

Review Form 1.6

Journal Name:	Journal of Scientific Research and Reports
Manuscript Number:	Ms_JSRR_77771
Title of the Manuscript:	SOCIAL FACTORS ENCUMBERING LAND TITLE REGISTRATION IN TANZANIA: THE CASE OF MTWIVILA AND MKIMBIZI WARDS, IRINGA MUNICIPALITY
Type of the Article	Review Article

General guideline for Peer Review process:

This journal's peer review policy states that **NO** manuscript should be rejected only on the basis of '**lack of Novelty**', provided the manuscript is scientifically robust and technically sound. To know the complete guideline for Peer Review process, reviewers are requested to visit this link:

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PART 1: Review Comments

	Reviewer's comment	Author's comment (if agreed with reviewer, correct the manuscript and highlight that part in the manuscript. It is mandatory that authors should write his/her feedback here)
Compulsory REVISION comments	<p>The article is a clear analysis of the topic. The author referred to social and gender factors. He presented the results of his research and recommendations.</p> <p>In the introduction, the author presented the legal situation. He discussed the Land Act No. 4 of 1999 and the Finance Act of 2020. Then he/she reviewed the literature. The author assumed, "the effectiveness of the land title registration process is determined by social factors, and the land title registration process is an indirect variable. Limited awareness of respondents was the main social factor that limited land title programs in urban and suburban areas." The author used a cross-sectional research project carried out in the Mtwivila and Mkimbizi departments as a methodology for the respondents. Two key issues were discussed by the author: 1) Demographic and social characteristics of the POWTD; 2) Social factors burdening the land title registration process. The author proved that most of the landowners in the area are married men in the middle age. The majority of these men graduated from high school. a relatively greater of the study respondents worked in the private sector.</p> <p>The author proved that "the lack of public awareness of issues regarding registration processes and procedures, transfer of ownership, inheritance, advantages of registration and the disadvantages of non-registration or transfer, all contributed to the poor public response to land registration at Mtwivila and Mkimbizi Branches." What's more the author proved in his research that ignorance is the main obstacle in land registration. And that only few women had knowledge on the kind of documents required in land registration. Moreover "findings in this study revealed that most of the family conflicts and land disputes emanate from people's lack of awareness regarding their rights and responsibilities on property ownership and heritage." Based on the findings and conclusions, the author presented two reconditions. The first concerns the involvement of specialists and the stakeholder, and the second Non-governmental organizations</p>	
Minor REVISION comments		
Optional/General comments		

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PART 2:

	Reviewer's comment	Author's comment (if agreed with reviewer, correct the manuscript and highlight that part in the manuscript. It is mandatory that authors should write his/her feedback here)
Are there ethical issues in this manuscript?	<i>(If yes, Kindly please write down the ethical issues here in details)</i>	

Reviewer Details:

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