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Factors Influencing Land Conflicts in Tanzania:
A Case Study of Iyumbu Ward, Dodoma

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Abstract
Land is crucial for human existence and development, supporting economic activity, settlement and environmental sustainability. This study assessed factors influencing land conflicts in Iyumbu Ward, Dodoma Region, Tanzania. Guided by Institutional Theory, the research used a quantitative and qualitative method and a case research study design may use. The population of study encompassed houses straight or not straight participated in or exaggerated by land battles in Iyumbu Area. A sample of 98 households was determined using Yamane's formula, while purposive sampling was used to select key informants. Data remained composed via key informant interviews and questionnaires, analysed using, content analysis, multiple linear regression and descriptive statistics. Findings identified corruption, rapid urbanisation, weak land-use planning, competing land uses and speculative land grabbing as factors influencing land conflicts. Regression results established rapid urbanization, corruption and weak land-use planning as statistically significant predictors. The study recommends stronger land governance, enhanced tenure security and community participation, improved land-use planning and anti-corruption measures.

Keywords: Land governance, land conflicts, corruption, rapid urbanisation, Tanzania, Iyumbu Ward

INTRODUCTION

Land is crucial for human existence and progress; it supports economic activity, settlement, and environmental sustainability. Globally, land conflicts have become increasingly evident as competing demands for agricultural production, settlement, infrastructure, and urban development intensify. In India, land conflicts are evident in the growing tension between agricultural and urban land uses. As cities expand, agricultural land is increasingly converted for urban development, often resulting in the displacement of rural farmers and disruption of local livelihoods (Adwell & Sebahene, 2025). As highlighted by Bandyopadhyay (2011), land disputes between farmers and developers are often characterised by protests, legal battles, and sometimes violence as farmers seek to protect their land and livelihoods. Inadequate compensation for land acquired by governments or private developers often exacerbates these tensions, with displaced individuals seeking justice for the loss of their homes and agricultural land.

Africa, like other regions of the world, has a long history of land conflicts and contestation arising from conquest, expropriation, exploitation, and unequal distribution of land resources (Alananga et al., 2024). Institutions involved in land administration are not always properly coordinated and organised in dealing with land concerns, which has significant socioeconomic and political consequences for different groups of people and contributes to ineffective procedures. Poor land governance in various land institutions has consequently contributed to land conflicts that remain unresolved (Adwell & Sebahene, 2025; Food and Agriculture Organization [FAO], 2002).

In Tanzania, conflicts of land continue notwithstanding repeated management efforts to

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resolution them. These disputes are particularly evident in Dodoma, the country's administrative capital, due to increasing urbanisation and demand for land. From Alananga et al., (2024), the capital's growth takes increased disagreements ended land possession, border demarcation, and informal disbursements. Easy disbursements that encroach happening community plot have resulted in involuntary removals and relocations, disproportionately affecting low-income populations (United Republic of Tanzania [URT], 2017; Adwell & Sebahene, 2025). Corruption and inefficiency in land allocation have compounded the situation, subsequent in suspicion and an increase in illegitimate land communications (Adwell & Sebahene, 2025).

The National Land Policy of 1995 was established to discourse concerns such as reasonable land allocation, tenure retreat, and amended land administration. In addition, the government established land tribunals and introduced sensitisation initiatives to increase awareness of land rights and promote dispute resolution. However, these measures have faced challenges, including weak enforcement, corruption, and inadequate resources, leading to continued disputes (URT, 2017; Malima, 2021). Dodoma City, particularly Iyumbu Ward, has become a focal point for land conflicts due to rapid urbanisation and population growth.

Land conflicts in Dodoma have significant consequences, constraining arrangement growth and city development creativities intended to serve the metropolis's quickly rising population. Furthermore, financial instability has augmented as inhabitants, chiefly those who depend on land for cover or SMEs industries, aspect doubt and monetary damages (Adwell & Sebahene, 2025). Persistent problems highlight the essential for real land domination and equitable conflict determination appliances to funding maintainable city development. The relocation of Tanzania's capital functions to Iyumbu ward has located additional weight on land assets, resulting in conflicts over possession and land usage. With a census in 2022 population approximately to 7,740, Iyumbu Ward looks important problems, including uncertain tenure rights, competing land uses, and low community awareness (Adwell & Sebahene, 2025). These conflicts have extensive socioeconomic significances, counting movement, abridged economic opportunities, and conservational deprivation.

Though readings have examined land struggles in Tanzania, much of the current study has concentrated on pastoral settings or particular areas such as Mvomero and Ngorongoro (Adwell & Sebahene, 2025). Land conflicts have generally been examined in terms of their roots, lawful back ground, tenure arrangements, and dogmatic and governance subtleties. Studies by Bandyopadhyay (2011) and Adwell and Sebahene (2025), for example, examine the causes and mechanisms of land disputes. However, comparatively limited attention has been assumed to the combined effect of corruption, governance, rapid urbanisation, and speculative land grabbing on land conflicts within rapidly urbanising areas such as Iyumbu Ward.

The need to investigate land conflicts in Iyumbu Ward is particularly important because these disputes have implications that extend beyond legal and political dimensions to the socioeconomic wellbeing of affected communities. Cotula (2007) argues that land conflicts can exacerbate poverty, disrupt local economies, and deepen social inequalities, especially where large land acquisitions result in the displacement of marginalised communities. The economic consequences of land struggles can comprise loss of livelihoods, abridged economic chances, and long-term developmental setbacks among affected populations.

Similarly, Benjaminsen et al. (2012) underscore that land disputes, particularly those associated with land grabbing and displacement, can severely disrupt local economies and increase vulnerability. Social consequences, including tension, displacement-related violence, and social fragmentation, are equally important. Adwell and Sebahene (2025) further emphasise the need for an integrated approach to understanding land conflicts because land rights have direct implications for poverty reduction, social justice, sustainable development, income, wealth distribution, and social stability.

Despite these contributions, there remains insufficient empirical evidence on how corruption, governance, rapid urbanisation, and speculative land grabbing collectively influence land conflicts

in Iyumbu Ward. The rapid transformation of Dodoma increases the urgency of understanding these factors within its urbanising communities. Without context-specific evidence, interventions may inadequately respond to the institutional, governance, and development pressures contributing to land conflicts. This study therefore examines the factors influencing land conflicts in Iyumbu Ward, Tanzania, focusing specifically on corruption, governance, rapid urbanisation, and speculative land grabbing. The findings are expected to contribute evidence that can support improved land governance, conflict prevention, and sustainable land administration.

Research Objectives

i. To determine the impact of corruption on land conflicts in Tanzania.
ii. To examine the impact of governance on land conflicts in Tanzania.
iii. To determine the impact of rapid urbanisation on land conflicts in Tanzania.
iv. To determine the impact of speculative land grabbing on land conflicts in Tanzania.

THEORY

Empirical Review

Land conflicts have long been a subject of academic research, with scholars examining various aspects such as causes, legal frameworks, political dynamics and socioeconomic implications. However, abundant of the current works has primarily absorbed on the technical, legal and political dimensions of land conflict, often overlooking the broader social and economic implications. For instance, studies by Bandyopadhyay (2011) focuses on the causes and mechanisms of land disputes, while Adwell and Sebahene (2025) and Urio (2016) address land tenure issues and governance problems in urban and rural contexts. In addition, the study focused on evaluating the influence of land conflicts between agriculturalists and pastoralists in Tanzania but did not cover the socioeconomic penalties of land conflicts in urban settings.

The need to explore the socioeconomic implications of land conflicts in Iyumbu Ward arises from the profound impact these disputes have on communities beyond legal and political factors in urban areas. Cotula (2007) argues that land conflicts can exacerbate poverty, disrupt local economies and deepen social inequalities, especially when large land acquisitions lead to the displacement of marginalised communities. The economic consequences of land conflicts are often overlooked in favour of focusing solely on ownership and legal issues, even though these conflicts can result in significant loss of livelihoods, economic opportunities and long-term developmental setbacks for affected individuals.

Benjaminsen et al. (2012) similarly underscore that land disputes, particularly those related to land grabbing and displacement, can lead to severe disruption of local economies that rely heavily on land. The social and economic consequences of land conflicts are closely tied to the loss of land, which can lead to impoverishment and vulnerability. Social implications such as increased tension, displacement-induced violence and social fragmentation are equally critical but often remain underexplored. Adwell and Sebahene (2025) argue for a more integrated approach to studying land conflicts, noting that land rights issues have direct implications for poverty reduction, social justice and sustainable development. They call for research that considers how land conflicts affect income, wealth distribution and social stability in both rural and urban settings.

Governance and Land Conflicts

Weak governance and ineffective land administration have been identified as important contributors to land conflicts. Adwell and Sebahene (2025) highlight speculative acquisitions and overlapping rights as important sources of contention in rapidly urbanising areas, where ineffective administration fails to resolve conflicts. Oki (2013) emphasises that mining-related conflicts in the Philippines arise when firms use areas with ambiguous titles, displacing local communities and exacerbating socioeconomic conditions. These challenges demonstrate how weak legal frameworks and unrestrained property speculation can cause instability, especially in developing countries where land is a crucial economic resource. Without effective management, land conflicts may increase, resulting in prolonged court battles, violence and social discontent.

Land tenure schemes in Africa are difficult and are shaped by usual, constitutional and other

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institutional arrangements. Adwell and Sebahene (2025) argue that land is traditionally watched as a shared reserve and battles emerge when persons or people attempt to privatise land, particularly in rapidly urbanising areas. The lack of strong land titles or efficient property registration systems exacerbates tenure insecurity and fuels disputes. Lack of formal documentation makes it difficult to resolve competing claims, particularly in areas where land is the main means of livelihood.

Weak land administration systems further complicate matters, as corrupt officials and powerful elites may manipulate land records for personal gain, leaving marginalised communities vulnerable to dispossession. Chindengwike (2024) argues that land disputes can also intersect with ethnic rivalries where different groups assert historical or cultural claims over the same territory. Such conflicts are worsened by weak governance, corruption and the politicisation of land issues. Adwell and Sebahene (2025) emphasise that without impartial land management policies, disputes become protracted, leading to violence and instability.

Rapid Urbanisation and Land Conflicts

Population development and rapid urbanisation have intensified competition for land by increasing demand for housing, agriculture and infrastructure. Adwell and Sebahene (2025) highlight that Africa's high population growth rate has contributed to land scarcity, triggering illegal land grabbing and boundary disputes. Many African countries continue to experience land conflicts arising from colonial-era land dispossession alongside contemporary pressures such as urban expansion.

The legacy of colonialism remains an important factor in Africa's land conflicts because colonial powers disrupted traditional land ownership systems. Adwell and Sebahene (2025) explain that colonial administrations allocated large areas of land to foreign settlers and commercial enterprises, marginalising indigenous populations. This historical dispossession left many African countries with unequal land distribution, fuelling resentment and conflicts over ancestral land claims. In some cases, post-independence governments failed to adequately address these injustices, allowing grievances to persist for generations.

In Tanzania, land conflicts remain a persistent challenge in rural, urban and peri-urban areas. Adwell and Sebahene (2025) document how farmers and pastoralists in Same District have clashed since the 1970s because of competing land-use demands. Farmers accuse pastoralists of crop destruction, while pastoralists argue that farmers encroach on grazing land. The lack of clear land-use policies and enforcement mechanisms has allowed such conflicts to persist, demonstrating the need for integrated land management strategies.

In Dodoma, rapid urban expansion associated with its status as Tanzania's managerial wealth has strengthened land arguments. Adwell and Sebahene (2025) highlight similar issues in Njedengwa and Kikuyu, where land conflicts arise from illegal land clutching, boundary disputes and binary allocation. These conflicts often consequence in displacement, damage of maintenances and abridged economic opportunities. Rapid urban expansion has also increased pressure over ownership and land rights, illustrating how unregulated urbanisation and weak governance contribute to land-related instability.

Speculative Land Grabbing and Land Conflicts

Speculative land grabbing and governance failures are key drivers of land conflicts in Tanzania. Adwell and Sebahene (2025)) notes that Dodoma's managerial transformation has intensified disputes by displacing marginalised communities and increasing competition for land. Similarly, Mbonde (2015) points out that competing land-use demands, coupled with environmental degradation, have heightened community tensions.

Speculative land acquisitions can become particularly problematic where land administration and registration systems are weak. Overlapping claims, unclear ownership and ineffective administration can provide conditions in which land is acquired for speculative purposes, resulting in conflicts among existing users, purchasers and institutions responsible for land management. The absence of transparent land allocation processes and corruption within land administration further aggravate these conflicts. Addressing these challenges therefore requires comprehensive land reforms, stronger

legal frameworks and community-based conflict-resolution approaches.

Theoretical Framework

This study is guided by Institutional Theory, advanced by Douglass North in the early 1990s, offers a framework for understanding how institutions influence human behaviour and economic outcomes (North, 1990). North argued that institutions, whether formal, such as laws, rules and guidelines, or informal, such as cultural norms and practices, serve as the "rules of the game" that structure social interactions (North, 1990). These institutions reduce uncertainty by providing stability and predictability in economic and social exchanges (Adwell & Sebahene, 2025). Formal institutions, including property rights and legal systems, are critical in shaping how resources such as land are owned, used and distributed. Informal institutions, including unwritten codes of conduct such as trust and reciprocity, also contribute an important function in economic growth (Adwell & Sebahene, 2025).

The theory emphasises that institutions change over time, often in reply to altering economic and political circumstances (North, 1990). North further highlighted that inefficient institutions can persist because of path dependency, where historical decisions constrain future choices (North, 1990). This persistence can lead to suboptimal outcomes, particularly in developing countries where institutional frameworks may be weak or poorly enforced (Adwell & Sebahene, 2025).

Institutional Theory also underscores the role of institutions in reducing transaction costs associated with economic and social exchanges. By establishing clear rules and enforcement mechanisms, institutions facilitate cooperation and mitigate conflicts among individuals and groups (Adwell & Sebahene, 2025). For example, well-defined land tenure systems can encourage investment by securing property rights. Conversely, weak or corrupt institutions can encourage rent-seeking behaviour, where individuals exploit institutional systems for personal gain rather than productive activities.

North's theory has been broadly practical in development economics to clarify differences in institutional and economic performance (Easterly & Levine, 2003). The theory is pertinent to this education since land conflicts in Iyumbu Ward occur within institutional arrangements governing land allocation, ownership, registration and enforcement. Corruption and weak governance can undermine these formal arrangements, while rapid urbanisation and speculative land grabbing place additional pressure on existing land institutions. Institutional Theory therefore provides a basis for examining how the effectiveness or weakness of land governance institutions influences the occurrence of land conflicts in the education area.

The relationship between Institutional Theory and the factors examined in this study is illustrated in **Figure 1**, showing how institutional conditions shape the influence of corruption, governance, rapid urbanisation and speculative land grabbing on land conflicts.

RESEARCH METHODS

Research Design

This research adopted a mixed (quantitative and qualitative) approach of research. The research used a case study research design. This design was suitable since it enabled the triangulation of information from more than one group. The two groups were households and government officials.

Study Area

The study used Iyumbu Ward in Dodoma City as the study area because Iyumbu Ward is among the wards facing land conflicts in Dodoma following the shift of Dodoma from a municipality to a city. This area was convenient for the study because it was easy to access data in terms of geographical information.

Target Population

The target population included all families straight or not straight elaborate in or exaggerated by land conflicts in Iyumbu Ward. The advantage of including households was that it made it easier to analyse themes and sub-themes from information obtained from different respondents.

Sampling and Sample Size

Purposive sampling was used to select key informants. The sample size was 98 households, calculated using Yamane's formula. The population size of Iyumbu Ward was 5,419 households. The

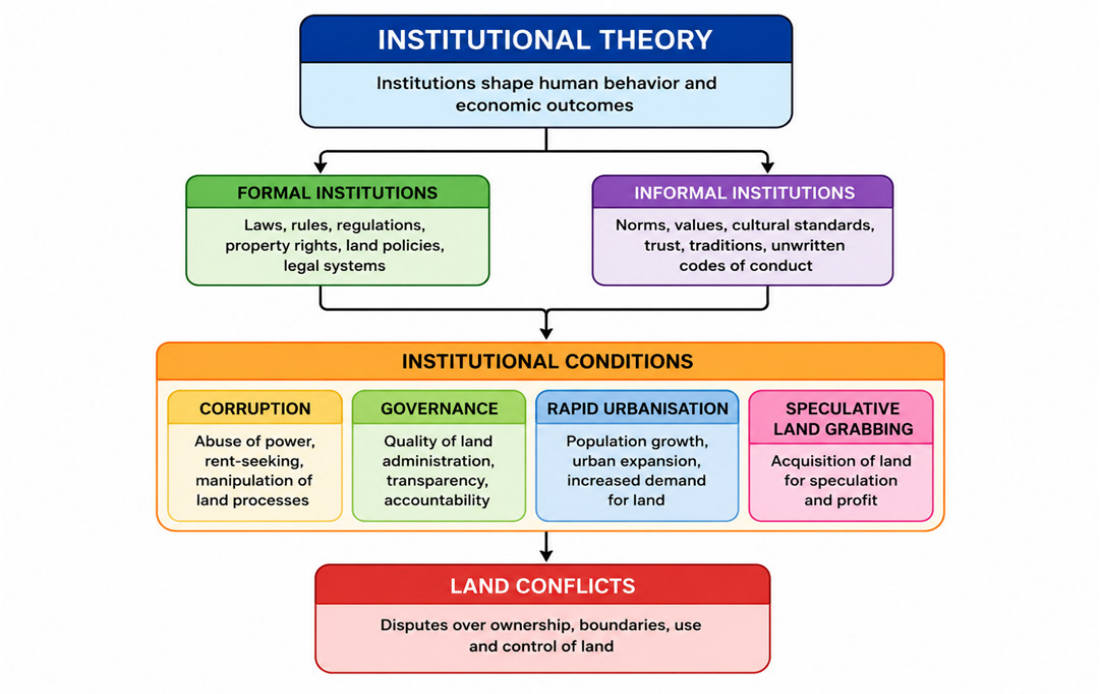
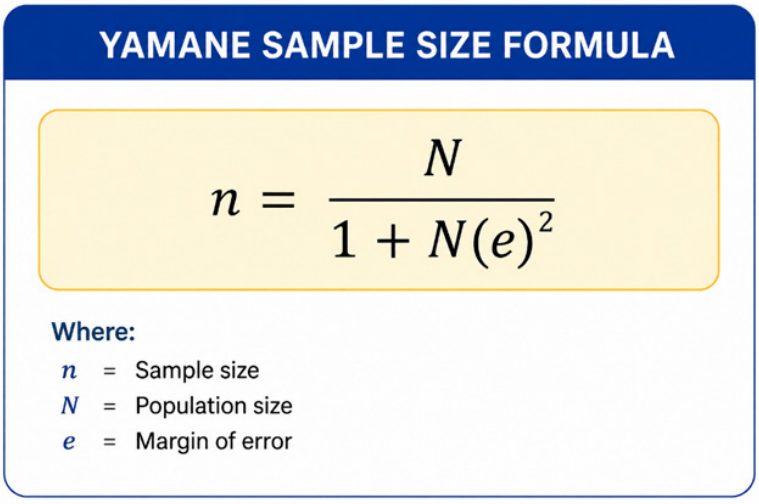


FIGURE 1
Theoretical framework showing the relationship between institutional conditions and land conflicts in Iyumbu Ward
Source: Author's conceptualisation based on North (1990), and Adwell and Sebahene (2025).

formula is expressed as follows:

The calculation was as follows:



$n = 5,419 / [1 + 5,419(0.10^2)]$
$n = 5,419 / [1 + 5,419(0.01)]$
$n = 5,419 / 55.19$
$n = 98$ households

Data Collection Instruments and Procedures
This study used primary and secondary data. Questionnaires were used as an instrument of data collection. Interviews were used for key informants of the study, such as Village Executive Officers (VEOs) and the Ward Executive Officer (WEO). The research surveyed 98 households and conducted key informant interviews with local officials.

Data Analysis
The research opted the Statistical Package for the Social Sciences (SPSS) for data analysis. Mean,

variance, frequency and standard deviation were employed for interpretation. Themes and sub-themes were used as components of content analysis for information obtained from key informants of the study.

Model Specification

The study employed a multiple linear regression model because the dependent variable, land conflict, was treated as continuous. The model is expressed as follows:

MULTIPLE LINEAR REGRESSION MODEL

$$Y = \beta_0 + \beta_1 X_1 + \beta_2 X_2 + \beta_3 X_3 + \beta_4 X_4 + \varepsilon_t \quad \text{.....(i)}$$

Where:

Y	=	Land Conflicts (dependent variable)
X_1	=	Corruption
X_2	=	Governance
X_3	=	Rapid urbanization
X_4	=	Speculative land grabbing
β_0	=	Constant term (intercept)
$\beta_1, \beta_2, \beta_3, \beta_4$	=	Regression coefficients of the independent variables
ε_t	=	Error term (captures the effect of other factors not included in the model)

Ethical Considerations

The study observed confidentiality during data collection, informed consent and voluntary participation. Ethical approval was requested from the Regional Administrative Secretary, Village Executive Officers (VEOs) and the Ward Executive Officer (WEO).

RESULTS

Demographic Characteristics of Respondents

The demographic features of the defendants are presented in **Table 1**. The characteristics considered were sex, age, education level and occupation. These characteristics provide an overview of the demographic and socioeconomic backgrounds of the households that participated in the study.

As shown in **Table 1**, 52 (53.1%) of the 98 defendants were male, while 46 (46.9%) were female, indicating a generally balanced gender distribution. In terms of age, the majority of respondents were between 26 and 35 years, accounting for 32 (32.7%), followed by those aged 36–45 years, with 25 (25.5%). Respondents aged 18–25 years represented for 18.4%, those aged 46–55 years characterized 15.3%, while those aged 56 years and above accounted for the smallest proportion at 8.1%. These are the figures reported in the author's narrative.

In terms of education level, 30 respondents (30.6%) had primary education, followed by 28 respondents (28.6%) who had secondary education. Respondents with diploma and above qualifications accounted for 18.4%, while those with no formal education represented 12.2%, and those with vocational or technical education accounted for 10.2%.

Regarding occupation, farmers formed the largest group, accounting for 35 respondents

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TABLE 1
Demographic features of respondents

Characteristic	Category	Frequency (n = 98)	Percentage (%)
Sex	Male	52	53.1
	Female	46	46.9
	Total	**98**	**100.0**
Age group	18–25	18	18.4
	26–35	32	32.7
	36–45	25	25.5
	46–55	15	15.3
	56 and above	8	8.1
	Total	**98**	**100.0**
Education level	No formal education	12	12.2
	Primary education	30	30.6
	Secondary education	28	28.6
	Vocational/technical	10	10.2
	Diploma and above	18	18.4
Occupation	Farmer	35	35.7
	Civil servant	18	18.4
	Private sector employee	12	12.2
	Informal sector worker	20	20.4
	Unemployed	13	13.3

Source: Field survey, 2026

(35.7%), followed by informal sector workers at 20.4%. Civil servants accounted for 18.4%, unemployed respondents for 13.3%, and private sector employees for 12.2%. Overall, the respondents represented different demographic and socioeconomic backgrounds.

Factors Influencing Land Conflicts in Iyumbu Ward

The study sought to classify the key issues prompting land conflicts in Iyumbu Ward by engaging local defendants and using a structured Likert scale to capture their views. The factors examined were corruption, rapid urbanisation, weak land-use planning, competing land uses and speculative land grabbing. The findings are obtainable in **Table 2**.

As presented in **Table 2**, corruption was the most frequently cited factor influencing land conflicts, with 80 respondents (81.6%) identifying it and a mean score of 4.5. This indicates a strong

TABLE 2
Factors influencing land conflicts in Iyumbu Ward

Factor	Frequency (n = 98)	Percentage (%)	Mean	Std. deviation
Rapid urbanisation	75	76.5	4.2	0.8
Competing land uses	68	69.4	3.9	0.9
Weak land-use planning	72	73.5	4.1	0.7
Speculative land grabbing	65	66.3	3.8	1.0
Corruption	80	81.6	4.5	0.6

Source: Field survey, 2026

perception among respondents that corrupt practices by land officials, including bribery and favouritism, contribute to disputes over land ownership and access.

Rapid urbanisation was the second most frequently identified factor, reported by 75 respondents (76.5%), with a mean score of 4.2. This replicates the challenges associated with population growth and the expansion of residential and commercial settlements, which increase pressure on available land and may contribute to overlapping claims.

Weak land-use planning was identified by 72 respondents (73.5%) and recorded a mean score of 4.1. The result indicates that inadequate zoning regulations and land-development frameworks were perceived as contributing to confusion and disputes among land users. Competing land uses were identified by 68 respondents (69.4%), with a mean score of 3.9, reflecting competition among agricultural, residential, commercial and infrastructural uses of available land.

Speculative land grabbing was identified by 65 respondents (66.3%) and recorded a mean score of 3.8. Although it recorded the lowest percentage among the five factors, more than half of the respondents identified it as contributing to land conflicts in Iyumbu Ward. The descriptive results therefore indicate that all five factors were perceived by respondents as contributing to land conflicts, with corruption recording the highest level of agreement.

The household findings were supported by evidence from the key informants. One key informant stated that "rapid urbanisation has created competition for land, especially as new developments take place." The responses further indicated that unrestrained growth and inadequate land-use planning contributed to land disputes.

Additional key informant specified, "The increased demand for land in the area has driven individuals to grab land, often leading to conflicts, especially when regulations are poorly enforced." Corruption, particularly among local officials, was also identified as an important factor. The Ward Executive Officer stated, "The sale of public land to private developers has been a significant driver of conflicts, often without proper documentation" (WEO, May 19, 2026).

The quantitative and qualitative findings therefore identified corruption, rapid urbanisation, inadequate land-use planning, competing land uses and speculative land acquisition as factors associated with land conflicts in Iyumbu Ward.

Inferential Statistics on Factors Influencing Land Conflicts

Multiple linear regression examination was employed to scrutinize the association between the identified factors and the socioeconomic implications of land conflicts. The explanatory parameters comprised in the regression analysis were corruption, rapid urbanisation, weak land-use planning, competing land uses and speculative land grabbing.

The author defined the dependent variable in the regression analysis as a composite index representing the socioeconomic implications of land conflicts. The index incorporated indicators including loss of property, increased household poverty, decline in income opportunities and forced relocation.

Model Summary

The model summary showing the association between the predictors and the response variable and the explanatory power of the model is obtainable in **Table 3**.

As revealed in **Table 3**, the model recorded an R value of 0.812, representative a strong association between the predictors and the dependent variable. The R 2 value of 0.659 indicates that the parameters comprised in the model explained

TABLE 3
Model summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	0.812	0.659	0.641	0.391

Source: Field survey, 2026

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65.9% of the difference in the response variable. The remaining 34.1% of the difference was associated with issues outside the model and other unexplained variation. The Adjusted R Square was 0.641, while the error term of the approximation was 0.391.

Analysis of Variance

Analysis of variance (ANOVA) was employed to assess the overall statistical significance of the regression model. The reported results are presented in **Table 4**.

As presented in **Table 4**, the regression model recorded an F-value of 18.975 and a reported significance value of 0.000. The regression mean square was 2.904 compared with the residual mean square of 0.153. Based on the reported significance value, the overall regression model was statistically significant ($p < 0.001$), indicating that the predictors collectively had a statistically significant relationship with the dependent variable.

Multiple Linear Regression Results

Consuming recognized the overall meaning of the regression model, the separate contribution of each analyst was examined. **Table 5** presents the regression coefficients for corruption, rapid urbanisation, weak land-use planning, competing land uses and speculative land grabbing.

As shown in **Table 5**, corruption emerged as the strongest predictor in the regression model. It recorded an unstandardised coefficient of 0.482 and a standardised beta coefficient of 0.476, with a reported significance value of 0.000. The positive coefficient indicates that an increase in corruption was related with a rise in the socioeconomic implications of land conflicts, holding the other variables constant. The relationship was significant statistically at the 5% level ($p < 0.001$).

Rapid urbanisation was the second strongest predictor, recording an unstandardised coefficient of 0.358 and a standardised beta coefficient of 0.374. Its significance value was 0.001, representing a significant statistically positive association with the dependent variable. The result shows that increased rapid urbanisation was associated with increased socioeconomic implications of land conflicts when the other predictors were held constant.

Weak land-use planning recorded an unstandardised coefficient of 0.217 and a standardised beta coefficient of 0.218. Its significance value was 0.021, indicating that weak

TABLE 4

Analysis of variance for factors influencing land conflicts

Model	Sum of Squares	df	Mean Square	F	Sig.
Regression	14.521	5	2.904	18.975	0.000
Residual	7.498	49	0.153	—	—
Total	22.019	54	—	—	—

Source: Field survey, 2026

TABLE 5

Multiple linear regression coefficients for factors influencing land conflicts

Variable	Unstandardised B	Std. Error	Beta	t	Sig.
Constant	1.232	0.285	—	4.324	0.000
Corruption	0.482	0.093	0.476	5.183	0.000
Rapid urbanisation	0.358	0.088	0.374	4.068	0.001
Weak land-use planning	0.217	0.091	0.218	2.385	0.021
Competing land uses	0.152	0.082	0.144	1.854	0.069
Speculative land grabbing	0.136	0.078	0.126	1.743	0.087

Source: Field survey, 2026

land-use planning also had a statistically significant positive relationship with the dependent variable at the 5% significance level.

Competing land uses recorded an unstandardised coefficient of 0.152 and a standardised beta coefficient of 0.144. However, the significance value was 0.069. Although the coefficient indicates a positive relationship, competing land uses were not statistically significant at the conventional 5% level when the other variables in the model were controlled.

Similarly, speculative land grabbing recorded an unstandardised coefficient of 0.136 and a standardised beta coefficient of 0.126, with a significance value of 0.087. The relationship was positive but was not statistically significant at the 5% level. So, although speculative land grabbing was identified by 66.3% of respondents in the descriptive findings, the regression results did not establish a statistically important independent association after controlling for the other predictors. The coefficient values and significance levels are those reported in the author's original analysis.

Overall, the descriptive and inferential findings show that several factors are associated with land conflicts and their socioeconomic implications in Iyumbu Ward. Corruption recorded the strongest result in both the descriptive and regression analyses, followed by rapid urbanisation. Weak land-use planning also demonstrated a statistically significant relationship in the regression analysis. Competing land uses and speculative land grabbing were identified as important factors in the descriptive findings, although their individual relationships were not statistically important at the 5% level after the additional predictors were taken into account.

DISCUSSION

The findings demonstrate that land conflicts in Iyumbu Ward are influenced by interconnected institutional, governance and urban development factors. Corruption emerged as the strongest predictor of the socioeconomic implications of land conflicts, followed by rapid urbanisation and poor land-use scheduling. Competing land uses and speculative land grabbing were also positively associated with the socioeconomic implications of land conflicts, although their individual effects were not statistically significant at the 5% level. These results reinforce the importance of examining land conflicts not only as disputes over ownership and boundaries but also as outcomes of the wider institutional and socioeconomic environment within which land is accessed, allocated and managed.

Corruption and Land Conflicts

Corruption began as the most powerful predictor, with a standardised beta coefficient of 0.476 and statistical significance at $p < 0.001$. This indicates that corruption plays an important role in the socioeconomic consequences associated with land conflicts in Iyumbu Ward. The finding is consistent with the literature identifying irregular land allocations, bribery and fraudulent transactions as practices that create disputes and weaken confidence in land administration. Kironde (2019) observes that weaknesses in monitoring and administration can provide opportunities for powerful actors to manipulate land systems for personal advantage, while Shivji (2021) associates corruption with institutional weaknesses that undermine equitable land governance.

The finding is also consistent with Adwell and Sebahene (2025), who identify corruption and weaknesses in land administration among factors contributing to land disputes in Tanzania. Earlier literature in the manuscript similarly indicates that inefficiency and corruption in land distribution contribute to distrust and irregular land transactions. The result therefore suggests that addressing land conflicts requires attention not only to individual disputes but also to transparency, accountability and the functioning of institutions responsible for land administration.

This interpretation is supported by Institutional Theory. North (1990) argues that institutions establish formal and informal rules that structure social and economic interactions. Where institutions are weak or poorly enforced, uncertainty increases and opportunities for rent-seeking behaviour may arise. The theoretical framework used in this study similarly recognises that weak or corrupt institutions can encourage individuals to exploit institutional systems for personal benefit. The strong influence of corruption identified in Iyumbu Ward therefore supports the relevance of Institutional Theory in

explaining land-related conflicts.

Governance and Land-Use Planning

Weak land-use planning was also statistically significant (β = 0.218, p = 0.021), representative the importance of governance and institutional arrangements in land management. The descriptive findings further showed that 73.5% of defendants recognized weak land-use planning as contributing to land conflicts. Inadequate zoning, unclear development frameworks and weak enforcement can create uncertainty over how land should be allocated and used.

This finding is consistent with Adwell and Sebahene (2025), who emphasise governance challenges in land administration and the importance of public participation in land-use planning. It is also consistent with the institutional perspective that formal rules, property rights and enforcement mechanisms influence how resources such as land are owned, distributed and utilised.

Competing land uses recorded a positive coefficient but were not statistically significant at the 5% level (p = 0.069). This result should not be interpreted as showing that competing land uses are irrelevant. Descriptively, 69.4% of respondents identified competition among agricultural, residential, commercial and infrastructural land uses as a source of conflict. Rather, the regression finding indicates that competing land uses did not demonstrate a statistically significant independent effect after the other predictors in the model were taken into account.

Rapid Urbanisation and Land Conflicts

Rapid urbanisation arose as the second solidest statistically significant predictor (β = 0.374, p = 0.001). This finding supports the argument that increasing demand for land associated with population development and urban growth places pressure on available land resources. Kombe (2010) associates rapid urbanisation with increasing competition for scarce land resources, while Kironde (2019) links urban expansion with encroachment, displacement and tensions between different land users. These arguments are particularly relevant to Dodoma, where urban growth has increased pressure on land ownership, boundaries and settlement.

The finding therefore suggests that urbanisation becomes particularly problematic when the growth of settlements is not accompanied by effective land-use planning, adequate infrastructure and enforceable land-management systems. The interaction between rapid urbanisation and weak governance consequently provides an important explanation for the persistence of land conflicts in Iyumbu Ward.

Speculative Land Grabbing and Land Conflicts

Speculative land grabbing was identified by 66.3% of respondents in the descriptive analysis, indicating that it remains a recognised concern among residents. However, its regression coefficient was not statistically significant at the 5% level (β = 0.126, p = 0.087). The finding therefore provides descriptive evidence of its perceived importance but insufficient statistical evidence to conclude that it independently predicts the socioeconomic implications of land conflicts when the other factors are controlled.

Nevertheless, the finding is consistent with literature linking speculative land acquisition and displacement to land-related instability. The literature reviewed in the study indicates that speculative land acquisitions can displace vulnerable populations and generate tensions over ownership and land rights. It should therefore remain part of the wider explanation of land conflicts, while its statistical effect in the present study is interpreted cautiously.

Overall, the findings support the dominant proposal of Institutional Theory that the effectiveness of official rubrics, implementation instruments and supremacy institutions influences how resources are allocated and how conflicts emerge. Corruption, rapid urbanisation and weak land-use planning were the most statistically important factors in this study, suggesting that land conflicts in Iyumbu Ward cannot be addressed solely through resolving individual ownership disputes. They also require stronger institutions, transparent land administration, effective urban planning and clearer enforcement of land governance frameworks.

CONCLUSION

The study established that land conflicts in Iyumbu Ward are influenced by a mixture of institutional, governance and urban development

factors. Corruption, rapid urbanisation, weak land-use scheduling, competing land uses and hypothetical land grabbing were identified as factors contributing to land conflicts and their socioeconomic implications. Among these factors, corruption emerged as the strongest predictor, followed by rapid urbanisation and weak land-use planning. This demonstrates the important role played by the effectiveness, transparency and accountability of land administration institutions in managing land resources and preventing disputes.

The findings further showed that rapid urbanisation is increasing pressure on available land, while weaknesses in land-use planning create conditions for competing claims and inappropriate land uses. Although competing land uses and speculative land grabbing were identified by respondents as contributing to land conflicts, their individual effects were not statistically significant at the 5% level when the other predictors were considered.

Overall, the study concludes that land conflicts in Iyumbu Ward cannot be adequately addressed by resolving individual disputes alone. Sustainable solutions require stronger land governance institutions, transparent land administration, effective urban planning, secure land tenure and meaningful community participation. Addressing these interconnected factors is essential for reducing land conflicts and their socioeconomic consequences and promoting sustainable urban development in Iyumbu Ward.

RECOMMENDATIONS

From the results and conclusions of the research, numerous measures are recommended to address the institutional, governance and urban development factors contributing to land conflicts in Iyumbu Ward. Particular attention should be given to corruption, rapid urbanisation and weak land-use planning, which emerged as the statistically significant factors in the analysis. The following recommendations are proposed:

i. *Strengthen anti-corruption measures*: Land administration institutions should strengthen transparency, accountability and monitoring mechanisms to minimise bribery, irregular land allocations and fraudulent land transactions.
ii. *Improve land-use planning*: Local authorities should strengthen zoning, urban planning and enforcement of land-use regulations to minimise overlapping claims and incompatible land uses.
iii. *Strengthen land tenure security*: Land registration, documentation and clarification of ownership rights should be improved to reduce uncertainty and competing claims over land.
iv. *Promote community participation*: Local communities should be actively involved in land-use planning and land-related decision-making processes to enhance transparency, trust and acceptance of decisions.
v. *Manage rapid urbanisation*: Urban expansion in Iyumbu Ward should be supported by adequate planning, infrastructure provision and appropriate development controls to reduce pressure on available land.
vi. *Strengthen enforcement of land laws*: Existing land laws and regulations should be consistently enforced, with appropriate measures taken against individuals and officials involved in illegal or unethical land transactions.
vii. *Control speculative land acquisition*: Relevant authorities should strengthen monitoring of speculative land transactions and ensure that land acquisition and development comply with established legal and planning requirements.
viii. *Enhance institutional coordination*: Institutions responsible for land administration, urban planning and dispute management should strengthen coordination and information sharing to minimise conflicting decisions and improve land governance.

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