

**UTILIZING DATA ON BUILDING INFORMATION FOR
EFFECTIVE POLICY AND DEVELOPMENT PLANNING IN
TANZANIA**

2024

POLICY BRIEF

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1.0 Background Information

The 2022 Tanzania Building Census (TBC) is a reliable source of building statistics at all administrative levels. It provides baseline for residential and non-residential building data, which are crucial on policy formulation and review, monitoring and evaluation of policies and development frameworks at national, regional and international levels. It is rational to explicitly indicate key findings, their policy implications and recommendations for planners, business communities, researchers and the public to ensure that the Building Census results are used as evidence-based decision making in development processes.

This policy brief seeks to highlight the importance of utilising data from the Basic Statistics Report of 2022 TBC to inform policies, programs and investments that will drive sustainable development and improve the quality of life for all Tanzanians.

1.1 Building Stock

Building stock is the collection of buildings in a particular area. It provides total number of buildings by type and use.

Key finding

Almost nine out of ten (94.4%) buildings in Tanzania are single storey buildings with most of them (92.4%) been in urban areas.

Policy Implication

More single storey building lead to negative impact on provision of basic social services such as roads, water, electricity and public open spaces.

Recommended Policy Action

- i. The Government and other need to enforce the existing land use planning policies and laws, which provide for vertical development for realisation of compact cities;
 - ii. The central government and Local Government Authorities (urban planning authorities) need to manage and implement the existing land use and urban planning policies, laws and regulations that direct vertical development of buildings especially in urban areas in order to achieve the concept of compact cities.
- a) The majority (91.4%) of buildings are for residential use, 3.4 percent commercial-residential and 5.2 percent non-residential.**

Policy implication:

The flourishing of many residential buildings country wide, indicates a large shortage of non-residential buildings, which are the source of economic activities and employment for residents which is important for family incomes and of the nation at large.

Recommended Policy Action

The Government should continue to manage and implement the policies and laws of land and urban planning that direct the presence of balanced of land use zoning between residences, businesses, industries, institutions and social services. These would open up the scope of employment and economy in non-residential use sectors.

- b) The majority (98.2%) of buildings have one unit, 1.4 percent have two units and 0.4 percent with three units and more.

Policy implication

The construction of single-unit residential buildings leads to enormous urban stretch, which eventually interferes with other land use plans.

Recommended Policy Action

- i. The Central and Local Government should continue to manage development, control and implementation of Master plans in order to ensure that towns, municipalities and cities adapt construction of buildings with more than one unit; and
- ii. The Government other stakeholders should continue to promote construction of buildings with more than one unit in single plot, to enable a large number of urban residents to be served in few buildings within a small area and efficient use of resources and infrastructure.

1.2 Buildings Information

Building information provided are construction materials and number of bedrooms.

Key finding

- a) A significant proportion (39.2%) of all buildings are built with temporary construction materials

Policy implication

More enforcement of relevant legal instruments is key strategy that will eliminate or reduce the prevailing situation of buildings with temporary construction materials which consequently put the responsible users at risks and uncertainty.

Recommended Policy Action

The Government and other partners need to facilitate;

- i. Research on the building materials used in the relevant areas with the aim of making them durable and available at low cost;
- ii. The informal private sector to focus on the production of various buildings construction materials to be used principally for residential houses;
- iii. Community development colleges and other stakeholders to impart knowledge on production and use of building materials derived from raw materials found in respective local areas and
- iv. Establishment of small-scale building material industries at the lower levels of the society

b). About 59 percent of all residential buildings consist of one or two bedrooms.

Policy Implications:

Average household size is 4.3 persons per household; thus, these statistics shows that there is a shortage of bedrooms in many residential buildings, a condition that indicates overcrowding. Overcrowding in residential buildings causes discomfort and unhealthy living condition.

Recommended Policy Action

- i. The government need to reduce tax on building materials and encourage private investors to invest on affordable housing projects.
- ii. The Government need to design mechanism that will reduce cost of building materials including transport.

1.3 Building Services:

The buildings services include water, electricity and toilet facilities. These are used to and determine the extent of quality of building and evaluate provision of basic services based on National and International goals and standards provided by respective sector policies.

Key findings

- a) About a quarter (23.4%) of all buildings are supplied with electricity from national grid and 28.2 percent are connected from other energy sources,
- b) About a quarter (24.9%) of all buildings have water services
- c) About 47.6 percent of building in the urban and 15.1 in rural areas have water services ,
- d) About three quarters (77.5%) of buildings have toilet facilities,
- e) About 96%) of all buildings have no infrastructure for people with disabilities.

Policy implication:

- i. It is noted that, not every building structure of a given household or institution is connected with water, electricity and toilet services. Lack of these basic services in danger human health.
- ii. The percentage of buildings which have facilities favourable to people with disabilities is very low (4%). This is contrary to the law governing construction sector and it is against the rights of the people with disabilities.

Recommended Policy Action

- i. Utility companies should assist private households in wiring/plumbing and connection by setting a mechanism to recover costs subsequently (microcredit schemes),
- ii. Local Government to continue promoting good hygiene habits through reinforcing by laws, awareness campaigns and programmes on importance of having and using of toilets.
- iii. The Local Government to reinforce laws regarding disability infrastructure facilities and raise awareness on the same.

1.4 Tenure Status of Buildings

Tenure Status of Buildings is a legal status of ownership of buildings. The current land tenure system in Tanzania is a lease hold which is referred to as granted the right of occupancy and customary, or terms of holding/owning a property/building.

Key findings

- a) About 87 percent of buildings are owned by individual persons, 9.8 percent joint ownership and 3.2 percent by government and non-government organisations,
- b) Most buildings (71.5 %) are owned by men alone, while about a quarter (23.4%) are owned by women alone and about 5.1 percent are jointly owned.

Policy implication:

- i. The prevailing system of uncontrolled building construction by individuals or families is a source of unplanned settlements (squatter) which limit and complicate provision of basic social services,
- ii. Only minority of women own buildings which in some cases lead to family conflict especially after the death of husband or in the event of divorce.

Recommended Policy Action

- i. Local Government to continue doing monitoring and control development of privately owned buildings by enforcing existing policies and laws to ensure that the buildings are built in compliance with local bylaws,
- ii. Government should consider to review policy and laws in order to integrate public and private real estate developers as key players in development of urban residential areas for sustainable development and mass housing delivery,
- iii. Real estate developers should create various loan schemes (micro credit, tenant purchase) that will enable individuals to easily purchase home /buildings.
- iv. Put in place more measures and strategies in order to increase women's home ownership, particularly in rural areas through land ownership and in urban areas, to encourage couples to have joint ownership.

Key findings

- a) About 65 percent of all buildings are constructed on lands which do not have land ownership documents. *Only 10.4 percent of all buildings are constructed on lands with Certificates of Right of Occupancies - CRO, while 24.8 percent of all buildings are constructed on lands with Customary Certificates Right of Occupancy – CCRO,*
- b) About 67 percent of the buildings are built on unplanned and un-surveyed land,
- c) *A low proportion (22.6%) of the buildings are in the surveyed land while the lowest (6.8%) proportion of the buildings are in the regularised land.*

Policy Implication:

A big percentage of buildings without legal ownership documents indicate that, the national programme of land planning, surveying and titling is not able to reach many beneficiaries. This leads to loss of government revenue, tenure insecurity among land holders, increase in land related conflicts and inability of land owners to use their land as a mortgage for obtaining loans. Also, the presence of many buildings in unplanned and un-surveyed areas signifies escalation of informal settlements, lack social services and infrastructure.

Recommended Policy Action

- i. The Government should continue to put more efforts on implementation of National Programme of Land use planning, Surveying and Titling together with Land Tenure Improvement Programme (LTIP). However, a high priority should be given to urban residents where land is rather scarce compared to rural residents,

- ii. The central government through local government authorities should strategically enhance and supervise land use planning and surveying projects to move in a similar pace with the prevailing rapid urbanisation

1.5 General Policy Implication

This section outlines the general implication of the policy based on the results of the 2022 building census. The benefits of the policy are described as follows: -

- i. The results enable government and other relevant institutions to assess and evaluate the level of implementation of the internal existing policies, laws and regulations and see whether there is a need for further policy enforcement, policy review or formulation of new ones.
- ii. To provide the planning authorities with a rational and reliable benchmark for developing the national program for Planning, Surveying and Titling in a light of the prevailing deficiency of surveyed versus un-surveyed lands and low proportion of buildings with legal land ownership documents (CRO and CCROs).
- iii. To enable the Government and all Real Estate Developers to realise the progress made towards implementation of the Sustainable Development Goals (SDGs) no. 11 of 2016, which aspires to have towns and cities which are inclusive, safe, resilient and sustainable for the betterments of today and future generations.
- iv. To enable the Government and other relevant institutions to assess and evaluate the level of implementation of Resolution No. 5 of the New International Urban Agenda of 2016 (NUA, 2016), which calls for attention in planning, designing, financing, developing and managing human settlements, especially towns and cities to ensure that they are inclusive, safe, resilient and sustainable with an aspiration of 'leave no one behind'.
- v. Taking into consideration the importance of land and buildings as factors that influence socio-economic development of individuals and communities, the 2022 TBC results will assist the government and other relevant stakeholders in improving land use planning and surveying, controlling the quantity of buildings, quality of buildings, types of buildings and gender balance in land and building ownership.

