

**CONTRIBUTION OF THE VILLAGE COUNCILS ON LAND CONFLICT
MANAGEMENT: A CASE STUDY OF BUNDA DISTRICT: TANZANIA**

By

Dominicus Costantino Lusasi

A dissertation submitted in partial fulfillments of the requirements for the degree of
Master of Public Administration of the University of Dodoma Tanzania

The University of Dodoma

October, 2017

CERTIFICATION

The undersigned certifies that he has read and hereby recommends for acceptance by the University of Dodoma a dissertation entitled: “*Contribution of the village Councils on Land Conflict Management: A case study of Bunda district: Tanzania*” in partial fulfillment of the requirements for the degree of Master of Public Administration of the University of Dodoma.

.....

Dr. Philemon Sengati

(Supervisor)

Date.....

DECLARATION

AND

COPYRIGHT

I **Dominicus C. Lusasi** declare that this dissertation is my own and that to the best of my knowledge it has never been submitted anywhere by any person either in whole or part as research report or in any related fields of study.

Signature.....

No part of this thesis may be reproduced, stored in any retrieval system, or transmitted in any form or by any means without prior written permission of the author or The University of Dodoma.

ACKNOWLEDGEMENT

My grateful thanks go to Dr. Philemon Sengati who supervised me in writing this dissertation. He continuously supported me throughout the preparation and writing of this dissertation until it was published. He shared with me the anxiety and burden of reading between the lines in the dissertation from the enormous volumes of pages of manuscripts.

I am grateful to my beloved wife Patricia Godwin Mwambeta and my children for their academic support, encouragement and continuous inspiration. I would like to express my special thanks to her for caring our children for the whole period of my study.

I thank also the head of the department of political science and public administration Mr. Haji Chang'a, who encouraged me by showing interest and providing all the necessary support as and when needed. I also wish to thank my employer, The Region Administrative Secretary Mara (RAS) currently mr. Adoh Mapunda, who allowed me to pursue a master's programme without which I could not be able to attend.

I received valuable assistance from many people, but I am deeply indebted to Mr. Mluli and Mr. Maiga for their moral support, tireless efforts, patience, encouragement and continuous inspiration. Thanks also to Mr. Lazaro Kisumbe, who had guided me in improving the work greatly.

Finally, my sincere appreciation and thanks go to all my colleagues in the year 2015/2017 MPA for their moral support and encouragement. These should be represented by Rachel Joas and Paul Makenji class representatives of Masters Class in Public Administration and International relations respectively.

DEDICATION

This work is dedicated to my beloved wife Patricia G. Mwambeta and my children and parents for supporting me during my studies morally and spiritually.

ABSTRACT

The purpose of this study was to assess the contribution of the village councils on land conflict management. Specifically this study focuses to identify the mechanisms in place for land allocation in Tanzania, to examine the mechanisms used by village councils on land conflict resolution and evaluate the efforts made by the village councils in resolving land conflicts. This is due to the fact that, despite the efforts done by the government on land conflicts management, there is still a problem of land conflicts in Tanzania. A case study of Bunda district was adopted, the population of the study consisted of Bunda district Officials and common citizens from. Simple random and purposive sampling methods were used in this study with the sample of 96 respondents. Data were collected through questionnaire, interview and observation methods. Data analysis was done by using Software Package for Statistical Sciences (SPSS).

The findings show that village councils use different methods in solving land conflicts such as, influential people, land tribunals, normal courts, village community committees and village elders. Regardless of the mentioned efforts but still land conflicts persist. The findings show that land allocation, unfair decision making, community un involvement, unequal distribution of land, unawareness of land laws and regulations corruption and poor land use plan lead to land conflicts.

The study recommends that training and seminars concerning land management and conflicts resolution are important to village leaders and community at large, Community participation has to be encouraged on land distribution, land laws and regulations have to be enforced accordingly and equally and land use plan have to be effectively implemented in every village.

TABLE OF CONTENTS

CERTIFICATION	i
DECLARATION AND COPYRIGHT	ii
ACKNOWLEDGEMENT	iii
DEDICATION	iv
ABSTRACT	v
TABLE OF CONTENTS	vi
LIST OF TABLES	x
LIST OF FIGURES	xi
ABBREVIATION AND ACRONYMS	xii
CHAPTER ONE	1
INTRODUCTION	1
1.1. Background of the Study	1
1.2 Historical Development of the Land Tenure System in Tanzania	4
1.3 Statement of the Problem	7
1.4 General Objective of the Study	8
1.5 Specific Objectives	8
1.6 Research questions	9
1.7 Significance of the Study	9
1.8 Scope of the Study	10
CHAPTER TWO	12
LITERATURE REVIEW	12
2.0 Introduction	12
2.1 Definition of Key Concepts	12
2.2 Conflict	12
2.3 Land	14
2.4 Land conflict	14
2.5 Village Land	15
2.6 Village Council	16
2.7 Conflict Management	16
2.8 Theoretical Literature Review	17
2.9 Political Theory of Territory	18

2.10 Conflict Theories	19
2.11 Social Conflict Theories (Karl Marx 1818-1883).....	19
2.12 George Simmel’s Conflict Theory.....	21
2.13 Empirical Literature Review	23
2.14. Land Conflict and its Resolution Mechanisms in Tanzania	27
2.15. Research Gap	31
CHAPTER THREE	35
METHODOLOGY	35
3.1 Introduction.....	35
3.2 Research Design.....	35
3.3 Research Approach	36
3.4 Area of the Study	36
3.5 Population of the Study.....	37
3.6 Sampling and Sampling Procedures	38
3.6.1 Sampling Techniques.....	38
3.6.2 Probability Sampling	39
3.6.3 Purposive Sampling	39
3.6.4 Sampling Unit	40
3.6.5 Sampling Distribution.....	40
3.6.6 Sample Size.....	41
3.7.1 Methods of Data Collection	43
3.7.2 Types of Data.....	43
3.7.3 Primary Data	44
3.7.4 Questionnaires.....	44
3.7.5 Interview	44
3.7.7 Secondary Data	45
3.7.8 Data Analysis and Presentation.....	45
3.8 Data Presentation Technique	45
3.9. Research Ethics	47
3.10 Validity and Reliability of Data	48

CHAPTER FOUR	50
RESULTS AND DISCUSSION	50
4.1 Introduction.....	50
4.2 Socio –economic Profile of the Villages.....	51
4.2.1. Human Population	51
4.4 Socio-Demographic Profile of the Population of the Study	51
4.4.1 Sex of the Respondents	52
4.4.2 Respondent’s Age	52
4.4.3 Education Level of the Respondents.....	53
4.4.4 Respondent’s Marital Status	54
4.4.5 Occupation of the Respondent	55
4.5 Land Ownership.....	56
4.6. Land Acquisition/Possession of Land.....	57
4.7 Communal Land and its Management	58
4.8. Use of the Communal Land	59
4.9. Occurrence of Land Conflict in Bunda District	61
4.10 Nature of Land Conflicts Found in the Villages	62
4.11. Reasons for Land Conflicts Occurrences.....	64
4.12. Mechanisms used in Land Allocation.....	66
4.13 Participants on Land Distribution	67
4.14. Does the Village Council Involve in Land Conflict Resolution	68
4.15 Mechanisms used by Village Councils in Resolving Land Conflict by the Village Councils.....	69
4.16. Preferred Mechanisms by Villagers in Land Conflicts Resolution	70
4.17 Involvement of the Community in Land Conflict Resolution	72
4.18. Reasons for Involvement in Conflict Management	72
4.19. Effectiveness of the Village Councils in Land Conflict Resolution	73
4.20 Grounds of Ineffectiveness of the Village Councils	74
4.21 Awareness of Land Laws	76
4.22. Capacity of the Village Council Members.....	77
4.23. Community Perception on Decisions Made by VCs	78
4.24. Challenges Facing Village Councils	79
4.25. Discussion of the Research Findings	82
4.25.1. Mechanisms in Place for Land Allocation in the Villages.....	83

4.25.2. Mechanisms used By VCs in Land Conflicts Management	84
4.25.3. Efforts made by the Village Councils on Resolving Land Conflicts.....	85
4.25.4. Challenges Facing VCs on Land Conflicts Management	85
CHAPTER FIVE	87
SUMMARY, CONCLUSIONS AND RECOMMENDATIONS	87
5.1 Introduction.....	87
5.2 Summary of the Study	87
5.3 Conclusions.....	88
5.4 Recommendations.....	90
5.5. Areas for Further Study.....	93
REFERENCES	94
APPENDICES	103

LIST OF TABLES

Table 3.1: Targeted Population.....	38
Table 3.2: Number of Households (n=96).....	41
Table 3.3: Sample Size of the Respondents.....	42
Table: 4.1: Populations and Number of Households (n=96).....	51
Table 4.2. Respondent's Sex (n=96).....	52
Table 4.3. Age of the Respondents (n=96).....	53
Table 4.4. Respondent Education (n=96).....	54
Table 4.5: Marital Status of the Respondents (n=96).....	55
Table 4.6: Occupational of the Respondents (n=96).....	56
Table 4.7: Land Ownership (n=96).....	57
Table 4.8: Land Acquisition (n=96).....	58
Table: 4.9: Management of Communal Land in the Village (n=96).....	59
Table 4.10: Use of the Communal Land (n=96).....	61
Table 4.12: Number of Complaints Received from 2015 to March, 2017.....	62
Table 4.13: Nature of Land Conflicts Found in the Villages (n=96).....	64
Table 4.14: Predominance of the Conflicts (n=96).....	66
Table 4.15: Land Allocation Mechanisms which Cause Land Conflicts (n=96).....	67
Table 4.16: Participants on Land Distribution (n=96).....	68
Table 4.17: VCs Involvement in Land Conflict Resolution (n=96).....	68
Table 4.18: Mechanisms used by VCs to Solve Land Conflicts (n=96).....	70
Table 4.19: Preferred Mechanisms (n=96).....	72
Table: 4.20: Involvement of Community (n=96).....	72
Table: 4.21: Reasons for Involvement in Land Conflict Resolution.....	73
Table 4.22: Effectiveness of the VCs (n=96).....	74
Table: 4.23: Reasons for Ineffectiveness of the VCs (n=96).....	76
Table 4.24: Awareness on Land Laws (n=96).....	77
Table: 4.25: Capacities of the VCs Members (n=96).....	78
Table: 4.26: Community Perceptions on VCs (n=96).....	79
Table 4.27: Challenges Facing VCs in Reducing Land Conflict (n=96).....	82

LIST OF FIGURES

Figure 2.1: The Conceptual Framework	32
--	----

ABBREVIATION AND ACRONYMS

ADRM	Alternative Dispute Resolution Mechanisms
BDC	Bunda District Council
CASLE	Conference of the Commonwealth Association of Surveying and Land Economy
DAA	District Authority Act
DAO	District Agricultural Officer
DAS	District Administrative Secretary
DC	District Commissioner
DED	District Executive Director
DHRO	District Human Resource Officer
DLNRO	District Land and Natural Resource Officer
DLO	District Land Officer
DLV	District Land Valuer
DVO	District Veterinary Officer
ESRF	Economic and Social Research Foundation
FAO	Food and Agricultural Organization
GOT	Government of Tanzania
LCC	Local council Courts
LDCA	Land Disputes Courts Act
MPA	Master of Public Administration
Ms	Microsoft Excel
NAPE	National Association of Professional Environments
NGOs	Non Governmental Organizations
NPC	National Population Census
RAS	Regional Administrative Secretary
SPSS	Statistical Package for Social Scientists Version 23
TAMISEMI	Tawala za Mikoa na Serikali za Mitaa
TED	Town Executive Director
UAA	Urban Authorities Act
UN	United Nations
UNESCO	United Nations Educational Scientific and Cultural Organization
URT	United Republic of Tanzania

VCs	Village Councils
VEC	Village Executive Committee
VEOs	Village Executive Officers
VLA	Village Land Act
WEOs	Ward Executive Officers

CHAPTER ONE

INTRODUCTION

This chapter intends to present the background information of the study which is about the contribution of village councils on land conflicts management in Tanzania, a case study of Bunda District Council. The chapter comprises of background of the study statement of the problem, research objectives, research questions, significance and scope of the study.

1.1. Background of the Study

Since time immemorial, different people have shown the importance of the land as a means through which life is supported in myriad ways, it includes inter-alia a place people live in and comprising of vital resources for the survival (Avery, 2009). Land in any country is vital resource for social, political and economic development. It continues to have major historical, cultural and spiritual significance (Odgaard, 2006). As a result the importance of land to the survival of human beings with regards to the consideration that size of land cannot increase in the midst of both growing population and conflicting demands of land, functional organs for managing land should be in place.

Worldwide population growth and the increase in economic activities have influence land demands. The notable demand for land is vividly noticed during the Berlin conference of 1884–1885 whereby the climax of European competition for territory in Africa marked a process known as the Scramble for Africa (Encyclopedia of Africa, 2010). This happened as a result of European nations such as Great Britain, France, and Germany being well advanced in industries consequently began looking for natural resources for their growing industrial sectors as well as a potential market for the goods produced in those factories. Inevitably, the scramble for territory led to conflict among European powers, particularly

between the British and French in West Africa and Egypt, the Portuguese and British in East Africa and the French and King Leopold II in central Africa (ibid).

Land demands arising from the population growth and increased economic activities is seen in Nigeria, Mali, Ethiopia, Kenya, Rwanda, Burundi, Uganda, Zimbabwe, just to mention a few of them. The increased demands for land in these countries trigger conflicts among various users and owners of the land. In relation to this, Yamano *et al*, (2005), on their study point out that, land is increasingly becoming a source of conflict in Africa due to its characteristics of being egalitarian. Increase of population, commercialization of agriculture and urbanization contribute to the increase of land conflict and the current land tenure system may not be well equipped to resolve such conflicts.

Goldstein & Pevehouse quoted by Emmanuel and Tumpe (2013), documented some reasons for emanating of land conflict in Africa by pointing out that, it arises as a result of disagreement between two or more parties in search for a particular interest such as social structural, religious sentiments racial or ethnic interest. Also Horan as quoted by Emmanuel and Tumpe (2013), clarified that land conflict occurs when there is a chance to obtain land for free no matter if this land is state, common or some one's private property.

Land conflicts in various parts of the world have resulted into multiple detrimental effects on both social and economic development. Some of the countries witnessed land conflicts and associated impacts include: Botswana, Rwanda, Uganda and Ghana. In order to minimize land conflicts, different countries have put in place mechanisms of resolving land conflicts through formal and informal justice institution, Sackey (2010). For example; Botswana uses dual legal system in dispute resolution; these are the English-French Common Law and the customary Law. Under the customary law there is a

traditional system of conflict resolution at the local level known as “Kigotla” (meeting place for the tribe). This is the traditional court under the customary law responsible for handling conflicts in the community (Moumakwa, 2010). The settlement of disputes is initiated at the cluster level and if not resolved is referred to the Kigotla. The kigotla institutions play a vital role in modern Botswana with regard to addressing social conflicts including land conflicts arising within and between the communities.

Likewise in Uganda, there are two legal mechanisms responsible for dispute resolution. These are statutory mechanisms which include Local Council Courts I (LCC I) and Local Council Courts II (LCC II) and the second one is customary mechanism (traditional courts) under the customary law (Burke and Emmanuel, 2011). They are established at village level (LC I) and at the parish/ward level (LC II). On the other hand the customary mechanisms are also used in resolving land conflicts through a consensual approach.

Rwanda also, has the system of conflict resolution at the local level known as “Abunzi” (those who reconcile). These are the local mediators who are mandated by the state through the organic law No. 31/2006 to use mediation as an approach to resolve disputes with the aim of finding a mutually acceptable solution to both parties which are conflicting (Mutisi, 2012). This organ is seen as a hybrid between the states sponsored justice and the traditional methods of conflict resolution. It is an organ meant for providing framework of obligatory mediation prior to submission of a case before the first court. These organs deal with all local issues of conflict in nature including the land conflicts. They encourage the disputing parties to reach a mutually satisfying agreement but if necessary they issue a binding decision, (ibid).

According to Crook (2004), Ghana unlike the previous mentioned countries, uses formal judicial system in handling land disputes. The state courts in Ghana as provided under the 1992 National constitution and the Court Act, 1993 continue to form a crucial element in

the land regulation system. These state courts starting with the courts of first instance are endowed with the power to apply all the rules of the laws recognized in Ghana, whether customary, Common law or statute to handle land disputes.

From the studies above, it is understood that even though land problem is all over the countries but every country has its own ways of handling depending on the historical background and culture of the specific country.

1.2 Historical Development of the Land Tenure System in Tanzania

According to Casle as quoted by Maksi (2013), there are four major landmarks in the development of land tenure system in Tanzania. These are the pre-colonial phase, colonial phase, the three decades of independence and the social economic liberalization phase. Each phase is determined by forces of time and reinforced by the relation of production. In pre-colonial phase land ownership was controlled by respective tribes and clans with varied ways of accessing, using, owning and controlling basing on their own customs and traditions. No one tribe had a mandate to set up a land tenure system for others and when disputes arose over its usage, customary systems were applied in settling them.

During colonialism, land was alienated from the people for allocation to the new masters (Germans first then British), for production of raw materials. Granted right of occupancy was introduced and accorded a relatively higher status to deemed rights of occupancy. This was strengthened by the British colonial land ordinance of 1923. Local communities lost their rights to their own land, forced to become labourers and eventually fought to reclaim their land rights and sovereignty (Veit, 2010).

Following Tanzania's independence in 1961, little changes were made on the land tenure system. The replacement of the governor with the president but the powers over land administration was retained (Mtwale, 2002).

Other development especially in the context of Arusha Declaration had massive bearing on the rights to the land of many Tanzanians. Private properties were nationalized and reinforced by enactment of the land acquisition Act No. 47 of 1967 to give more powers to the president to acquire land for National interests. So many conflicts arose during this phase because the resettlement exercise took place without first revoking the right to land of the resident's communities. So the new owners and old ones found themselves in clashes that were caused by the villagization programme. Land conflicts turned to be between the state and its agencies vis a vis communities over the changing use of their land for the so called national interests.

Mrase quoted by Sackey (2010), commented that the situation was serious after introduction of "operation Vijiji" through the government villagization policy of 1970s. In the implementation of the policy, people were forced to re-locate to new government designated areas. As a result, in 1990s people who were not satisfied with the decision went to seek court redress. However, their claims for compensation were prohibited by the enactment of the Rural Land Tenure Act, 1992. Some of the affected people went again to seek court redress, in which it was declared that decisions to dishonor the claims for compensations were unconstitutional, hence, ordered for the payments to prevent further disputes (Makaramba, 1996). In responding to the courts' decisions, the government made both cash and in-kind compensation to the affected people. Despite these efforts, land conflicts continued to rise up.

Veit (2010) said, from mid eighties, land conflicts assumed a different pattern by involving other actors than the state and small groups. The country opened up for liberalization; hence an influx of investors who were interested on land had been witnessed. Large farms were being leased or privatized to local and foreign investors for commercial farming, ranching or mining activities. Allocation of such land brought about

serious tensions between local communities and the respective investors for either lack of adequate consultation or forceful eviction of communities without compensation.

The increased land conflicts necessitated the government to make serious intervention hence, the President appointed the Commission of Inquiry into land matters popularly known as the Shivji's Commission in 1992. The commission came up with a number of recommendations among them being the formulation of the new land policy and establishing independent dispute settlement machinery to deal with land disputes.

In 1995, a new National Land policy was formulated and one of its fundamental principles was to establish an independent, expeditious and justice system for the adjudicating of land disputes. This resulted in the enactment of the Land and Village Acts No 4 and 5 respectively in 1999 to make provision for the establishment of the courts vested with exclusive jurisdiction to hear and determine disputes, actions and proceedings concerning the land. Courts established are; the Village Land Council, the Ward Tribunal, The District Land and Housing Tribunal, The High Court (land division) and the Court of Appeal. Furthermore, in 2002, the Land Disputes Courts Act number 2 was enacted to describe the formulation, functions and procedures through which land disputes could be handled.

According to the conflict theory of Karl Marx of 1818-1883, conflict is normal of social order. Therefore, competition on land use, which is the major source of land conflict is neither inevitable nor a bad thing. This calls for establishing strong organs or mechanisms to effectively manage land to minimize conflicting demands on land use. According to the act No 7 of 1982, the village council's functions and roles include planning and coordinating activities, rendering assistance and advice the villagers engaging in agriculture, forestry, horticultural, industrial or any other activities, and to encourage village residents to undertake and participate in communal enterprises. The village

councils established at the grassroots' level with expectation of maintaining peace and tranquility at the village level by making sure that land disputes are resolved at initial stage.

1.3 Statement of the Problem

Land as a means through which life is supported is given high priority by the government to minimize conflicts resulting from competition in its uses arising from rapidly growing population and advanced technology. The efforts to effectively manage land use and minimize associated conflicts were provided by Land Policy of 1995. This was followed by enactment of the Land Act No. 4 of 1999 and the Village Land Act No.5 of 1999. The Village Land Act provides power to the village councils to establish Village Land councils which are entrusted with resolving land conflicts at the respective locality. The organs being closer to the grassroots community were expected to resolve land conflicts at their very initial stages. The organs were to channel the unresolved disputes to ward tribunal for further actions. In cases, need arises, unresolved conflicts at this stage could be submitted to District Land and Housing Tribunals.

Despite these efforts, land conflicts in the country kept on arising (HAKIARDHI, 2009 and Pedersen, 2010). This is reflected by substantial land conflicts and their respective impacts on the livelihood of the people in various parts of the country. Some of the registered land conflicts and their impacts in the country include; Kilosa, Mvomero, Ulanga, Malinyi, Kilombero, Kilindi, Handeni, Loliondo, Tarime, Simanjiro, Arumeru, Kondoa, Kongwa, Mbarali and Kiteto districts (Chawene, 2012). In the late 1990s, over 40 people were killed and others were seriously injured, livestock injured or killed, properties and crops were destroyed (URT, 2005). In 2000, 38 farmers were killed in Kilosa because of the conflicts between farmers and pastoralists (Benjaminsen, 2009). Also in 2008 one family of Machau who lived in Kilosa district lost 50 cows to the

“sungusungu” militia group that invaded the village with support of the police the same family in 2009, lost 126 cattle taken by the anti pastoralists operation force and still the family was forced to pay a fine of 30,000 shillings per cow (Mwarabu, 2009). Furthermore, Hussein and Mwakasangula (2010) in their study showed that peace was destroyed in Kilosa due to land conflicts hence 400 people fled their homes after clashes. In addition to that, Baha et al., (2008) argued that a total of 832 peasants took refuge in neighboring villages for fear of being slaughtered by pastoralists on revenge. These are some of the impacts of land conflicts which affect both the livelihood of the people and the economy of the country. Most of these studies highlighted shortage of pastures, water and increased demand of land for various investments were the source of those conflicts (HAKIARDHI, 2009, Sackey, 2010 and Emanuel et al., 2013). Based on these empirical studies little is known on the contributions of the village councils on land conflicts management. Therefore, this study focused on exploring the contributions of the village councils in land conflict management for bridging the existing knowledge gap.

1.4 General Objective of the Study

The general objective of the study is to assess the contribution of village councils on land conflicts management in Tanzania.

1.5 Specific Objectives

- a) To identify the mechanisms in place for land allocation in the villages
- b) To examine the mechanisms used by village councils in land conflicts management
- c) To evaluate efforts made by the village councils in resolving land conflicts
- d) To find out the challenges facing village councils on land conflicts management

1.6 Research questions

The study was guided by the following research questions;

- a) Which ways (participation and acquisition mechanisms) do village councils use in land allocation in the villages?
- b) How do Village councils solve land conflicts in the village?
- c) What efforts do village councils make in land conflicts management?
- d) What challenges do village councils face in land conflict management?

1.7 Significance of the Study

The study added knowledge on the contribution of the village councils in managing land conflicts in the study area and challenges facing them. The data obtained in this study can be used by the central and local government authorities (village authorities, communities) to assist on mitigating land conflicts among users. The findings of this study can also add to the scanty literature available in Tanzania in the area of contribution of the village councils on land conflict management.

The study applied three theories; political, social conflict and conflict theory to examine land conflicts and the contributions of village councils in land conflict management. The political theory views land conflicts as emanating from political fueling. Social theory perceives conflict as investable in social life and the conflict theory views conflicts as a result of competing use of resource due to scarcity. Therefore, for effective management of resources including land, organs ought to consider political, social and conflicts issues accruing from competing use of land and take appropriate actions. The findings informed policy makers in taking consideration the aforementioned aspects to minimize land conflicts in the respective localities. It is also a partial requirement for fulfillment for an award of Master Degree in Public Administration of the University Dodoma.

1.8 Scope of the Study

The study was conducted in Bunda district council, in Mara region. The district is located in the southern part of the region being among the six districts in the region. The rationale of selecting this area of the study was because; it is among the four districts (other districts are Tarime, Serengeti and Butiama) experiencing many land conflicts in the region as it has been highlighted by ESRF (2015) (Economic and Social Research Foundation) who said; expansion of agriculture and dwindling pasture lands due to climate change effects in Bunda district is creating conflicts between farmers and pastoralists encroaching into farmlands also fast growing population and livestock densities and long dry spells result in rise in natural resources based conflicts amongst communities and between people and wildlife due to declining land, water and pastures. The records from the districts authority under the study indicate the increasing number of land conflicts yearly as in 2015, 47 land conflicts were reported, 2016, 60 land conflicts were reported and from January to March, 2017, 34 land conflicts had been reported (Bunda District Commissioners Office). Among them are human-wildlife conflict because of being close to Serengeti National park and Grummet game controlled area, and Speke Gulf controlled area (Fridolin, D, .2014).

The district covers the area of 3,088 square kilometers of which 200 square kilometers is water and 480 square kilometers is National park and game controlled area. It is bordered by Butiama and Musoma districts in the north, Serengeti district in the east, Mwanza region (Ukerewe district) in the west and Simiyu region (Busega district) in the south. Administratively the district is divided into four divisions, 28 wards and 107 villages. And as per National Population Census of 2012, the district is estimated to have 335,061 people (162,241 males and 172,820 females) with house hold average size of 6 people. The main economic activities of the people in Bunda district are agriculture, animal

keeping and fishing. Agriculture is the main economic activity which employs about 85% of the total population. Subsistence farming for local consumption and domestic market dominates the economy of the district. Animal grazing is the second economic activity where by the district is estimated to have 358,880 animals which includes cattle, goats, and sheep.

CHAPTER TWO

LITERATURE REVIEW

2.0 Introduction

Literature review refers to an analysis of what is on the ground with a view to identify gaps that justify our query. Literature review derives its judgment from the fact that each idea finds significance from different disciplines. The purpose of this chapter is to provide an overview and critical assessment of body of literature relating to the contribution of the village councils on managing land disputes. It defines the important concepts and terms related to the specific research objectives. It consists of both theoretical and empirical literature reviews. Also provides a conceptual framework and research gap that have been extracted from the received literature.

2.1 Definition of Key Concepts

2.2 Conflict

Conflict theorists assume that societies are in a constant state of change in which conflict is a permanent feature (Mvena *et al.* 2000). Conflict does not necessary imply outright violence, it includes hostility, competition, tension, and or disagreement on values or goals. Theorists continue to see conflicts as a potential force for positive social change; its presence being a visible demonstration of society adapting to a new political, economic or physical environment, apart from its negative effects (Shio, 2004). Conflicts can be observed in a situation where two parties are conflicting on resources use like land which means that successes of one part will detriment the other part.

Terry (1983) defines conflict as the existence of opposition or dispute between persons, groups or organizations. He further points out that with all the developments taking place in management, it is rational to expect differences in opinions, beliefs and ideas to exist. Lippitt (1982) asserts that conflict is a complex phenomenon that occurs in an institution

and in work relationships. Lippitt (1982) further defines conflict as the process which begins when one party perceives that the other has frustrated or is about to frustrate some concern of his/hers. Also Schmidt & Kochran (1972) articulate that conflict is a struggle between two parties and is characterized by overt expressions of hostility and/or intentional interference in the goal attainment of the opposing party. Schmidt and Kochran (1972) observe the likelihood of overt conflict between organizational units as a function of three variables; the incompatibility of their goals, the interdependence of their activities and the extent to which they share the same resources.

Darling & Walker (2001) also view conflict as a situation in which it becomes impossible for two or more individuals operating within a unit to exist together.

Babyegeya (2002) defines conflict as a breakdown of communication between members of an institution or a situation where decisions are not well understood hence causing difficulty in selecting an alternative action. Babyegeya (ibid) argues further that if conflict is not well managed it can bring institutional functions to a standstill. Therefore; conflict is the process in which one party perceives its interests as being opposed or negatively affected by another party. It is important to note that in this process attitude, values, and styles play an important role in determining whether conflict leads to beneficial or destructive outcomes.

The study has adopted the definition given by Babyegeya (ibid) that is; conflict is a breakdown of communication between members of an institution or a situation where decisions are not well understood hence causing difficulty in selecting an alternative action. A conflict is a social fact in which at least two parties are involved and whose origins are different either in interests or in the social position of the parties and hence it is inevitable especially when the resource is scanty.

2.3 Land

The United Nations (2012) defines land as the surface of the earth, the materials beneath, the air above and all things faced to the soil. Land includes houses, building and other improvements to the land and includes both rural and urban areas. According to Land Act No. 4 of 1999; land includes the surface of the earth and earth below the surface and all substance other than minerals and petroleum forming part of or below the surface things naturally growing on land, building and other structure permanently affixed to land. This definition has been used by the researcher in the study.

2.4 Land conflict

Imbush quoted by Wehrman (2008) defines land conflict as a social fact in which at least two parties are involved the roots of which are different interests or the property rights to land, the right to use land, to manage the land, to generate income from the land, to exclude others from the land, to transfer it and right for compensation for it. Todorovski *et al.*, (2012) define land conflict as a misuse, restriction or a dispute over property rights to land. Land conflicts are mainly occurring due to lack of equity, justice, and fairness on the allocation of the available scarce resources. The conflict over natural resource such as land is universal nowadays Abba *et al.*, (2008). This means everywhere people are competing for the natural resources to enhance their livelihoods. This is due to decreasing availability of natural resources though increase of population pressure and close mixing up of human activities like farming and livestock keeping which lead to conflicts eruption (Emeka, 2005).

Land conflicts have negative effects on individual households as well as on the nation's economy. They increase costs, slow down investment, can result in the loss of belongings for a conflict party and reduce tax income for the state. Conflicts over land have negative impact on the poor or on the natural or building environment. They either shrink quality

of life for parts of society or, if they are addressed and restructured, contribute to additional state expenditures and have an impact on the national wealth (Wehrmann, 2008).

Land conflicts raise social, economic and political instability. Wherever there are multiple sales, evictions, land grabbing and so forth, people lose confidence in the state and start mistrusting each other. Social and political stability suffers even more when land conflicts are accompanied by violence. Dealing with land conflicts therefore; means re-establishing trust and confidence in public as well as private institutions (Maksi, 2013).

Land conflicts affect different groups in different ways. Not only do they generally have a stronger impact on the livelihood of the poor than that of the rich, but they also impact differently on men and women, urban and rural populations, farmers and pastoralists, with groups such as squatters, ethnic minorities or orphans being extremely marginalized (ibid).

2.5 Village Land

Village land means the land declared to be village land under and in accordance with section 7 of the Act No. 5 of 1999 and includes any transfer land transferred to a village. Tanzania consists of a vast countryside with only a few urban areas while most land in the country is village land. In order to fulfill the provisions of the acts, the village first has to acquire a certificate of village land. The certification procedure includes compulsory agreement upon the borders among neighboring villages. When agreement is reached and the border is properly demarcated, a formal certificate of village land is issued in the name of the president, and registered in the National Register of Village Land (VLA 1999), (Wily, 2003). Each village is required to define three land-use categories within its own borders: first is the communal village land, second is individual and family land, and

third is reserved land, VLA (1999). Reserved land in this context is to be understood as land set aside for future individual or communal use.

2.6 Village Council

Village Councils are local governments that were first elected by rural communities (villages) in 1975 and were usually constructed out of existing related hamlets. In several regions, entirely new villages were created. The Village Council governs on behalf of the Village Assembly, which is the supreme authority on all matters of general policy making in relation to the affairs of the village (Act No.7/1982; s.141) and to which it reports quarterly. The village council is a legal person, can sue and be sued (Wily, 2003). By the Village Land Act and the Local Government (District) Authorities Act of 1982, village land is under the managerial authority of a village council elected by a Village Assembly. A village council is the corporate entity of a registered village. The Village Assembly includes all residents of a village aged 18 years and above. The Village Council is accountable to the Village Assembly for land management decisions. By the Village Land Act village government has the responsibility and authority to manage land including issuing certificates of Customary Right of Occupancy within their area and establishing and administering local registers of communal land rights. They must apply local customary law provided it does not conflict with the prohibition of gender discrimination.

2.7 Conflict Management

Most of the time conflict management is being used interchangeably with conflict resolution. According to Galabawa (2000) conflict resolution refers to an ending of conflict between disagreeing parties. This requires consideration of various aspects such as time, energy, cooperation and the context within which conflict occurs. Essuman-

Johnson (2009) provides that conflict resolution refer to the elimination of the causes of the underlying conflict, generally with the agreement of the parties. Conflict management refers to the elimination, neutralization or control of the means of pursuing either the conflict or the crisis. He adds that conflict resolution is a tall order; it is rarely accomplished by direct action and is more frequently achieved only over long periods although the proximate aspects of conflict can sometimes be eliminated by agreement among the parties. Zartman (1985), argues that conflict resolution is the situation where by the conflicting parties enter into an agreement that solves their central incompatibilities, accept each other's continued existence as parties and cease all violent actions against each other. Wallenstein (2002), conflict resolution is the way of handling conflict by taking problems out not fighting them out.

Conflict resolution is a professional practice or academic field which is highly sensitive to culture. Successful conflict resolution involves encouraging communication among disputants, problem solving, and drafting agreements that meet their underlying needs Adebayo *et al*, (2008). In that situation conflict resolvers often talk about finding the win-win solution or mutually satisfying scenario for everyone involved. This study has adopted and has used the definition of conflict management given by Essuman-Johnson (Adebayo *et al*, 2008) as an operational definition in the study.

2.8 Theoretical Literature Review

The whole life of human being depends on land thus in order to survive man has to make sure he/she fights to the maximum priority for land issues such as its access, distribution, management, administration, ownership and tenure security, especially in developing countries. Due to liberalization, political power, richness and poverty in Africa, it is a reality that there is inequality between the people in the control over, access to, ownership and management of land (Kalande, 2008).

A theoretical review is about analyzing and examining different theories that are related to the area of study and also their contributions. This study has employed two theories these are; political theory of territory and conflict theory.

2.9 Political Theory of Territory

This theory was developed by Levy (2000) explaining the value of land and why people fight for their territorial land. According to the theory, land is valuable in three basic ways, firstly, people live on land, their home, belongings and other things are built individually and collectively take a space on it. Secondly, land is composed of resources that are needed in order to survive that is land can be used to do things people care about. Thirdly, land and its property, location, material compositions which they live on it are essential to vast array of world systems, such as nitrogen, and carbon cycles, water purification and storage, ecosystem and the production of oxygen without which people would not exist.

The third foundations have implications and that is why anyone has a special interest in a particular space. Everyone has interest in the sorts of places to which they have access. The universality of these interests is obvious in case where everyone shares an interest in a single thing access to fresh water. People have different interests in access to land and that supports sorts of life that they lead. These differing interests resulted into competition which later brings conflicts in the community. Stephen *et al.*, (2005) have the same view on the beliefs of the political theory of territory when they comment that the causes, consequences and control of land uses have become subject matter of massive importance to contemporary society. Land use both reflects and determines where economic activities take place and where communities develop. Land use affects the environment in which individuals live, work and recreate, one person land use decision affects the well being of the individuals.

The political theory of territory provides a picture of the importance and uses of land for the well being of the people. It shows the difference between the scarcity of land and the population growth which may result in land conflicts within the society. This justifies the inevitability of land conflicts in the community, hence a need for adequate, strong and reliable land conflicts resolution mechanisms and this is the key input to this study. However, the theory does not put forward the best ways of resolving conflicts resulting from the competing demands for land at the society level as well as at the individual level within the community.

2.10 Conflict Theories

Conflict theories are perspectives in sociology that emphasizes the social, political or material inequality of social groups. They draw attention to power differentials, such as class conflicts and generally contrast historically dominant ideologies it is therefore; a macro level analysis of the society. The purpose is to assess whether conflicts theories could contribute some inputs particularly the best mechanisms of resolving land conflicts at the lower level of community.

2.11 Social Conflict Theories (Karl Marx 1818-1883)

Social conflict theory is a Marxist-based social theory with the view that a society is in a state of long-lasting conflict due to competition for limited resources. It sees the society as fragmented into groups that compete for social and economic resources, individual and groups within a society have differing amount of material and non material resources (the wealthy vs. the poor). This competition creates social disorder and hence conflicts. Marx believes that social order in the society is maintained by domination and power rather than by agreement and conformity. He further argues that social orders maintained by

domination with power in hands of those with the greats political, economic and social resources.

Those with wealthy and power try to hold on by suppressing the poor and the powerless. According to him, there is no agreement in the conflict settlements because of power imbalance between the two parties. The conflict theory by Marx provides a lesson that one of the major sources of conflicts in the society is the scarcity of resources of which land is one of those potential resources. This implies that land conflict in any social setting is inevitable due to scarcity of land and therefore; making it necessary to have a strong land conflict resolution body. Another important point to note from this theory is the power imbalance in the course of struggling for these scarce resources which may result to conflict, power imbalance may adversely affect the community members in the sense that those who are powerless in the struggle are likely to loose at the expense of those who are politically, economically and influentially powerful (Marx and Engels, 1848).

This might be true in land conflict resolution where the most powerful people in the community may have influence in the decisions of land conflict resolution bodies and this reduces trust of the community over these bodies. However, under customary conflict resolution mechanism where the conflicts are resolved under traditional norms, values and believes, the issue of influence from the powerful people in the community may not be possible which is contrary to Marx's beliefs. Also Marx does not agree on the consensual approaches in disputes resolution which again is contrary to the mechanism used by the customary laws which are to resolve conflict through mediation, one of the consensual approaches mechanisms. This theory was found by Karl Marx and later developed by theorists including Max Weber 2000 and Kalande, (2008).

2.12 George Simmel's Conflict Theory

The theory of conflict views conflict as a normal part of the social order. According to Simmel, conflict is a result of competition and its relation to law. Competition is an indirect conflict that is neither offensive nor defensive. He describes competition as those conflicts which consist in parallel efforts by both parties concerning the same prize. However, when competition employs violence, damage to property and fraud then it is said to be illegitimate. The relationship between two parties forms the simplest sociological formation. However, when the formation of social interactions is fundamentally altered, then the third party appears in between who function either as mediator with the interest of bringing together the disputing parties in order to produce harmonious agreements between them or as an arbitrator who balances the disputing parties' contradictory claims.

The conflict theory by Simmel acknowledges the issue of resources to be one of the contributing factors of conflict within the society. It points out how conflicts can be resolved either by the disputing parties themselves or through the presence of the third party by mediation or arbitration depending on the nature of the conflicts. Therefore, it is good to note that not all land conflicts at community level should be resolved using a single mechanism, but also other mechanisms such as arbitration and adjudication can be employed.

The theory suggests competition for scarce resources to be one of the sources of conflicts within the society and recommends the use of negotiation, bargaining and mediation mechanisms which result in a win-win situation in resolving the conflict. It may be difficult in land-related conflicts where every party is striving to acquire the disputed part of land of which is scarce and its value is increasing. Therefore, resolving that particular conflict under those mechanisms may not be satisfactory enough.

Conflict theory states that tensions and conflicts arise when resources, status, and power are unevenly distributed between groups in society, and that these conflicts become the engine for social change. In this context, power can be understood as control of material resources and accumulated wealth, control of politics and the institutions that make up society. The fact to be in hand relating to the study is that in any society with classes of rich and not rich, segregation and marginalization based on wealthy, conflict are inevitable at all. That situation is always caused by poor leadership and weak administrative institutions. When the government fails to enforce its power invested to her, the citizens' use that opportunity to legalize their actions.

Basing on the above theories, the study relied on ideas of Levy (2000) who argues that land is valuable in three basic ways one of them being the composition of an essential vast array of world systems like nitrogen and carbon cycles, water purification and storage, ecosystem and production of oxygen of which without them people would not exist. Also the study relied on the ideas of Karl Marx that the more powerful groups use their powers to exploit groups with less power. In Tanzania there are such groups of less power and the powerful groups who exploit the poor ones.

Furthermore; the study relied on the ideas of George Simmel that resource (land) scarcity is the source of conflict in the society. Hence as land being an essential resource for human being development, shortage of it in the community would lead to conflict. George has suggested ways of resolving conflicts, that conflicts can be resolved by the disputing parties themselves or through the presence of the third party by mediation or arbitration depending on the nature of the conflicts. There is a need of making sure that resources, status and power are evenly distributed between groups in society.

2.13 Empirical Literature Review

Land conflict is a problem that touches most of the countries in the world within this concern; every country has been adopting its own mechanisms of resolving those land conflicts, particularly at the local level community. FAO (2003) comments that natural resource management is a form of conflict management, traditions, customs, rules, laws and policies dealing with issues of access to, and use and management of, natural resources all aim to bring order and predictability to situations where competition and conflicting interests – even in the smallest communities – are present. Such institutions and practices can be termed proactive responses seeking to manage the potential for tension and conflict.

Increased competition for natural resources among multiple stakeholders with diverse interests is occurring worldwide within the current trends of globalization, democratization, decentralization and urbanization. Given this situation communities often have a greater need and opportunity to participate in sustainable resource management.

Along with these needs and opportunities there are often tensions and conflicts including disagreement over access rights and lack of consensus on management objectives. Policy and economic changes affecting natural resource management can set in motion new conflicts or cause old ones to escalate.

Despite their diverse locations and themes, all the cases share a concern with issues of participation, power and policy in conflict management processes. Lack of participation in decision-making is often a major source of conflict while fostering widespread participation in conflict management processes offers a major avenue for attaining equitable agreements (FAO, 2003).

FAO (2003) added that training in conflict management processes offers an important opportunity for the development of human and social capital. However; training alone is not likely to address all societal needs regarding natural resource conflicts. Socio-economic and political factors that constrain local participation in conflict management processes require attention as well through appropriate reform of policy, legislation, institutions and other realms of the policy environment.

Wehrmann (2006) argues that governments of African countries are investing in improving and administration with the aim of developing an efficient land market at the same time have an objective of reducing land conflicts through implementation of a functioning land registration. He points out that land conflicts can be resolved and avoided if at all addressed by an integral and system oriented approach.

The key elements of conflict resolution and prevention are the establishment of a state under rule of law and implementation of good governance to minimize abuse of power and corruption furthermore; functioning, regulative and constitutional institution of locally adopted land market, a transparent capital market and a co-ordinates system of arbitration boards and jurisdiction. He concludes that land conflicts have to be dealt with as early as possible. Each land conflict needs its individual solutions adapted to its local, regional, national and supranational political, socio-economic, cultural and power related framework conditions.

Wehrmann (ibid) commends that many other land conflicts result from the multiple sales and double allocation of land, either due to legal pluralism or undocumented customary tenure or due to competing state agencies all legitimized to do so.

Ojalammii (2006) points out that land disputes has been intensified when/if they were resource-based and involved in state intervention such as land allocation concessions. She

further added that conflicts on village lands have developed when state authorities have favored land allocations to cultivators at the expense of the pastoralists. Furthermore; she argues that village council is also responsible for adjudication as well as for the process of registration in the village land Register.

Ujoh (2014) in his study says the major global problem concerned with declining of land resources are being threatened by the rapid human population growth, increasing environmental degradation and changing pattern of climate at local regional levels. He suggests that there is a need of using the resources in a sustainable way, protecting the environment, biodiversity and global climate system while increasing production also a need of taking care in land use resource planning and decision making in all levels.

Ogola (2013) argued that there are a lot of resentments in villages because of irregular land allocation. The leaders are accused of corruption and biasness over land cases. He comments that Local council I (CI) is responsible for resolving land disputes at the village level. These LCs are volunteers elected by the villagers for a 10 years term without any payment from the government. Moreover; he argues that from the ten households the conflict is taken to the Collin (hill) levels but the Collins and “Nyumba-kumi” are so corrupt that the justice is not guaranteed.

He added that there is disconnect between the district and community levels (village, Collins, sector, ward and parish). Decentralization as a policy instrument in terms of implementation has a disconnect from the district level to the lower levels such as the parishes, wards, sectors, zones ,Collins and the village resources users. The situation is not concurring with the village land Act number 5, 1999 which states that a village council shall not allocate land or grant a customary right of occupancy without a prior approval of the village assembly.

He further commented that lack of capacity by the government officials is adversely mentioned from the district, sub/counties, wards and commune, Collins, zones, parishes and village levels as a setback in undertaking core functions of delivering efficiently and effectively.

Pkalya, (2006) in his study reveals that despite the fact that the causes of conflicts are interrelated and interdependent there is a need of creating linkages between strategic interventions, the root causes of conflicts and highlight the roles and functions of stakeholders. NAPE (2011) (National Association of Professional Environments) in the study concerning land grabbing done in Uganda argued that conflicts of land have arisen between members of the local community and BIDCO following the allocation of land for the oil palm development. People have been driven out from their homes in the forest to make a way for oil palm.

Tony *et al* (2008) said generally public land and other public assets are badly managed throughout the world. There is limited awareness of both the consequences of weak governance in public land management and how to improve the situation. Public land is often treated as a free good where as good land in terms of location use and service delivery is in fact scarce and valuable. State land allocations are often not undertaken transparently that is the transfer of state land into private hands is questionable if not illegal means.

Public land management is a critical factor for ensuring good governance in the administration of land in a country. There are common factors involved in poor public land management. There is typically ambiguity in authoritative roles and responsibilities, a lack of accountability or methodology in the systems of allocation, appropriation, disposal or use of public land and a lack of information in state assets.

2.14. Land Conflict and its Resolution Mechanisms in Tanzania

Likewise in other countries, the problem of land conflicts in Tanzania is a historical. It has been there before and after independence. All the time different initiatives have been deliberately undertaken by the government to stabilize the situation in the community. Takashi (2005) argues that in Tanzania during the past two decades, land conflicts were resolved by using informal institutions such as clan head, groups, local rulers, and elders. He suggests a combination of both formal methods (traditional rulers, elders, groups) and informal methods (village land committee, village council, police forces and courts) institutions to be used sequentially in land conflict resettlement.

The Local government Act No. 7 of 1982 gives powers to the village councils in all village matters. That is the village councils have the prime jurisdiction over all land declared village land.

Mtwale (2002) explains the irresponsibility of the government authorities on land conflicts. According to him one of the causes of land conflicts in Tanzania is government inability to resolve conflicts immediately whenever they occur. The author points out corruption and silence of government authorities to be the major sources of land.

Kweka *et al*, (2009) argue that villages lack a well-organized institutional arrangement which could help to form the basis for all actors to get involved in the decision-making process as a result conflicts occur in the presence of local institutions such as village councils, ward development committees and district councils which are empowered by legislation and encouraged by policies to undertake resolution and management in their areas of jurisdiction.

Emmanuel and Tumpe (2013) observed that the mismatch between population growth and land is the main cause of land conflicts. This is because while population is growing faster, land resources are stagnant and this makes it obvious for conflict to rise. These

conflicts have necessitated the adoption of different resolution mechanisms particularly in rural areas in Tanzania. Traditional mechanism one of the conflicts resolution mechanisms in Tanzania has been identified by the authors to play a major role in bringing harmony and peace among members of the society. These mechanisms are created within a social- political structure of every community.

The findings from the study reveal that people in Gorowa community prefer the traditional mechanisms for resolving land conflicts rather than modern mechanisms. Therefore; it is recommended to be used in other places in the country with the same conflicts.

In additional it is recommended that land conflicts can be minimized by providing education and adoption of modern technology in livestock keeping and crop cultivation (ibid).

According to Sackey (2010) the nature of land conflicts in Tanzania is on ownership, encroachment, trespass and conflict between customary and statutory laws. Factors such as population increase, delays and low compensation payments, maladministration, invasion in conflicting land use, increase in land values, unclear boundaries, inheritance and lack of adequate knowledge on land laws attribute to the rise of conflicts.

Customary conflict resolution which is sometimes referred to as the indigenous justice system has been identified by the researcher to be in the form of arbitration with a conciliatory character built into it. The findings of the study indicate that there are a number of limited options for justice systems available for land disputes resolution in Tanzania. Even though the study aimed to investigate the justice system in land conflict resolution from the lower level of community to the national level as per the Land Disputes Courts Act No. 2 of 2002, but very little has been said about the first level of land dispute resolution which is the VCs. She acknowledges that Kinondoni Municipal

Council has no village councils because there are no villages in municipal councils and therefore; land dispute resolution bodies' starts from the ward level and for that case the ward tribunal. But she forgets that " Mitaa" are established under the Local government (Urban authorities Act CAP 288) which has equal status as a village found in the district council established under the Local Government (district Authorities Act CAP 287).

Sigalla (2013) found that population increase, increased development activities among the people both farmers and pastoralists and business people are the critical factors of land conflicts. The study comments that conflicts can be managed and resolved with systematic thinking/holistic way of thinking which allows consideration of the resilience of present and future generation when dealing with problem solving in the society. Furthermore; it is argued that awareness creation of laws to the parties associated and executions of the laws of the land are highly needed.

Mwashamba (2016) finds out that the respondents do not know any law governing land matters and if there are such laws then they are functionless to them as they are not protected by those laws. Lands are being grabbed on the reason that it falls under the planned small town.

Scarcity of water causes fighting between livestock keepers and non-livestock keepers. Shortage of land for grazing is another sources of land conflicts in the district as it is a semi arid desert and the grazing land is sold to the investors. Furthermore; the study revealed that politics are also causes of land disputes. Investment is also noted to be another source of land disputes in the district as it is said that investors are given large areas leaving indigenous people with scarce areas for grazing. Double allocation also has been seen to be the source of land disputes. The researcher went on to look for other causes of land disputes and come out with the issuing of leasing where by the Maasai people are leasing some of their lands to other people without contract which in turn those

people start claiming as owners of that land. In addition the study found out that the Maasai people do not institute proceedings in case of any dispute arising in their areas rather they fight to claim what they think it is their right.

Basing on the observation found in the study it is recommended that the laws present in Tanzania do not provide tenure security to the pastoralists hence increases land disputes in societies. The Maasai are being marginalized by laws and their government. There should be an enactment of law specifically for pastoralists since the problem of land disputes in these societies has led to destruction of peace in Tanzania. Also it is suggested that the law has to provide isolated areas for livestock keeping which will allow them to move with their herds within those areas as for the wildlife. And settlement of disputes should start at their organization like elders as they know effectively the source of the disputes and the government has to have a fair play to pastoralists rather than marginalizing them.

Bedasto (2015) presents that in 2015, 67% of all public complaints recorded in Hai district was on land conflicts. This reflects the magnitude of the problem inside the country. The escalating land conflicts are taking place in the midst of the village councils. Among the documented reason for land conflict relate to difficulties in accessing land to meet competing needs for rapidly growing population. For example during the independence (1961) the country's population was below 12 million in 1978 the population increased to 17 million and in 2012 it grew to around 45 million URT (2012) and URT (2006). While population is rapidly growing, land does not increase in size. The conflict might be more serious in rural areas where over 80% of the residents depend on agricultural and pastoralists as their dominant economic activities (Takeuchi and Marara, 2011).

Nindi *et al.*, (2014), revealed that a pragmatic approach to land and water resources management such as effective land use plans, natural resource monitoring plans, sensitization programmes and rule of law are needed to avoid future conflicts over land resources and to ensure people centered development process is achieved.

The empirical review shows that the contribution of the village councils is not well known that it insists to strengthen the traditional methods in solving land disputes. Being that the case the study aimed at bridging the gap by assessing the contribution of the village councils on land conflict management in Tanzania using Bunda district council as the case study.

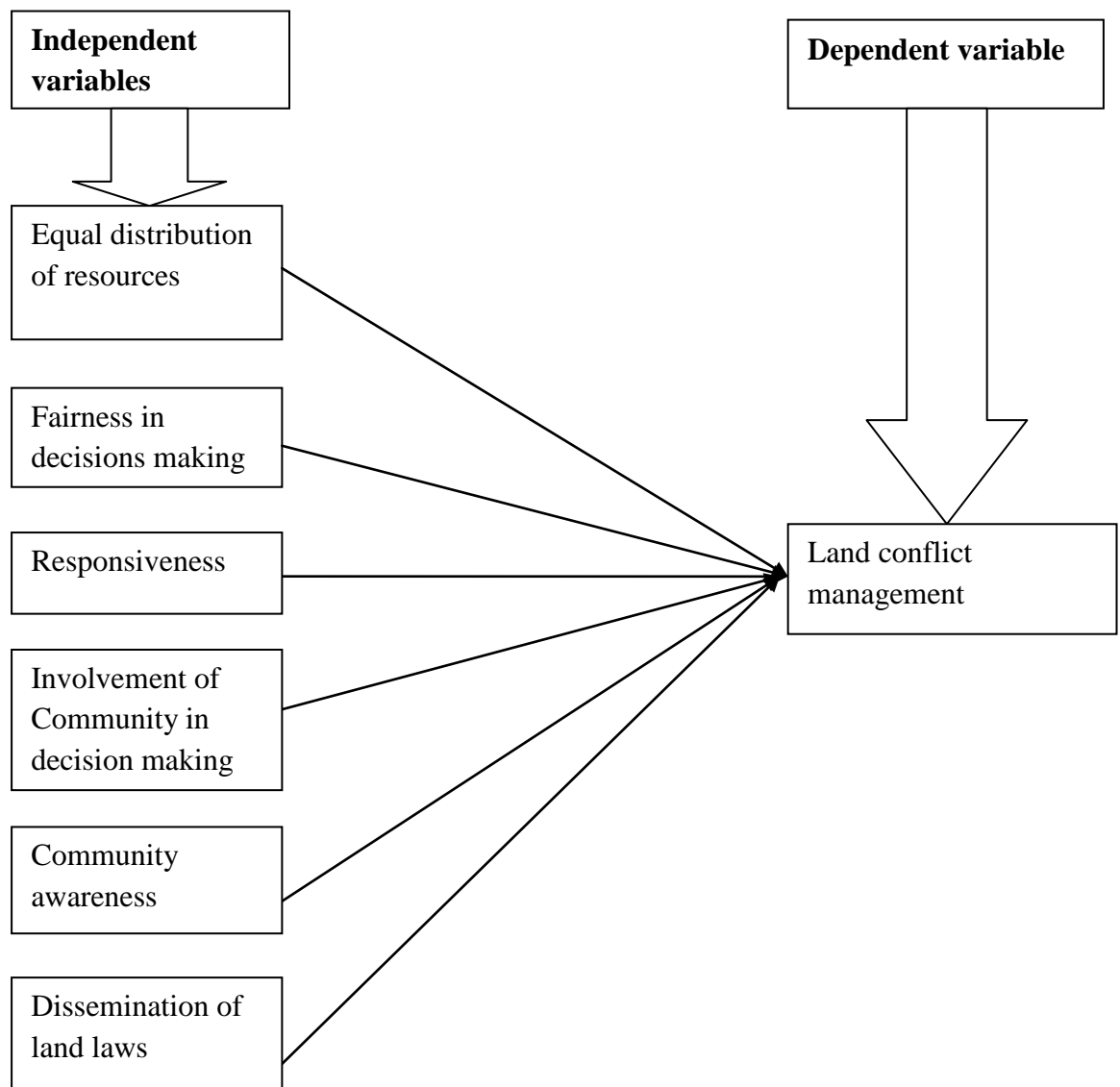
2.15. Research Gap

Various studies have documented on land conflicts management in different parts of the world. Some of the findings reporting land conflicts include: Caston *et al*, (2015) report on addressing land conflict in Afghanistan. In their report they argue that land disputes are primary drivers of conflict in Afghanistan. Population pressures, rapid urbanization, displacement and resettlement and rising value have increased competition for land in the country. In Tanzania studies on land conflict management include, the study on traditional mechanisms of resolving conflicts over Land Resource in Gorowa community Emanuel *et al*, (2013) and legal solution to the problem of land disputes in Maasai pastoralists in Simanjiro district, Mwashambwa (2015). Scarcity of resources (land) has turned out land conflicts in Hai district Sigalla (2013) and Siha district, Bedasto (2015) in Kilimanjaro region. Mhina *et al* (2015) in their study concerning Community participation as a tool for solving land disputes in Tanzania commend that communities have to be involved in solving land conflicts rather than using only government staff who are much involved in taking bribes for provision of community land to the investors illegally. Mtwale (2002) conducted a study on conflicts between pastoralists and farmers

over land use in Kilosa he explains the irresponsibility of government authorities on land conflicts. According to him one of the causes of land conflicts in Tanzania is government inability to resolve conflicts whenever they occur.

However; despite the fact that many studies have been done on land conflicts management no thorough study has been done to underscore the contribution of village councils on land conflicts resolution in Tanzania. Therefore; the study tried to fill this gap by assessing the contributions of village councils on land conflict management.

Figure 2.1: The Conceptual Framework



Source: Researcher's Design

There are many ways of defining conceptual framework. It can be defined as a set of coherent ideas or concepts organized in a manner that makes them easy to communicate to others (Msabila and Nalaila, 2013). Kothari (2004) defines that, conceptual framework is an analytical tool with many variations and contexts used to make conceptual distinctions and organized ideas.

In that case, conceptual framework can be displayed in a diagrammatical presentation of the relationship existing between independent and dependent variables of the study as illustrated in figure 2.16 above.

According to the study the dependent variable was land conflict management and independent variables included, equal distribution of resources, fairness decision making, and responsibility, Community involvement in decision making, community awareness and sufficient dissemination of land laws and regulations. The study was undertaken under the assumption that land conflict management is influenced by the changes of the Independent variables. If changes occur in independent variable then it would increase land conflicts in villages.

Equal distribution of resources

Land conflicts would be managed when the resources (land) are equally distributed. That is the community perceives that land allocated to each member is equal and satisfactory to every member.

Fairness decisions

The decisions made in land matters need to be clear and in a fair way no favoring any part or person. Laws and rules have to be abided equally. Ambiguous and unfair decisions are likely to lead into land conflict among land users.

Responsiveness

Responsiveness in land matters enhance in land management and hence minimizing land conflicts. It is concerned with timely responding to land issues. Therefore responsiveness enhances land conflict land conflict minimizing.

Involvement of community in decision making

Community needs to be involved in decision on land matters. Community participation in decision making on land matters enhance to tackle community felt problems regarding land. The inputs of the community in making decision enhance to have wider perspectives views on the community in land management hence reducing conflicts.

Sufficient dissemination of land laws

Policies, laws, regulations and bylaws concerning land have to be disseminated to the community for awareness creation. Such laws and policies should be simplified and understandable to respective community. If the community is not aware on the laws concerning land then land conflicts management would be difficult.

CHAPTER THREE

METHODOLOGY

3.1 Introduction

This chapter describes the methodology which has been used in the whole process of data collection and how the study was undertaken. In this chapter, research design, research approach, area of study, population of the study, sample and sampling procedures, research ethics, data collection methods, validity and reliability of data analysis are covered.

3.2 Research Design

The study used a cross-sectional research design in which data were collected at one point in time. According to Casley and Kumar (1998), this design is favorable in a situation where a researcher is constrained by time and resource for data collection. The design is good in characteristics of participants in a given area. Therefore, based on the advantages exemplified in this research design, the researcher concentrated on the design which facilitates simple statistical description and interpretation of data and provides a possibility of determining distribution of responses concerning the contribution of the village councils in land conflicts management.

During the study the researcher used a cross-sectional design as a mode of assessment. This is particular design due to its flexibility in data collection, nature of intensive study in a single unit and enable researcher to visit the unity, observe, participate and collect data in respect to the problem under study.

A case study design was employed in the research to enable the researcher to make intensive study on the issue of land conflict management. The rational of using this design

include the ability to collect data to make inferences about the population of interest at one point in time, yield maximal information and provision of an opportunity by considering different aspects of a problem/ issue at hand, (Rubin and Babbie, 2007).

Furthermore, a case study research design enabled the researcher to use a number of data collection methods such as interview, observation and documentary reviews which enable the collection of valid and reliable data. De Vaus (2001), argues that, the function of a research design is to ensure that the evidence obtained enables the researcher to answer the research questions as unambiguously as possible.

3.3 Research Approach

The assessment of the contribution of the village councils on land conflict management used both qualitative and quantitative approaches. The result came out with specific number of measures which have been taken on land conflict management and its analysis (quantitative) or with the magnitude of the problem through comparative measure like high, low, satisfactory with the performance of the village councils (qualitative). The mixed methods offered a better understanding of the research problem. It brought together, complement and triangulate data for accuracy purpose and alternative explanation with the aim of confirming the validity of the research findings.

3.4 Area of the Study

The study was conducted in Bunda district council. Bunda district council is in Mara Region located between latitude 2°0'0" S and 33°49'60" E. The district has a total surface area of 23,978.20 sq. km of which 200 sq. km is covered by water (equivalent to 0.83%) and the remaining 23,778.20 sq. km (equal to 99. 17%) is covered by dry land. It has a population of 335,061 as per 2012 national census. There are various activities which are undertaken in Bunda district, including; agriculture, livestock keeping, fishing, mining

and trade. Agriculture is the main economic activity in the district followed by livestock keeping and then fishing. Administratively, the district is divided into four (4) divisions, thirty one (31) wards and 107 villages. Ethnic groups: According to Bunda District statistics, the major dominant ethnic group in Bunda district is Sukuma tribe which covers 28 wards. This is followed by Jita, Kurya and Ikizu which cover 22, 18 and 12 wards respectively. Other tribes found in the District includes Luo, Kerewe, Zanaki, Ruri, Sizaki, Wakara, Taturu, Ikoma, Nata, Shashi, Wakwaya, Ngoreme and Isenye tribes. The study was confined to five villages from three wards which are in the eastern part of the district. Those villages were chosen for the study as they are prone to land conflict because of being boarded by Serengeti National park and Grummet game reserve while majority of the people living in this area are both peasants and livestock keepers. Thus the researcher was able to get the required data related to the land conflict management in Tanzania.

3.5 Population of the Study

A population is a researcher's population of interests in which he or she would like the results of the research to be generalized (Gay, 1981). According to Mason (2006), population is the group of participant's objects or events which a researcher needs to generalize the outcome of the study from a sample. The target population in this study was the people living in five villages of the area of the study including some officials at district level who according to their positions are concerned with land, agriculture and livestock keeping. The researcher selected a representative sample from the area where each stakeholder category was represented. The total population of the study within the Bunda District Council was expected to be 141 (96 respondents and 45 key informants) which was targeted population of the study. Table 3.1 below illustrates the targeted population for study.

Table 3.1: Targeted Population

Village name	Number of households	Number of households to be surveyed $n=N.p/P$
Kisangwa	246	10
Kyandege	294	12
Mariwanda	994	41
Mugeta	389	16
Tingirima	412	17
Total	2335	96
Key Informants		45
Total		141

Source: Researcher 2017

3.6 Sampling and Sampling Procedures

3.6.1 Sampling Techniques

Churchill and Laccobucci (2002), define sampling as a selection of subset of elements from a larger group of objects. That is a small amount of units that are systematically obtained from the universe in order to represent the whole population. It refers to the part of statistic practices concerning with the selection of a subset of individuals within a population to yield knowledge about the whole population, especially for the purpose of making predictions based on the statistical inferences. In order to avoid high cost of conducting this research, and because of the dynamism of the population under study, the researcher decided to do purposively sample a population which represented the entire population of the area of the study. Sampling population ensured homogeneity and improved accuracy and good quality of data to be analyzed (Ader and Hand, 2008).

3.6.2 Probability Sampling

The major types or methods of obtaining sample are probability and non probability. According to Kothari (2004), “a probability sampling is also known as ‘random sampling’ or ‘chance sampling’. It is a type of sampling method in which all elements in the population are given equal chance of being selected.

Probability sampling was applied in this study to enable the researcher to investigate the sample from the entire population. The sampling techniques refer to the procedures that a researcher uses in obtaining the sample based on the study, (Cohen, 2000). Probability sampling was used because the targeted population size was large hence only representative sample whose characteristics would match with that of the population was included in the sample.

3.6.3 Purposive Sampling

Purposive sampling was applied to select the leaders (Village/Ward executive officers and village chairpersons, division Officers, councilors and district Officials) who participated in this study. Purposive or judgmental sampling occurred with the decision on which element or item included or excluded in the sample. This decision was made by the researcher depending on the researcher’s judgment and intuition technique (Kothari, 2007). The researcher chose only those elements which he believed to be able to deliver the required data, (Adam & Kamuzora, 2008). For the purpose of this study purposive sampling was done to the respondents who in the views of the researcher possessed special information that was needed in the study. Also, the purposive sampling technique was used as due to the fact that there is some information that might be available and known by the few respondents among the many hence there is a need of selecting a sample to include some respondents purposely. The people considered to have special

information were Land Officers, agricultural Officers, Land valuers and Livestock officers.

3.6.4 Sampling Unit

Sampling unit is anything that becomes the basis of selecting a sample such as an individual, family, household, and members of an organization and residents of an area, (Kumar, 2011). “Sampling unit may be a geographical one such as state, district, village, or a construction unit such as house, flat, or it may be a social unit such as family, club, school, or it may be an individual (Kothari, 2004). In this study therefore, the sampling unit was five villages (Kyandege, Mugeta, Kisangwa, Mariwanda nad Tingirima) found in Bunda District council where by most of the needed population from which a sample was obtained.

3.6.5 Sampling Distribution

The sampling distribution was computed by using the formula for proportional sampling to obtain the sample size for the households to be considered in the study (Israel, 2009).

$$n = N (p)/P$$

Where **n** is a sample contribution/proportion,

N is a sample size

p is a number of households in one village

P is a total number of households in five villages of the choice

Table 3.2: Number of Households (n=96)

Village name	Number of households	Number of households to be surveyed n=N.p/P
Kisangwa	246	10
Kyandege	294	12
Mariwanda	994	41
Mugeta	389	16
Tingirima	412	17
Total	2335	96

Source: Researcher 2017

3.6.6 Sample Size

A sample size is a part of the target population that has procedurally been chosen to protect it, (Mugenda, O.M and Mugenda, A.G, 2003). The sample size of this study was 96 respondents, the sample was obtained through a formula developed by Yamane (1973), therefore the sample size of this study was obtained by using the following formula for describing the sample size of scientific research as follows;

$$n=N/1+N(e^2)$$

The sample size of 96 respondents was included in this study. This sample was conveniently reached. Three wards were chosen to be included in the study and these are Sazira, Mugeta and Hunyari. In each ward a number of households were randomly selected to participate in the study. In addition, 31 leaders who were Ward or Village Executive Officers, Division Officers, District Officers, Councilors and Village chairpersons were selected and included into the study. Table 3.3 below summarizes the number and categories of the respondents.

Table 3.3: Sample Size of the Respondents

S/No	Category of the respondents	of the	Location			Number of the respondents
			Sazira	Mugeta	Hunyari	
1	Number of households		10	45	41	96
2	WEOs		1	1	1	3
3	VEOs		1	3	1	5
4	Chair persons		1	3	1	5
5	Councilors		1	1	1	3
6	Division Officers		1		1	2
7	District Officials,			13		13
Total						127

Source: Field Data, 2017

The sample size was drawn from five (5) villages namely; Kisangwa (246 households), Tingirima (412 households), Kyandegé (294 households), Mugeta (389 households) and Mariwanda (994 households). The total households in this study were 2,335. The formula was $n = \frac{N}{1 + N(e^2)}$, Whereby N= Total number of households in five villages, e= precision level (error detected) 1-10% n = Sample size included in the study and 1 constant. Therefore the sample size for this study was equal to 96.

$$n = \frac{2335}{1 + 2335(0.01)^2}$$

$$= \frac{2335}{24.35}$$

$$n = 96.$$

The study used a sample size of 96 households plus a purposive sampling from thirty one (31) key informants out of 45 expected to be used in the study as a key informants.

3.7.1 Methods of Data Collection

In order to obtain primary data, interview and questionnaires as a tool for data collection, the study used the focus group discussion (FGD) and face to face interview following the interview guide in order to get up-to-date information needed for the study. Questionnaires were used as a tool for data collection because the respondents got enough time to think for the proper and perfect answers for the study. Both close and open ended questions were included in the study. On the side of secondary data, references like magazines and newspapers with related information for the study were useful instruments.

3.7.2 Types of Data

There are two types of data for every study or research namely, primary data and secondary data. This study uses all types of data in gathering the information as explained below:-

The study used both primary and secondary data as each has its importance to the study. Primary data helped the researcher to obtain crude information from the respondents and the secondary ones assisted to get relevant information that was useful in supporting the study. The tools which were used for data collection were personal observation, interview and focus group discussion. Interview guides were prepared in the semi structured manner and administered during face to face interviews session by the researcher.

During discussion, the opportunity was given to every respondent to air out what he or she thought as a contribution of the village council in land conflicts management. After discussion the consensus was reached and the high agreed opinions were recorded by the researcher. For personal observation technique, the researcher observed through body language of the respondents during the group discussion.

3.7.3 Primary Data

The primary data are those which are collected afresh and for the first time, and thus happen to be original in character. It includes questionnaire method, interview method, and observation, (Kothari, 2009). During the process of collecting primary data the researcher used two instruments common for data collection. Spiegel, (1972) defined primary data as those collected as the first hand information from the original sources that are the carriers/holders/owners of such data. Such data are usually obtained from the field through interviews, surveys, planned experiments, observations or recording of official transactions.

3.7.4 Questionnaires

The data was collected using questionnaires which were designed with questions on a piece of paper which required respondents to respond in writings. These questions included open and closed-ended questions whereby open-ended questions respondents were needed to express their views while closed-ended questions required them to respond objectively.

3.7.5 Interview

This study used interview method in getting information from the key informants. Through interview the information was obtained orally from the targeted key respondents. The researcher made conversations with key informants in getting more information about the study. To keep the conversation focused; the researcher used conversation guide or an interview guide by listing the key points that were covered in the interview. The respondents were free to provide any answers that comes o their mind.

3.7.7 Secondary Data

According to Kothari (2004), the secondary data are those which have already been collected by someone else and which have already been passed through the statistical process". Secondary data were gathered from both published and unpublished sources such as books, journal articles, research reports and online information were consulted to compliment the primary data. These were Bunda District Council Reports, books, journals, reports and newspapers alternative ways of conflicts resolutions and land/resource management. As some of the secondary data might not be reliable, the researcher was careful in using them in order to avoid the use of any kind of unreliable information in the study. For each of the items measuring policy deficiencies and contradictions, percentages were calculated.

3.7.8 Data Analysis and Presentation

The research used both qualitatively and quantitatively technique. The quantitative techniques enabled the researcher to analyze data, summarize and then display by using percentages, distribution tables, charts, means and other measures of central tendencies by the help of Statistical Package for Social Science (SPSS). Content analysis was used to analyze qualitative data.

3.8 Data Presentation Technique

Data analysis is the process of collecting, sorting, classifying, organizing, editing, structuring data and tabulating of the collected raw data (Kothari, 1992). Magigi (2012) argues that, after data collection, data have to be coded and entered into SPSS programme. Data collected through various methods were harmonized and organized according to the research questions and coded accordingly. They have been presented in tabular forms with frequencies and percentages being calculated for drawing up

conclusions on particular observations. Non quantifiable data were subjected to content analysis and interpretation, and open-ended responses were organized under their relevant subheadings or in tablets to facilitate comprehension.

Analysis of data means studying the tabulated material in order to determine inherent facts or meanings. It involves breaking down existing complex factors into simpler parts and putting the parts together in new arrangements for the purpose of interpretation (Singh, 2006). Also Daul and Hak, (2008) argued that Data analysis is the interpretation of scores obtained in a study in order to generate the outcome of the study. The study used both quantitative and qualitative techniques in analyzing data obtained from the field. Qualitative data collected from interview, questionnaires, and documentary subjected to content analysis and translated as well as categorized into various and sub themes based on the study.

Upon completion of the data collection, the information was verified, compiled and coded prior to analysis that was done through statistical package for social scientists (SPSS) computer programme. Data from the semi structured questions were analyzed quantitatively and the results are presented in tables and figures in frequencies and percentages. While the qualitative data from the open-ended questions and focus group discussions were analyzed through classification and reorganization of different sub headings, as well as identification of similar and dissimilar aspects of the study in the interviews. Qualitative data, on the other hand, were subjected to content analysis and the findings were presented in narrative form. The combination of the narrative, tables' presentation improved the clarity of the findings.

Observation provided the researcher chances to see from respondents the body language such as nodding the heads, smile or laughing as a sign of showing agreement or disagreement to what was being raised while discussing over the subject of the discussion. Quantitative and qualitative results are reported in such a way that the qualitative results are used to elaborate and validate the quantitative findings.

3.9. Research Ethics

Ethics is the discipline that examines ones moral standards or the moral standards of the individuals, groups and institutions. Cooper (2006), states that, “ethics are norms or standards of behavior that guide moral choices about our behavior and our relationship with others. The goal of ethics in research is to ensure that no one is harmed or suffered adverse consequences from the research activities. However unethical activities are pervasive and includes violating nondisclosure agreements, breaking participant confidentiality, misrepresenting results, deceiving people, invoicing irregularities, avoiding legal liability and more.

Ethical consideration was taken care to abide to human rights, national policies and rules and regulations governing research and publication during the process of data collection in the field. For example, a clearance letter from the University was secured from the Vice Chancellor, which allowed the researcher to go to the Regional Administrative Secretary (RAS) of Mara. The researcher was introduced to the District Administrative Secretary (DAS) of Bunda District who also introduced the researcher to the District and Town Executive Directors of Bunda who finally introduced the researcher to the village Executive Officers of the surveyed villages. The introductory letter given to the researcher enabled the study to access various offices in the region and district and in the area of the study.

Consent of the respondents and confidentiality were closely observed. The consent of the respondents was maintained by using good communication skills to convince them to provide responses on their own free will. The respondents were assured beforehand that the information they provide would be treated with confidentiality and the transcripts of interviews (questionnaires) will be destroyed safely after submission of the result of this research study.

3.10 Validity and Reliability of Data

Validity and reliability are two important features in research and were considered in this study.

Validity of Data

Kuder (1998), says' that "the higher the coefficients, the better the measuring instrument." Nyenzi (2010) defines validity as the quality that an instrument used in research is accurate, correct, true, meaningful and right. When the language used in the instruments posed a challenge to the respondents then translation was made on the research instruments. The interview schedule and questionnaires that were originally in English were translated in Kiswahili for easy communication. Validity was achieved through collecting data using multiple methods (triangulation of methods) and collecting data from various units of the respondents. It is very important to establish and report one form of validity or the other for the instrument, so as to enhance the strength of the work. In order to establish the validity of the instrument, the questionnaires distributed were scored the way the researcher expected them to be scored. This showed that the group understood the instrument for what was intended and were therefore valid.

Reliability of Data

The second test of the standard of research that was taken into consideration by researcher was reliability, demonstrating that the operation of a study such as the data collection can be repeated with the same results (De Vaus, 2001). Saunders *et al*, (2000), argue that reliability is the consistency of results that an instrument will give when applied repeatedly in the investigation. In other words the reliability of a measure is an indication of the stability and consistency in which the instrument measures the concept and helps to assess the goodness of a measure. This is achievable through the documentation of procedures and appropriate record keeping. The test and retest process was used to establish the reliability of the instrument. This shows that the constructed questionnaires were distributed at intervals more than once to the same group of persons, to discover how consistence each element of the group was in the scoring of the instrument. This was shown by labeling the group from number one to ten. Corresponding to the given reliable sample groups and distributed after ten days; both first and second responses were scored accurately and consistently. The researcher was satisfied that the instrument were reliable because the responses from the group at different times remained constant

CHAPTER FOUR

RESULTS AND DISCUSSION

4.1 Introduction

This chapter presents the findings and observations based on the field study on the contribution of the village councils on land conflict management from five surveyed villages.

The main objective of the study was to assess the contribution of village councils on land conflict management in Tanzania. The specific objectives included first, examining the efforts made by the village councils on land conflicts management in Bunda district council, secondly identifying mechanisms in place for land allocation in the villages, third community involvement on land conflicts management and examining the mechanisms used in land conflict resolution.

The study involved 127 respondents who were randomly selected from the five villages. The villages included; Kisangwa, Kyandege, Mariwanda, Mugeta and Tingirima. Among 127 respondents, 31 were public officials from Bunda district. A researcher used descriptive statistics like frequency and percentage for nominal variables. While for ordinal variables Likert scales was used.

Therefore, the findings and discussion are based on the feedback from the field and the results of data analysis tools used.

4.2 Socio –economic Profile of the Villages

4.2.1. Human Population

The number of household size has some implication on resource and conflict resolution since most of the people depend on land for their livelihood, thus the more the population in a certain location the more pressure is exerted on the area, (Tilumahywa, 2007). In the five surveyed villages the total population number of house hold varied significantly, the findings in table 4.1 below show the population in the five villages (14,778 people) indicating high demand of land for settlements, agriculture and livestock activities.

Table: 4.1: Populations and Number of Households (n=96)

Name of Village	Total population	Number of Households	Number of households to be surveyed n=N.p/P
Tingirima	2473	412	10
Kyandege	1763	294	12
Mugeta	2336	389	41
Mariwanda	6559	994	16
Kisangwa	1647	246	17
Total	14778	2335	96

Source: 2012 Population and Housing Census

4.4 Socio-Demographic Profile of the Population of the Study

This subsection provides background information resulting from the respondents' core characteristics. These socio- economic characteristics of the respondents are important to determine the status of the respondents and the answers they provide for sound inference. This explains the characteristics of the respondent's profile variables in terms of frequencies and percentages, such variables include sex, age, marital status, education level and occupation of the respondents.

4.4.1 Sex of the Respondents

The findings on table 4.2 show that 63.5% of all respondents were male and 36.5% of all respondents were female. This implies that majority of the respondents were more male rather than female because the proportion of male was higher than female. The findings are in line with the study done by Ogola (2013) who said; customary law governs almost all the rural land and customary tenure rules are recognized such as land rights are acquired through patrilineal inheritance arrangements where sons inherit land from fathers. Women have only secondary access rights through the male family members. This is supported by one interviewee who said;

Women have no equal rights over land they only possess secondary ownership through male family hence this situation leads to land conflicts among family members.

Furthermore, the aim of obtaining data on the basis of sex was to gain insights on how men and women are involved in various social activities including land ownership, land conflicts resolution and to be elected to be members of village councils although, involvement of males in social activities is greater than females

Table 4.2: Respondent's Sex (n=96)

Sex	Frequency	Percent
Male	61	63.5
Female	35	36.5
Total	96	100.0

Source: Field Data 2017

4.4.2 Respondent's Age

The findings suggest that, noticeable percent (89.9) of all respondents were between 18-55 years of age and 10.4% of all respondents were of the age 66 and above. This entails that majority of the respondents were people who need land for their livelihood. Furthermore, this implies that the most active age on land seekers were between 18-55

years who scored 89.6 % of all the respondents. This finding is in line with the view by UNESCO (2006) that the productive man is the one whose age is between 18 to 40 years and a very old individual is likely to be less productive than the one in active age, depending on the nature of the job. Table 4.3 below shows the age of the respondents;

Table 4.3: Age of the Respondents (n=96)

Age group	Frequency	Percent
18t to 35	32	33.3
36 to 55	54	56.3
66+	10	10.4
Total	96	100

Source: Field Data 2017

4.4.3 Education Level of the Respondents

In this study the aspect of education was taken as of great importance in studying the impacts of land conflicts management in Bunda district. This is due to the fact that there is always an assumption that, the more people are educated the more they become much aware on various issues pertaining to development, (Machumu, 2001). Educational level of farmers and livestock keepers is considered important for technology adoption and understanding their rights in land ownership, (Tesfaye *et al*, 2001). It has been noted that majority of the farmers and livestock keepers interviewed had primary education. Primary education marked 64.6% of all respondents, 27.1% of all respondents were secondary school leavers, 3.1% of all respondents had informal education and only 5.3% of all respondents had college education. Table 4.4 below illustrates that. The results imply that majority of the respondents had attained primary level of education and ordinary secondary school. Therefore, most of them are engaged in agriculture and livestock keeping hence the demand of land is high. This conclusion is in line with the view by an interview that was held in Chamriho division who said:

Land demand is very high because each year young people finish their studies in primary and secondary schools and engage themselves in agriculture and livestock keeping for their living. Because of the high demand of land in the area, land conflicts are unavoidable in Chamriho division.

Deslsalegn (2008) indicated that the presence of literate people in the household means better access to information and resources and better social networking. Aman *et al.*, (2005) argued that education contributes total agriculture output and property ownership in Tanzania; on the other hand observed that education is more important than economic factors as determinant of technology adoption. Also, in his article, Isaac (2001) contended that educated people can bring about accelerated development. He described two dimensions of economic functions of education being quantitative and qualitative and that in quantitative dimension education produces the quantum of manpower that the economy needs anytime. Isaac continue by saying that education imparts know what and how. Thus successful development requires a broad education base of the rural population.

Table 4.4: Respondent Education (n=96)

Educational Group of respondents	Frequency	Percent
No formal education	3	3.1
Primary Education	62	64.6
Secondary Education	26	27.1
College Education	5	5.2
Total	96	100.0

Source: Field Data 2017

4.4.4 Respondent's Marital Status

Marital status is a situation with regard to whether one is single, married, divorced or widowed. In this study the researcher wanted to know the marital status of the respondents for the purpose of knowing the status of the respondents compared to their engagement level as shown in table 4.5 below. The findings on table 4.5 below revealed

that, 68.8% of all respondents were married, 22.9% of all respondents were single, 4.2% of all respondents were widows and another 4.2% of the respondents were reported divorced. This can be an indicator that a stable family can engage itself in agriculture for its livelihood than unstable one. In his dissertation, Maksi (2013) argued that most of the families affected with land conflicts are the married ones. From the findings it can be concluded that the majority of respondents who participated in the study were married. This implies that most households in Bunda district are headed by married persons/ couples.

Furthermore, the findings are supported by the study conducted by Emanuel and Ndimbwa (2013), who argue that large number of married respondents are the most vulnerable to land conflict because of family responsibilities, as their survival depends on land resource.

Table 4.5: Marital Status of the Respondents (n=96)

Marital status	Frequency	Percent
Single	22	22.9
Married	66	68.8
Divorced	4	4.2
Widower	4	4.2
Total	96	100

Source: Field Data 2017

4.4.5 Occupation of the Respondent

Majority of the respondents in the area of the study were predominantly agriculturalists and livestock keepers with very few engaged in small business and formal employment table 4.6 below illustrates that. From the findings it is clear that, agriculture is the main economic activity of the respondents as 67.7% of all respondents are engaged in agriculture followed by livestock keeping with 21.9%, of all respondents which in one

way or another might have greatly resulted in land conflicts due to farm extensions and grazing practices. These findings are supported by Takeuchi and Marara (2011), who stated that, majority of African population in rural areas are farmers who depend on land as their means of production. They added that it is impossible for them to ensure food security without land. Other potential economic activities include small business which had 6.4% of all respondents and the formal sector (employment) which had 4.2% of all respondents although did not feature out its impacts on land conflict management in Bunda district.

Table 4.6: Occupational of the Respondents (n=96)

Respondents occupation	Frequency	Percent
Agriculture	65	67.7
Small business	6	6.3
Livestock keeping	21	21.9
Employees	4	4.2
Total	96	100.0

Source: Field Data 2017

4.5 Land Ownership

During the study, 91.7% of all respondents indicated that they own land. The study show that 91.7% of the respondents own land for both agriculture and livestock keeping and only 8.3% of all respondents do not own land but they borrow from the owners and others are engaged in small business and formal employment like teachers and nurses. These results depict that most of the residents reside in the five villages were agriculturists (farmers and Pastoralists) who depend much on land for crops cultivation and animal keeping. Because of their dependence on land they become prone to land conflicts. The results are supported by Takeuchi and Marara (2011), who stated that, majority of African

population in rural areas are farmers who depend on land as their means of production.

Table 4.7 below illustrates that.

Table 4.7: Land Ownership (n=96)

Land ownership	Frequency	Percent
Yes	88	91.7
No	8	8.3
Total	96	100.0

Source: Field Data 2017

4.6. Land Acquisition/Possession of Land

Land is one of the most important resources in rural and urban areas. Land ownership involves the right to hold a piece of land and use it for the benefits of the family. The respondents were expected to point out the major means of acquiring land in the village. 39.6% of all respondents said that, they own land through buying, who owned land through inheritance were 31.3% of all respondents, allocated by the village governments were 19.8% of all respondents and those who were given as a gift is 1% of all respondents as table 4.8 below illustrates. The type of land acquisition revealed the right of ownership and utilizing the land.

In most rural areas land is owned without having the right of doing so. People own land through inheritance from their parents/ grandparents, sometimes they buy without having title deed. Moreover, they are given by the village government leaders without having title deed as a result this promotes land conflicts. This reveals that though the villagers said that they own the pieces of land but they don't have title deed for owning those pieces of land. The findings imply that, greater number of people received land through buying and inheritance which contained 70.9% of all respondents. Moreover, other villagers receive land through the village governments and gifts which take only 20.8% of all respondents. From the findings it can be understood that there is shortage of land

owned by the village governments of which the village governments could have power of allocating to the majority of people without land.

This was cemented by the interview during interview, who said that:

Villages have no title deeds hence, I advise the government to prepare land use plan for all villages and the people to be given customary rights of occupancy by doing so land conflicts would be minimized.

This statement is in line with the study conducted by Yamano and Deininger (2005), who stated that, unregistered pieces of land have pending conflicts, compared to registered pieces of land.

Table 4.8: Land Acquisition (n=96)

Acquisition of land	Frequency	Percent
Bought	38	39.6
Inherited	30	31.3
Gift	1	1.0
Given by the government	19	19.8
Total	88	91.7
Not owning land	8	8.3
Total	96	100.0

Source: Field Data 2017

4.7 Communal Land and its Management

The researcher also wanted to know if there was communal land in the area of the study. The responses were as follows; 100% of all respondents said that, there was a communal land in the area of study. Table 4.9 below shows those findings. Furthermore, the researcher wanted to know how it is managed. The response was that, 84.4% of the respondents said that, the land is managed by village leaders, 12.5% of all respondents said that the land is managed by district councils and only 3.1% of all respondents said that, the land is managed by the central government.

The findings imply that, the land in the villages is managed by the village council hence the findings are in line with the Village Land Act No. 5, 1999 which says, the village council shall, subject to the provisions of this Act, be responsible for the management of all village land. Furthermore, the village council shall exercise the functions of management in accordance with the principles applicable to a trustee managing property on behalf of a beneficiary as if the council was a trustee of and the villages and other residents in the village were beneficiaries under, a trust of the village land.

Table: 4.9: Management of Communal Land in the Village (n=96)

Communal land management	Frequency	Percent
Central Government	3	3.1
Local Authorities (district)	12	12.5
Village leaders	81	84.4
Total	96	100

Source: Field Data 2017

4.8. Use of the Communal Land

The researcher wanted to find out the use of the communal land by asking whether the communal land was necessary to the community or not. The results of the findings were; 8.3% of all respondents said that the communal land has to be reserved for grazing, 12.5% of all respondents said that the communal land has to be for establishing new settlements, 2.1% of all respondents said that, the communal land reserved has to be for charcoal production, 20.8% of all respondents said, that the communal land reserved has to be for agriculture and livestock keeping, while 56.3% of all respondents said that communal land reserved has to be for building public facilities like schools and health centers.

Table 4.10 below illustrates clearly the findings of the study explained above. The findings are in line with the study done by Dr Lugoe (2008) when he said, communal land

consists of land which is occupied and used or available for occupation and use on a community and public basis by the village. Furthermore, Lugoe (2008) argued that communal land is not available for grants of customary rights of occupancy or derivative rights to investors. The vacant land is land which may be available for communal or individual occupation and use through allocation by the village councils by way of customary right of occupancy or derivative rights such as lease, licenses and other derivative rights.

However, during interview with the one of the respondents said that,

The communal land is not well managed as people misuse it by encroaching it and grabbing it and no action is taken by the village council.

Furthermore, Tony *et al* (2008) said, generally public land and other public assets are badly managed throughout the world. There is limited awareness of both the consequences of weak governance in public land management and how to improve the situation.

This is in line with the study conducted by Emanuel and Ndimbwa (2013), who argued that, the importance of individually owned land overwhelm the communally owned land, because communally owned land was not properly taken care and hence it demolishes or loses its original quality gradually and enhances malpractices to village leaders. This concur with the study conducted by Gunner (1997) who argued that, conflict is driven by the unfulfilled needs of the people be in terms of autonomy, sense of justice, identity, basic needs, right of an individual and others. Most of these needs are collective character and are more often than not provoked by official neglect, persecution, denial of human rights, insensitivity or egoism as well as by the arrogance of power on the part of some African leaders which contributes to the escalation of the conflicts.

Table 4.10: Use of the Communal Land (n=96)

Use of communal	Frequency	Percent
Grazing	8	8.3
New settlement	12	12.5
Charcoal production	2	2.1
Agriculture and livestock	20	20.8
Building of public facilities	54	56.3
Total	96	100

Source: Field Data 2017

4.9. Occurrence of Land Conflict in Bunda District

The researcher wanted to know if the community was aware on the presence of land related conflicts in their villages. The study findings show that presence of land related conflicts is supported by 89.6% of all respondents and only 10.4% of all respondents did not agree on it. Table 4.11 below elaborates that. Therefore; from the findings it is understood that, majority of the respondents know that in their areas there are land conflicts. The findings on table 4.11 below comply with the information collected from the district Commissioners' office where by, different documents were checked by the researcher from the District Commissioner's Offices, District land departments and Village Executive Offices.

The documents checked from the District Commissioner's Office revealed that the year between 2015 to March, 2017 the office received 141 complaints related to land conflicts, in 2015, 47 complaints were received from the five villages and in 2016 the number increased to 60 complaints while from January up to March, 2017, 34 complaints were received. Also the documents from the District Commissioners' Office revealed that there were boundary land conflicts among villages of Bunda District and Butiama and Serengeti villages.

The reviewed data showed that there were boundaries land conflicts between Mekomariro village in Bunda district and Remung’orori village in Serengeti district and Sirorisimba village in Butiama district. Furthermore, the documents revealed that there were land conflicts between villagers and village councils as for the case of Kihumbu village where the community did not trust its village council because of selling the village land to an investor (BDC, 2017). Table 4.12 below illustrates.

Table 4.11: Presence of Land Conflict in the Villages

Presence of land conflict	Frequency	Percent
Yes	86	89.6
No	10	10.4
Total	96	100.0

Source: Field Data 2017

Table 4.12: Number of Complaints Received from 2015 to March, 2017

Villages	Years			Total
	2015	2016	March, 2017	
Mariwanda	16	20	10	46
Mugeta	9	14	5	28
Kyandegge	15	9	11	35
Nyang’aranga	3	10	5	18
Kisangwa	4	7	3	14
Total	47	60	34	141

Source: District Commissioners’ Office 2017

4.10 Nature of Land Conflicts Found in the Villages

The researcher was interested to know the nature of land conflicts occurring in the villages. The data from table 4.13 depicted that the farm boundaries are the main type of land conflict in the villages with 51% of all respondents. This is in line with the study done by Sagashya and English (2009) who said that, the most common sources of

disputes are inheritance, boundary encroachment, polygamy, and land transactions, with the majority of disputes being within extended families. Also Ogola (2013) said that, land disputes are resolved at family levels because currently land is registered and demarcated with few cases occurring as a result of family land sales, boundaries encroachment, land distribution where by sons/daughters (more recently) inherit smaller portions or infertile land from their parents.

Another is double allocation of land which depicts 21.9% of all respondents. This is in line with the study done by Ogola (2011) who said that, the village leaders engage in irregular allocation of village land to Rwandan citizens (some have inter marriage ties with Tanzania citizens). In Karagwe district, the villagers' complaint is fear of their village land to be taken away since the leaders are not involving the village council (Baraza la kijiji) in allocation of the village land. The lack of trust between the communities/villagers and the village chairpersons is leading to serious land conflicts. While 14.6% of all respondents said that, land conflicts are caused by land inheritance. This is in line with the view given during focus group discussion done with the respondent from Kisangwa village where by, the respondents common view was;

Women are being humiliated by men in their own families as they have no right to own land given by their parents after death. They have to use the land of their husbands where they are married.

The findings are in line with the study done by Ogola (2013) who said, inheritance rights demands that, land should be subdivided among male children. The practice has not only resulted in conflicts but also land fragmentation into uneconomical units prone to degradation (low production and poor soils). Moreover, 12.5% of all respondents said that, land conflicts were caused by lack of land use plan in the village. This implies that at the village level there is poor land use plan with lack of clear demarcations. The result was confirmed by Sackey (2010) who said that, unclear boundaries are another cause of

land conflict particularly in the unplanned areas. Un-surveyed plots normally do not have clear boundaries and may lead to land disputes. She added that in such areas people indicate these boundaries with landmarks such as stones and growing trees and after sometimes these marks get destroyed or transferred and it results into boundary disputes. This is supported by the explanations given during the interview which is said that:

All villages have poor land use plan. People use the land as they want, it could be good if land use plan could be enhanced in all villages so as to reduce land conflicts. The government should make sure that all the villages' land is surveyed and people are given the customary right of occupancy.

Table 4.13 below show the findings elaborated above.

Table 4.13: Nature of Land Conflicts Found in the Villages (n=96)

Nature of land conflicts	Frequency	Percent
Farm boundaries	49	51.0
Double allocation of farms	21	21.9
Inheritance (land inherited)	14	14.6
land use Plan	12	12.5
Total	96	100.0

Source: Field Data 2017

4.11. Reasons for Land Conflicts Occurrences

The presence of land conflicts in the community has its source. This question was designed to allow the respondents to point out the main source of land conflicts that are recorded in their local areas. A number of sources of these conflicts have been recorded from the respondents, but there are some key sources that have dominated the study. These are land shortage, poor land use plan, corruption and nepotism. From the findings land shortage was seen to be the key source which was supported by 51% of all respondents. This is in line with the study done by Kolers, (2001) who comments that, increase of human population and increase of diverse human needs of people contributes to higher demand of land which results to scramble for land and hence creation of land

conflicts in the community. 19.8% of all respondents said that poor land use plan is the source of land conflicts in the area of the study. This is in line with the statement given by the one key informant during interview who said that:

All the villages in Bunda district have no land use plan; therefore; everyone is free to use a piece of land the way he/she wants. This creates conflicts because when one uses that land for crop production another will think to use it for grazing.

This concurs with the study done by Ogola (2013) who said that, population pressure and land degradation are ushering in land tenure changes that if left uncoordinated will create serious land related problems further underscoring the urgency for land use planning. In addition to that he also said that, land use plan manages to reduce resources conflicts between herders and farmers. Corruption counted 16.7% of all respondent who said that, village leaders are corrupt in making decisions related to land conflicts in the area of the study. This is in line with the study done by Ogola (2013) who said that, the village leaders/headmen are not paid by the government and most of them are accused of corruption by being involved in selling the village land illegally.

Moreover, nepotism counted 12.5% of all respondents as per table 4.14 below. The respondents said that, nepotism also causes land conflicts as the leaders locate land with biasness. This is in line with the study done by Kariuki, (2012) who observed that, nepotism and corruption among elders have reduced the legitimacy of the councils of elders in the Karamoja and Teso regions. Also Wehrmann (2008) depicted that, corruption-bribery, fraud, nepotism, favoritism and clientelism-in land administration and state land management is a wide spread problem and leads to high number of land conflicts all over the world.

The shortage of land which has been pointed out by the respondents to be one of the sources of land conflicts is a critical issue in Bunda district. The increasing population of

the district and increase of livestock do not match with the available land. While the number of people is increasing the land remains the same. According to the National population census of 2012 the district had 335,061 people with the average household of 5.9 while the number of livestock is 677,848 while the total area is 3,088 sq km while 200 sq km covered by water and 480 sq km is a National park and Game controlled area (BDC, 2016).

However, under community population projection of 2.3% the district is now estimated to have 342,767 (BDC- 2016). The district has total area of 3,088 sq km, out of this 3,400 hectares are suitable agriculture, 11,105 sq km for animal grazing, 200sq km are covered by water, and 480sq km are National Park and game controlled areas. This shows that, mismatch of the increase in number of people and the suitable land for human activities justifies the issue of land shortage to be critical source of land conflicts in the districts.

Table 4.14 below elaborates that.

Table 4.14: Predominance of the Conflicts (n=96)

Conflicts predominance	Frequency	Percent
Shortage of land	49	51
Corruption	16	16.7
Poor land use plan	19	19.8
Nepotism	12	12.5
Total	96	100.0

Source: Field Data 2017

4.12. Mechanisms used in Land Allocation

The researcher intended to extract information from the respondents on whether the methods used to allocate land to the people, activated land conflicts in the area of the study. Table 4.15 below elaborates that, 56.3% of all respondents said that the mechanisms used often caused land conflicts, 31.3% of all respondents said, very rarely

the mechanisms used caused land conflicts while 12.5% of all respondents said that the mechanisms used in allocation of land in the area of the study did not cause land conflicts. The information on table 4.15 below shows that, the mechanisms used by the village leaders in land allocation contribute on land conflicts in the area of the study. This concur with the findings by Anderson (1990), who observed that, most problematic land disputes were created in a situation in which the land was allocated by the village heads and disputed later on. Land allocation lead to a potential land conflict especially in the situation in which the local land users did not come to a mutual agreement on the contested land boundaries.

Table 4.15: Land Allocation Mechanisms which Cause Land Conflicts (n=96)

Land allocation Mechanisms	Frequency	Percent
Never	12	12.5
rarely	30	31.3
always	54	56.3
Total	96	100.0

Source: Field Data 2017

4.13 Participants on Land Distribution

The researcher wanted to know the leaders/officials who participate in land distribution in the villages. The results were as follows; 71.9% of all respondents said that the village leaders were the ones involved in land distribution in the villages. These findings are in line with the study done by Ogola (2013) who said that, the village leaders engage in irregular allocation of village land to the citizens. The villagers complain that fear of their village land to be taken away since the village leaders are not involving the village councils. 19.8% of all respondents said that, the district officials were the ones who participated in land distribution in the village and only 3.1% of all respondents said that,

officials from the central government participated in land distribution in the villages while 5.2% of all respondents they did not comment anything.

Table 4.16: Participants on Land Distribution (n=96)

Land distribution	Frequency	Percent
Central Government	3	3.1
Local Authorities	19	19.8
Community Leaders	69	71.9
I don't know	5	5.2
Total	96	100.0

Source: Field Data 2017

4.14. Does the Village Council Involve in Land Conflict Resolution

The researcher wanted to know if the village councils involved itself in land conflict resolution. The findings were as follows; 76% of all respondents commended that village councils involve in land conflict management. This is in line with the study done by Ojalammi (2006) who said that, the councils have the sole responsibility of overseeing decisions on the designation of land within the village, whether the land use is based on households, clan, and group of people or any other form. 20.8% of all respondents said that, not all the time the village councils are involved in land conflict resolution and only 3.1% of all respondents said that, the village councils are not involved in land conflict management. Table 4.17 below illustrates that.

Table 4.17: VCs Involvement in Land Conflict Resolution (n=96)

Involvement in land conflict	Frequency	Percent
Never	3	3.1
rarely	20	20.8
always	73	76.0
Total	96	100.0

Source: Field Data 2017

4.15 Mechanisms used by Village Councils in Resolving Land Conflict by the Village Councils

The respondents were asked to mention the mechanisms used by the village councils in land conflict resolution in their villages. The responses from the respondents showed that 55.2% of the land conflicts were handled by the village councils through the village community committees. This is in line with the view given by the interviewee who argued that;

The village councils are solving land conflicts by using village community committees which have a mandate of taking care of land and the livelihood of the community in the village.

Furthermore, 27.1% of all respondents said that, the village councils use ward tribunals to solve the village land conflicts. The findings concur with the statement given by the interviewee of Hunyari ward during the interview who said that;

Land conflicts are being handled by the ward tribunal because village councils are not effective in their decisions as most of their decisions have elements of corruption in it.

While 13.5% of all respondents said that the village councils use elders (traditional methods) to solve the land conflicts. These findings are similar with those found by Mpangala, (2004) who pointed out that, the use of traditional method in conflict resolution among African societies is not a new phenomenon. African societies normally use the wisdom of the respected elders who intervene between the conflicting groups by talking with both sides listening to their concerns and use their wisdom to convince each side to stop fighting. And only 4.2% of all respondents said that the village councils use village land councils in solving land conflicts. The results concur with the explanations given by the interviewee from Sazira ward when he was asked to argue about the capacity of the village land councils during the interview who said that:

Village land councils do not function effectively and people don't prefer them because of corruption. And the behavior of corruption is because those members

are not paid anything rather than depending on the fines given by the conflicting parties.

Table 4.18 below illustrates well.

Table 4.18: Mechanisms used by VCs to Solve Land Conflicts (n=96)

Mechanisms	Frequency	Percent
Traditional methods (elders)	13	13.5
Village community committees	53	55.2
Ward tribunals	26	27.1
Village land councils	4	4.2
Total	96	100

Source: Field Data 2017

4.16. Preferred Mechanisms by Villagers in Land Conflicts Resolution

The respondents from the area of the study were requested to comment on the mechanisms preferred in resolving land conflicts. 28.2% of all respondents were in favor of the traditional mechanisms (the use of elders). The results are in line with the study done by Kariuki (2012) who said, decisions by elders are easily complied due to strong communal ties and commitment. With colonialism and modernity, younger educated people are becoming leaders affecting dispute resolution negatively. Under the age set system, elders were not supposed to report to younger people and this is threatening the role of elders in dispute resolution.

The logic behind this is that in villages most of people tend to live in communal manners and they prefer a conflict resolution mechanism that would not separate their unity. Also when resolving their conflicts through mediation, the mediators allows some flexibilities by applying some customary principles by considering the nature and environment of the respective where the conflicts take place.

Furthermore, 35.4% of all respondents argued that village councils are better to be used in land conflict management in the villages. This is in line with the URT (1999) which says the village council approves the assignment and has the prime jurisdiction overall land declared village land. Also 8.3% of all respondents said that they prefer land conflict to be solved by village land councils. The results are in line with the Village Land Act which established the village land councils as one of the mechanisms to resolve land conflicts in Tanzania. The village land councils would not function as a judicial entity, but rather act as a mediator and assist different parties in land disputes.

Moreover, 18.8% of all respondents preferred ward tribunals to be used in solving land conflicts in the villages. The findings were supported by the interviewee from Mugeta Ward during the interview who said that:

Ward tribunals are doing well in land conflicts resolution as there is no biasness in making decisions as done by the village land councils. So land conflicts from the villages have to be settled at the ward tribunal.

Lastly 8.3% of all respondents said that the courts have been used in settling land conflicts. The findings were in line with the one of the interviewee from Sazira ward during the interview who said that:

Majority of the village leaders and ward leaders are not knowledgeable about the land laws and their regulations they are also not free from corruption and nepotism hence the only place where land rights can be achieved is through the courts.

Table 4.19 elaborates well about the findings.

Table 4.19: Preferred Mechanisms (n=96)

Preferred mechanisms	Frequency	Percent
Traditional mechanism (using elders)	28	28.2
Village councils	34	35.4
Village land councils	8	8.3
Ward tribunals	18	18.8
Courts	8	8.3
Total	96	100

Source: Field Data 2017

4.17 Involvement of the Community in Land Conflict Resolution

The researcher wanted to know whether the community was involved in land conflict resolution. The responses were as follows; 61.55% of all respondents said that they were not involved in land conflicts management and 38.5% of all respondents said that they were involved. Table 4.20 below illustrates those findings. This is in line with the study done by FAO (2003) which says, top-down government decision-making is a major source of conflict, since the policy is made and implemented with little involvement of the affected populations.

Table: 4.20: Involvement of Community (n=96)

Community involvement	Frequency	Percent
Yes	37	38.5
No	59	61.5
Total	96	100

Source: Field Data 2017

4.18. Reasons for Involvement in Conflict Management

The researcher wanted to know the reasons for the people involved in conflict resolution by the village councils. The answers were as follows; about 32.3% of all respondents said, the people involved were because of their influence in the community, 29.2% of all

respondents said that the people are involved because of being indigenous in the area. This is in line with the study findings done by Said (2009) when he said, local communities have a significant role in improving forest and wood land management and their participation can contribute significantly to the sustainability of these resources.

Furthermore, 19.8% of all respondents said that, the people are involved in land conflict management because of their knowledge on land matters. The findings are in line with the study done by the UNDP (2000) who said that, land administration information and accessibility Information leads to empowerment. Empowerment means that, people can make informed decisions; they have knowledge and capacity to participate and are able to question decisions which may affect them. 18.8% of all respondents said that people were involved in conflict management because of being famous in the villages. The table 4.21 below shows those findings.

Table: 4.21: Reasons for Involvement in Land Conflict Resolution

Reasons for involvement	Frequency	Percent
Indigenous in the area	28	29.2
Famous person in the village	31	32.3
Wisdom of the person	18	18.8
Knowledge on land matters	19	19.8
Total	96	100

Source: Field Data 2017

4.19. Effectiveness of the Village Councils in Land Conflict Resolution

The researcher wanted to know how effective the village councils in land dispute resolutions are. The results were; 70.8% of all respondents argued that, the village councils were somehow effective in solving land disputes that is why some of the

conflicts occurring were sent to the District Commissioner for resolution. These results concur with the explanations given by the interviewee, who noted that:

Village councils are not so much effective in handling land conflicts because they lack knowledge on land laws and suspected with corruption practices, in their resolutions as a result people prefer to use ward tribunal or report to the District Commissioner for resolution. Also, most of the solutions given by the village councils are not documented, hence when the new councils comes in after election there is a tendency of nullifying most of the decisions made by the former village councils especially when the new village councils are from another political party different from the former one.

Furthermore, 20% of all respondents said that the village governments were very effective and 8.3% of all respondents said that the village governments were ineffective in their performance. This was supported by the interviewee of Chamriho division during interview, who said that, all the time he was assigned by the district Commissioner to handle land conflicts in his division and sometimes the district commissioner herself deals with those conflicts while the village councils are there. Table 4.22 below depicted the responses from the field.

Table 4.22: Effectiveness of the VCs (n=96)

Effectiveness of VCs	Frequency	Percent
Not effective	8	8.3
Somehow effective	68	70.8
Very effective	20	20.8
Total	96	100

Source: Field Data 2017

4.20 Grounds of Ineffectiveness of the Village Councils

The researcher wanted to know the reasons behind ineffectiveness of the village councils in their performance especially on matters related to land conflict resolution. The responses were as follows; 26.3% of all respondents said that, the village leaders are

suspected with corruption practices during land conflict resolution. This was depicted by the interviewee, who said that:

Village leaders are prone to corruption and are being always suspected to that, because of the nature of work they are doing, that happens because, they are not paid anything, they work as a volunteers for the whole period of their leadership. The interviewee went on saying that, majority of the village governments in Bunda District Council have no employed village executive officers (VEOs) who are responsible for executing laws and regulations in place, majority of the villages have acting village executive officers who have been chosen by the chair person and have no knowledge about administration or any field of study.

Also lack of knowledge on land matters was another factor which hindered the members on being effective because 51% of all respondents argued that, the council members failed to perform well because they had no knowledge concerning land laws as majority of them have been elected in 2014 but were not given any training on how to go about especially some council members who are just laypeople with no knowledge concerning administration.

This is inlined with the study done by Tony and Dalrymple (2008) who argue that, effective mechanisms are required to ensure the behavior of land administration institutions is managed and to eliminate or minimize any negative social impacts of the services provided. Monitoring institutional behavior in the public sector is often a low priority in developing countries. Without appropriate mechanisms, weak governance can lead to administrative corruption and financial leakages. Overloaded courts, indeterminate dispute resolution, limited protection for the vulnerable and ineffective implementation of policy and laws and ultimately social unrest.

Furthermore, 7.3% of all respondents said that, nepotism and tribalism are practiced by the village council members during their decisions. Decisions were done in favor of related tribe and relationship of one party and the members of the village councils. And 2.8% of all respondents had no comment at all about the grounds of ineffectiveness of the

village councils in dealing with conflicts related to land in their villages. Table 4.23 below illustrated the field findings of the respondents.

Table: 4.23: Reasons for Ineffectiveness of the VCs (n=96)

Reasons for ineffectiveness	Frequency	Percent
Corruption	20	26.3
Nepotism and tribalism	7	7.3
Lack of knowledge on land laws	49	51
Total	76	79.2
Missing system	20	20.8
Total	96	100

Source: Field Data 2017

4.21 Awareness of Land Laws

The study aimed to know whether the respondents were knowledgeable about the existing land laws (the Land Act No 4 and Village Act No. 5 of 1999 and their regulations together with Act No. 2 (2002). The responses from table 4.24 below indicate that only 27% of all respondents were aware of either of the three acts (the land laws) and the land Policy. The findings of this study reveal that 74% of all respondents do not know any land law in place. This implies that they have no ideas on land rights, land law and land policy.

This was supported by the interviewee who pointed out that:

Majority of the village leaders have been elected in 2014 and have not been trained in anything about good governance and also because many villages have no village executive officers it becomes a serious problem on understanding land laws as copies of land laws and land use plan are put in cabinets and known only to few leaders but not known to the majority of village councils members and to the people in the villages.

Furthermore, the interviewee added that:

Land is being administered by three ministries these are the ministry dealing with local government (TAMISEMI), the ministry of Land and the ministry of constitution and Law. All of them have to sit together and discuss how to make

sure that the land laws and their regulations are known to the people rather than the way currently is being handled.

In addition to that, another said:

The government (central government together with the Local government) has to make an effort of training the village councils members and the people at large on issues of land laws and land use plan by making sure that it puts a sound full budget for training rather than leaving that role to the district council because the council has no enough funds and has a lot of activities to be performed by it.

These comments are in line with the study done by HakiArdhi, (2005) who stated that, lack of public awareness and knowledge on land rights and laws makes the small farmers in terrible situation. Continued by saying that although land Act No. 4 and Village land Act No. 5 (1999) have marked a decade since their enactment, still the two pieces are not yet known to the majority land users. Table 4.24 below show those findings.

Table 4.24: Awareness on Land Laws (n=96)

Awareness	Frequency	Percent
Land Act No 4 of 1999	5	5.2
Village Land Act No 5 of 1999	13	13.5
Act No 2 of 2002	8	8.3
Total	26	27
Missing system	70	74
Total	96	100

Source: Field Data 2017

4.22. Capacity of the Village Council Members

The key target of this question was to assess whether the village councils members have enough technical skills and knowledge related to land disputes resolution in the area of the study. The results were as follows; 66.7% of all respondents responded negatively that the village council members have no technical capacities to resolve land conflicts. This concur with the study done by James (2015) who said, in all the villages covered by her

study, it was revealed that none of the members of the committees had received any form of training on conflict resolution skills such as mediation and negotiations.

Furthermore, she says, in a number of places in the country the local institutions, such as the village environmental committees, village governments and district machinery have shown to lack capacity to resolve the conflicts. The findings relates with the study done by FAO (2003) which observed that; the capacity of communities, resource managers and policy-makers to address resource conflicts can be enhanced by developing and implementing effective approaches, methods and tools for their management and resolution. While, 33.3% of all respondents said that the village councils members have technical skills and knowledge related to land disputes resolution in the area of the study. Table 4.25 below illustrates the findings shown above.

Table: 4.25: Capacities of the VCs Members (n=96)

Capacities of VCs	Frequency	Percent
Yes	32	33.3
No	64	66.7
Total	96	100

Source: Field Data 2017

4.23. Community Perception on Decisions Made by VCs

The researcher wanted to know the perception of the community on the decisions made by the village councils relating to land conflict management. The responses were as follows; 46.9% of all respondents said that, the decisions were not accepted by the community, while 34.4% of all respondents said that, they were somehow accepted and only 18.8% of all respondents said that they were accepted. From the findings it can be concluded that still the community does not agree with the decisions made by the village

councils. The findings are in line with the explanations given by the District Legal Officer during the interview, who said that:

The decisions made by the village councils are not very much accepted because they have some inconveniences on them due to the ambiguities in their decisions made by the councils and hence the community try to find out a help from outside the village councils as they go to the Ward Tribunals, District Director and to the District Commissioner for further help.

The explanations given by the legal officer concur with the what Porokwa, (2001) stated in his study that, many of the decision makers perform poorly due to either poor understanding of the rules and regulations guiding their administration positions or due to personal benefit. For instance most of the village councils have entered into several contracts with investors without clear information of the activities which will be done by these investors which in the long run cause conflicts to the majority of villagers.

Table: 4.26: Community Perceptions on VCs (n=96)

Community perception	Frequency	Percent
Acceptable	18	18.8
Somehow acceptable	33	34.4
Not at all	45	46.9
Total	96	100

Source: Field Data 2017

4.24. Challenges Facing Village Councils

Whatever action is taken by any organization, the issue of challenges is unavoidable. Those challenges if not identified and well addressed may hinder and deter the performance of the respective organization. The village councils as the legal institutions for land disputes resolution at village levels may have been encountering some challenges that affect their performance. Therefore, this objective was designed to make the

respondents identify the likely challenges that negatively affect the effectiveness of the village councils.

The researcher used open ended questions to capture several challenges of which during data capturing were classified into seven categories; these included; low level of knowledge on land laws, poor enforcement of Land laws, poor land use plan in the villages, poor community involvement in village resource allocation, corrupt behaviors of the council members, lack of resources to run the village offices and poor support from the central government. The results are presented on table 4.27 below.

The results from table 4.27 below indicates that, 21.9% of all respondents argued that, low level of knowledge on land laws was one of the challenges which affected the performance of the village councils especially on the matter of land conflict resolution. These findings are in line with explanations given by the Agricultural Officer, who said that:

Village leaders lack education and knowledge on land laws and also they are corrupted as their decisions most of the time are biased. The agricultural officer went further by arguing that, land does not increase but people and cattle increase daily, so the government should put extra efforts on training the community in mechanized agriculture and livestock keeping whereby people would use small piece of land and produce much. Also because of the conflicts of land which are emanating daily, the government should establish land office at the level of the village like other sectors such as education and health sectors; this could help in solving land conflicts at the initial stage.

About 6.3% of all respondents said that, there is poor enforcement of land laws by the village leaders. The findings are in line with the explanations given by the legal officer during the interview, who said that:

Village councils through their village land councils have no legal mandate to give judgment on matters related to land conflict but what they are required to do is to mediate the conflicting parties amicably. Because of that, some people do not trust the village government. Also she added that, most of the resolutions handled by

the village councils are not written, they are just oral agreements which later on, especially when the village leaders change the conflicts may rise again and sometimes are solved differently.

The findings are supported by the study done by Ogola (2013) who observed that, weak and ineffective institutions to effect natural resource management policies/laws and regulation at the lower levels have created more resource conflicts.

About 20.8% of all respondents said that, there is poor land use plan in the area of the study as the result land conflicts are prevailing. The findings are in line with the words of the District land Valuer who said that:

Village land is not surveyed and hence causes conflict between farmers and livestock keepers and also between one individual with another. This happens because everyone thinks that he/she has right to use the land the way he/she wants. For the livestock keepers prefer the land to be used for grazing while for peasants prefer the land to be used for agriculture.

About 19.8% of all respondents said that, poor community involvement in village resource allocation leads to land conflicts in the area of the study. The findings are in line with the words given by the division officer of Chamriho who said that:

Most of the time village leaders do not involve the community during land allocation and even during land conflict resolution. They do so because of personal interests and also they do not present the decisions made to the village assembly as they are required by law.

About 20.8% of all respondents said that, the village leaders are corrupt and hence land conflicts are not solved legally but have some biasness on it. This was supported by the words of the district official, who said that:

Still good governance is very poor in the district. Village leaders assume the power and misuse it. Land has become a source of income to them. People without money are suffering. Some people use land to get leadership. During campaigns, they try to win the voters by making promise of providing land to those with no land and when they win they start grabbing land whenever they can.

About 10.4% of all respondents argued that lack of resources and support to run the offices lead to poor performance of the village councils and sometimes engage on

corruption to complement the deficit. The Human Resource Officer supported the findings by saying that,

Resource constrains in terms of village executive officers, fuel and stationeries are among the challenges that hinder the effectiveness of land disputes at village levels. He added that lack of fuel at the district level makes the human resource officer, land and legal officers to fail to visit the village councils to see their operations and give advice on good governance.

Table 4.27 below illustrate clearly. From the findings the challenges which are facing village councils.

Table 4.27: Challenges Facing VCs in Reducing Land Conflict (n=96)

Challenges	Frequency	Percent
Corrupt behaviors of the village leaders	20	20.8
Poor enforcement of land laws	6	6.3
Low level of knowledge on land laws	21	21.9
Poor land use plan	20	20.8
Poor community involvement in village resource allocation	19	19.8
Lack of resource to run the village governments	10	10.4
Total	96	100.0

Source: Field Data 2017

4.25. Discussion of the Research Findings

This section discusses the research findings on the contribution of the village councils on land conflicts management as it is presented in the previous sections. The discussion centers on the mechanisms used for land allocation in the villages, mechanisms used by VCs in land conflicts management, efforts made by the village councils on resolving land conflicts and challenges facing village councils on land conflicts.

4.25.1. Mechanisms in Place for Land Allocation in the Villages

The study result indicates that, majority of the respondents in the area of the study acquired land through buying from the people who have land. Whereby 39.6% of all respondents said that the land they own was acquired through buying. This means that for those who do not have money to buy land would not be able to own land. The situation allows those who have no land and money to start grabbing land whenever possible and at the same time there is a possibility of having few people who own land because of using money to buy it and majority lack.

Furthermore, the findings show that, 31.3% of all respondents acquire land through inheritance from their parents. This is also can be a source of land conflicts especially when some of them will not be given land from their parents. This is seen in families with polygamy whereby the step children are not allowed to inherit land. In additional to that, women inherit land indirect due to the customary laws which are still practiced in the area of the study.

Moreover, because the land acquired has no title deed then it is easy to enter into land conflicts especially when there is double allocation. Allocation of land without title deed as it has been observed in this study makes the land conflicts to continue in the study area (in the country). It was also revealed that the village leaders use their positions to allocate land without involving the community. Because the community is not involved in land resource allocation then it is very difficult to wave out land conflicts. Villagers have to be involved in deciding the use of the land resource available.

The system used to acquire land in the area of the study makes difficult to peoples without money to acquire such land and also difficult to acquire land for public use such as school and health centers building because most of the land is occupied by individuals.

Such a situation gives room to some people to grabbing public land such as school land and open spaces.

4.25.2. Mechanisms used By VCs in Land Conflicts Management

The findings show that 55.2% of all respondents said that land conflicts in the area of the study are settled by the village councils through their village community committees. From the findings, it is clear that people in the area of the study prefer to use indigenous people in solving land conflicts and this is because it is cheap to them and at the same time the village leaders know the real situation of the area of the study. However during the study time the researcher found out some limitations. The limitations found are village leaders lack knowledge on land laws, corrupt behaviors and village persons are just volunteering as they are not paid. It is better for the government to make sure that, the village leaders are given training on land laws and also village chairpersons being paid allowances. By doing so it is expected to see that village councils perform well and the land resources managed well.

Furthermore, the findings show that, 27.1% of all respondents say that ward tribunals are used in land conflicts resolution and 13.5% of all respondents say that village elders are used in land conflict resolution and only 4.2% of all respondents argue that village land councils are used in land conflict resolutions. From the findings it is seen that different mechanisms are used in resolving land conflicts in the area of the study. This can have some reasons why from the same area several mechanisms are applied in resolving land conflicts. It is better if these mechanisms can be harmonized and come up with one mechanism which would be strong enough in solving land conflicts. It is a sign that there are weaknesses from all the mechanisms and hence the community tries to look for the better mechanisms.

4.25.3. Efforts made by the Village Councils on Resolving Land Conflicts

The findings from the study show that, village councils are somehow effective in solving land conflicts as 70.8% of all respondents argued that the VCs are somehow effective. This means that village councils are accepted by the villagers. The problem of the village councils are lack of knowledge on land laws, corrupt behaviors, tribalism and nepotism and the problem of not involving the community on land resource distribution. Therefore, there is a need of making sure that village leaders are well trained on land laws and good governance.

4.25.4. Challenges Facing VCs on Land Conflicts Management

The findings from the area of the study show that, there are challenges which are facing the village councils. Those challenges have to be identified and addressed effectively. The village councils being legal entities need to function properly. They need to be transparent in their decisions making and allow community participation inland resource allocation and management. There is a need of training all the village leaders on good governance because since their election in 2014 they are not trained on anything.

Also land use plan have to be implemented in the area of the study. This will help people to have title deeds and have clear boundaries of their land. This is in line with the study done by Ogola (2013) who said that, most of lands in Tanzania are not registered/documented or mapped. Registration of land in rural areas under customary land is a source of conflicts because there is no existing land information. Data are scattered in the Ministry of lands, Local Government Authorities and Village Councils. There is no coherent system for collection, storage and retrieval of land information.

There are transboundary conflicts over land between the community and their village leaders for the abuse of office and engaging in irregular allocation of village land to

people with money (investors) without involving the village councils. Conflicts over access to village land occur between villagers and village chairpersons who are allegedly involved in informal land sales to investors.

CHAPTER FIVE

SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

5.1 Introduction

This chapter presents the summary of the study, conclusion, and recommendations and also suggests areas for further research.

5.2 Summary of the Study

The main objective of the research was to assess the contribution of the VCs on land conflicts management. This objective was supported by the specific objectives such as to identify mechanisms in place for land allocation in the village, examine the mechanisms used in land conflicts management, evaluate efforts made by the village councils on resolving land conflicts and determine challenges facing village councils on land conflicts management. The study findings show that, there are different types of land conflicts that exist in Bunda district council. These include boundary land conflicts, trespass, encroachment and family land conflicts (inherited land).

The findings show that, VCs contribute much on conflicts resolution by using different mechanisms such as village community committee, elders and influential persons found in the village, ward tribunals and village land councils. Generally, the study findings have revealed that the village councils are appropriate organs in land disputes resolution at village levels. People in villages prefer resolving their land conflicts through informal and formal procedures using indigenous people who know the village issues in their environment. However, this objective seems not to be realized to the maximum due to some weaknesses facing the village councils.

The findings reveal that, corrupt behavior of the village leaders, low level of knowledge on land laws, poor land use plan, poor community involvement in village resource allocation, poor enforcement of land laws and lack of resources to run the village governments were pointed out as factors which to a great extent affect the village councils to perform well on land conflict management in Bunda district. Other factors include; shortage of land, nepotism and tribalism, polygamies, shortage of staff especially the VEOs, scarce resource such as financial resources, population and cattle increase, unpaid village chairpersons, practice of shifting cultivation, increasing land value and climatic change.

5.3 Conclusions

The study was assessing the contribution of the village councils on land conflict management in Tanzania. The area of the study was Bunda district councils. The general intention of the study was to assess the contribution of village councils on land conflicts management in Tanzania. In carrying out the study, the status of land disputes in Bunda district was analyzed thus to establish the base of the study. The land disputes mechanisms in different countries were also examined with the aim of getting the comparative picture but also the study examined the position of land disputes resolution organs in Tanzania specifically the village councils.

On the other hand, different theoretical perspectives were considered in this study in order to get the theoretical thinking about the research problem. This has been complemented by making empirical literature review aiming at examining other scholarly work on the same search topic thus enrich the study findings but also to identify some areas that have not been covered in those scholarly works and then establish the base of the study for the sake of improvement.

In achieving the general objective of the study, different specific objectives were designed whereby through the proposed research methodology that has been employed; the following study findings have been brought into light;

The findings show that different ways are used to get land in the area of the study, such ways are like, by buying from those who own enough land, inheritance from the parents or grandparents, gift from parents, relatives or grandparents and allocated by the village governments.

With regard to the second objective the findings revealed that the village councils use different methods in handling land conflicts in their villages such as using influential people found from the villages, elders (traditional elders), village community committees and village land councils.

Third, with respect to the third objective the mechanisms used and preferred in land conflicts management are the village councils through their village community committees, traditional elders, ward tribunals, village land councils and lastly normal courts. The reason behind this was that, these are close to the community rather than the District Land and Housing Tribunal which is found at the headquarter of the region (Musoma) which is about 100 kilometers from the villages. This is too far and expensive to the majority of the villagers to reach there.

Fourth, with respect to the fourth objective, the respondents showed that the community at large is not involved in land allocation and land conflict management. Only few influential persons are involved and lack of community's knowledge in legal and policy matters concerning land.

And the last objective was to determine the challenges of the village councils on matters concerning the land conflicts management. Under this, a number of challenges have been

identified but mainly they are low level of knowledge on land laws, corrupt behavior of the village leaders, poor land use plan, poor community involvement in village resource allocation, lack of resource to run the village government and ineffectiveness of land law enforcement. Therefore, if these challenges are addressed then the village councils will be in a position to deliver to the maximum level.

The findings have shown that majority of the people need these organs to continue to operate but they should be improved. They should be facilitated financially but also be facilitated in terms of capacity buildings. They should be trained on land laws as well as on mediation procedures. Further more land sector to be regarded as a special sector as the government does to other sectors like education, water, roads and health sectors and allocate enough funds from the central government rather than depending on the district own source to run this sector. By doing so land conflicts would be reduced.

5.4 Recommendations

In this study, the author came up with recommendations to improve village council's implementations, service delivery to the public and area for farther research. In order to ensure land conflict management is effectively implemented in Bunda District Council has to do following:

- The researcher recommends training and seminars to be given priority. The district management must initiate adequate training regarding Land laws and the law of inheritance ensuring that it is provided to all village council's members and to the community at large. Central and Local Government Authorities and Policy makers need to continuously advocate and train village leaders (by considering that village governments change after five years of election) and community on land management

and good governance so that they acquire the basic knowledge, skills and competence required for the land management.

- Because of the importance and value of land continue to increase daily, the researcher comments that, land should be among the key sectors to be given priority and full funded by the central government rather than currently where it is left to be funded by the local government authorities which lack capacity of funding to the maximum. It should be considered as a special sector like education, health, roads and water sectors which are given special care by the central government.
- Community should participate in the village resource allocation and management. During the time of allocating land resource the village governments, should make sure that the community of the particular village participate fully and must understand the challenges facing the community related to land resources.
- The government should make sure that, all villages have village executive officers (VEOs). Because these educated ones would help to interpret land laws and guide effectively the village governments rather than the current situation where many villages have acting VEOs who have been put by the village chairperson and whose performance is not effective.
- With respect to the village land Act number five of 1999, three ministries are dealing with the matters related to land. These ministries are, Ministry responsible for regional secretariat and Local government (TAMISEMI, ministry responsible for land and ministry responsible for Law and Constitution. These three ministries should plan a synchronized strategy which will be implemented by all ministries in order to reduce land conflicts.
- The Ministry of Land and TAMISEMI has to come together with other ministries like the Ministry of Natural Resources and Ministry of Agriculture and Livestock and

harmonize their polices and laws so that to avoid the possible contradictions which might be in them.

- The village governments have to be supported in terms of stationeries and funds so as to run their offices. The central government through the local government authorities should make sure that the 20% of their revenues to return back to the villages timely.
- The village chairpersons have to be paid some allowances as the councilors are paid, rather than working as a volunteer for the period of five years. This situation invites them to engage into corrupt behaviors.
- In order to make sure that people understand the land laws the researcher advises the ministry responsible for the land to make efforts of giving awareness about the land laws and policy through different media like public televisions and leaflets.
- Effective land use plans should be implemented in the area of the study and other areas in the country. Effective land use plans will demarcate clear boundaries and provide land deed. By doing so it will help to minimize land conflicts to the large extent.
- Shifting cultivation should be discouraged in the area of the study together with other areas which are still practicing it. The community has to be taught mechanized agriculture of which they can use a small piece of land with high production. Also for the case of livestock keepers they have to be taught modern way of keeping cattle that is zero grazing which will lead to the increase of livestock products.
- Land laws should be enforced accordingly and effectively. By doing so it will help the people to have discipline and respect other people's land. Furthermore, the village councils have to be encouraged to keep records of whatever contract they sign on behalf of the village governments.
- The community has to be given education that polygamy also is a source of land conflicts especially after death of the father or grandfather who owned the land.

5.5. Areas for Further Study

This study is one among few studies on assessing contribution of the village councils on land conflict management. It therefore provides the basis for further studies. Hence, other studies could potentially be carried out in the following areas:

- i. Conducting comparative analysis on Village councils and traditional mechanisms used in land conflict resolution; and
- ii. Assessing the impact of village councils on performance in land conflict management in Tanzania.

Such studies will help to add the knowledge gap on the topic as it was revealed before that, there are few studies that examine the contribution of the village councils on land conflict resolution in Tanzania and indeed little is known on how village councils are effectively utilized towards land conflict resolution.

REFERENCES

- Abba, G.S. and Usman, A.T. (2008), "Farmer-Pastoralist Conflict in West Africa: Exploring the Causes and Consequences". *Journal of Information: Society and Justice* 1 (2):163-184
- Adebayo, O.O. and Olaniyi, O.A. (2008), "Factors Associated with Pastoral and Crop Farmers Conflict in Derived Savannah Zone of Oyo State, Nigeria." *Journal of Human Ecology* 23(1):71-74
- Avery, K. (2009), *Land conflicts and Justice*, a political theory of justice, New York, Cambridge University Press.
- Babbie, E.R. (1995), *The practice of Social Research* (7th Ed.). Belmont, CA: Wadsworth Publishing Co.
- Babyegeya, E. (2002), *Educational Planning and Administration*, Dar es Salaam: Open University of Tanzania
- Baha, B., Attito, T., Axwesso, S., Luhwago, R. & Charles, B. (2008), A fact finding report on the dispute between pastoralists and peasants in Kilosa district: the price of a malfunction in land management system in Tanzania
- Bailliet, C. (2002), *Between Conflict and Consensus: Conciliating Land disputes in Guatemala*; Institute for Public & International Law University Of Oslo, Norway
- Bedasto, B. L., (2015), "Assessment on the Effectiveness of the VLCs in Land Disputes Resolution" Unpublished MPA Dissertation, University of Dodoma.
- Benjaminsen, T.A., Maganga, F.P., Abdallah, J.M. (2009), *The Kilosa killings: political ecology of a farmer-herder conflict in Tanzania*. Institute of social studies, The Hague.
- Bruce, J. W. (2006), *Reform of Land Law in the context of World Bank*, Lending Washington DC
- Burke, Christopher & Emmanuel Omiat Egaru (2011), *Identification of Good Practices in Land Conflict Resolution in Acholi*. Kampala: United Nations Peace building Programme November).
- Cohen, L., Manion, L., & Morrison, K. (2000), *Research Methods in Education*, Routledge falme 11, New fetter Lane, London EC4p4EE
- Cooper, S. (2006), *Business Research Methods*, (9th Edition), McGRAW – Hill International Companies Ed

- Crook, C.R. (2004), Access to Justice and Land Disputes in Ghana's state Courts: the litigants' perspective. *Journal of Legal pluralism* nr 50
- Dul, J. & Hak, T. (2008), *Case Study Methodology in Business Research*. Published by Elsevier Ltd. Amsterdam.
- Darling, J.R & Walker, W.F. (2001), "Conflict management": Use of the Behavioural Style (model), *Leadership and Organization Development Journal* Vol.22,
- De Vaus, D. (2001), *Research Design in Social Research*, Sage Publication, and California
- ESRF (Economic and Social Research Foundation) (2015), "Poverty and Environment Initiatives" (PEI)- A study to Assess Institutional capacity and Mapping of Best Practices and Development opportunities in Bunda District
- Stapleton,T.J. (2017), Abushiri revolt (1888-1889), *Encyclopedia of African colonial conflicts* (2 volumes) pg 6 ABC-CLIO,LLC
- Emeka, E. O. (2005), "Climate change, Population Drift and Violent Conflict over Land Resources in North Eastern Nigeria". In: Paper presented at Proceedings of the Human security and climate change workshop. (Edited by Holman, F. *et al*), 21-23 June 2005, Oslo, Norway
- Emmanuel, M. and Ndimbwa T. (2013), "Traditional Mechanisms of Resolving Conflicts over Land Resources": A case of Gorowa Community in Northern Tanzania. *International Journal of Academic Research in Business and Social Sciences*, Vol.3 No. 11 ISSN: 2222-6990
- Essuman-Johnson, A. (2009), "Regional Conflict Resolution Mechanisms: A comparative analysis of two African Security Complexes," *African Journal of Political Science and International Relations* Vol. 3,
- FAO (2003), *Focus on Food Insecurity and Vulnerability*. A review of the UN System Common Country Assessments and World Bank Poverty Reduction Strategy Papers. Retrieved on 17/05/2010 from [www.fao.org/DOCREP/006/Y5095E/Y5095E00.htm]David, F. (2014). Next
- Fridolin, D. (2014), Next Door to the Lion King: *Conflict between wildlife conservation efforts and rural communities in Northern Tanzania*
- Galabawa, J. C., (2000), "Perspectives in educational management and Administration", Dar es salaam: Institute of Kiswahili Research.
- Gaston, E. & Dang, L. (2015), Addressing Land Conflict in Afghanistan *Special Report* 372: United States Institute of Peace (USIP).

- Gay, L. (1981), *Educational Research: Competencies for Analysis and Application*.
 Combustion: Charles E. Merrill Publishing Company.
- Goldstein, J.S. and Pevehouse, J.C. (2009), *International relations* Boston. Longman
 Publishers
- HAKIARDHI, (2008), *Training Manual for land Rights and Governance Training in the
 villagers.*
- HAKIARDHI, (2009), *The changing terrain of land use conflicts in Tanzania and the future
 of a small producer*
- Haslam, S. A. and McGarty G. (2003), *Research Methods and Statistics in Psychology*:
 2nd edition, SAGE Publishers Ltd.
- Hussein, A. & Mwakasangula, E. (2010), *Report on Environmental problems and
 conflicts between farmers and pastoralists in kilosa district*
- Israel, G.D. (2009), *Determining sample size*, Florida
- James, H. (2015), “Analysis of Pastoral and Farmers Land Conflicts in Tanzania”. Un
 published M.A. Dissertation Submitted to the School of Public Administration
 and Management, Mzumbe University.
- Kariuki, F. (2012), “Conflict Resolution by Elders in Africa: successes, challenges and
 opportunities”, Chartered Institute of Arbitrators (MCI Arb).
- Kalande, W. (2008), “Kenyan Land Disputes in the Context of Social Conflict Theories”;
 FIG Commission 7 Annual Meeting and Open Symposium on Environment and
 Land Administration ‘Big Works for Defense of the Territory’ Verona- ITALY
 11-15.
- Khibar, R. (2013), “Local Conflict Management”: An Analysis of Local Conflict
 Management Approaches in Baghlan, Balkh, Helmand and Nagarhar
 Afghanistan-sub National governance study paper 5
- King, N. A. S. (2013), “Conflict Management among Famers and Pastoralists in
 Tanzania,” *SAMANM JOURNAL of Business and Social Science* Vol. 1, No 2.
- Kironde, J. M. L. (2009), “Improving Land Sector Governance in Africa” The Case of
 Tanzania. Paper presented at the Workshop on Land Governance” Washington
 DC
- Kombo, D.K. and Tromp, D.L. (2006), *Proposal and Thesis Writing: An introduction*:
 Pauline’s Publication Africa, Nairobi.

- Kothari, C.R. (1992), *Research Methodology*: New Delhi: New Age publishers.
- Kothari C. (2000), *Research Methodology. Methods and Techniques*. New Age International Publisher. New Delhi
- Kothari C. R. (2004). *Research Methodology: Methods & Techniques* (2nd ed.). New Age International (P) Ltd. New Delhi
- Kumar,R. (2011), *Research methodology* 3rd ed. SAGE Publication Ltd 1 Oliver's Yard 55 City Road London EC1Y 1SP
- Kuder, V. (1998), *Research Standards in Marketing Research*.
- Kweka C. M. & Magina F. (2009), "Conflict Management in Rural Water Resources in Tanzania". TS 2D-People Planning: Working to Save the Environment.
- Lippitt, G.L.(1982), *Organization Renewal: a Holistic Approach to an Organization Development*. New Jersey: Prentice-Hall.
- Lake, D. & Rotherchild, D. (1998), *The International spread of Conflict: Fear Diffusion and Escalation* (Eds), Princeton: Princeton University Press.
- Makaramba,V.R. (1996), *Legal Method part Two, Faculty of Law, The Open Univesirty of Tanzania Dar es Salaam*.
- Maksi, D. C. (2013), *Land use conflicts and livelihoods of smallholder farmers in Ulanga District, dissertation for MSc DP of Mzumbe University*.
- McNabb, D.E. (2002), *Research method in Public Administration and Non- profit management*, Qualitative and quantitative approach. M.E. Sharpe Inc.New York.
- Mhina, J.A., Mernard, E. & Mgendu, M.N. (Aug. 2015), "Community Participation as a Tool for Solving Land Disputes in Tanzania." *International Journal of Education and Research* Vol. 3.
- Moumakwa, P. C. (2010), "The Botswana kigotla system" A mechanism for Traditional conflict Resolution in modern Botswana. Un published M.A. Dissertation University of Tromso.
- Mpangala, G. P. (2004), "Ethnic Conflicts in the Region of the Great Lakes" Origins and Prospects for change, Dar es Salaam: University of Dar es Salaam.
- Msabila, D. T. & Nalaila S. (2013), *Research Proposal and Dissertation Writing; principles and Practices*. Dar: Nyambari Nyangwine Publisher.
- Msuya, A. J. (2009), "Analysis of Pastoralists and Farmers in Northern Tanzania, Part of Tanzania from Land Administration Perfectives", International Institute for Geo-information Science and Earth Observation Ensched, The Netherlands.

- Mutisi, M. (2012), “Local conflict resolution in Rwanda”; the case of Abunzi Mediators, (unpublished paper).
- Mtwale, B.A. (2002), “Conflict over Land Use Between Pastoralists and Farmers: A Case Study of Kilosa District”. MA Dissertation in Development Studies, University of Dar es Salaam.
- Mugenda, O.M. & Mugenda A.G. (2003), *Research Methods: Quantitative and Qualitative Approaches*. Nairobi. ACTS Press.
- Mvena, Z.S.K., Monela, G.C., Kajambe., G.C. and Nganga, Y.M. (2002), “Conflict and Conflict Resolution”: case of Sadani in Mufindi District. In: *A paper presented on the Proceedings of Policies, Governance and Harvesting Miombo woodlands, Arusha International Conference Centre (AICC)*. (Edited by Matovelo, J.A. et al.), 7 -14 October, 2002. Arusha, Tanzania.
- Myenzi, Y. (2009), “Women’s Land Rights in Tanzania”: What Are the Challenges? Hakiardhi Presentation at Mzumbe University DSM Campus, 10 January 2009 Dar es Salaam.
- Mwarabu, A.K.O. (2009), Free, prior and informed consent and protected areas- The experience of Tanzania: *Parakuyo Pastoralists indigenous community development organization (PAICODEO)*.
- Mwashambwa, B. (2014), “Land Conflict Disputes in Tanzania”- Simanjiro Case study.
- Mwasha, D. I. (2016), “Farmers- Pastoralists Conflicts in Kilosa district, Tanzania”. Unpublished M.A. Dissertation Submitted to Sokoine University agriculture-Morogoro.
- Ndunguru, P. C. (2007), *Lectures on Research methodology for social sciences*. Mzumbe; Research Information and Publication Department.
- Nkpa, N. (1998), *Education Research for Modern Scholars*. London: Book Aid International.
- Nindi, S. J., Maliti, H., Bakari, S., Kija, H. & Machoke, M. (2014), “Conflicts over Land and Water Resources in the Kilombero valley Floodplain, Tanzania”. Tanzania Wildlife Research Institute (TAWIRI) Arusha – Tanzania.
- Nzogela, M. L. (2014), “Land Management & Valuation” Ardhi University Dar es Salaam Tanzania
- Odgaard, R. (2006), *Land Rights and Land Conflicts in Africa: The Tanzania case*. Copenhagen, Danish Institute for International Studies.

- Ogola, S. A. (2013), "Land and Natural Resources Conflicts in Trans boundary Agro-ecosystem Management project Kagera Basin".
- Ojalammi, S. (2006), *Contested Lands: Land Disputes in Semi-arid parts of Northern Tanzania*, Department of Geography, Faculty of Science, University of Helsinki.
- Onesmo, P. (2009), "Research Based Conflict in Northern Tanzania". Dar es Salaam: Research.
- Osondu, O. (2010), *A Guide on Research Proposal and Report writing Kwara: TA Olayeri Printers and Publishers*.
- Pedersen, R. H. (2010), "Tanzania Land Law Reform": The Implementation Challenges, Working Paper, Danish Institute for International studies, Copenhagen, Denmark.
- Pkalya, M.A.R. (2006), "Conflict Management in Kenya", Towards Policy and Strategy USAID and CORDAID Nairobi.
- Porokwa E.T. (2001), *Fukuto la Migogoro ya Maeneo na hatma ya Wazalishaji wadogo wadogo Tanzania*, Ecoprint Limited, Dar es Salaam.
- Ramirez, R. (2002), "Land Conflict Management: A Conceptual Map" *Journal of Land reform, Land settlement and cooperative* 2 (6): 7-26.
- Sackey, G. (2010), "Investigation Justice System in Land conflict resolution": A case study of Kinondoni Municipality: University: Unpublished Thesis submitted to the faculty of Geo-information Science and Earth Observation, University of Twente.
- Sagashya, D. and English, C. (2009), *Designing and Establishing a Land Administration System for Rwanda: Technical and Economic Analysis*. URL: https://www.fig.net/pub/fig_wb_2009/papers/sys/sys_2_english_sagashya.pdf.
- Saunders, N. K, Lewis, P. and Thornhill, A. (2000), *Research Methods for Business Studies* Pearson Professional Limited, London.
- Schmidt, S.N. & Kochran, W. (1972), "Conflict:: Toward Conceptual Clarity/ Administration. *Science Quarterly*,
- Shio, C.J. (2004), "Assessment of Land Use Conflicts and their Management in mount Meru area, Arusha Tanzania". Dissertation for Award of MA Degree at Sokoine University of Agriculture, Morogoro, Tanzania.
- Sprangler, B. (2003), "Alternative Disputes Resolution (ADR)". *Beyond Intractability*
- Stark, R. (2003), *Research & Writing Skill Success in 20 minutes a day Learning Express*. New York.

- Stephen, J.G., Shortle, J.S & Bergstrom, J.C. (2005), *Land use Problems and Conflicts, Causes Consequences and Solutions*, Routledge, Canada.
- Takashi, Y. and Klaus D. (2005), “Land Conflicts in Kenya”: Causes, Impacts, and Resolutions; Foundation for Advanced Studies on international Development/National Graduate Institute for Policy Studies.
- Tekeuchi, S. (2011), *Features of Land Conflicts in Post Civil War Rwanda*: JICA Research Institute.
- Terry, F. (1983), *Towards Restructuring: The Dimensions of Change in Local Government*. London: Prentice Hall.
- Tilumahywa, T. (2007), “The Impact of Mining Activities on Forest Resources”, A Case of Nyamongo Gold Mine, Tarime District; Geography and Environmental Management University of Dar es Salaam.
- Todorovski, D., Zevenbergen, J. and Molen, P.V. (2012), “Can Land Administration in Post- conflict Environment facilitates the post- conflict state”. Building Peer review paper Neverlands.
- Tony, B. & Kate D. (2008), *Conceptual Framework for Governance in Land Administration- Australia*
- Ujoh, F. (2014), “Population Growth and Land Resource Conflicts” in TIVland Nigeria.
- UNESCO, (2006), “Global Education Digest, Comparing Education Statistic across the World”, Unesco Institute for Statistics. Succar sale Center- Ville Canada.
- UNHABITAT, (2009), “Land and Conflict”: A Handbook for Humanitarian.
- United Nations, (2012), “Toolkit and Guidance for Preventing and Managing Land and Natural Resources”: Land Conflict, Conflict Interagency Framework Team for Preventive Actions.
- URT, (1995), *Tanzania National Land Policy of 1995*. Ministry of Land, Housing and Urban Development, Government printer, Dar es salaam, Tanzania. pp.42.
- URT, (1997), *Ministry of Land and Human Settlement*, Dar es salaam, Tanzania. National Land Policy. 2nd edition.
- URT, (1982), *The Local Government (district authorities) Act No 7* PMO-RALG
- URT, (1999), *The Land Act 1999 No. 4 of 1999*
- United Republic of Tanzania, (1999), *Village Land Act (and Regulations) No. 5 of 1999*. Dares Salaam, Tanzania, Ministry of Lands and Human Settlements.

- URT, (2002), *The Land Disputes Settlements Act No. 2*, Ministry of Settlements act No. 2, Ministry of Land and Human Settlement
- URT, (2006), “Melela Village Land use Plan Programme, Mvomero District Council”, The Government Press.
- URT, (2005), *Farming systems and crop-livestock land use consensus: Tanzania perspectives*. (<http://www-scrip.org/journal/paperinformation.aspx>) sitevisited on 18/06/2016.
- URT, (2012), *Population and Housing Census: Population Distribution by Administrative Areas*.
- Veit, P. (2010), “The Precarious Position of Tanzania’s Village Land”. The World Resources Institute.
- Vlassenroot, K. (2012), “Dealing with Land Issues and Conflict in Eastern Congo”: towards an Integrated and Participatory Appraisal.
- Weaver, R.K. (2003), “Land Policy and Governance”: Gaps and Challenges in Policy Studies.
- William, T. O. (1999), “Concept Paper on Agriculture and Pastoralist Conflicts” in West Africa Sahel.
- Wily, L.A. (2003), ‘*Community-based Land Tenure Management: Questions and Answers about Tanzania’s New Land Act, 1999*’. IIED Issue Paper No 120. London: International Institute for Environment and Development.
- Wehrmann, B. (2006), *Solving Land Conflict in Africa* University of München, Germany.
- Wehrmann, B. (2008), “Land conflict”: A Practical Guide Dealing with Land Disputes. Deutsche Gesellschaft für Technische Zusammenarbeit (GTZ) GmbH 56726 Eschborn-German.
- Yamano, T. (2005), *Land Conflicts in Kenya: Causes, Impacts, and Resolutions*. Foundation for Advanced Studies on International Development / National Graduate Institute for Policy Studies. FASID Discussion Paper 2005-12-002.
- Yamano, T., Otsuka K., Place, F., Kijima, Y. and Nyoro, J. (2005), “The Survey in Kenya (First Wave): Results,” GRIPS Development Database No.1, National Graduate Institute of Policy Studies, Tokyo.
- Yin, R.K. (1989), *Case Study Research Design and Methods*: Sage Publication, London.
- Zartman, I.W. (1985), *Ripe for Resolution: Conflict and Intervention in Africa* Oxford University Press, Oxford.

Zartman, W. (2000), *Traditional Cures for Modern Conflicts: African Conflict Medicine*, Boulder, Colo.: Lynne Rienner.

APPENDICES

QUESTIONNAIRE

Appendix 1

Questionnaires for villagers and members of village councils

I am Dominicus C. Lusasi, a student from the University of Dodoma (UDOM), I kindly request you to participate in this academic research on the contribution of VCs in land conflicts management in Bunda district. I hereby request you to answer the questions below. These questions are purely for academic purpose. Your contribution will help the researcher to write a report of the study which is a partial fulfillment for the award of Master of Public Administration.

Specific Objectives

- a) To identify mechanisms in place for land allocation in the village,
- b) To examine the mechanisms used in land conflicts management,
- c) To evaluate the efforts made by the village councils on resolving land conflicts
- d) To determine the challenges face village councils on land conflicts management

A: Respondents Background

1. Place of residence (village).....
2. Respondent's sex a) Male b) Female
3. Respondent's age
(a) 18 to 35 (b) 36 to 55 (c) 56 to 65 (d) 66+
4. Respondent's highest level of Education
a) No formal education b) Std VII c) Secondary education
 d) College

5. Marital status: a) Single [] b) Married [] c) Divorced []
d) Widowed []

6. Economic activities

a) Agriculture [] b) Livestock keeping [] c) Both of the two above []
d) Employee [] e) Small business [] f) none of the above

B: Identification of the mechanisms used in Land Allocation in the Villages

7. Do you own land in your village?

Yes []

No []

7.1 If you own land, how did you acquire it?

Bought it [], Inherited it [],

Got it as a gift [], given by the government [], grabbed it [].

8. Is there any mechanism used in land allocation in your village?

Yes []

No []

If yes explain

.....
.....
.....

9. What is the most common form of land acquisition in your village?

Purchasing [], Inheriting [], Gift [],

Forceful acquisition [], given by local authority []

10. Is there any kind of corruption during land allocation?

Yes []

No []

If yes explain why?

.....
.....
.....

11. Is the community involved in land distribution?

Yes []

No []

If no why?

.....
.....
.....

12. Is there a communal land in your village?

1) Yes []

2) No []

3) Do not know []

12.1. If yes, who manages that communal land?

Central government [], Local authorities [], village leaders [],
Religious leaders [], Do not know []

13. And what is the use of that community land?

Common grazing land [], New settlements [], Charcoal production
[], Communal agriculture [], to build public facilities [], Do not
know [].

14. Have you ever experienced any land conflict in your community?

Yes []
No []

If yes explain

.....
.....
.....

15 What do you think are the causes of land conflicts in your village?

.....
.....
.....

16. Do you know any law concerning land in your village?

Yes []
No []

If yes please explain what you know about it

.....

.....

.....

17. Which conflict resolution system does the village council use? []

- (1) Traditional elders
- (2) Village land council
- (3) Ward tribunal
- (4) Courts
- (5) Do not know

C: Mechanisms used by Village Council on Land Conflict Management

18. Do the VCs play any role in solving land conflicts in your village?

Yes []

No []

If Yes explain

.....

.....

.....

And if No why?

.....

.....

.....

19. Are VCs in front line to resolve land conflicts?

Yes []

No []

If yes, which ways do they use to solve land conflicts? Explain

.....
.....
.....

20. Is there any kind of corruption during land conflict resolution?

Yes []

No []

If yes, explain how?

.....
.....
.....

21. How would you comment on the effectiveness of the village council intervention?

[]

(1) Generally satisfied

(2) Very unsatisfied

(3) No opinion

(4) Do not know

22. Are those mechanisms satisfactory?

1) Yes

2) No

If no in 22 above why those mechanisms are not satisfactory in solving land conflicts in your village?

.....
.....
.....

23. Are you aware of any laws that govern the transfer, utilization, and management of land?

(1) Yes []

(2) No

(3) Do not know

23.1 If yes, are they enforced? []

(1) Yes

(2) No

(3) Do not know

23. 2 If not, what is preventing land rights laws from being better enforced in this village?

[]

(1) Weak government authority

(2) Lack of land policies

(3) Lack of land policy enforcement

(4) Corruption

(5) Nepotism

(6) Lack of capacity to enforce

(7) Do not know

24. Do you trust your village council through its performance regarding land conflict management?

1) Yes []

2) No []

If no! Why?

.....
.....
.....

D: Evaluation of the Efforts Made by the VCs on Land Conflicts Resolution

25. Do you have any village committee which deals with solving land conflicts in your village?

Yes []

No []

If yes which are they?

.....
.....
.....

26. Apart from VCs are there other people dealing with land conflict management in your community?

Yes []

No []

If yes please explain;

.....
.....
.....

27. Does the community participate in land conflict resolution?

Yes []

No []

If No why?

.....
.....
.....

28. Are the village council members having a capacity and knowledge of solving land conflicts?

1) Yes []

2) No []

E. To Determine the Challenges Facing the VCs in Land Conflicts Resolution

29. Are there any challenges facing VCs on land conflict management?

Yes []

No []

If Yes Explain

.....
.....
.....

30. Why are the conflicts predominant in the area? []

- (1) Scarcity of resources
- (2) Weak government
- (3) Abundance of resources
- (4) Do not know

THANK YOU FOR YOUR COOPERATION

Interview guide

Appendix 2

1. How is land allocated to both village residents and non residents in this village?
2. Who are the most influential figures in land distribution decisions in your village?
3. What are the types of land disputes in the district and the reasons for the conflicts?
4. Who are the parties involved in the conflicts? Which public and private agencies are involved in resolving land conflicts?
5. Does the village council have any land conflicts resolution procedures?
6. Are the village councils trusted in their involvement of land conflicts resolution?
7. Why are the conflicts predominant in the district?
8. Is there any mechanism used by village council to solve land conflict in your village?
9. What recommendations can you propose to reduce land conflicts in your area?
10. How do you comment on the involvement of the community in land conflict management?
11. Which conflict resolution system did the village council use?
12. Are the village council members having capacity and knowledge for solving land conflicts?
13. How often does the village council provide satisfactory resolution on land conflicts
14. How often do people in this community rely on village council to solve land conflict?

THANK YOU FOR YOUR COOPERATION

Dominicus C. Lusasi

UNIVERSITY OF DODOMA

February 13th, 2017.

TO:
THE DIRECTOR,
Postgraduate Studies,
The University of Dodoma,
P. O. Box 259,
DODOMA.
U.f.s
Coordinator of Postgraduate Studies,
College of Humanities and Social Science,
P. O. Box ~~523~~ 395,
DODOMA.
U.f.s
The Supervisor,
College of Humanities and Social Science,
P.O. Box 523,
DODOMA.

Although they didn't defend their proposal in the Sept level. I am relying with the comments of His Supervisor. To the Dean.

*Supported
Signed 13.02.2017*

*To the Dean
14/02/17*

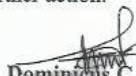
RE: REQUEST FOR PERMISSION FOR DATA COLLECTION

Please refer to the heading above.

I, Dominicus Constantine Lusasi, a second year student with registration number HD/UDOM/260/2015. Studying Masters of Public Administration (MPA), kindly I am requesting the permission for data collection to accomplish the dissertation writing under the Title "The Contribution of the Village council on land conflict Management" a case study of Bunda District in Mara region for the partial fulfillment for degree of masters' award of the University of Dodoma.

I remain looking forward for your further action.

Yours,


Dominicus C. Lusasi



THE UNIVERSITY OF DODOMA

DEPUTY VICE CHANCELLOR ACADEMIC, RESEARCH & CONSULTANCY
OFFICE OF GRADUATE STUDIES AND CONTINUING EDUCATION

P.O. BOX 259, DODOMA, TANZANIA.

Tel: +255 26 23 10173; Fax: +255 26 23 10005; Email: udomgsce@yahoo.com; web site: www.udom.ac.tz

REF: UDOM/GSR/2016/81

Wednesday, 15 February 2017

To Whom It May Concern:

RE: INTRODUCING MR. LUSASI, DOMINICUS C.

The above named candidate is enrolled at the University of Dodoma for the degree of Master of Public Administration with registration number HD/UDOM/260/T.2015

As an essential requirement of the study programme, each candidate is required to submit a dissertation report on a research undertaken within an industry and supervised by a member of the University's academic staff. Where possible the research should relate to a practical situation in an organisation or firm selected by the candidate. Candidates are expected to use their own initiative to identify a possible research and negotiate access with a local firm or organization.

The above named candidate has developed the proposal titled **"THE CONTRIBUTION OF VILLAGE COUNCILS ON LAND CONFLICT MANAGEMENT: A CASE STUDY OF BUNDA DISTRICT COUNCIL"** which has been approved for data collection. The work may take the form of a survey, ethnography, case studies, etc. Where the research may contain confidential information and its publication could be harmful to the organization, confidentiality is assured by the University. Such reports will be seen only by the Supervisor and Examiner for examination purposes.

I would be grateful if you would provide the candidate with this opportunity to facilitate his studies while at the same time gaining some useful inputs for your own organization through the results of the research report.

Sincerely,

Waziri, A.

For: Director, Graduate Studies and Continuing Education



C.c: Director, GS&CE

THE UNITED REPUBLIC OF TANZANIA
PRESIDENT'S OFFICE
REGIONAL ADMINISTRATION AND LOCAL GOVERNMENT

MARA REGION
Tel. No.028-2622005, 2622004,
2622305
Fax No.028-2622324/2622764
E-mail: rasmara@tamisemi.go.tz



REGIONAL COMMISSIONER'S OFFICE,
MARA REGION,
P.O. BOX. 299,
MUSOMA.

Ref. No. PF.4001/77

16 March, 2017

District Administrative Secretary,
P.O. Box 250,
BUNDA.

RE: DATA COLLECTION PERMISSION FOR
MR. LUSASI, DOMINICUS C.

Reference is made to the above captioned subject.

The above named is a student of The University of Dodoma who is at the moment conducting his research.

The purpose of this letter is to inform you that, permission has been granted to him to conduct his research in Bunda District. The proposal title is "THE CONTRIBUTION OF VILLAGE COUNCILS ON LAND CONFLICT MANAGEMENT: A CASE STUDY OF BUNDA DISTRICT COUNCIL".

Please give any help that may facilitate him to achieve his research objective.

A handwritten signature in black ink, appearing to read 'Heven E. Kombe'.

For: REGIONAL ADMINISTRATIVE SECRETARY
MARA

Copy to: Mr. Lusasi, Dominicus C.

JAMHURI YA MUUNGANO WA TANZANIA
OFISI YA RAIS
TAWALA ZA MKOJA NA SERIKALI ZA MITAA

MKOA WA MARA
Simu Na.028-2622005, 2622004,
2622305
Fax Na.028-2622324/2622764
E-mail: ras.mara@tamisemi.go.tz



OFISI YA MKUU W/ MKOA,
MKOA WA MARA,
S. L. P. 299,
MUSOMA.

Kumb. Na. PF.4001/78

16 Machi, 2017

Bw. Dominicus C. Lusasi,
Katibu Tawala Msaidizi,
Utawala na Rasilimali watu.
S.L.P. 299,
MUSOMA.

Yah: MAOMBI YA RUHUSA KWENDA KUKUSANYA DATA

Tafadhali husika na kichwa cha habari hapo juu.

Nimeagizwa na Katibu Tawala Mkoa nikujulishe kuwa umeruhusiwa kwenda kukusanya "data" Wilaya ya Bunda kuanzia tarehe 20/03/2017 kama ulivyoomba.

Nakutakia kazi njema.

A handwritten signature in black ink, appearing to read 'Heven E. Kombe'.

Heven E. Kombe
Kny: KATIBU TAWALA MKOA
MARA

**JAMHURI YA MUUNGANO WA TANZANIA
OFISI YA RAIS
TAWALA ZA MIKOA NA SERIKALI ZA MITAA**

MKOA WA MARA

Simu: 028 2621056
Nukushi: 028 2620158
Baruapepe: dcbunda@yahoo.com
Unapojibu tafadhali taja:

Kumb. Na: 225/26/01/134

Mkurugenzi,
Halmashauri ya Mji,
S.L.P. 219,
BUNDA.

Mkurugenzi Mtendaji,
Halmashauri ya Wilaya,
S.L.P. 126,
BUNDA.



Ofisi ya Mkuu wa Wilaya,
S. L.P. 250,
BUNDA.

27 Machi, 2017

**Yah: UTAMBULISHO WA KUFANYA UTAFITI WA MWANACHUO
BW. LUSASI DOMINICUS C.**

1. Tafadhali rejea somo tajwa hapo juu.
2. Mtajwa hapo juu ni Mwanachuo kutoka Chuo Kikuu cha Dodoma ambaye kwa barua hii ameruhusiwa kufanya Utafiti katika Wilaya ya Bunda. Utafiti wake ni kuhusu **'The Contribution of Village Councils on Land Conflict Management'**. Utafiti huo ni mwendelezo wa masomo yake chuoni. Hivyo apewe msaada utakaohitajika kwa ajili ya kufanikisha utafiti wake katika Vijiji vifuatavyo na idadi ya Kata kwa kila Kijiji
 - Kisangwa Kaya 10
 - Kyandegwe Kaya 12
 - Mariwanda Kaya 41
 - Mugeta Kaya 16
 - Tingirima Kaya 17
3. Natanguliza shukrani kwa ushirikiano.

M.C. Kisasila
**KATIBU TAWALA WA WILAYA
BUNDA**

Nakala: DC – Aisome jaladani
RAS – Mara – Barua yako Kumb.Na. PF.4001/77 ya tarehe 16
Machi, 2017 yahusika.

Bw.. Lusasi Dominicus C – Kwa ufuatiliaji.

HALMASHAURI YA MJI WA BUNDA

(Barua zote zitumwe kwa Mkurugenzi wa Mji)

MKOA WA MARA

Simu Na. + 255 (028) 2621264
Nakushi Na:+225(028)2621055
Email:td.bunda@mara.go.tz



Mkurugenzi wa Mji
Halmashauri ya Mji wa Bunda
S.L.P 219.

BUNDA

27 Machi, 2017.

Unapojibu tafadhali taja:
Kumb.Na.HMB/T:30:30/27/7

Afisa Mtendaji wa Kata
Kata ya Mcharo
Halmashauri ya Mji,
S.L.P. 219,
BUNDA.

**YAH: KUMTAMBULISHA MWANACHUO BW. LUSASI DOMINICUS C KUFANYA
UTAFIKI KATIKA KIJIKI CHA KISANGWA.**

Husika na mada tajwa hapo juu.

Mtajwa hapo juu ni mwanachuo wa chuo Kikuu **St. Augustine** namtambulisha kwako ili aweze kumpokea kwa ajili ya kufanya utafiti huo ni sehemu ya masomo yake anayosomea chuoni, utafiti huo **"The Contribution of Village Council on Land conflict Management.**

Nakutakia kazi njema.


P.Z. Kafuku

**KNY: MKURUGENZI
HALMASHAURI YA MJI
BUNDA.**

**TOWN DIRECTOR
BUNDA TOWN COUNCIL**

Nakala: Afisa Mtendaji wa Kijiji,
Kijiji cha Kisangwa,
S.L.P. 219,
BUNDA.

Bw. Lusasi Dominicus C.
MWANACHUO

OFISI YA RAIS
TAWALA ZA MIKOA NA SERIKALI ZA MITAA
HALMASHAURI YA WILAYA YA BUNDA

(Barua zote zitumwe kwa Mkurugenzi Mtendaji)

MKOA WA MARA:



Ofisi ya Mkurugenzi Mtendaji (W),
Idara Ya Utawala,
S.L.P 126,
BUNDA.

Tel. Na.028 26 2 1055
Fax. Na.028 262 1264
Email:Halmashauri.bunda@gmail.com

Unapojibu tafadhali taja:
Kumb.Na. HB/T:20/26

27/03/2017

Afisa Mtendaji wa Kijiji
Kijiji cha Mariwanda,
Kijiji cha Kyandegede,
Kijiji cha Mugeta,
Kijiji cha Tingirima,
S.L.P 126
BUNDA

YAH: KUFANYA UTAFITI NDG. LUSASI DOMINICUS.

Husika na mada tajwa hapo juu.

Mtajwa hapo juu ni mwanachuo wa chuo kikuu cha Dodoma namtambulisha kwako ili uweze kumpokea kwa ajili ya kufanya utafiti katika Kijiji chako. Utafiti huo ni sehemu ya masomo yake anayosomea chuoni utafiti huo unahusu "*The Contribution of village Councils on Land Conflict Management*"

Nakutakia kazi njema,

Kyaruzi Pereus, R.

Kny: MKURUGENZI MTENDAJI (W)
BUNDA

Nakala:
Lusasi Dominicus

DISTRICT EXECUTIVE DIRECTOR
BUNDA DISTRICT COUNCIL

Examiner Corrections

Appendix 3

S/N	Title	External Comments	Type of errors	Response From the candidate
1	Abstract:	Roman V	not interesting and was not well- written	Corrected as external examiners advised
2	Draft	Entire draft	To be subjected to a thorough editing by a professional editor	Thorough editing has been done as advised by the external examiner.
3	In-text citations	Page: 1, 2, 4	Several in text citations do not appear in the reference list.	In text citations have been cited as commended by the external examiner
4	Section 1.2	Page 4	Land conflicts which Necessitated Shvji's Commission of 1990	The section has been changed to historical Development of Land Tenure System in Tanzania as advised by the external examiner
5	Statement of the Problem	Page 7	The candidate needs to paint a picture to show the escalating trend of land conflicts by making reference to official	Statement of the problem has been painted as advised by external examiner.

			figures	
6	Research questions	Page 8	What are...in all the four questions raises a lot of queries	Research questions have been drafted as advised by external examiner.
7	Significance of the study 1.7	Page 9	Poorly constructed and the theoretical contribution is missing	Significance of the study is well constructed and the theoretical contribution has been added as advised by the external examiner.
8	Literature Review	Chapter two page 11	Scanty details have been provided in the introduction. Furthermore the candidate has to check the use of commas throughout the chapter	Literature Review details have been provided in introduction and the use of commas throughout the chapter has been checked
9	Reference	Page 100	Should be properly formatted	References have been properly formatted as advised by the external examiner