarawe	■ Zahanati	
● Vyanzo vya Maji		

Eneo la Kijiji ni Hekta 11,958.0 sava na Ekari 26,307.6

KIJIJI CHA MASUGURU - MPANGO WA MATUMIZI BORA YA ARDHI



KIELELEZO

- | | | |
|-----------------------|-------------------|---|
| — Mpaka wa Kijiji | ■ Bwawa | ■ Makazi (1348.05Ha) (2965.71Ekari) |
| — Barabara Kuu | ■ Genge | ■ Huduma za Jamii (92.50Ha) (203.50Ekari) |
| — Barabara | ■ Josho | ■ Mashamba (507.07Ha) (1115.55Ekari) |
| — Njia | ■ Kioski | ■ Makazi/Mashamba (5051.83) (11114.03Ekari) |
| — Njia za Ng'ombe | ■ Lambo | ■ Lambo (0.61Ha) (1.34Ekari) |
| — Mto | ■ Maduka | ■ Machimbo ya Kokoto (4.81Ha) (10.58Ekari) |
| ■ Mashine ya Kusaga | × Makaburi | ■ Malisho (1539.69Ha) (3387.31) |
| ○ Makazi ya Wafugaji | ○ Mgahawa | ■ Mbuga (147.76Ha) (325.07Ekari) |
| ● Machimbo-Changarawe | ○ Msikiti | ■ Misitu (3196.60Ha) (7032.52Ekari) |
| ○ Kwanja cha Watoto | ○ Ofisi ya CCM | ■ Misitu ya Hifadhi (69.08Ha) (151.98Ekari) |
| ○ Kisima cha Kisasa | ■ Shule ya Msingi | |
| ● Eneo la Tambiko | ■ Zahanati | |
| ○ Vyanzo vya Maji | | |

Eneo la Kijiji ni Hekta 11,958.0 sawa na Ekari 26,307.6

KIJIJI CHA MSINUNE: MATUMIZI YA ARDHI YALIYOPO

