

# Searching for an Affordable and Acceptable Cadastral Survey Method

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## SUMMARY

A cadastral survey and mapping system that is simple, quick and affordable speeds up official access to secure land tenure by many citizens and thus propel motivation for equitable land allocation and purposeful urban land development. The cadastre being the heart of modern, secure land tenure provides information about spatial locations and identities of individual land units or parcels. Cadastral survey plans and maps are the documents for efficient land registration because they unambiguously identify on the ground a parcel described in the register or assist to resolve boundary disputes that arise from lost or damaged boundary marks.

For decades, however, the affordability of the cadastre has been queried (for example: Meek 1968:284, Barry et al 1995:3, Kironde 2000:1, Njuki 2001:2, Osterberg 2001:1 and Fourie 2002:7). Specifically, the Cadastral Survey System in Tanzania has been blamed for being too costly and therefore not affordable. Kironde (2000:12) argues, ‘The cost of surveying is very high and the productivity of land surveyors, in terms of plots surveyed, especially in public services is low.’ The regulatory framework, technical standards, and methods as well as the administrative procedures that go with operations of cadastral surveys have often been cited as culprits of high costs and delays in the delivery of land to the needy (URT, 1994:38-39). If these contentions are correct, something must be done to remedy the deficiency.

This paper reviews the current Cadastral Surveying and Mapping System with the view to identifying the areas that lead to high and unaffordable cadastral survey services, and proposes appropriate solutions for urban settlements in mainland Tanzania.