GUGAMI & ASSOCIATES

ADVOCATES · LEGAL CONSULTANTS

PRACTICAL CHECKLIST · TANZANIA

Land and property due diligence

Title, site and completion checklist

> A practical checklist for a Tanzanian land or property transaction. The scope of searches and approvals depends on the interest, the location and the transaction.

Title and ownership

- ☐ Title or ownership documents and the current registry search
- ☐ Seller identity and authority to transfer or lease
- ☐ Encumbrances, mortgages, caveats or competing claims
- ☐ Survey plan, boundaries and approved subdivision
- ☐ Any lease, occupancy or family interest affecting the property

Site and authority

- ☐ Physical inspection, access and occupancy
- ☐ Rates, land rent and outstanding obligations
- ☐ Planning, change-of-use or development approvals
- ☐ Consents required for the transfer or lease
- ☐ Environmental or sector-specific approvals, if applicable

Agreement and completion

- ☐ Parties, property, interest and price
- ☐ Payment schedule and conditions precedent
- ☐ Completion, possession and risk allocation
- ☐ Transfer documents and registration steps
- ☐ A written completion checklist and final records

NEXT STEP

If you would like the firm to apply this checklist to your matter, contact Gugami & Associates at www.gugami.co.tz or +255 684 220 531. A short conversation can confirm what is actually required.

GENERAL INFORMATION ONLY · NOT LEGAL ADVICE

This checklist is general information, not legal advice. Confirm the current land-registry and authority requirements for the specific property.