

~~GOVERNMENT NOTICE No. 71 published on 4/5/2001~~

~~THE LAND ACT~~

~~No. 4 of 1999~~

**THE LAND (FORMS) REGULATION 2001**

*(Made under section 179)*

Citation 1. These Regulations may be cited as the Land (Forms) Regulations 2001.

Interpretation 2. In these regulations, unless the context otherwise requires  
"land register" means a land register prescribed under the Act and includes the land register established under the land Regulation Ordinance;  
"Minister" means the Minister responsible for lands;  
"Registrar" has the meaning ascribed to it by the Land Act.

*Land (Forms)*

*G.N. No. 71 (contd.)*

3. The Forms set out in the First Schedule shall be forms which shall be used in all matters to which they refer.

Forms to be used in connection with the Act and the Regulations

5. The forms contained in the Schedule may with the approval of the Commissioner, Registrar or authorized officer, be modified, adopted or altered in expression to suit the circumstances of each case; and any variation from such form not being a matter of substance shall not affect the validity or regularity of the form.

Variation of Forms

5. All forms intended for registration, entry, or filing in the land register, shall be on paper of durable quality

Quality of Paper

**SCHEDULE**

**FORMS**

**(A) MANAGEMENT AND ADMINISTRATION**

- Form 1 - Designation of land for investment purposes.
- Form 2 - Notice of intention to Declare Hazardous land.
- Form 3 - Notice of Declaration of Hazardous land
- Form 4 - Notice to a person in unlawful occupation.
- Form 5 - Order to remove obstruction or encroachment on public right of way
- Form 6 - Warning letter
- Form 7 - Notice to impose payment of a fine
- Form 8 - Notice to pay rent
- Form 9 - Notice to pay fine
- Form 10 - Notice to remedy breach of condition
- Form 11 - Notice to revocation
- Form 12 - Revocation

*Land (Forms)*

---

*G.N. No. 71 (contd.)*

- Form 13 - Notice to pay money owned to Government by previous occupier
- Form 14 - Notice of abandonment
- Form 15 - Declaration of abandonment
- Form 16 - Application for certificate of valuation
- Form 17 - Certificate of validation
- Form 18 - Declaration of interest

**(b) GRANTED RIGHT OF OCCUPATION**

- Form 19 - Application for a right of occupancy
- Form 20 - Letter of offer
- Form 21 - Letter of offer
- Form 22 - Certificate of occupancy
- Form 23 - Certificate of occupancy
- Form 24 - Renewal of right of occupancy
- Form 25 - Notice requiring holders of customary right of occupancy to move
- Form 26 - Application for registration of offer of right of occupancy
- Form 27 - Application for a change/variation of conditions
- Form 28 - Approval of change/variation of conditions of right of occupancy
- Form 29 - Notification of a disposition
- Form 30 - Application for approval of disposition(s)
- Form 31 - Notice not to proceed with a disposition
- Form 32 - Notice Requiring Compliance of Disposition
- Form 33 - Certificate of approval of disposition
- Form 34 - Application for reconsideration of approval for  
a disposition
- Form 35 - Transfer of a right of occupancy
- Form 36 - Deed of surrender of a right of occupancy
- Form 37 - Deed of exchange

*Land (Forms)*

---

*G.N. No. 71 (contd.)*

Form 38 - Contract for disposition of a right of occupancy

Form 39 - Register of applications of rights of occupancy

**(C) MORTGAGE**

Form 40 - Mortgage of a right of occupancy

Form 41 - Mortgage of a lease

Form 42 - Small Mortgage of a right of occupancy

Form 43 - Small mortgage of a lease

Form 44 - Discharge of a mortgage

Form 45 - Notice to pay or perform or observe covenant(s) in the mortgage

Form 46 - Notice of intention to appoint a receiver

Form 47 - Notice of intention to grant lease of mortgaged land

Form 48 - Notice of intention to enter into possession of the mortgaged land

Form 49 - Notice to take possession of the mortgaged land

Form 50 - Notice of withdrawal of possession of mortgaged land

Form 51 - Notice of intention to sell mortgaged land

Form 52 - Power of sale of mortgaged land

Form 53 - Notice of application for authority to exercise remedies under a small mortgage.

Form 54 - Contract of mortgage

**(D) LEASES**

Form 55 - Contract of a Lease

Form 56 - Derivative Right

Form 57 - Notice of intention to terminate lease

*Land (Forms)*

---

*G.N. No. 71 (contd.)*

**(E) EASEMENTS**

- Form 58 - Grant of an easement
- Form 59 - Application for Cancellation of an easement
- Form 60 - Cancellation of an easement

**(F) CO-OCCUPANCY**

- Form 61 - Instrument of Severance
- Form 62 - Application for partition
- Form 63 - Application for partition
- Form 64 - Application for partition by court order
- Form 65 - Application for copy of a certificate of occupancy.

**(G) MISCELLANEOUS**

- Form 66 - Application for a way leave
- Form 67 - Application for a communal right of way
- Form 68 - Application to enter an injunction in the land register
- Form 69 - Notice to land occupier to apply for compensation
- Form 70 - application for compensation by land occupier
- Form 71 - Application to reorganize/wind up a land sharing arrangement
- Form 72 - Adjudication record.

Dar es Salaam,  
3<sup>rd</sup> May, 2001

G. A. CHEYO,  
*Minister for Lands and Human  
Settlement Development*

*Land (Forms)*

---

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

DESIGNATION OF LAND FOR  
INVESTMENT PURPOSES  
(Under section 20)

I.  
of  
being Commissioner for Lands HEREBY DESIGNATE the following land(s) for investment  
purposes under the Tanzania Investment Act No. 26 of 1997:

- (a) Location of the land.
- (b) Boundaries and extent of the land
- (c) District.
- (d) The purpose(s) for which the land may be used

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_  
20 \_\_\_\_\_

Commissioner for Lands

Copies served upon us:

Director General of the Tanzania Investment Centre  
Date:

Authorized officer in charge of the District  
Date:

*Land (Forms)*

G.N. No. 71 (contd.)

Land Form No.2

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

**NOTICE OF INTENTION TO DECLARE  
HAZARDOUS LAND**  
(Under section 7)

I *being the Minister for*  
**HEREBY GIVE NOTICE that I intend to**  
declare the following land to be hazardous land.

- (a) Description of land.
  - (i) C.T. No.
  - (ii) L.O. No
  - (iii) L.D. No.
- (b) Location of the land.
- (c) Boundaries and extent of the said land
- (d) Reasons for declaration

The declaration will be made after the expiration of ninety days from the date of publication of this notice in the Gazette.

Any interested person may make representations to the Commissioner for Lands within not less than thirty days after the date of service of this notice upon him.

Dated at. *this* .day of. .20

Minister for Lands

Served upon us:

District Executive/Municipal/Town/City Director.  
Date:..

536

**Land Form No.3**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

**NOTICE OF DECLARATION OF  
HAZARDOUS LAND**  
(Under section 7)

I \_\_\_\_\_ being the Minister  
HEREBY DECLARE the  
following land to be hazardous land.

- (a) Description of land
  - (i) C.T. No.
  - (ii) L.O. No.
  - (iii) L.D. No.
- (b) Location of the land.
- (c) Boundaries and extent of the said land.
- (d) Reasons for declaration.

This notice shall come into force thirty days after the date of its publication in the Gazette.

Given under my hand this. \_\_\_\_\_ day of.

BY COMMAND OF THE PRESIDENT

MINISTER



Land Form No.5

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT  
(NO.4 OF 1999)

ORDER TO REMOVE OBSTRUCTION OR ENCROACHMENT  
ON PUBLIC RIGHT OF WAY

(Under Section 176)

Description of Land: . . .  
C.T. No.  
L.O. No.  
L.D. No.

To  
of P.O. Box

I HEREBY ORDER you to remove the obstruction or encroachment on the public right of way from . . . to . . . at . . . (identify the point) within twenty one days from the date of this order. I intend to take necessary steps should you fail to comply with this order.

You are at liberty to submit to me a written request for reconsideration of this order within fourteen days of the date of this order.

Dated this . . . day of . . .

Commissioner for Lands

Served upon me/us:

1. . . . .  
Signature

Date: . . .

2. . . . .  
Signature

Date: . . .

*Land (Forms)*

G.N. No. 71 (contd.)

ind Form No.6

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

WARNING LETTER  
(Under section 45)

C.T. No  
L.O. No.  
L.D. No

To.  
of P.O. Box.

I,  
Commissioner for Lands/Authorized Officer, of,  
HEREBY INFORM you that you are in breach of the following condition(s) of  
the right of occupancy registered under the above reference:

- (1)
- (2)

Further, I HEREBY WARN you that unless the said breach is remedied, your  
right of occupancy shall be liable to be revoked by the President.

Dated at. .this. .day of. .20.

Served upon me/us: Commissioner for Lands/ Authorized Officer

Occupier(s)  
Date:..

**Land Form No.7**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999  
(NO.4 OF 1999)**

**NOTICE TO IMPOSE PAYMENT OF A FINE  
(Under Section 46)**

C.T. No.  
L.O. No.  
L.D. No.

To  
of P.O. Box

I,  
Commissioner for Lands/Authorized Officer, or,  
HEREBY REQUIRE you to show cause as to why a fine of TShs.

should not be imposed upon you in respect of the breach of the following  
conditions

- (1)
- (2)

You are required to respond to this notice within forty five (45) days of the  
service of this notice upon you.

Dated at.                    .this.                    day of.                    .20.

*Commissioner for Lands/Authorized officer*

Served upon me/us:

Occupier(s)

Date:.

*Land (Forms)*

G.N. No. 71 (contd.)

**Land Form No.8**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999  
(NO.4 OF 1999)**

**NOTICE TO PAY RENT**  
(Under section 50)

C.T. No  
L.O. No  
L.D. No

To.  
of P.O. Box.

I \_\_\_\_\_ authorized officer, of P.O. Box.  
DO HEREBY require you to pay to me within  
fourteen (14) days from the date hereof TShs.  
\_\_\_\_\_ being land rent/arrears of rent as shown  
below :-

(i)	Land rent for the	
year.		TShs
(ii)	Arrears for the	
year.		TShs..
(iii)	Penalty..	TShs.

**TOTAL:**

Take further notice that if you do not comply with this notice, I shall file a copy  
of the said notice in the Court  
and it shall be deemed to be a decree passed by such Court against you.

Dated this, \_\_\_\_\_ day of \_\_\_\_\_ 20

Authorized Officer

Served upon me/us

Occupier(s)  
Date:.

*Land (Forms)*

*G.N. No. 71 (contd.)*

Certificates

1. I, \_\_\_\_\_ hereby certify that this notice was served  
at \_\_\_\_\_ (time and place by me upon the Occupier.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 200.

Authorized Officer

2. I hereby certify that the amount due and owing is TShs.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 200.

Authorized Officer

*Land (Forms)*

*G.N. No. 71 (contd.)*

**Land Form No.9**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

NOTICE TO PAY FINE  
(Under section 46)

C.T. No.  
L.O. No.  
L.D. No.

To  
of P.O. Box.

I  
Commissioner for Lands/Authorized Officer, of.  
HEREBY REQUIRE you to pay a fine of TShs.  
breach of the following conditions,

*on account of*

- (1)
- (2)

I shall take action to *enforce revocation* for breach of condition if this fine is not paid within thirty (30) days of service of this notice upon you.

Dated at.                      this.                      .day of.                      .20..

Served upon me/us:

Commissioner for Lands/Authorized Officer

Occupier(s)

Date:.

**Land Form No.10**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT  
(NO.4 OF 1999)**

**NOTICE TO REMEDY BREACH OF CONDITION  
(Under section 47)**

Description of Land:  
C.T. No.  
L.O. No.  
L.D. No.

To,  
of P.O. Box.

I,  
of,  
Commissioner for Lands, Authorized Officer, being satisfied that your breach is  
capable of being remedied HEREBY GIVE YOU NOTICE to do the following:-

- (i).
- (ii)

Take further notice that I shall proceed with enforcement of the  
revocation of the right of occupancy if this notice is not complied with.

Dated \_\_\_\_\_ at \_\_\_\_\_ this \_\_\_\_\_ day  
of \_\_\_\_\_ 20\_\_\_\_\_

Commissioner for Lands

Served upon me/us:

Occupier(s)  
Date:.

*Land (Forms)*

G.N. No. 71 (contd.)

Land Form No.11

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO.4 OF 1999)  
NOTICE OF REVOCATION  
(Under section 48)

Description of land.  
C.T. No.  
L.O. No.  
L.D. No.

To.  
of P.O. Box

I.

of:

Commissioner for Lands/Authorized Officer HEREBY GIVE YOU NOTICE  
OF REVOCATION of the right of occupancy registered under the above  
reference on the ground of non compliance with the notice served upon you on  
the . day of. 20. for breach of the following  
condition(s).

This notice of revocation shall take effect ninety (90) days from the date of its  
service upon you.

You are hereby required to show cause why should not I recommend to the  
President to revoke your right of occupancy as soon as this notice of revocation  
has come into effect.

Dated . at. this. day  
of .20.

Commissioner for Lands/  
Authorized Officer

Served upon me/us:

Occupier(s)  
Date:

All persons having an  
interest  
in the land  
Date:

Copy:  
The Registrar



*Land (Forms)*

G.N. No. 71 (contd.)

Land Form No.13

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT  
(NO.4 OF 1999)

NOTICE TO PAY MONEY OWED TO THE  
GOVERNMENT BY PREVIOUS OCCUPIER  
(Under section No. 49)

Title No.  
L.O. No.  
L.D. No.

To  
of P.O. Box.

I Commissioner for Lands/Authorized  
Officer or

HEREBY GIVE YOU notice to pay TShs.  
Being the amount which you owe the Government .

You are hereby warned that unless the said amount is paid to me within fourteen  
(14) days of the service of this notice to you an action will be commenced in  
Court against you for recovery of the said amount as a civil debt owed to the  
Government

Dated at                    this                    day of                    .20.

Commissioner for Lands/  
Authorized Officer

Served upon me/us

Occupier(s)  
Date:

**Land Form No.14**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT  
(NO.4 OF 1999)**

**NOTICE OF ABANDONMENT  
(Under section 51)**

C.T. No.  
L.O. No.  
L.D. No.

To  
of P.O. Box

I,  
Commissioner for Lands/Authorized Officer,  
of

HEREBY GIVE NOTICE of abandonment of the land the subject of the right of  
occupancy registered under the above reference:

1. Location of the land.
2. Name(s) of Occupier(s).
3. Extent and boundaries of the land.
4. Grounds for determining that the land has been abandoned

Any person claiming to have an interest in the land must show cause, within sixty  
(60) days from the date of publication of this notice in the Gazette, why the land  
should not be declared to be abandoned.

Dated at.                    this.                    day of.                    .20

Commissioner for Lands/  
Authorized officer

Copy: Occupier at his last known place of abode or  
Last known address by registered post.

*Land (Forms)*

*G.N. No. 71 (contd.)*

**Land Form No.15**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

**DECLARATION OF ABANDONMENT**  
(Under section 51)

C.T. No.  
L.O. No.  
L.D. No.

I,  
Commissioner for Lands/Authorized Officer, of.

HEREBY ISSUE A DECLARATION OF ABANDONMENT of the land the  
subject of the right of occupancy registered under the above reference:

1. Location of the land.
2. Name(s) of Occupier(s).
3. Extent and boundaries of the land
4. Grounds for determining that the land has been abandoned

I shall commence proceedings for revocation of the above stated right of  
occupancy at the date hereof.

Dated at.                    this.                    day of.                    .20.

Commissioner for Lands/  
Authorized Officer

Copy: Occupier at his last known place of abode or  
Last known address by registered post.



*Land (Forms)*

G.N. No. 71 (contd.)

Photograph

Land Form No. 17

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT  
(NO.4 OF 1999)

CERTIFICATE OF VALIDATION  
(Under section 53)

C.T. No

L.O. No

L.D. No

I,  
Commissioner for Lands/Authorized Officer,  
of

HEREBY ISSUE a certificate of validation of disposition of a right of occupancy/an  
interest in land held under customary tenure/informal tenure made on  
day of.

20.

1. Name of Occupier

a) Postal Address

b) Physical  
Address.  
of the Land.

.Location

2. Extent and boundaries of the  
land.

3. Other information/particulars.

This certificate entitles the occupier to apply for and obtain a right of occupancy for a  
period of not less than thirty three (33) years.

Dated at, this .day of, .20.

Served upon me/us  
Commissioner for Lands/  
Authorized Officer

Occupier(s)  
Date:

**Land Form No.18**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999  
(NO.4 OF 1999)**

**DECLARATION OF INTEREST  
(Under section 15)**

I, \_\_\_\_\_  
of \_\_\_\_\_ being Commissioner for Lands /an  
Officer exercising functions under this Act HEREBY DECLARE that I have an  
interest in respect of the following matters.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Served upon: \_\_\_\_\_  
Signature

Permanent Secretary  
Date:  
OR  
Commissioner for Lands  
Date:

*Land (Forms)*

G.N. No. 71 (contd.)

Land Form No.19

**TO BE IN DUPLICATE**  
THE UNITED REPUBLIC OF TANZANIA

Ref. No.



**THE LAND ACT, 1999**  
**(NO.4 OF 1999)**

Photo passport size

**APPLICATION FOR A RIGHT OF OCCUPANCY**  
(Under section 25)

This application shall be sent to the Commissioner/Authorised Officer

1. I/We hereby apply for the grant of a long-term right of occupancy over the land
2. Citizenship .
3. Purpose/use of land applied.
4. I/We hereby declare that I/We hold other land as follows:-
5. Other facts which are relevant to the application. e.g disability, widow/widower orphan, guardian .
6. Date. Name.
7. Business Address.

Residential Address.

I/we declare that what is stated above is true to my/our knowledge.

Signature

Fee:

FOR OFFICIAL USE

REF. NO.

Acknowledgement of receipts

554

*Land (Forms)*

G.N. No. 71 (contd.)

<p><b>For Official Use Only:-</b></p> <p>(a) Approved/Rejected</p> <p>(b) Remarks:.</p>          <p><b>Commissioner for Lands/Authorized Officer</b></p>
--

Date:.

Served upon me/us:

Signature of Applicant

Date:.

**Land Form No.20**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

LETTER OF OFFER OF RIGHT OF OCCUPANCY  
(Under section 27)

**REF:**

**TO:**

Sir/Gentlemen/Madam,

**RE: PLOT NO.                      BLOCK.**  
**LOCATION**  
**AREA OF THE PLOT.**

Your application for a Long Term Right of Occupancy (later in this letter called "the Right") over this plot has been approved. The terms and conditions of the Right are as follows:-

1. (i)                                      Term.                                      years                                      from



*Land (Forms)*

G.N. No. 71 (contd.)

**COMMISSIONER FOR LANDS/AUTHORISED OFFICER**

Date:..

Copy to: The.

Land Officer/Commissioner for Lands

**ACCEPTANCE:**

6. I/WE hereby accept the offer of right of occupancy on the  
terms and conditions contained HERE IN, this day of  
20

Name(s).

Signature/Seal.

Photo:

Fcc.



Official Stamp.

**Land Form No.21**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

LETTER OF OFFER OF RIGHT OF OCCUPANCY  
(Under section 27)

REF:

TO:

RE: FARM NO  
LOCATION.  
AREA OF THE PLOT.

Your application for a Long Term Right of Occupancy (later in this letter called "the Right") over this plot has been approved. The terms and conditions of the Right are as follows:-

1. (i) Term. year from

(ii) Rent. a year revisable after every ten years.

*Land (Forms)*

---

G.N. No. 71 (contd.)

- (iii) User: The land shall be used for farming and/or livestock keeping
- (vii) You must pay fees, charges etc. and refund any contribution in lieu of rates which may be paid by the government.
- (viii) You shall be responsible for the protection of all Beacons on the land throughout the term of the Right. Missing Beacons will have to be re-established at any time at your expenses as assessed by the Director of Surveys and Mapping.
2. The following information is required by me:-
- (d) Your full name(s) in block letters. Requests to have the Certificate of Occupancy issued in the name of a person or person other than the offeree shall not be entertained.
- (e) Name of spouse (s).
- (f) Your full residential address, giving the house number, name of street, your post office box number, telephone, fax (if any) and your business address.
- (d) Whether you wish to hold the Right individually or as joint occupiers or as occupiers in common. If it is occupancy in common, indicate the share to be taken by each of you.
- 26
3. The amount payable on acceptance of the offer is:-  
Premium  
Fees for Certificate of Occupancy  
Registration fees  
Survey fees  
Deed plans fees  
Stamp Duty on certificate & duplicate  
Land Rent from . . . . .to
4. The amount shown above should be paid to the Commissioner for Lands or authorized officers. The original exchequer receipts so obtained should then be sent to me with the information requested above.
5. This offer shall lapse unless payments are made and receipts are returned to me within thirty (30) days from the date of its receipt by you.

Yours faithfully,

Name:  
Signature.

*Land (Forms)*

G.N. No. 71 (contd.)

**COMMISSIONER FOR LANDS/AUTHORISED OFFICER**

Date:

Copy to: The Land Officer/Commissioner for Lands,

**6. ACCEPTANCE**

I/WE hereby accept the offer of right of occupancy on the terms and conditions contained herein, this day of 200

Name(s)

Signature(s)

Seal

Official Stamps

Photo(s)

Fee:



**Land Form No. 22**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

**CERTIFICATE OF OCCUPANCY**  
(Under Section 29)

Title No:

L.O. No.

L.D. No.

The day of .20

This is to certify that

of P.O. Box

(hereinafter called "the Occupier") is entitled to the Right of Occupancy(hereinafter called the Right) in and over the land described in the Schedule hereto (hereinafter called "the Land") for a term of years from the first day of Two Thousand according to the true intent and meaning of the Land Act and subject to the provisions thereof and to any regulations made thereunder and to any enactment in substitution therefor or amendment thereof and to the following special conditions:-

*Land (Forms)*

---

*G.N. No. 71 (contd.)*

1. The Occupier having paid rent up to the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ shall thereafter pay rent of shillings \_\_\_\_\_ year in advance on the first day of July in every year of the term without deduction PROVIDED that the rent may be revised by the Commissioner for Lands.
2. The Occupier shall:-
  - (i) Be responsible for the protection of all beacons on the Land throughout the term of the Right. Missing beacons will have to be re-established at any time at the Occupier's expenses as assessed by the Director responsible for Surveys and Mapping.
  - (ii) Do everything necessary to preserve the environment and protect the soil and prevent soil erosion on the land and do all things which may be required by the authorities responsible for environment and to achieve such objective.
  - (iii)
  - (iv)
  - (v)
  - (vi)
3. USER:
4. The Occupier(s) shall not assign the Right within three years of the date hereof without the prior approval of the Commissioner.
5. The Occupier(s) shall deliver to the Commissioner notification of disposition in prescribed form before or at the time the disposition is carried out together with the payment of all premia, taxes and dues prescribed in connection with that disposition.
6. The President may revoke the right for good cause or in public interest.

*Land (Forms)*

G.N. No. 71 (contd.)

SCHEDULE

All land known as Plot No.                      Block                      situated at  
containing                      .square metres shown for identification only edged  
red on the plan attached to this certificate and defined on the registered  
Survey Plan Numbered                      deposited at the Office of the  
Director for Survey and Mapping at Dar es Salaam.  
Given under my hand and my official seal the day and year first above  
written.

SEAL

COMMISSIONER FOR LANDS

I/we

The within named HEREBY accept the terms and conditions contained in  
the foregoing Certificate of Occupancy.

1.      SIGNED and DELIVERED      )  
         by the said                      )  
         who is known to me              )  
         personally/identified to me      )  
by    )  
         the later being known to me      )  
         personally                              )  
         this.                                      )  
         day of.                                      )  
         2000)

Witness's.  
Signature.  
Postal Address  
Qualification.

3.      SEALED with the common      )  
         Seal of                                      )  
         and DELIVERED in the              )  
         Presence of us this                      )  
         Day of.                                      200 )  
  
         Signature                                      )  
         Name.    )  
         Qualification.                                      )  
  
         Signature                                      )  
         Name.    )  
         Qualification                                      )

SEAL

*Land (Forms)*

*Form No. 71 (contd.)*

**Land Form No. 23**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999  
(NO.4 OF 1999)**

**CERTIFICATE OF OCCUPANCY**  
(Under section 29)

Title No.:  
L.O. No.  
L.D. No.

The \_\_\_\_\_ day of \_\_\_\_\_ Two  
thousand.

THIS IS TO CERTIFY that  
(Hereinafter called "the Occupier"/"the Occupiers") \_\_\_\_\_ is/are entitled  
to a Right of Occupancy  
(Hereinafter called "the Right) in and over the land described in the Schedule  
hereto  
Hereinafter called "the Land") as joint occupants/occupants in common for a  
term of \_\_\_\_\_ years from the \_\_\_\_\_ day  
of \_\_\_\_\_ Two thousand .

According to the true intent and meaning of the land Act and subject to the  
provisions thereof and to regulations made thereunder and to any enactment in  
substitution therefor or amendment thereof and to the following conditions:-

1. The Occupier(s) having paid rent up to the thirtieth day  
of \_\_\_\_\_ 20\_\_\_\_\_.  
Shall thereafter pay rent of \_\_\_\_\_ a year in advance  
on the first day of July in every year of the term without any deduction  
PROVIDED that the rent may be revised by the Commissioner for Lands  
at intervals of three years.
2. The land shall be used only for farming and or livestock keeping.
3. The Occupier(s) shall:-
  - (a) Demarcate the boundaries of the land to the satisfaction  
of \_\_\_\_\_  
(Hereinafter called "the Authority") and  
thereafter to maintain such demarcation that the boundaries are always  
easily identifiable;
  - (b) Do everything necessary to preserve the environment and protect the  
soil and preserve soil fertility and prevent soil erosion on the land and  
use the land so as not to cause soil erosion outside its boundaries<sup>32</sup>



*Land (Forms)*

G.N. No. 71 (contd.)

SIGNED and DELIVERED the said. )  
Who is known to me personally/identified to me by )  
the latter being known to me personally this )  
day of 200 )  
Witness's )  
Signature. )  
Postal address. )  
Qualification. )  
  
Sealed with the Common Seal of. )  
and DELIVERED in the presence of us: this )  
day of .200. )  
Signature:. )  
Name. )  
Signature. )  
Qualification: Director/Corporation Secretary/Trustee )

**Land Form No.24**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

**RENEWAL OF RIGHT OF OCCUPANCY**  
(Under Section 32)

C.T. No.  
L.O. No.  
L.D. No.

To.  
or P.O. Box

I,  
Commissioner for Lands/Authorized Officer, of.  
HEREBY CERTIFY that the right of occupancy registered under the above  
reference and which is due to expire/expired on this .day  
of . is not renewable/RENEWED on the  
same/following terms and conditions.

*Land (Forms)*

G.N. No. 71 (contd.)

The right of occupancy shall expire on the \_\_\_\_\_ day  
of \_\_\_\_\_ 20.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 20.

Commissioner for Lands/Authorized Officer.

Served upon me/us

Occupier(s)

Date:

Copy: Registrar.

**Land Form No. 25**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(No. 4 of 1999)

**NOTICE REQUIRING HOLDERS OF CUSTOMARY  
RIGHTS OF OCCUPANCY TO MOVE**

*(Made under section 34)*

Description of land.

To.  
of P.O. BOX.

I.  
of.

being Commissioner for Lands/Authorized Officer HEREBY GIVE YOU  
NOTICE that a right/rights of occupancy over the land you now occupy under  
customary law has/have been granted  
to.

of.  
for the purpose(s)  
of



*Land (Forms)*

*G.N. No. 71 (corrd.)*

**FOR OFFICIAL USE:**

Approved/Refused  
Remarks:

Commissioner for Lands/Authorized Officer  
Date:

Served upon me/us

Applicant(s)  
Date:

**Land Form No. 28**

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO.4 OF 1999)

**APPLICATION FOR REGISTRATION OF A  
LETTER OF OFFER  
(Under Section 30)**

I/WE

of

HEREBY APPLY for registration of the Letter of Offer of right of occupancy  
dated the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

And I solemnly and sincerely DECLARE as follows:

1. One hundred and eighty days since receipt, by the Commissioner for Lands, of my acceptance of the said offer of right of occupancy expired on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.
2. The sketch plan and copy of the Letter of Offer annexed hereto and marked "A" represents to the best of my knowledge and belief the boundaries of the said land.
3. The said land is located at \_\_\_\_\_.
4. My/Our address for service in Tanzania.. \_\_\_\_\_.



**Land Form No. 28**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO. 4 OF 1999)

**APPROVAL OF CHANGE/VARIATION OF CONDITIONS OF A  
RIGHT OF OCCUPANCY**

(Under section 35(4))

CT. No.

LO.No.

LD.No.

I, Commissioner for Lands/Authorized  
Officer of P.O. Box.

HEREBY APPROVE to the following change/variation of the conditions of the  
right of occupancy registered under the above reference.

That

appearing in condition of the certificate of occupancy be  
deleted and replaced by

Commissioner for Lands/Authorised Officer

Date:

Served upon me/us

Occupier(s)

Date:

Copy: The Registrar

Fee:

**Land Form No. 29**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO. 4 OF 1999)

**NOTIFICATION OF A DISPOSITION**

{Under Section 36}  
(To be submitted in triplicate)

C.T. NO. .

L.O. NO.

L.D. NO.

TO COMMISSIONER FOR LANDS/  
AUTHORISED OFFICER

I/WE  
Of P.O. Box .

*Land (Forms)*

---

*G.N. No. 71 (contd.)*

HEREBY NOTIFY you of the disposition which is intended to be made in favour of.

of P.O. Box .

in respect of a right of occupancy registered

under the above reference.

I/WE HEREBY present the following particulars:-

1. Nature of disposition:.
2. Particulars of purchaser/assignee/mortgagee/lessee
3. The following documents are enclosed.
4. Other particulars .  
Date:

APPLICANT(S)

Fee:

SEAL/OFFICIAL STAMP

COMMISSIONER FOR LANDS/AUTHORISED OFFICER

DATE:

PLACE:

Copy: The Registrar.

**Land Form 30**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(NO. 4 OF 1999)

APPLICATION FOR APPROVAL

OF DISPOSITION(S)

{Under Section 39}

C.T. No.:

L.O. No.:

I. D No.:

I/WE

of P.O. Box  
"the Applicant")

(hereinafter referred to as

HEREBY APPLY for APPROVAL of disposition(s) of a right of occupancy registered under the above reference on the . day of

1. Nature of disposition  
disposition).

(state nature of the

*Land (Forms)*

G.N. No. 71 (contd.)

2. Particulars of purchaser/assignee/mortgagee (if not a prescribed lender)
3. I/WE, the Applicant(s) supply the following information and or documentation

(Extra papers may be used).

Date:..

APPLICANT(S)

For Official Use Only

- a) Approved/Refused
- b) Remarks.

Commissioner for Lands/Authorized Officer

Date:..

Served upon me/us

Signature of Applicant(s)

Date:..

Fee:

**Land Form No. 31**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999**

(NO. 4 OF 1999)

**NOTICE NOT TO PROCEED WITH A DISPOSITION**

(Under section 38)

C.T. No.

L.O. No.

L.D. No.

To.

of P.O. BOX.

Sir/Madam/Gentlemen,

Reference is made to your Notification of a Disposition dated in respect of the right of occupancy registered under the above reference.

*Land (Forms)*

*G.N. No. 71 (contd.)*

You are hereby required not to proceed with the disposition until you have done the following:-

- 1.
- 2.
- 3.
- 4.
- 5.

**COMMISSIONER FOR LANDS/AUTHORISED OFFICER**

Date:

**Land Form No. 32**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO. 4 OF 1999)

**NOTICE REQUIRING COMPLIANCE TO DISPOSITION**  
(Under section 38)

C.T. No.  
L.O. No.  
L.D. No.

To

of P.O. Box

Sir/Madam/Gentlemen,

It has been brought to my attention that you are about to effect\*/have effected a disposition\* without a notification.

You are hereby required not to proceed with the disposition until you have done the following:-

- 6.
- 7.
- 8.
- 9.
- 10.

**COMMISSIONER FOR LANDS/AUTHORISED OFFICER**

572

*Waziri wa Mamlaka*

G.N. No. 71 (contd.)

**Land Form No. 33**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999  
(NO.4 OF 1999)**

**CERTIFICATE OF APPROVAL OF A DISPOSITION  
[Under Section 39]**

C.T. No.

L.O. No.

L.D. No.

I, **COMMISSIONER FOR LANDS/AUTHORISED OFFICER** hereby APPROVE the disposition of the right of occupancy under the above reference subject to the following:

**COMMISSIONER FOR LANDS/AUTHORISED OFFICER**

Date:

To: Name: .

Address: .

Copy: The Registrar

573



*Land (Forms)*

*G.N. No. 71 (contd.)*

Served upon me/us  
Date:  
Signature of Applicant(s)  
Date:  
Fee:  
Copy Registrar.

**Land Form No.35**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999  
(NO.4 OF 1999)**

**TRANSFER OF A RIGHT OF OCCUPANCY  
(Under section 62)**

C.T. NO.

IN CONSIDERATION OF NATURAL LOVE AND AFFECTION/ THE SUM  
OF. TSHS.

I,  
HEREBY TRANSFER to

The Right of Occupancy registered under the above reference.

SIGNED AND DELIVERED by the said )  
 )  
who is known to me personally/identified to me )  
by )  
the latter being known to me personally this )  
 day of ) TRANSFEROR  
 .20. )

*Land (Forms)*

---

*G.N. No. 71 (contd.)*

(Witness) )  
(Signature) )  
Qualification. )  
Postal Address )  
 )  
  
1. SIGNED AND DELIVERED by the said. ) TRANSFEREE  
 )  
who is known/ to me personally/ )  
identified to me by ) (Stamp Duty  
 ) on Original  
 ) and  
the latter being known/to me personally this. ) duplicate paid  
 ) vide  
day of .20. ) ERV. No.  
(Witness, ) of.  
Signature: ) TShs.  
  
Qualification: ) Consent fees  
 ) paid vide  
Postal Address: ) ERV.  
 ) of TShs

\*Where applicable  
IN EXERCISE OF THE POWERS VESTED IN ME I UNDER  
SECTION 37 OF THE LAND ACT 1999,  
COMMISSIONER FOR LANDS/AUTHORIZED OFFICER  
HEREBY APPROVE THIS DISPOSITION

COMMISSIONER FOR LANDS/AUTHORIZED OFFICER  
DATE:.

**Land Form No. 36**

UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999  
(NO.4 OF 1999)**

**DEED OF SURRENDER OF A RIGHT OF OCCUPANCY  
(Under section 43)**

Title No.  
LO. No.  
LD. No.

1. I/WE, \_\_\_\_\_ of

hereby SURRENDER the Right of Occupancy registered under the above reference \_\_\_\_\_ to the President of the United Republic of Tanzania in consideration of natural love and affection.

2. I/WE hereby declare that:-

- (i) the land is not subject to any subsisting mortgage; charge or encumbrance;/the lender consents to the surrender;
- (ii) the land is not subject to any action in court by a lender to possess and sell the land;
- (iii) the land is not subject to any action by a trustee in bankruptcy;
- (iv) the land is not subject to an order of attachment by any court;
- (v) the surrender is not designed to defeat the rights of my spouse(s)

3. My/Our co-occupier has consented in writing by signing at the bottom hereof.

4. My/Our certificate of occupancy is enclosed/the lender's consent is enclosed.

(Signature and Attestation)

Name:

*Land (Forms)*

---

*G.N. No. 71 (contd.)*

Signature:.

Date:.

Name:

Signature of Lender:

Date:.

Fee:

I HEREBY accept/refuse to accept surrender of the right of occupancy registered  
under the above reference

Commissioner for Lands/Authorized Officer

Date:.

Served upon me/us:

Applicant

Date:

*Land (Forms)*

G.N. No. 71 (contd.)

**Land Form No.37**

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(No. 4 of 1999)

**DEED OF EXCHANGE**  
(Under section 62)

WE, \_\_\_\_\_ of P.O. Box  
and \_\_\_\_\_ of P.O. Box  
being holders of the rights of occupancy  
described in the schedule hereto HEREBY EXCHANGE our respective lands.

SCHEDULE

TITLE NO.	L.O. NO.	L.D. NO	DESCRIPTION OF THE LAND	CURRENT OWNER

SIGNED and DELIVERED By )  
the said. )  
who is known to me personally )  
identified to me by. )  
)  
the latter being known to me )  
personally in this. day of )  
200 )

*Land (Forms)*

G.N. No. 71 (contd.)

Witness's  
Signature  
Postal address  
Qualification

SIGNED and DELIVERED By )  
the said. )  
who is known to me personally/ )  
identified to me by )  
 )  
the latter being known to me )  
personally this day of )  
2000. )

Witness's )  
Signature. )  
Postal address. )  
Qualification )

Land Form No.38

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(No. 4 of 1999)

CONTRACT FOR A DISPOSITION OF A  
RIGHTS OF OCCUPANCY  
(Under section 64)

C.T. No.  
L.O. No.  
L.D. No.

I  
of...  
HEREBY AGREE to dispose to.  
of .

*Land (Forms)*

*G.N. No. 71 (contd.)*

the right of occupancy registered under the above reference:

1. *Type of intended disposition*
2. *Consideration.*
3. *Mode of payment of consideration*
4. *Date of execution of the deed of disposition.*
5. *Date of delivery of possession of the property and necessary documentation*
6. *Covenants binding upon the vendor/transferor*
7. *Convenants binding upon the purchaser/transferee*

Dated at                      this                      day of                      20

Signature of the Vendor  
Witness

Signature of the Purchaser  
Witness

1. Name:
2. Signature:.

1. Name..
2. Signature

THE UNITED REPUBLIC OF TANZANIA

Land Form No. 39

THE LAND ACT, 1999  
(NO.4 OF 1999)

REGISTER OF APPLICATIONS OF RIGHTS OF OCCUPANCY  
(Under section 25)

G.N. No. 71 (contd.)

S/NO	APPLICANT	ADDRESS	TYPE OF LAND USE	COMMITTEE MEETING	
				DATE	DECISION

Land (Forms)

Land Form No. 40

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

MORTGAGE OF A RIGHT OF OCCUPANCY  
(Under section 112)

C.T. No.  
L.O. No.  
L.D. No.

I/WE  
of  
HEREBY MORTGAGE the right of occupancy registered under the above  
reference to. of. to secure  
the sum/overdraft/existing or a future or a contingent debt or other money  
or money's worth of shillings of. (Shs. .)  
with interest at. .per centum per annum payable or to secure the  
fulfillment of the following  
condition.

The building on the land the subject of the right of occupancy is a  
matrimonial home/not a matrimonial home.

1. (Signature and attestation):
2. (Signature and attestation): Fee:

c.c. Spouse of the borrower.

*Land (Forms)*

G.N. No. 71 (contd.)

**Land Form No. 41**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

**MORTGAGE OF A LEASE**  
(Under section 112)

C.T. No.  
L.O. No.  
L.D. No. .

I, \_\_\_\_\_  
of \_\_\_\_\_  
HEREBY MORTGAGE the leasehold estate registered under the above  
reference to \_\_\_\_\_  
of, \_\_\_\_\_ to secure the sum/overdraft/existing of  
or on future or a contingent debt or other money or money's worth shillings  
(Shs. \_\_\_\_\_) with interest at \_\_\_\_\_  
per centum per annum payable or to secure the fulfilment of the following  
condition.

1. (Signature and attestation):
2. (Signature and attestation):

Fee:

Land Form No.42

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(No. 4 OF 1999)

SMALL MORTGAGE OF A RIGHT OF OCCUPANCY

(Under section 114)

C.T. No.....

L.O. No. ....

L.D. No. ....

I,

of.

HEREBY MORTGAGE the right of occupancy registered under the above reference to. of. to secure the sum/overdraft/existing or a future or a contingent debt or other money or money's worth of shillings (Shs ) with interest at per centum per annum payable or to secure the fulfillment of the following condition

The building on the land the subject of the small mortgage of the right of occupancy is a matrimonial home/not a matrimonial home.

1. (Signature and attestation):
2. (Signature and attestation):

Fee:

c.c.: Spouse of the Borrower

*Land (Forms)*

G.N. No. 71 (contd.)

**Land Form No.43**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999**

**(No. 4 OF 1999)**

**SMALL MORTGAGE OF A LEASE**

(Under section 114)

C.T. No.

L.O. No.

L.D. No.

I  
of.  
HEREBY MORTGAGE the leasehold estate registered under the above  
reference to of. o secure the  
sum/overdraft/existing or a future or a contingent debt or other money or  
moneys worth of shillings (Shs. )  
lent/extended to of. with interest  
at. per centum per annum payable or to secure the  
fulfilment of the following condition

The building on the land the subject of a small mortgage of the lease is a  
matrimonial home/not a matrimonial home.

1. (Signature and attestation);
2. (Signature and attestation)

Fee:

c.c.: Spouse of the Borrower.

**Land Form No.44**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999  
(NO.4 OF 1999)**

**DISCHARGE OF MORTGAGE**  
(Under section 120)

C.T. No  
L.O. No  
L.D. No

WE,

..of.

and

of.

being the mortgagor and owner/mortgagee, respectively, HEREBY  
AGREE to the DISCHARGE of the mortgage registered on Filed  
Document Number.

1. (Signature and attestation):
2. (Signature and attestation).

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

**NOTICE TO PAY OR PERFORM OR  
OBSERVE COVENANT(S) IN THE MORTGAGE**  
(Under section 125)

C.T. No..  
L.O. No.  
L.D. No.

To  
of P.O. Box..

I/We,  
of.

HEREBY GIVE YOU NOTICE as follows:

1. That you have defaulted on your obligation to pay the principal of TShs. and/or interest or periodic payment of TShs.. under the mortgage dated.. and that such default has continued for. month(s);
2. That you must pay the arrears hereof and meet current payments within ninety days from the date of this notice;
1. That you have defaulted on your obligation to perform or observe the following covenant(s)  
  
and such default has continued for month(s);
2. That you must remedy the above stated breach(es) or defaults) within sixty days from the date of this notice;
3. That in the event the default(s) or breach(es) herein stated is/are not remedied or rectified within sixty days of the date of service of this notice, I shall proceed to exercise any of the lender's remedies according to the law, that is to say,
  - (i) to sue you for all monies due and owing under the mortgage,
  - (ii) to appoint a receiver,
  - (iii) to lease the mortgaged land,
  - (iv) to enter into possession of the mortgaged land or

*Land (Forms)*

---

*G.N. No. 71 (contd.)*

- (v) to sell the mortgaged land (where the mortgage is not a small mortgage);
4. That you are at liberty to apply to court for relief against all the above named remedies.

Dated at                      this              day of .

Signature of Lender/Principal  
Officer of the Lender  
Served upon me at              this              day of.

Borrower/Signature of the Mortgagor  
Borrower/Principal officer of the Mortgagor

*Land (Forms)*

G.N. No. 71 (contd.)

Land Form No.46

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999

(NO.4 OF 1999)

NOTICE OF INTENTION TO APPOINT

A RECEIVER

(Under section 127)

C.T. No.

L.O. No.

L.D. No.

To,  
of P.O. Box.

I/WE.  
Of

HEREBY GIVE YOU NOTICE that I/WE shall appoint a Receiver of the income of the mortgaged land at the expiration of thirty days from the date of service of this notice upon you.

Dated at                      this                      day of.

Signature of the Lender/Principal Officer of the Lender  
Served upon me at                      this  
day of

Signature of the Borrower/Mortgagor/Principal Officer  
of the Borrower/Mortgagor

**Land Form No. 47**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999  
(NO.4 OF 1999)**

**NOTICE OF INTENTION TO GRANT LEASE OF  
MORTGAGED LAND**  
(Under section 128)

C.T. No.  
L.O. No.  
L.D. No.

To  
of P.O. Box

I/WE,  
of.

HEREBY GIVE YOU NOTICE that I/WE shall grant a lease of the mortgaged land to or any other person at the expiration of thirty days from the date of service of this notice upon you.

Thereafter you are required to give vacant possession of the mortgaged land to the receiver.

Dated at this .day of

Signature of the Lender/Principal Officer of the Lender  
Served upon me this .day of

Signature of the Borrower/Mortgaged  
Principal Officer of the Borrower(Mortgagor)



**Land Form No.49**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999**

**(NO.4 OF 1999)**

**NOTICE TO TAKE POSSESSION OF THE MORTGAGED  
LAND**

(Under section 129)

To.

I/We.

of

being mortgagee(s) of the said land registered under the above reference  
HEREBY GIVE YOU NOTICE and require you to pay to me/us as with effect  
from the            day of            20. all rents  
or profits which are payable to.

of

the borrower.

Dated at            this day of            20.

Signature of the Lender/Principal Officer of the Lender

Served upon me/us this            day of            20.

Signature of the Lessee/Occupier

Signature of the Borrower/Mortgagor/Principal Officer of the  
Borrower/Mortgagor

Signature of Lessee/Occupier



*Land (Forms)*

*G.N. No. 71 (contd.)*

**Land Form No. 51**

THE UNITED REPUBLIC OF TANZANIA  
**THE LAND ACT, 1999**  
(NO.4 OF 1999)

**NOTICE OF INTENTION TO SELL  
MORTGAGED LAND**  
(Under section 131)

Description of the land

C.T. No.

L.O. No.

L.D. No.

To.  
of P.O. Box

I/WE,  
of.

HEREBY GIVE YOU NOTICE that I/WE shall sell the mortgaged land by private contract/public auction at the expiration of forty five days from the date of service of this notice upon you.

Dated at .this . day of.

Signature of the Lender/Principal Officer of the Lender/

Receiver/Principal Officer of the Receiver

Served upon us:

Borrower/Mortgagor

Date:

*Land (Forms)*

*G.N. No. 71 (contd.)*

Commissioner for Lands

Date.

Occupier/Holder of the Right of Occupancy

Date:.

Spouse(s) of the Borrower/Mortgagor

Date:

Lessee/Sublessee of the Mortgaged Land

Date:.

Co-occupier with the Borrower/Mortgagor

Date:.

Other Lender(s)

Date:.

\* Delete whichever is an applicable

596

THE UNITED REPUBLIC OF TANZANIA  
THE LAND ACT, 1999  
(NO.4 OF 1999)

POWER OF SALE OF MORTGAGED LAND  
(Under section 133)

CT. NO.

CT. NO.

LD.

In consideration of the sum of.

I/we.

of .

in exercise of the power of sale conferred by the mortgage registered as  
Filed Document Number.

HEREBY

TRANSFER to the right of  
occupancy registered under the above reference discharged from the said  
mortgage.

SIGNED and DELIVERED by the ) Lender

said. )

who is known to me )

personally/identified to me )

by. )

)

the latter being known to me in )

personally this )

day of. )

Witness's Signature

Postal Address

Qualification.

*Land (Forms)*

---

*G.N. No. 71 (contd.)*

SIGNED and DELIVERED by the ) Purchaser  
said )  
who is known to me )  
personally/identified to me )  
by. )  
)  
the latter being known to me in )  
personally this )  
day of )

Witness's Signature

Postal Address

Qualification.

SIGNED and DELIVERED by the ) Guarantor of the  
said. ) Borrower/mortgagor  
who is known to me )  
personally/identified to me )  
by. )  
)  
the latter being known to me in )  
personally this )  
day of )

Witness's Signature

Postal Address

Qualification

*Land (Forms)*

G.N. No. 74 (contd.)

**Land Form No. 53**

THE UNITED REPUBLIC OF TANZANIA  
**THE LAND ACT, 1999**  
(NO.4 OF 1999)

**NOTICE OF APPLICATION FOR AUTHORITY TO EXERCISE  
REMEDIES UNDER A SMALL MORTGAGE**

(Under section 138)

C.T. No.

L.O. No.

L.D. No

To.  
of P.O. Box  
I/WE  
of.

HEREBY Notify you that on the \_\_\_\_\_ day  
of \_\_\_\_\_ an application was made to court and  
registered as an order/orders authorizing me/us to exercise the  
remedy/remedies of:-

- (i)
- (ii)
- (iii)

Dated \_\_\_\_\_ at \_\_\_\_\_ this \_\_\_\_\_ day  
of \_\_\_\_\_

Signature of the Lender/Principal Officer of the Lender  
Served upon us:

Signature of the Borrower/Mortgagor  
Date:

Spouse(s) of the Borrower  
Date:

Other Mortgagor  
Date

Prior Mortgagee  
Date:

*Land (Forms)*

---

*G.N. No. 71 (contd.)*

**Land Form No.54**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

CONTRACT OF MORTGAGE  
(Under section 64)

C.T. No  
L.O. No  
L.D. No

I.  
of

HEREBY AGREE to take a loan/overdraft and to crate a mortgage of the  
right of occupancy registered under the above reference in favour of

.of

1. Particulars of the Borrower
2. Particulars of the Lender (state whether a "prescribed lender")
3. (a) Loan (state whether term loan or overdraft)  
(b) Purpose of term loan/overdraft
4. Rate of interest
5. Description of the property to be mortgaged
6. Terms of repayment
7. Duration of the mortgage
8. Date of execution of the mortgage deed/Date of creation of lien  
by deposit of documents

600

*Land (Forms)*

G.N. No. 71 (contd.)

9. Covenants by the Borrower/Mortgagor

10. Representations and Warranties by the Borrower/Mortgagor

11. Events of default

12. Notice

Dated at \_\_\_\_\_ this \_\_\_\_\_ day  
of \_\_\_\_\_

Mortgagor/Borrower

Signature of the Lender

Witness

Witness

1. Name:  
2. Signature:.

1. Name  
2. Signature:

**Land Form No. 55**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999  
(NO.4 OF 1999)**

**CONTRACT OF LEASE  
(Under section 64)**

C.T. No.  
L.O. No.  
L.D. No.

I,  
of  
HEREBY AGREE to lease the right of occupancy registered under the  
above reference to \_\_\_\_\_ of.



Land Form No.56

TANZANIA INVESTMENT CENTRE

THE LAND ACT, 1999  
(NO.4 OF 1999)

DERIVATIVE RIGHT  
(Under section 20 )

CT. NO.  
LO. NO.  
LD. NO.

Made and entered into this                      day of.                      20

BETWEEN

TANZANIA INVESTMENT CENTRE

A body corporate established under THE TANZANIA INVESTMENT  
ACT NO.26 OF  
1997 by Order published in the Official Gazette as Government  
Notice No. 291 of 1997, (hereinafter referred to as  
"the Lessor) on the one part

AND

M/S

(hereinafter referred to as "the Lessee") on the other part

THIS LEASE WITNESSES as follows:

WHEREAS the Lessor is the holder of a Right of Occupancy registered in  
the Land Registry at                      under Title No.                       
                    ..in respect of land within                      ..in  
the                      and in the terms thereof is authorized to grant leases,  
the Lessor hereby demises unto the Lessee(s) the land being more fully  
described in the schedule hereto for



*Land (Forms)*

---

*G.N. No. 71 (contd.)*

- (v) Comply with such other conditions relating to the improvements as may be contained in the annexure hereto if any
3. **MAINTAIN** and protect all beacons on the land and be responsible for the cost of replacing any such beacons that may be missing or destroyed
4. **BE** liable to pay any and all costs arising herefrom and in particular:
- (i) Any fees or stamp duties which may be discovered to be payable in connection with the Lease.
  - (ii) An amount or amounts levied by the duly authorized institutions by way of rates or like local property taxes
  - (iii) An amount or amounts equal to any rates or like levy paid by the Lessor in respect of the land or improvements thereon
  - (iv) Such sum as the Lessor shall assess as a proper share attributable to the land or the cost of making up the roads or improvements of the same upon which the land fronts, abuts or adjoins, whether demand for such sum is made during or after such making or improvement thereof. (This condition does not oblige the Lessor to make up or improve the roads).
5. **BE** responsible,
- (i) for protecting and preserving throughout the term of the lease all the existing and future infrastructure facilities on the land. Any damage, destruction or loss caused thereto shall be made good at the Lessee's expense.
  - (ii) For further protecting and conserving existing and future horticultural/environmental amenities such as trees, flower gardens etc provided they are within or immediately adjoining the land. Any damage, destruction or loss caused thereto shall be made good at any time at the Lessee's expense.
6. **YIELD** up to the Lessor the land and improvements in good order and condition upon determination of the Lease by efflux ion of time or otherwise.

**PART B: THE LESSOR SHALL**

1. **ENSURE** that the Lessee paying rent and/or other charges hereby reserved in PART "A" Clause 1 hereof and complying with other terms and conditions hereinbefore contained shall peaceably and quietly hold and enjoy the land and improvements during the said term without interruption from the Lessor or any other person claiming under or in trust for the Lessor.



**Land Form No. 57**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999  
(NO. 4 OF 1999)**

**NOTICE OF INTENTION TO TERMINATE LEASE**  
(Under sections 104 and 105)

C.T. No

L.O. No

L.D. No

To.

of..

HEREBY GIVE YOU NOTICE of my intention to terminate the lease on  
the ground(s) that your rent is in arrear for \_\_\_\_\_ days/you are  
in breach of the following covenant(s)/condition(s).

You are required to pay Tshs.

To remedy the breach and to reimburse my reasonable expenses in the sum  
of Tshs.

You are required to remedy this breach within sixty days of the service of  
this notice upon you.

I intend to apply to court for an order of termination of the lease if the  
breach is not remedied within the time specified herein above.

Your are at liberty to apply to court for relief against the order of  
termination.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_

Lessor/Principal Officer of the Lessor

Served upon me/us:

Lessee/Principal Officer of the Lessee

*Land (Forms)*

G.N. No. 71 (contd.)

**Land Form No.58**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999  
(NO.4 OF 1999)**

**GRANT OF AN EASEMENT  
(Under section 146)**

C.T. No  
L.O. No.  
L.D. No.

I,  
of,  
**HEREBY GRANT AN EASEMENT To,**  
of, over the land comprised in the right of occupancy  
/lease registered under the above reference for the benefit of the following land:

- (a) Location of the land
- (b) The boundaries and extent of the land

This easement is granted for an indefinite period/a period of . years and  
subject to the following conditions, limitations or restrictions .

A plan sufficient to define the easement is attached hereto.

Dated at .this. .day of.

Attestation Clause .)

Signed. ) Holder of Dominant land

Served upon us:

Signature of Servient

Fee:  
**Endorsement by Registrar.**

**Land Form No. 59**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO. 4 OF 1999)

**APPLICATION FOR CANCELLATION OF AN EASEMENT**  
(Under section 150)

CT No. .

L.O. No.

LD No.:

I, .  
of .

occupier of Servient land under a right of occupancy registered under the  
above reference HEREBY APPLY that the easement granted for the benefit  
of land held under a right of occupancy CT No. . LO No,

LD. N°

by

.of

and recorded in the register under Filed Document No.  
BE CANCELLED.

Reasons:

- 1.
- 2.

Dated at . this . day of . 200

Signature of Occupier of Servient Land

Served upon:

3. Registrar:  
Name:  
Signature:  
Date:
4. Occupier of dominant land:  
Name:  
Signature: .  
Date

*Land (Forms)*

*G.N. No. 71 (contd.)*

**Land Form No.60**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999  
(NO.4 OF 1999)**

**CANCELLATION OF AN EASEMENT  
(Under section 150)**

C.T. No.  
L.O. No.  
L.D. No.

I...  
of.  
HEREBY CANCEL the easement granted to. for the  
benefit of the land over which I hold the right of occupancy and recorded in the register  
under Filed Document No.

Dated at . . .this.. .day of..

Signature of Occupier of Dominant Land  
and Attestation

I consent:

Signature of Lessee/Lender

Fee:

Endorsed by the Registrar

**Land Form No. 61**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999  
(NO.4 OF 1999)**

**INSTRUMENT OF SEVERANCE  
(Under section 159)**

C.T. No

L.O. No

L.D. No

*WE, the persons named herein, being desirous of severing the joint occupancy of the right of occupancy registered under the above reference HEREBY EXECUTE this Instrument of Severance and APPLY to be registered as occupiers in common in the following shares*

(Signatures and attestation)

*Fee:*

*Land (Forms)*

*G.N. No. 71 (cmd.)*

**Land Form No. 62**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

APPLICATION FOR PARTITION  
(Under section 162)

C.T. No. .  
L.O. No.  
L.D. No

*I/WE.*

of  
being occupier(s) in common of a right of occupancy registered under the  
above reference as occupiers in common with

(i). .of  
(ii). .of

HEREBY APPLY for partition of the land into separate parcels in  
accordance with the plan attached hereto.

*The other co-occupier(s) has/have consented to this partition by signing this  
application.*

Dated this . . . . . day of.

(Signature of Applicant)  
Date:

Signature of co-occupier  
Date:

Signature of co-occupier  
Date:

Fee:

**Land Form No. 63**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

APPLICATION FOR PARTITION  
(Under section 162)

C.T. No.

L.O. No.

L.D. No.

WE, \_\_\_\_\_ of.

and \_\_\_\_\_ of.

being occupiers in common of a right of occupancy registered under the above reference HEREBY APPLY for partition of the land into separate parcels in accordance with the plan attached hereto.

Dated this \_\_\_\_\_ day of \_\_\_\_\_

(Signatures )

Date:.

Fee:.

*Land (Forms)*

---

G.N. No. 71 (contd.)

**Land Form No.64**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

APPLICATION FOR PARTITION BY COURT ORDER  
(Under section 162)

C.T. No

L.O. No

L.D. No.

I/WE \_\_\_\_\_ of \_\_\_\_\_  
being an  
occupier(s) in common of a right of occupancy registered under the above  
reference/being a person in whose favour an order has been made for the  
sale of an undivided share in the land in execution of a court decree  
HEREBY APPLY for an order of partition of the land occupied in common  
into separate parcels in accordance with the plan attached hereto.

Dated this \_\_\_\_\_ day of \_\_\_\_\_

(Signature of Applicant )

Date: \_\_\_\_\_

Fee: \_\_\_\_\_



*Land (Forms)*

---

*G.N. No. 71 (contd.)*

For the following reasons

Attached is sketch plan indicating the proposed wayleave.

Dated at.                      this                      day of

Served upon us:                      Applicant(s)

Commissioner for Lands  
Date:

Occupiers under a granted right of  
occupancy  
Date:.

Occupiers under a customary right of  
occupancy  
Date:

Principal Officer of the Local  
Government Authority  
Date:

All persons in actual occupation of  
the land  
Date:.

All interested persons  
Date:

Fee:  
616

**Land Form No. 67**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

APPLICATION FOR A COMMUNAL  
RIGHT OF WAY  
(Under section 153)

I/WE \_\_\_\_\_ ..being.  
\_\_\_\_\_ .of.

HEREBY APPLY for a communal right of way over the following land(s)  
(if contiguous)

- (i)
- (ii)
- (iii)

For the following purposes

Attached is sketch plan indicating the proposed communal right of way.

Dated \_\_\_\_\_ at \_\_\_\_\_ this \_\_\_\_\_ day  
of \_\_\_\_\_

Principal Officer of the Applicant

Served upon us:

Commissioner for Lands  
Date:

Occupiers under a granted right of occupancy  
Date:

*Land (Forms)*

*G.N. No. 71 (contd.)*

Occupiers under a customary right of  
occupancy

Date:.

All interested persons

Date:

Fee

**Land Form No. 68**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

APPLICATION TO ENTER AN INJUNCTION  
IN THE LAND REGISTER  
(Under section 38)

C.T. No.

L.O. No.

L.D. No.

I, \_\_\_\_\_ COMMISSIONER FOR LANDS/  
AUTHORISED OFFICER of

Whereas I am satisfied that there is reasonable cause to believe that a disposition has been/  
is in the process of being affected by

.(State

Circumstances) HEREBY apply to enter an injunction in the land register  
to prevent a disposition to take place in respect of the land under the above  
reference.

618

*Land (Forms)*

*G.N. No. 71 (contd.)*

SIGNED and DELIVERED by . )  
The above mentioned. )  
 )  
who is known to me personally this . )  
 day of. 20 . )  
BEFORE ME: )  
Signature:. ) Commissioner for Lands  
Address: ) Authorised Officer  
 )  
Qualification: )

**Land Form No. 69**

THE UNITED REPUBLIC OF TANZANIA

**THE LAND ACT, 1999  
(NO.4 OF 1999)**

**NOTICE TO LAND OCCUPIER TO APPLY FOR  
COMPENSATION**

(Made under regulation 6 of the Land (Compensation Claims)  
Regulations 2001

To: Ref. No.

I Commissioner for  
Lands/authorized officer of HEREBY GIVE  
NOTICE that you are entitled to claim compensation under Section  
of the Act for any loss caused or likely to be caused

You may obtain Land Form No. 70 APPLICATION FOR  
COMPENSATION BY LAND OCCUPIER and file in your claim.

You must submit your claims to me/the authorized officer within 60 days  
of getting this notice.

*Land (Forms)*

*G.N. No. 71 (contd.)*

If you need help in filling in your claim for compensation, you may seek assistance from me/the authorized officer or any person whom you think may be able to help you.

Dated at .this .day of .200.

Commissioner for Lands/Authorized Officer

Served upon me/us

Occupier(s) of land.

Name:

Signature/Thumbprint

**Land Form No. 70**

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

**APPLICATION FOR COMPENSATION BY LAND OCCUPIER**  
(Made under regulation 8 of the Land (Compensation Claims)  
Regulations 2001

1. Full name(s) Sex: Male/Female  
(Surname first) Age:
2. Address:
3. Marital status:
4. Children living with me:
5. Location of the land the subject of the claim:  
Village:  
District:  
Street/Road:

*Land (Forms)*

*G.N. No. 71 (contd.)*

6. Other particulars:  
CT. No.  
L.O. No  
L.D. No
7. Approximate area of the land
8. Current use of the land
9. Interest in land for which compensation is claimed:  
Granted right of occupancy. Yes/No  
Customary right of occupancy Yes/No

Occupier: Yes/No

Derivative right Yes/No

Amount claimed Shs.

10. Other rights:
- a) Unexhausted improvements Shs.
  - b) Grazing land Shs.

Name

Signature/Thumbprint

Date:

*Land (Forms)*

*G.N. No. 71 (contd.)*

Date: .

Lodged in the Registry at  
day of

Signatures of Representatives of the  
First Group

this

.200.

Served upon us:

REGISTRY OFFICER/CLERK

(Members of the Second Group)

Date: .

OR

(Trustees of the Association of the  
Second Group)

Date:

Chairman of Village Council

Date:

Secretary of Village Council

Date:

Commissioner for Lands/Authorized  
Officer

Date:

Any other Person:

1. Name:

2. Signature:

Fee:

622

Land Form No. 71

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO. 4 OF 1999)

APPLICATION TO REORGANISE/WIND UP A LAND SHARING  
ARRANGEMENT

{Made under sections 166 and 179}

IN THE VILLAGE LAND COUNCIL/WARD TRIBUNAL/DISTRICT  
LAND AND HOUSING TRIBUNAL/LAND DIVISION OF THE HIGH  
COURT OF TANZANIA OF VILLAGE,  
DISTRICT

AT

WE (1)

(2).

(3) *being representatives of the group of persons*  
using land at in the village,

District for pastoral/agricultural purposes (hereinafter referred to as "the  
First Group") under a Land Sharing Arrangement with the group using the  
said land for pastoral/agricultural purposes (hereinafter referred to as "the  
Second Group") adopted by the adjudication officer/committee on the  
day of 2000 HEREBY APPLY that the said Land

Sharing Arrangement be reorganized as follows:-

- 1.
- 2.
- 3.

or HEREBY APPLY that the said Land Sharing Arrangement be wound up  
for the following reasons:-

- 1.
- 2.
- 3.

*Land (Forms)*

G.N. No. 71 (contd.)

Land Form No. 72

THE UNITED REPUBLIC OF TANZANIA

THE LAND ACT, 1999  
(NO.4 OF 1999)

ADJUDICATION RECORD  
(Under section 60)

Adjudication Area:

Regularization Area:

Urban Authority

No.	Date	Time	Location and boundaries of land	Name of Claimant	Interest Claimed	Amount of land claimed	Length of time claimant has been on land on claims interest in the land	Description of any public or communal rights of way over the law

Dar es Salaam,  
3<sup>rd</sup> May, 2001

G. CHEYO,  
Minister for Lands and Human  
Settlement Development