

**Impact of Land Regularization in Enhancing Community Livelihoods  
Lessons from Miembeni Upgraded Neighbourhood in Moshi, Tanzania**

**By**

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The study centred on understanding the impact of the land regularization in enhancing community livelihood in Moshi Tanzania. Specifically, the study documents the land regularization process, and analyse the extent to which local communities acquire formal granted right of occupancy in the case study area. Similarly, the study determines factors influenced the success and limitations of land regularization process and lastly, it finds out the impact of land regularization process in improving community livelihoods. Interview, observation, mapping and documentary review are tools for data collection employed. The results show that the land regularization process involves initiation, land use planning, cadastral survey, infrastructure provisioning, land registration and finally granting right of occupancy to landholders. Donor community, Local community Municipal Council and local leaders are planning institutions involved in the process. As such the approach was bottom up which show the role of social capital in land regularization process. It was revealed that among the total 621 landholders in the settlement only 89 landholders acquired title deeds, which keep more questions on the motive of land regularization of access financial services residents. However, the success of land regularization process factors noted includes the commitment of local leaders, existence of participation of actors and local government ownership and political will. Unwillingness of some local leaders to contribute resources, the reluctance of some landholders to attend community meetings and limited staff in Moshi Municipal Council to attend landholders' demand are limitations noted. The study shows various impacts which the community gained in the process of their involvement in land regularization. However, it recommends various areas to be considered by the government, donor community, neighborhood community towards improving land regularization process to enable residents to be granted their right of occupancy and thus reduce poverty. It provides areas for further research and for policy development agenda. The study concludes by arguing that capacity building in land regularization process is important and the government should emphasise the bottom-up approach in improving informal settlement in context specific and to other settlements of the same elsewhere.