

CURRICULUM VITAE FOR CHARLES KITALYA

Mr. Charles Kitalya (MARLA, BSc. LMV, EA-CFFPC and FRV) is a practicing and fully registered valuer (FRV) with more than 10 years of profession experience in land administration, property valuation, and real estate taxation.

A. BASIC DETAILS:

- *Given Names:* Charles Kitalya
- *Date of Birth:* 21st November 1979
- *Contact Address:* P.O.Box 105505, Dar es Salaam
- *Cellphone:* +255767855655/+255685998600
- *Email:* kitalyacharles@gmail.com and Kitalya@inspire.co.tz



B. EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS:

- Candidate PhD (Real Estate) – Ardhi University: Dar Es Salaam, Tanzania.
- Master of Arts degree in Revenue Laws and Administration (MARLA) - University of Dar Es Salaam (UDSM): Dar Es Salaam, Tanzania.
- Bachelor of Science degree in Land Management and Valuation (Bsc.LMV) - University of Dar Es Salaam (UDSM): Dar Es Salaam, Tanzania.
- Certificate of East African Customs Clearing and Freight Forwarding Practice (EA-CFFPC) - Institute of Tax Administration (ITA): Dar es Salaam, Tanzania.
- Certificate of Full Registered Valuer (FRV) - The Valuers Board of Tanzania (VRB): Dodoma, Tanzania.
- Associate Member of the Association of Real Estate Professionals of Tanzania (AREPTA).
- Member of East Africa Land Administration Network–East Africa EALAN (EA).
- Member of African Real Estate Society (AfRES).

C. EMPLOYMENT RECORD

Kitalya is currently working as a Property Valuer and Tax Consultant at Inspire Consultants Limited in Dar es Salaam, Tanzania. Prior to joining private Sector, he worked with the Kahama and Ushetu District Councils as Authorized Officer for Lands in Shinyanga region, Tanzania.

- EMPLOYER 1: Inspire Consultants Ltd – (2017 – To date);
- EMPLOYER 2: Ushetu District Council – (2013 – 2017);
- EMPLOYER 3: Kahama District Council – (2008 – 2013).

D. WORKS AND ASSIGNMENTS ACCOMPLISHED.

1. Valuation Area:

As *professional valuer*; the main roles include to undertake property inspection, property measuring, recording and computing, assessing the rates for land and buildings and prepare valuation reports for various purposes. The common valuation purposes includes valuation for land

acquisition purpose, valuation for transfer purpose, valuation for taxation purpose, valuation for rating purpose, valuation for mortgage and financial reporting purposes etc.

Kitalya has worked in different capacities and under various entities to accomplish valuation assignments. The entities include: Azania Bank; Access Bank; Postal Bank; Akiba Commercial Bank; Amana Bank; Banc ABC; Bank of Africa (BOA); Commercial Bank of Africa; CRDB Bank PLC; Diamond Trust Bank; ECO Bank; Equity Bank; Kenya Commercial Bank; NMB Bank; Peoples Bank of Zanzibar (PBZ); and United Bank for Africa (UBA). Other non-financial entities include: TANESCO; Arusha City Council; Embassy of Republic of Rwanda; Tanzania Investment Center (TIC); Consolidated Holdings Corporations (CHC); Tanzania Revenue Authority (TRA); and Tanzania National Roads Agency (TANROADS).

2. Land Administration:

As an *Authorized Land Officer*, the main roles were to take charge by monitoring and executing all delegated function of land administration in Kahama and Ushetu district councils; Specific roles included: -

- ✓ To receive representations on proposed transfer of general or reserved land to village land and to prepare a report thereon.
- ✓ To receive representations on proposed declaration of hazardous land and to prepare a report thereon.
- ✓ To receive applications for rights of occupancy and to maintain register of applications.
- ✓ To sign letters of offer of right of occupancy subject to gazzettment.
- ✓ To require premium and rent.
- ✓ To sign letter of offer for renewal of a Right of Occupancy subject to gazzettment.
- ✓ To receive application for change of use.
- ✓ To receive and endorse notifications of dispositions of rights of occupancy.
- ✓ To approve dispositions.
- ✓ To issue notice to parties to a disposition.
- ✓ To receive applications for grant of approval for disposition.
- ✓ To receive and forward surrender of rights of occupancy to Commissioner for Lands.
- ✓ Notification of determination of surrender to the Occupier.
- ✓ All functions relating to breach of conditions of right of occupancy and signing of notice of revocation.
- ✓ To sign and publish notice of abandonment of land and to sign declaration of abandonment of land.
- ✓ To receive applications for certificate of validation and to sign and issue certificates of validation.

- ✓ To propose creation of wayleave.
- ✓ To receive applications for communal right of way and wayleave and to complete form for creation of wayleave.
- ✓ To propose creation of public right of way.
- ✓ To order substituted service.
- ✓ To publish notices in newspapers and the Gazette.
- ✓ Exercise powers to enter and inspect any land.
- ✓ Exercise power to call for information from an occupier.
- ✓ To sign and serve notice on any person in unlawful occupation of land, and to require such persons to vacate the land.
- ✓ To make and sign order requiring any person to remove obstruction on any public right of way.

He also accomplished other specific activities including Land Administration and Designing, Implementing and Monitoring Compulsory Land Acquisition, Support of RAP Procedures and Implementation Activities, Preparation for and Implementation of Entitlement Briefings, Compensation Agreement Signing and Payment of Compensation, Rural Land Sources Management and Urban Land Planning and Management.

3. Specific Land Administration & Valuation Assignments Accomplished

Land Acquisition for the 400KV Backbone Project (2011/2012): In this project, Kitalya assumed the role of the project supervisor and team leader. His duties involved to setup and supervise the team; to undertake valuation assignment; and to prepare valuation reports and compensation schedules for the 400KV way leave and transmission corridor from Mgongolo village in Igunga district of Tabora Region to Ibadakuli Power Station in Shinyanga Municipality covering a distance of 150km in total.

Malagalasi Hydro-Power Project (2009/2010): In this project, Kitalya assumed the role of the project team leader. His duties involved to setup and supervise the team, to undertake valuation assignment; prepare valuation reports and compensation schedules for the Malagalasi Hydro-Power Project way leave and transmission corridor from Kazulamimba village to Kigoma municipal, to Kasulu and a network of wayleave for 370km in total in Uvinza, Kigoma Rural, Kigoma Municipal, and Kasulu districts in Kigoma Region.

Land Acquisition Project for REA in Kigoma (2010/2011): In this project, Kitalya assumed the role of the project supervisor and team leader. His duties involved to setup and supervise the team; to undertake valuation assignment; and prepare valuation reports and compensation schedules for compensation purpose for and on behalf of the Rural Energy Agency in Kasulu and Kibondo in Kigoma region.

Valuation for Rating Purpose (2015/2016): In this project, Kitilya assumed the role of the project team leader. His duties involved to participate in valuation assignment by undertaking property inspection, property measuring, recording, computing and assessing the rates for various building; and prepare valuation reports for rating purpose for the in Pangani, Kaloleni and Revolosi wards in Arusha City and thereafter prepare rating cards.

Preparation of Detailed planning Schemes (2014/15): In this project, Kitilya assumed the role of the project team leader. His duties involved to manage and supervise the team both on site and in office works, to set up and prepare drafts of various land use plans for the development of trading centres of Nyamilangano (a key town for the districts headquarters of Ushetu), Kangeme (Ulowa), Bugomba B and Mwadui, and Mbika-Ushetu among others.

Land Acquisition for urban expansion (2010/2013): In this project, Kitilya assumed the role of the project team leader. His duties involved to take charge in supervising acquisition of Lands for Urban expansion for the Kahama Urban area (especially in Mwendakulima, Nyasubi, Mhongolo, Mhungula, Malunga, Nyihogo and Busoka wards) and trading centres of Kagongwa, Isaka, Segese, Ilogi, Bugarama, and Kakola.

Preparation of Kahama Urban Master Plan (2012/2013): In this project, Kitilya assumed the role of the project team member. His duties involved to provide information and support suitable for the early stakeholders' meetings and participation in various key meetings geared on setting up the assignments for the preparation of drafts and sketches.

Project for Village Land Use Planning (2010/2011): In this project, Kitilya assumed the role of the project team leader. His duties involved to ensure all legal and administrative activities were in order by setting up Land Boundaries Adjudication Committees for Lunguya and Segese Villages in Kahama district and about 3,500 (CCROs) certificates of customary right of occupancy were prepared, signed and issued to occupiers. This assignment was under the support of Ministry of lands, as part of rural land use planning support programs.

Buzwagi Resettlement Working Group (RWG) in (2009/2011): In this project, Kitilya assumed the role of the project team member. His duties involved supporting RAP procedures and implementation activities at Mwendakulima, Mwime and Chapulwa villages; Preparation for and implementation of entitlement briefings, compensation agreement signing and payment of compensation for and on behalf of Barrick Gold mine (Buzwagi Mines).

E. ACCADEMIC RESEARCH & OTHER RESEARCH WORK ACCOMPLISHED

1. Thesis and Dissertations:

- ✓ Compulsory Land Acquisition by Local Government Authorities in Tanzania: Policy and Practice. Unpublished thesis submitted in partial fulfillment of the requirements for Full Professional Registration with Valuers Registration Board of Tanzania. March, 2022.
- ✓ Assessment of Valuation Challenges in property Taxation in Tanzania. Unpublished thesis submitted in partial fulfillment of the requirements for the Master's degree, University of Dar Es Salaam. May 2020.
- ✓ An Examination of Valuation Standards in Tanzania. Unpublished dissertation, submitted in partial fulfillment of the requirements for the Bachelor of Science degree in Land Management and Valuation (BSc. LMV), University of Dar Es Salaam. May 2008.

2. Other Commissioned Research Assignments:

- ✓ Participated in a research on Taxation in the Extractive Industry, Governance and Poverty: The State of Tanzania during and Post COVID-19 Pandemic, 2020
- ✓ Participated in a research on the review of fiscal regime of Zanzibar 2020.
- ✓ Participated in a research on Gender Marginalization and Gender inequality within tax regime in Tanzania, Policy Forum, 2019.
- ✓ Participated in preparation of Strategic Plan 2020-2025 of Mlimani SACCOS Ltd, University of Dar Es Salaam, 2019.
- ✓ Participated in a research to assess the Impact of Tax Point (VAT) Administration in Tourism Sector, Tanzania Association of Tourism Operators (TATO) 2019.
- ✓ Participated in a research to assess the Impact of Tax Point (VAT) Administration in Construction Industry (TACECA), 2019.
- ✓ Participated in a research to assess the Impact of Skills and Development Levy (SDL) in Tourism Sector, Zanzibar Tourism Association of Investors (ZATI), 2019.

F. PERSONAL REFEREES

- 1) Dr. Deogratias N. Mahangila,
Inspire Consultants Ltd,
P.O. Box 105505
Dar es Salaam
mahangila@inspire.co.tz
Mob: +255765961652

- 2) Dr. Agnes N. Mwasumbi,
Ardhi University,
P.O. Box 35093,
Dar es Salaam, Tanzania.
anmwasumbi@yahoo.ca
Mob: +255755382622

- 3) District Executive Director,
Ushetu District Council,
P.O. Box 50, Kahama.

G. DECLARATION

I, Charles Kitanya, hereby declare and certify that this resume truly describes me, my education and professional carrier and experience. I understand that any false details provided herein may lead to termination of any registration or employment contract if engaged.

Signature:



Date: 21/04/2022