Community Participation in Land Registration: Evidence from Kigoma-Ujiji Municipal Council, Tanzania

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Abstract
Community participation is central to effective land governance because it can enhance transparency, strengthen tenure security, and reduce land-related conflicts. However, limited empirical evidence exists on how institutional and socio-economic conditions shape participation in land registration within rapidly urbanising secondary municipalities. This study examined community participation in land registration activities in Kigoma-Ujiji Municipal Council, using the Political Ecology framework. Guided by pragmatism, the study employed a mixed-methods convergent parallel design and collected data from 340 respondents through questionnaires, key informant interviews, and focus group discussions. Quantitative data were analysed using descriptive statistics, while qualitative data were subjected to thematic analysis. Findings indicate a moderate level of community participation, with regular participation recording a mean score of 3.30 (SD = 1.56), while perceived increases in participation recorded a mean of 3.36 (SD = 1.41). Participation was constrained by inadequate awareness (27.9%), financial constraints (21.5%), and limited access to registration services (14.2%). The findings suggest that improving participation requires strengthened public awareness, reduced financial and procedural barriers, and more accessible registration services. The study contributes empirical evidence on community participation in land registration in an urbanising secondary municipality and underscores the importance of inclusive and responsive land administration.

Keywords: *Municipal governance, land formalisation, land governance, Political Ecology, community engagement*

INTRODUCTION

Land registration and formalisation are central to land governance reforms in developing countries because they can enhance tenure security, reduce disputes, promote investment, and strengthen land administration systems (Oates et al., 2024; Manara & Regan, 2024; Deininger et al., 2012). Secure and formally recognised land rights provide landholders

with greater certainty over ownership and use while enabling authorities to maintain systematic records of land interests ((Boone, 2014; Notess et al., 2020). However, rapid urbanisation, population growth, and expanding informal settlements continue to pressure land governance institutions, particularly where demand for urban land is increasing (UN-Habitat, 2022). These pressures intensify competing claims, increase demand for registration services, and complicate the extension of formal land rights to urban communities.

Globally, land registration programmes are promoted as instruments for economic development, poverty reduction, and conflict mitigation (World Bank, 2020; FAO, 2012). Evidence from Rwanda ((Ali et al., 2019) and Ethiopia (Deininger et al., 2012) indicates that decentralised and community-based registration systems can improve land documentation and reduce ownership disputes through public sensitisation and local participation. Community participation is therefore important for effective land governance because it can promote transparency, accountability, information sharing, and local ownership of registration processes (Oates et al., 2024). Participation enables community members to communicate land claims, verify boundaries, understand registration requirements, and interact with land administration officials (Peluso & Lund, 2011; Manara & Regan, 2024). However, participation does not automatically produce equitable outcomes because formalisation programmes may face institutional weaknesses, bureaucratic inefficiencies, limited public awareness, corruption, and elite capture (Alden Wily, 2021; Honig, 2022; Boone, 2014). Thus, formal registration programmes alone cannot guarantee meaningful and inclusive participation.

In Tanzania, land governance reforms are guided by the Land Act No. 4 and Village Land Act No. 5 of 1999 (URT, 1999a; URT, 1999b). These frameworks provide the basis for recognising, administering, and managing land rights, with registration and formalisation forming important components of broader land governance efforts. Despite ongoing formalisation initiatives, urban municipalities continue to experience informal settlements, overlapping ownership claims, delayed procedures, and inadequate public awareness (Msangi et al., 2023; Danda & Wema, 2024; Manara & Regan, 2024). Such challenges can limit landholders' understanding of procedures, access to services, and effective participation in processes affecting their land rights. Consequently, effective land registration depends not only on legal and

administrative arrangements but also on communities' ability to access and engage with these systems.

Municipal authorities play an important role in translating land governance policies and formalisation procedures into accessible services. Community participation is particularly relevant because registration requires landholders and local actors to provide information, clarify claims, verify land-related information, and meet administrative requirements. Participation may be shaped by institutional arrangements and socio-economic circumstances, including access to information, awareness of procedures, leadership support, availability of registration services, financial capacity, and administrative practices. Kigoma-Ujiji Municipal Council provides a relevant setting for examining these processes because land registration and formalisation involve interactions between communities and land administration institutions within an urbanising municipal context.

Existing Tanzanian studies have examined land governance and formalisation, including institutional processes, urban land administration, and challenges related to access, awareness, and administrative procedures (Msangi et al., 2023; Danda & Wema, 2024; Manara & Regan, 2024). However, limited empirical attention has focused on community participation in land registration within rapidly urbanising secondary municipalities. Insufficient attention has been given to participation levels, mechanisms through which communities engage with land registration institutions, and institutional and socio-economic barriers constraining such engagement. This gap is significant because participation can determine whether local knowledge, land claims, concerns, and experiences are incorporated into land administration processes.

This study addresses this gap by examining community participation in land registration in Kigoma-Ujiji Municipal Council, focusing on participation levels, mechanisms, and barriers to effective engagement. Guided by the Political Ecology framework, the study considers participation within institutional and socio-economic relations that structure access to land administration services and decision-making opportunities. It therefore moves beyond viewing participation as mere attendance or involvement and examines the conditions enabling or constraining community engagement. The study contributes empirical

evidence on community participation in land registration within an urbanising secondary municipality in Tanzania. It provides context-specific understanding of how institutional procedures, information access, administrative practices, and socio-economic conditions shape community engagement, while identifying awareness, accessibility, financial, and procedural barriers relevant to strengthening participation.

The objectives of the study were thus to: (1) assess the level and forms of community participation in land registration activities; (2) examine the effectiveness of participation mechanisms and the institutional, socio-economic, and administrative conditions associated with participation; and (3) identify major barriers and measures for strengthening effective and inclusive community participation in land registration processes.

THEORETICAL FRAMEWORK

To address the identified research gap, this study adopted the Political Ecology Framework developed by Blaikie and Brookfield (1987). The framework explains how political and economic power relations shape resource access and governance outcomes through institutional arrangements and decision-making processes (Blaikie & Brookfield, 1987; Robbins, 2020). It highlights power asymmetries, unequal access to information, and institutional structures that influence participation and access to public services (Ribot & Peluso, 2003; Robbins, 2020). This perspective is relevant to land registration because communities and institutions may have unequal access to information, resources, administrative authority, and decision-making opportunities.

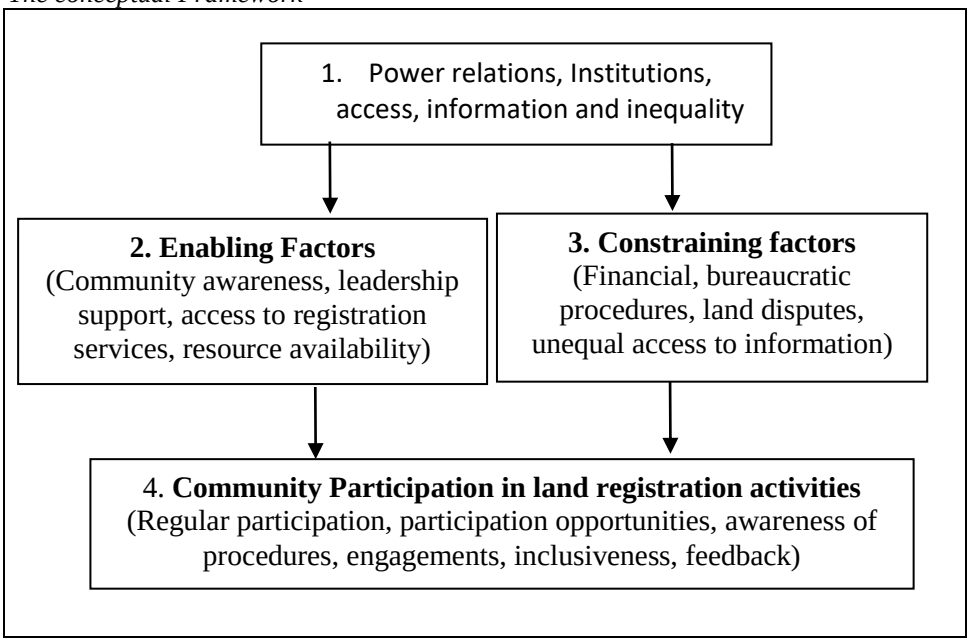
Although the framework has been criticised for emphasising structural constraints while giving less attention to individual agency and local variations in decision-making (Walker, 2005; Bennett et al., 2021), it provides a useful lens for examining the institutional and socio-economic conditions shaping participation. Accordingly, participation was conceptualised as an engagement process influenced by awareness, leadership support, access to registration services, resource availability, and administrative procedures. Conversely, financial constraints, bureaucratic procedures, land disputes, and unequal access to information may constrain participation. These conditions reflect differences in power and access within land governance institutions, where administrative requirements, costs, delays, competing land claims, and unequal information can shape opportunities for engagement.

Thus, the framework guided the interpretation of enabling conditions and barriers affecting community participation in land registration. It specifically conceptualised awareness, leadership support, service access, and resource availability as enabling conditions, while financial constraints, bureaucracy, land disputes, and unequal information access were treated as potential barriers. The framework guided interpretation without assuming direct causal relationships.

3.0 THE CONCEPTUAL FRAMEWORK

The study utilised a conceptual framework which links enabling and constraining factors to community participation in land registration activities. Community awareness, leadership support, access to registration services, and resource availability are conceptualised as enabling conditions, while financial constraints, bureaucratic procedures, land disputes, and unequal access to information represent constraints. Participation is reflected through engagement, awareness, opportunities, inclusiveness, and feedback. Grounded in Political Ecology, the framework recognises that institutional structures, power relations, and unequal access shape participation opportunities.

Figure 1:
The conceptual Framework



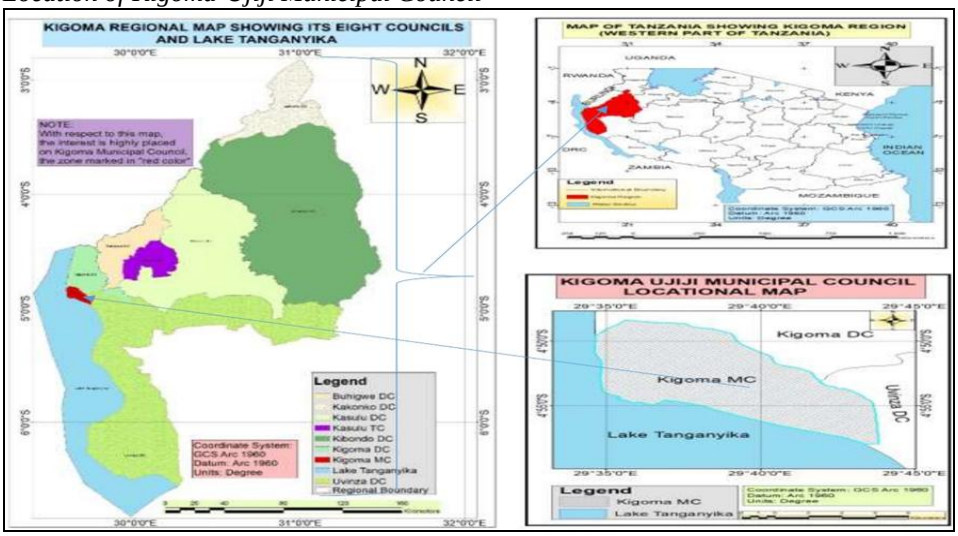
(*Adopted and Modified from the Political Ecology Framework)*

MATERIALS AND METHODS

The Study Area

The study was conducted in Kigoma-Ujiji Municipal Council, Kigoma Region. The municipality lies on the eastern shore of Lake Tanganyika and covers approximately 128 km², with coordinates ranging from 29°34′ to 29°43′ E and 4°47′ to 4°53′ S (Figure 2).

Figure 2:
Location of Kigoma-Ujiji Municipal Council



Source: URT, 2022

According to the 2022 Population and Housing Census, the municipality had 232,388 inhabitants comprising 109,188 males and 123,200 females distributed across 49,656 households, with an average household size of 4.7 persons. The entire municipal population is classified as urban (URT, 2022). The municipality was purposively selected because its rapid urbanisation, increasing demand for land, and continuing land-governance challenges provide a relevant context for examining community participation in land registration. The National Bureau of Statistics (NBS) projections indicate that the population increased to an estimated 269,409 in 2026. In April 2026, the Ministry of Lands, Housing and Human Settlements Development reported 1,092 land disputes in the municipality, of which 1,046 had been resolved administratively, and 46 remained under resolution. These conditions demonstrate the relevance of land administration, dispute management, and community engagement in the study area.

Research Design, Sampling and Data Collection

The study adopted a pragmatist philosophy and a mixed-methods approach using a cross-sectional research design. Data were collected from 340 respondents comprising 319 household respondents, seven municipal officers, four ward leaders, and ten key informants. Household respondents were selected through simple random sampling, while municipal officers, ward leaders, and key informants were selected purposively based on their involvement in land administration, registration, and community engagement. The sample size was initially determined using Cochran's (1977) formula for large populations (n=Z^2pq/e^2), where Z = 1.96, p = 0.5, q = 0.5, and e = 0.05, producing a minimum sample of 384 respondents. However, 340 respondents were ultimately included because of fieldwork and logistical constraints. The respondent categories, sampling techniques, and sample sizes are presented in Table 1.

Table 1:
Distribution of the respondents in the study area

Respondent category	Sampling technique	Number
1. Household respondents	Simple random sampling	319
2. Municipal officers	Purposive sampling	7
3. Ward leaders	Purposive sampling	4
4. Key informants	Purposive sampling	10
Total		**340**

Source: Field data, 2026.

Structured questionnaires were used to collect quantitative data from household respondents, while qualitative information was obtained through key informant interviews and focus group discussions. The questionnaire was subjected to expert review to assess the clarity, relevance, and coverage of the items and was subsequently pilot-tested in a neighbouring ward excluded from the main study. Feedback from the review and pilot test was used to revise ambiguous wording and response difficulties before the main data collection.

Data Analysis

Quantitative data were coded and analysed using descriptive statistics, including frequencies, percentages, means, and standard deviations. These statistics were used to examine respondents' characteristics, levels and

forms of participation, participation mechanisms, institutional and socio-economic conditions, and barriers to community participation in land registration. Qualitative data from interviews and focus group discussions were analysed thematically through repeated review of transcripts and field notes, coding of meaningful responses, grouping of related codes, and development of themes corresponding to the study objectives. The qualitative findings were compared with the quantitative results to identify convergence, complementarity, and contextual explanations. Selected participant quotations were used to illustrate major themes and contextualise the survey findings.

RESULTS AND DISCUSSION

This section presents and discusses the findings according to the study objectives. Quantitative findings from the household survey are integrated with qualitative evidence from interviews and focus group discussions and interpreted through the Political Ecology Framework. The discussion focuses on the level and forms of community participation, institutional and socio-economic conditions shaping participation, and barriers affecting engagement in land registration.

Socio-demographic Characteristics and Participation Context

The socio-demographic characteristics provide the context within which community participation in land registration should be understood (Table 2).

Table 2:
Socio-demographic characteristics of respondents

Data Set	Category	Frequency (%)
Age	<30 years	39 (11.5)
	30–44 years	109 (32.1)
	45–59 years	104 (30.6)
	≥60 years	88 (25.9)
Sex	Male	196 (59.4)
	Female	134 (40.6)
Education	No formal/Primary	214 (66.7)
	Secondary	85 (26.5)
	Post-secondary/Adult	22 (6.9)
Occupation	Farming	108 (35.0)
	Fishing/Herding	46 (14.9)
	Trade/Entrepreneurship	99 (32.0)
	Artisanry/Driving	54 (17.5)
	Formal employment	2 (0.6)

Source: Field data, 2026.

The information depicted by Table 5.1 illustrates that respondents were predominantly aged between 30 and 44 years (32.1%), followed by those aged between 45 and 59 years (30.6%). Respondents that were aged 60 years and above comprised only 25.9%. sex wise, males constituted 59.4% and while females comprised 40.6%. Educational attainment was relatively low, with 66.7% having no formal education or only primary education, while 6.9% had post-secondary or adult education. Likewise, farming (35.0%) and trade/entrepreneurship (32.0%) were reported as the most common occupations.

The demographic profile is relevant because education, occupation, age and sex may shape access to information, time, financial resources and opportunities to engage with land administration institutions. However, because no inferential tests were conducted to establish statistical associations between these characteristics and participation, the findings are interpreted as contextual rather than causal.

The predominance of respondents with primary-level education is broadly comparable with recent Tanzanian evidence. Owens *et al.* (2025) reported a strong concentration of respondents at primary and below-primary educational levels across several Tanzanian regions, while Nyamhanga *et al.* (2025) similarly identified primary education as the dominant category in selected communities in Kilosa and Mvomero. These findings indicate that land-registration communication needs to accommodate different levels of formal education.

From a Political Ecology perspective, the characteristics of the respondent population matter because participation is shaped by unequal access to information and resources rather than by the formal existence of participatory institutions alone. The high proportion of respondents engaged in farming and informal economic activities may also mean that participation competes with livelihood demands and transport or administrative costs. Similarly, the sex distribution demonstrates representation of women, but representation alone does not establish equal influence over land-related decisions. These characteristics therefore provide an important context for interpreting the subsequent findings on awareness, institutional accessibility and participation.

Level and Institutional Conditions of Community Participation

Community participation was examined in relation to institutional conditions affecting land registration. Table 3 presents respondents'

perceptions of governance, transparency, bureaucracy, infrastructure, institutional capacity and community involvement.

Table 3:
Perception on the levels and forms of local communities' participation

Institutional/community participation condition	N	Disagree n (%)	Neutral n (%)	Agree n (%)	Mean (SD)
1. Local governance enables secure ownership	345	126 (36.5)	42 (12.2)	177 (51.3)	3.26 (1.60)
2. Bureaucracy hinders title acquisition	326	78 (23.9)	67 (20.6)	181 (55.5)	3.59 (1.30)
3. Local land policies facilitate ownership	324	82 (25.3)	50 (15.4)	192 (59.3)	3.56 (1.43)
4. Corruption adversely affects titling	319	128 (40.1)	50 (15.7)	141 (44.2)	3.11 (1.49)
5. State transparency facilitates title acquisition	317	42 (13.3)	54 (17.0)	221 (69.7)	3.91 (1.22)
6. Poor infrastructure negatively affects titling	315	87 (27.6)	50 (15.9)	178 (56.5)	3.54 (1.41)
7. Corrupted infrastructure creates differential procedures	311	98 (31.6)	63 (20.3)	150 (48.2)	3.18 (1.32)
8. Land officers are well trained	315	144 (45.7)	59 (18.7)	112 (35.6)	2.73 (1.42)
9. State–NGO collaboration enhances transparency	316	54 (17.1)	34 (10.8)	228 (72.2)	3.95 (1.26)

Source: Field Data (2026)

The findings in Table 5.1 indicate both enabling and constraining institutional conditions. Community involvement received strong support, with 72.5% agreeing that it facilitates titling. Similarly, 72.2% agreed that state–NGO collaboration enhances transparency and 69.7% agreed that state transparency facilitates title acquisition. Local land policies were also viewed positively, with 59.3% agreeing that they facilitate ownership. However, 55.5% reported that bureaucracy hinders title acquisition, while 56.5% indicated that poor infrastructure negatively affects titling. Only 35.6% agreed that land officers were well trained, compared with 45.7% who disagreed. These findings suggest that

opportunities for participation coexist with institutional constraints that can limit the effectiveness of engagement.

The qualitative findings reinforce this interpretation. Focus group participants and key informants identified inadequate awareness of registration procedures, title-deed requirements and the benefits of formal ownership as important constraints. One key informant explained that limited knowledge causes residents to delay registration or fail to complete procedures correctly. This evidence suggests that formal opportunities to participate do not necessarily translate into effective participation when residents lack the information required to navigate administrative processes.

The findings are consistent with recent empirical evidence. Gwaleba *et al.* (2023) found that limited participation and weak communication constrained participatory land-use planning in Tanzania. Ho *et al.* (2023) similarly showed that institutional arrangements, local capacity and power relations can affect the depth of participation in land administration. In Dar es Salaam, recent evidence indicates that institutional gaps, high formalisation costs and limited community involvement can undermine land-formalisation outcomes (Lucian & Semindu, 2025). Together, these studies support the present finding that participation depends not only on the availability of participatory structures but also on institutional capacity, communication and the conditions under which communities interact with land authorities.

The Political Ecology interpretation is therefore particularly relevant. The relatively high support for community involvement and transparency indicates opportunities for greater community engagement, whereas bureaucracy, infrastructure limitations and perceived weaknesses in institutional capacity reveal unequal conditions of access. Participation should consequently be understood as an institutional and social process in which access to information, administrative authority and resources influences the ability of different groups to engage effectively.

Effectiveness, Resources and Participation Mechanisms

Table 5.2 shows that respondents generally regarded participation as useful for land registration, particularly in improving accuracy (M = 3.79). However, resource availability received the lowest mean (M =

2.93), while feedback consideration (M = 3.21) and overall satisfaction (M = 3.39) were moderate.

Table 4:
Perceptions on Effectiveness and Support for Community Participation Activities

Data Set	N	Mean	Std. Dev
1. Participation improves accuracy	314	3.79	1.268
2. Feedback considered	316	3.21	1.537
3. Resources availability	321	2.93	1.469
4. Overall satisfaction	317	3.39	1.484

Source: Field Data (2026)

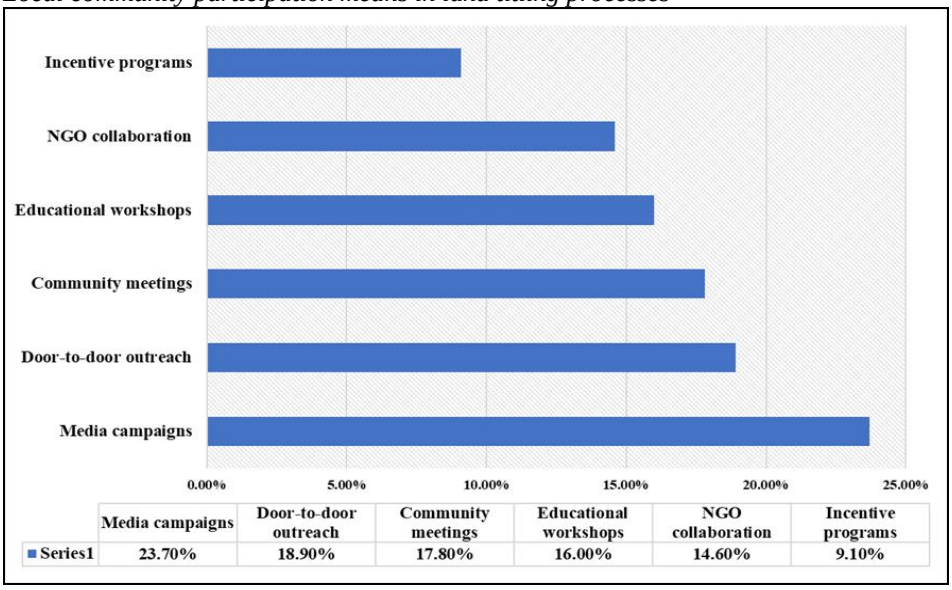
The high score for improving accuracy suggests that community involvement can contribute local information relevant to land identification and registration. However, the low resource score indicates that participation is constrained by the costs and practical requirements associated with registration. Focus group participants and key informants particularly identified registration fees, transport costs, repeated visits to administrative offices and lengthy procedures as discouraging factors. One key informant noted that the expense and duration of obtaining title deeds discourage citizens who cannot afford the associated costs or wait for lengthy procedures. Another identified unresolved disputes among families and neighbours as a source of delay in ownership verification and title issuance.

These findings correspond with evidence from Tanzania. Stein (2024), based on research covering rural communities including Kigoma, found that the CCRO registration process could be cumbersome, involved multiple actors and generated delays. Mwamlangala (2025) likewise reported high costs and bureaucratic hurdles as important challenges to customary land titling, alongside limited awareness and weak institutional communication. Recent evidence from Dar es Salaam further shows that high formalisation costs, technical deficiencies and weak community involvement can discourage completion of land registration and contribute to continuing disputes (Lucian & Semindu, 2025). The convergence of these findings suggests that affordability, administrative efficiency and institutional accessibility are important conditions for meaningful participation.

From a Political Ecology perspective, these constraints demonstrate how formally open registration systems may nevertheless produce

differentiated participation because households have unequal financial resources and unequal access to administrative services. Thus, the opportunity to participate is not equivalent to the capacity to participate effectively. The moderate score for feedback consideration also suggests that participation may be stronger at the information and consultation stages than at the point where community views influence administrative decisions. Figure 5.1 presents the mechanisms through which communities participated in land titling.

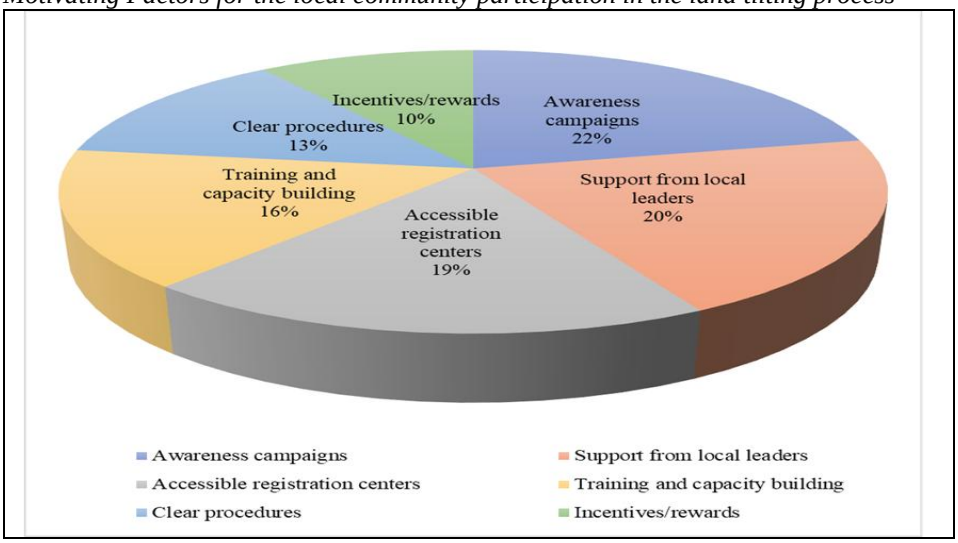
Figure 2:
Local community participation means in land titling processes



Source: Field Data (2026)

The most frequently identified mechanisms were media campaigns, door-to-door outreach and community meetings, while education workshops, NGO collaboration and incentives were less frequently reported. These mechanisms demonstrate the importance of accessible communication channels and direct interaction between communities and land authorities. Media campaigns can broaden information access, whereas door-to-door outreach and community meetings can provide opportunities to clarify procedures and address locally specific concerns. However, information dissemination should not automatically be equated with meaningful participation because receiving information does not necessarily give community members influence over decisions. Figure 5.2 identifies the factors motivating participation.

Figure 5.2:
Motivating Factors for the local community participation in the land tilting process



Source: Field data, 2026

Awareness campaigns and support from local leaders were prominent motivating factors, while accessible registration centres also played an important role. Training, clear procedures and incentives received comparatively lower proportions. This indicates that awareness and trusted local leadership provide important entry points for participation, but their effectiveness may be limited when residents lack practical procedural knowledge or face difficulties accessing registration services. Recent Tanzanian evidence similarly identifies limited awareness, weak institutional communication and bureaucratic barriers as constraints on customary land titling (Mwamlangala, 2026).

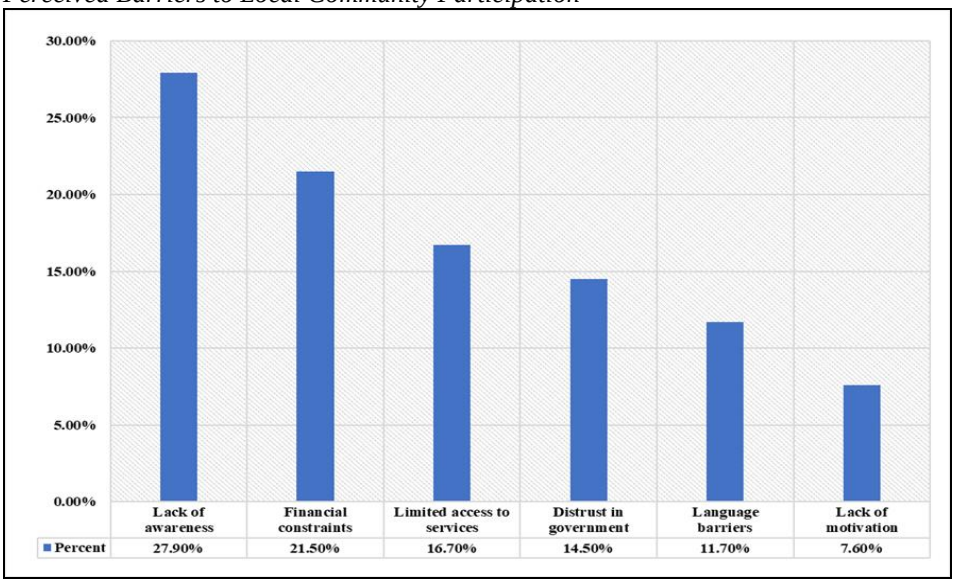
From a Political Ecology perspective, these mechanisms also demonstrate that participation is partly shaped by control over information and institutional access. Local leaders and communication channels can facilitate participation, but they can also influence whose concerns reach formal institutions. Participation mechanisms therefore need to extend beyond information dissemination towards opportunities for communities to express concerns and receive feedback.

Barriers, Improvement Measures and Political Ecology Implications

Despite the enabling role of awareness, local leadership and participation mechanisms, important barriers remained (Figure 5.3).

Figure 5.3:

Perceived Barriers to Local Community Participation



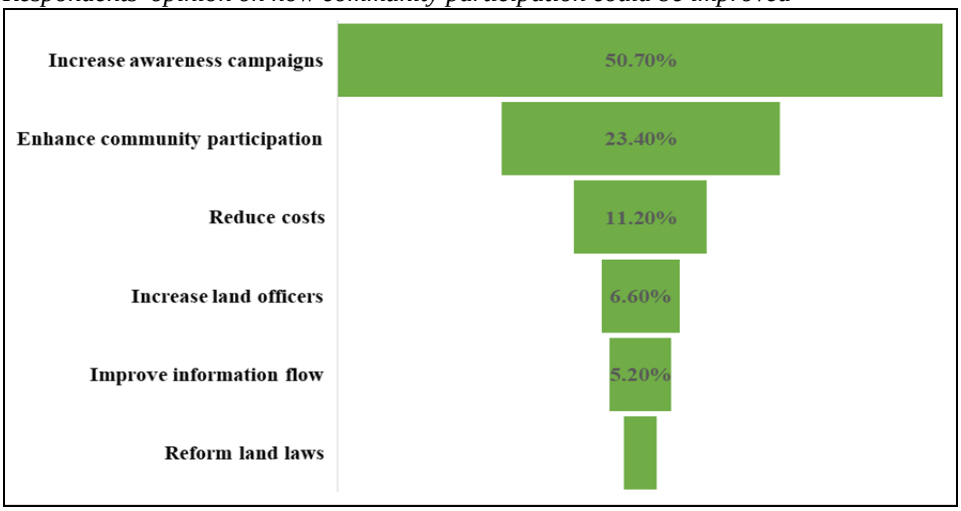
Source: Field Data (2026)

Information in Figure 5.3 illustrates that inadequate awareness was the most frequently reported barrier (27.9%), followed by financial constraints (21.5%) and limited access to registration services (14.2%). The dominance of inadequate awareness indicates that information deficits may prevent residents from initiating or completing registration. Financial constraints suggest that even informed households may be unable to proceed when registration fees, transport expenses and documentation costs are unaffordable. Limited access to services further indicates that physical and institutional accessibility can constrain participation. The barriers therefore operate at different stages: inadequate information may limit initial engagement, while financial and service-access constraints may prevent completion.

The qualitative findings support these survey results, with focus group participants identifying prolonged bureaucratic procedures, high costs and unresolved land conflicts as major constraints. Recent evidence supports this pattern. Mwamlangala (2026) reported limited awareness, high costs and bureaucratic hurdles in customary land titling in Tanzania. Stein (2024) similarly documented cumbersome procedures and delays in Tanzanian rural titling, including the involvement of multiple actors and inadequate advance notice to affected landholders. Lucian and Semindu (2025) found that high formalisation costs, limited community

involvement and institutional weaknesses contributed to continuing land disputes in Dar es Salaam. The consistency of these findings suggests that barriers to participation extend beyond individual willingness and are embedded in the accessibility and organisation of land-administration systems. Figure 4 presents respondents' proposed measures for improving participation.

Figure 4:
Respondents' opinion on how community participation could be improved



Source: Field Data (2026)

Improved information and public awareness constituted the largest proposed intervention (50.7%), followed by increasing the number of land officers (6.6%), strengthening information-dissemination channels (5.2%), and reforming land laws and administrative procedures (2.8%). The consistency between inadequate awareness being the leading barrier and improved awareness being the leading proposed solution strengthens the interpretation that information is a major entry point to participation. The findings also indicate the need for supply-side improvements, particularly accessible services and adequate institutional staffing.

Overall, the results demonstrate that community participation in land registration is moderate but uneven. Community involvement, transparency, local leadership and communication mechanisms create opportunities for engagement, while inadequate awareness, financial constraints, bureaucratic procedures, limited service access, infrastructure limitations and unresolved disputes restrict effective participation. This

pattern is consistent with the Political Ecology Framework because participation is shown to be embedded in unequal access to information, resources, institutional services and decision-making opportunities.

The findings also provide a more specific empirical application of Political Ecology to urban land registration. Rather than treating registration as a purely technical or administrative process, the evidence shows that the capacity to participate depends on the distribution of information, resources and institutional access. Households with fewer resources may face greater difficulty meeting registration costs or repeatedly accessing administrative offices, while limited awareness may restrict their ability to understand and navigate procedures. Consequently, formal participatory opportunities do not necessarily produce equal participation.

The policy implications follow directly from these findings. Municipal authorities may strengthen continuous public education, use accessible communication channels, decentralise or bring registration services closer to communities, reduce unnecessary procedural costs and delays, and strengthen the capacity of land officers. Greater attention to feedback mechanisms and accessible dispute-resolution processes could also improve the extent to which community engagement contributes to responsive land administration. These measures address the institutional and socio-economic constraints identified by respondents without assuming that participation alone produces particular governance outcomes.

Taken together, the findings demonstrate that improving participation requires attention to both community capacity and institutional responsiveness. Awareness campaigns can create the basis for engagement, but they are unlikely to be sufficient where registration remains costly, procedurally complex or physically inaccessible. More inclusive land registration therefore depends on combining accessible information with responsive institutions, affordable services and meaningful opportunities for communities to communicate their interests and receive feedback.

CONCLUSION AND WAY FORWARD

This study concludes that community participation is an important component of land registration in Kigoma-Ujiji Municipal Council,

although its effectiveness remains uneven. Participation is supported by community involvement, public awareness and institutional collaboration, but is constrained by inadequate information, financial limitations, limited access to registration services, bureaucratic procedures and institutional capacity.

From a Political Ecology perspective, the findings show that land registration is not merely a technical administrative process but is also shaped by unequal access to information, resources, services and decision-making opportunities. The study therefore highlights the importance of strengthening public awareness, simplifying registration procedures, improving the accessibility and affordability of services, and enhancing the capacity and responsiveness of land administration institutions. Future research should employ longitudinal and comparative designs to examine changes in participation over time and across different urban settings.

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