



THE UNITED REPUBLIC OF TANZANIA
PRIME MINISTER'S OFFICE
REGIONAL ADMINISTRATION AND LOCAL GOVERNMENT

DAR RAPID TRANSIT AGENCY



1st Floor, Ubungo Plaza, P. O. Box 724, Dar es Salaam, Tanzania
Tel: +255 22 2461093/4/6 Fax: +255 22 2461098 E-mail: ce@dart.go.tz Website: www.dart.go.tz

Ref NO. DART/W.23/III/1

20 March, 2012

Mr. Yonas Mchomvu,
Task Team Leader,
Second Central Transport Corridor project (CTCP2),
P.O. Box 2054,
DAR ES SALAAM.

Dear Mr. Mchomvu,

**RE: TANZANIA SECOND CENTRAL TRANSPORT CORRIDOR PROJECT
(CTCP2) RAP UPDATE AND RAP IMPLEMENTATION REPORTS**

Reference is being made to your letter dated 12 March, 2012 on the above subject matter.

Appended herewith please find the RAP update Report which was disclosed locally on 17th March, 2012 in Swahili and English Newspapers as shown in the attachments.

Appended herewith also find the RAP Implementation Report with clarifications on the criteria used to determine whether the claims are justified or non- justified.

Thanking you for your continued cooperation.

Yours sincerely,

Cosmas P.M. Takule
CHIEF EXECUTIVE

JAMHURI YA MUUNGANO WA TANZANIA



**OFISI YA WAZIRI MKUU
TAWALA ZA MIKOA NA SERIKALI ZA MITAA**



WAKALA WA USAFIRI WA HARAKA (DART AGENCY)

**TANGAZO LA TAARIFA KUHUSU HALI YA ULIPAJI FIDIA
KWA AJILI YA WAATHIRIKA WALIOONGEZKA KATIKA
AWAMU YA KWANZA YA MRADI WA MABASI YAENDAYO
HARAKA JIJINI DAR ES SALAAM**

Serikali ya Jamhuri ya Muungano wa Tanzania imepata fedha kutoka Benki ya Dunia "International Development Association" (IDA) na inategemea kutumiā sehemu ya fedha hizo kwa ajili ya ujenzi wa miundombinu ya DART.

Ili kuepuka madhara ya masuala ya kijamii wakati wa utekelezaji wa mradi, Wakala wa Usafiri wa Haraka (DART Agency) ulitakiwa kulipa fidia wale wote ambao wataathirika na ujenzi wa miundombinu ya DART kwa kufuata sheria za nchi. Mpango wa ulipaji fidia uliandaliwa mwaka 2007 na baadhi ya waathirika wamekwishalipwa fidia na taarifa zimeandaliwa.

Hii ni taarifa ya mabadiliko yaliyotokea tangu mpango huu uzinduliwe hadi sasa ikionyesha mabadiliko yaliyotokea, waathirika wapya na makisio ya kiasi cha fedha za fidia zitakazoongezeka. Aidha taarifa inaelezea jinsi ya kushughulikia malalamiko katika maeneo husika.

Wakala wa DART kwa kushirikiana na TANROADS inatoa tangazo hili ili wanaohusika wajue kinachoendelea. Taarifa hii inapatikana kwenye ofisi zifuatazo:

Ofisi ya Wakala wa DART
Barabara ya Morogoro, Ubungo Plaza Ghorofa ya 1
Dar es Salaam
Tovuti: www.dart.go.tz

Halmashauri ya Jiji la Dar es Salaam
Makutano ya Barabara ya Morogoro na Sokoine
DAR ES SALAAM

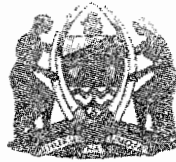
Halmashauri ya Manispaa ya Kinondoni
Makutano ya Barabara ya Morogoro na Kawawa
DAR ES SALAAM

Halmashauri ya Manispaa ya Ilala
Barabara ya Sokoine
DAR ES SALAAM

Katika hali ya uwazi na uwajibikaji katika utekelezaji wa Mradi wa DART Wakala wa DART unawaomba wadau wote hususan jamii husika kwenda kusoma taarifa hii.

Mwananchi, 17 Machi 2012

Daily News 17 March 2012



PRIME MINISTER'S OFFICE
REGIONAL ADMINISTRATION AND LOCAL GOVERNMENT



DAR RAPID TRANSIT AGENCY

**DISCLOSURE OF THE REPORT ON DART PROJECT PHASE 1
RESETTLEMENT ACTION PLAN (RAP) UPDATE**

The Government of the United Republic of Tanzania received a credit from the International Development Association (IDA) towards the cost of the Central Transport Corridor Project (CTCP 2). Part of the proceeds of this credit was allocated for planning the Dar es Salaam Bus Rapid Transit (BRT) Project, branded *Dar Rapid Transit (DART)*. During the planning of the DART Project, a Resettlement Policy Framework (RPF) was formulated, which established rules and procedures for compensation and resettlement assistance to be adopted in all situations where implementation of the DART project requires indemnification of adjacent properties and/or result in displacement and involuntary resettlement of families and economic activities.

In order to avoid negative environmental and social impacts during the implementation of the road project, DART Agency conducted the Environmental and Social Impact Assessment and Resettlement Action Plan (RAP) for which reports were prepared. This report updates the Resettlement Action Plan (RAP) for Phase 1 DART Project which was prepared between 2006 and 2007. It covers all changes in those resettlement plans along the entire Phase 1 corridor, indicating the rationale for the updates to the original RAP, explaining changes that are proposed and their effects on the number of affected people, their structures and land, and the budget implications. In addition, the RAP update report explains grievance mechanisms for resolving the issues raised and mitigation measures for the social concerns.

DART Agency in collaboration with TANROADS is now disclosing the report for public consumption.

The public can access the report which is available at the following offices:

DAR Rapid Transit Agency
Ubungu Plaza 1st Floor, Morogoro Road
DAR ES SALAAM
Website: www.dart.go.tz

TANROADS Headquarters' Office
Zain House, Ali Hassan Mwinyi/Kawawa Roads Junction
DAR ES SALAAM

Dar e Salaam City Council
Morogoro/Sokoine Roads Junction
DAR ES SALAAM

Kinondoni Municipal Council
Kawawa/Morogoro Roads Junction
DAR ES SALAAM

Ilala Municipal Council
Sokoine Drive
DAR ES SALAAM

As this disclosure will create awareness, transparency and accountability in the project implementation, DART Agency is encouraging all stakeholders including the community at large, to access the report.

THE UNITED REPUBLIC OF TANZANIA



PRIME MINISTER'S OFFICE

**REGIONAL ADMINISTRATION AND LOCAL
GOVERNMENT**



DAR RAPID TRANSIT AGENCY

DART PHASE I (RESETTLEMENT ACTION PLAN (RAP) UPDATE

**Dar Rapid Transit Agency (DART),
Ubungu Plaza building First floor,
Morogoro Road,
P.O.BOX 724,
DAR ES SALAAM.
Telephone +255-22-2461093, 2461094, 2461096
Fax: +255-22-2461098,
Email; ce@dart.go.tz
Website: www.dart.go.tz**

FEBRUARY, 2012

Table of Contents

ACRONYMS AND ABBREVIATIONS.....	i
1. INTRODUCTION.....	1
2. ADJUSTMENTS AND UPDATES IN RESETTLEMENT PLANS.....	1
3. COMMUNITY PARTICIPATION AND CONSULTATIONS	3
4. GRIEVANCE MECHANISM	8
5. VALUATIONS	9
6. BUDGET	9
7. STAKEHOLDERS PARTICIPATION.....	10
8. CONCLUSION.....	11

APPENDICES

APPENDIX 1:	COMPENSATION SCHEDULE FOR UBT
APPENDIX 11:	LIST OF NAMES OF STAGE 1PAPS WHO WERE COMPENSATED
APPENDIX 111:	MAGOMENI BONDENI COMPENSATION SCHEDULE
APPENDIX 1V:	COMMUNITY CONSULTATIONS- CHANGE OF ROAD USE (BRT BUSES ONLY SECTION ALONG MOROGORO ROAD BETWEEN BIBI TITI JUNCTION AND SOKOINE); UBT CONSULTATIONS

ACRONYMS AND ABBREVIATIONS

BRT	Bus Rapid Transit
CBD	Central Business District
CBO	Community Based Organizations
CTCP	Central Transport Corridor Project
DARCOBOA	Dar es Salaam Commuter Bus Owners' Association
DART	Dar Rapid Transit
DAWASA	Dar es Salaam Water and Sanitation Authority
DCC	Dar es Salaam City Council
DLAs	Dar es salaam Local Authorities
DP	Displaced Person
DSM	Dar es Salaam
GOT	Government of Tanzania
IMC	Ilala Municipal Council
KMC	Kinondoni Municipal Council
PAP	Property Affected Peoples
PIC	Public Information Center
PMU	Project Management Unit
PMO-RALG	Prime Minister's Office, Regional Administration and Local Government
RAP	Resettlement Action Plan
ROW	Rights-of-Way
RPF	Resettlement Policy Framework
SUMATRA	Surface and Marine Transport Regulatory Authority
TBA	Tanzania Building Agency
TANROADS	Tanzania National Roads Agency
TANESCO	Tanzania Electric Supply Company Ltd
ToR	Terms of Reference
TPA	Tanzania Ports Authority
TRA	Tanzania Revenue Authority
TTCL	Tanzania Telecommunication Company Limited
TZS:	Tanzanian Shillings
UBT	Ubungu Bus Terminal
USD:	United States Dollars
WB	World Bank

1. INTRODUCTION

This report updates the Resettlement Action Plan (RAP) for Phase 1 DART Project which was prepared between 2006 and 2007 and disclosed in February, 2007. It covers all changes in those resettlement plans along the entire Phase 1 corridor, indicating the rationale for the updates to the original RAP, explaining changes that are proposed and their effects on the number of affected people, their structures and land, and the budget implications. In addition, the update explains the processes for consulting new PAPs and new grievance mechanisms for resolving the issues raised are explained. All other provisions of original RAPs regarding entitlements, eligibility criteria, organizational arrangements, arrangements for monitoring and evaluation, the framework for participation, and mechanisms for grievance redress, all continue in effect for any additional affected people.

1. ADJUSTMENTS AND UPDATES IN RESETTLEMENT PLANS

The RAP update was prompted by the fact that the BRT depot near Ubungo Bus Terminal in PART A of the original RAP needed to be redesigned following a contract which was signed in March, 2008 between DART Agency and Consultants, M/S LOGIT Engenharia Consultiva Ltd. The redesign necessitated revision of the Original RAP to incorporate new developments which had taken place. The original RAP (affected only 88 PAPs for this BRT terminal) was not implemented as it failed to address the needs of the adjacent bus terminal. About 142 additional PAPs are expected to be affected at Ubungo Bus Terminal (UBT). The increase is caused by the new proposed redevelopment of the entire Ubungo Bus Terminal (UBT) unlike the initial plan to develop only the DART depot. Details of the Ubungo Bus Terminal PAPs are presented in **Appendix 1.**

At the site for the Kariakoo Terminal at Gerezani Quarters the original RAP has not yet been implemented because of tenure disputes between the original owners and Governments and the case is still awaiting a final verdict.

At three other sites (Civic Centre, National Housing Corporation, Urafiki feeder station) the areas originally planned have been reallocated by government for other uses, and new alignments or sites have been identified.

At a few additional locations new PAPs have also been identified along the DART corridor as summarised in Table 1-0 below:-

Table 1: Table Summarizing RAP Adjustments and Updates

No	Locations	Adjustments Required	Rationale	Change from original RAP	Budget Change	Status/Next Steps
1	Dar es Salaam University overnight Rapid Transit Bus parking	Relocation of parking for 150 buses from Ubungo to Dar es Salaam University	There was no provision for this parking area in the RAP since area was not required for the original design	Parking area is free on condition that Contractor shall construct fencing wall	None. This is an addendum to the main contract	-Complete PAPs compensation -Site possession by Contractor -Execute main contract then Addendum to the main contract. - Alternative site for Ubungo overnight parking temporarily available until when the University parking site is ready for use.
2	Ubungo Bus Terminal	The original design of UBT did not change. Earlier it was assumed that the Up-country bus terminal part will be implemented by DCC while the BRT depot will be implemented under DART project. Later it was decided that the whole design should be implemented under DART project hence the increase of number of PAPs from the Original 88 to 230.	The 142 PAPs from the Up-country bus terminal part under DCC not included in the original RAP.	142 PAPs not included in the original RAP	From TZS 591,360,000 for 88 PAPs to TZS 2,733,659,000.00 for all UBT PAPs. Out of this amount TZS 502,075,000 already paid by the GOT	Requested the difference TZS 2.3 Billion from the GOT so as to compensate the remaining PAPs
3	Gerezani (Kariakoo)	<ul style="list-style-type: none"> Full payment as per original RAP compensation schedule as disclosed to the Bank. Plan to acquire the nearby undeveloped area which is large enough to construct the needed infrastructure for the BRT to be functional 	Original RAP budget included the land but the actual implementation budget at this site excludes compensation for land since land already owned by government	-Uncertain, pending court verdict on new land case 213 of 2010 -To use undeveloped area which is large enough to construct the needed infrastructure for the BRT to be functional	Pending court verdict, including land price in the original RAP plus inflation since the disclosure TZS 10,602,999,240 No cost implication for the undeveloped area.	Negotiations on-going concerning the undeveloped area.

4	Civic centre near City Hall	Empty land in front of the city hall belonging to City Council was planned for the use of the BRT but site was allocated to Mwalimu Nyerere Foundation because they swapped plots in order to build offices.	Realign along Mansfield road. Original alignment to change slightly	No added land. Condemned Immigration building belonging to the Ministry of Home Affairs to be affected. No envisaged cost implication	None	Site already handed over to the Contractor for development
5	National Housing Corporation (NHC) lot for the BRT feeder Station	Change of location of the proposed BRT feeder station to a new location, an open area behind the fire station	Land acquired for free from DCC	No added cost	None	Site handed over to Contractor
6	Gas station at Kisutu area along the Morogor road	Gas station required acquisition since the change in use of road to BRT bus only will prevent any customer access	Although gas station site is not directly affected the new use of Morogoro road will prevent its operation	Costs unknown		To complete consultations, asset valuations, and assess any grievances
7	Urafiki feeder station	Original site assumed could be used as feeder station for free, but was sold for a petrol station by its owner, Urafiki Textile Mill (UTM)	Alternative land adjacent to the UTM site leased for 40 years as stipulated in the MOU	1 PAP- UTM	TZS 271,810,000 paid to UTM	Complete consultations asset valuations, and assess any grievances
8	Utility poles in Magomeni area near Bondeni hotel	Four electric poles could not be relocated because adjacent area where the poles to be relocated was too close to private properties and not included in the original RAP	Relocation of the poles affect a number of houses, something which was not considered in the original RAP?	21 New PAPs	TZS 335,910,007	To Pay compensation
	Net SUM of all changes			164 New PAPs	4,698,792,692 (including 10% contingency for Grievances)	

2. COMMUNITY PARTICIPATION AND CONSULTATIONS

Consultations were held with PAPs and stakeholders during the RAP implementation process as planned in the original RAPs, but in addition, the following measures are being applied for sensitive issues or locations.

Change of Road Use (Proposed BRT Buses Only Section along Morogoro road between Bibi Titi junction and Sokoine Drive)

Consultations were held with business owners and tenants from September, 2011 to 12th February, 2012 on the effect of change of road use on their businesses along Morogoro road between Bibi Titi junction and Sokoine Drive. Preparatory meetings for these consultations were held between DART Agency and Ilala Municipal Council (IMC) Officials. Those present included the Municipal Planning Officer, Community Development Officer, the Mchafukoge and Kisutu Ward Officers, Councillors and Mtaa leaders. The main consultation method preferred was public meetings but during preparations, the local leaders recommended other methods of consultation including use of Para-professionals, and brochures because most business owners have tendency of not attending public meetings. The Para-professionals who are available in the community were trained on the subject matter and went from house to house to consult a total of 544 residents of Kisutu and Mchafukoge Wards. Lists of names of those consulted and their views are attached in appendices.

A consultation meeting to find out concerns of the business owners and their suggestions for mitigation was held on 12th February, 2012 at Kisutu Primary School. A total of 125 participants attended. Messages communicated included reasons for change of road use; its advantages, challenges, and PAPs procedures for submission of grievances which might arise during project implementation to be addressed. Messages also solicited for PAPs comments and suggestions including mitigations. Minutes of the meeting are attached in **Appendix 1V**.

During this meeting, the PAPs showed appreciation for the involvement and willingness to cooperate with the project implementers. Some PAPs were strongly in favour of the project for it will improve transportation in the city, reduce congestion, and improve

business and employment. Others were sceptical saying there will be problem of parking and were not sure this project will be implemented as planned for there has been so much delay. They were also concerned about what will happen to their business during construction of the road.

Major issues of concern from the participants included parking areas for the business owner's cars; loss of business; access to their business; whether impact assessments both environmental and socio-economic were done and disruption of other infrastructure like water and telephone services. Mitigation measures to these concerns include traffic management plan showing alternative roads to be used during constructions and to allow access to their business. Traffic Management Plan (TMP) in the CBD during construction is part of the contractor's obligation. However, DART, Dar es Salaam City Council and Ilala Municipal Council will compliment the Contractor's effort through, consultations and grievances redress system. After construction DART Agency and the same local authorities will be responsible on ensuring the system works well.

Although it might seem that by removing Morogoro Road from the normal private vehicles operation within the CBD, would bring chaos and disorganization, the entire process of rearranging the traffic flows inside the CBD shows great challenges that could eventually, in case of correct implementation, bring great improvements in flow, connectivity, speed and organization on the busiest region in all DSM. It's all about coordination, order and a great share of enforcement.

Ubungo Upcountry Bus Terminal (UBT)

Compensation has been planned in stages. In order to acquire site to start mobilizing for the works at UBT, DART Agency has already received funds amounting to TZS 502m/=from the Government (PMO-RALG) to compensate those originally planned to be affected. To compensate the additional PAPs, the remaining TZS 2.3 billion will paid to compensate those in the remaining area (Stage 2).

A meeting was held between DCC and DART Agency to plan logistics for disbursing funds so as to minimize complaints by PAPs who have waited for so long after the disclosure of the approved compensation. The meeting was held at Ubungo Plaza Pearl Hotel on 20th January, 2012. The meeting was attended by 77 PAPs who are some of the owners of buildings and businesses at UBT. During the meeting it was disclosed to the participants

that TZS 502m/- was availed by the Government for compensation of stage 1 PAPs. List of names of stage 1 PAPs to receive the money and amounts to be given were disclosed. **(Appendix 11)** Stage 11 PAPs are those in Appendix 1 excluding the Stage 1 PAPs. Names of the properties in question including buildings and type of business and amounts to be compensated are shown in the Appendices. Payment of compensation started on 8th February, 2012 and after completion of payment, site handover to TANROADS/Contractor is expected end of April 2012 and completion report will be prepared at that time. List of participants and minutes of the meeting are attached as **Appendix IV**

3. GRIEVANCE MECHANISM

Although each Municipality had already established grievance committees for the project, an added committee was required specifically for UBT since the Ubungo Bus terminal is under DCC jurisdiction. The Grievance committee has been established, and consists of members from the City Council; DART Agency; Chief Valuer and NGOs/PAPs. The Ubungo Bus Terminal Grievance Committee is made up of the following members :

- 3 Representatives from the City Council; City Economist, UBT Manager and UBT Engineer-The UBT Manager will be the Chairperson
- 4 Representatives from the DART Project Management Unit: DTD, BDM, SME and SC- BDM will be the Secretary
- 1 Representative of the Chief Valuer;
- 1 Consultant Valuer (which may not be the same Valuer responsible for valuation);
- 2 Representatives of NGOs relevant to issues being discussed.

The Grievance Committee follows the stipulated procedure planned in the original RAP:-

- Once complaints are received, any requests for additional information from the complainant will be issued within 15 days.
- The complainant will in turn have up to 30 days to provide the requested information, but may request for an additional period of up to 60 days on the basis of proper justification.
- Once full documentation is at hand, the Grievance Committee will notify the complainant of its decision within 20 days.
- Grievance Committee meetings depend on demand

At the first UBT Grievance Committee meeting conducted on **13/10/2011**, **22** complaints were submitted, discussed and resolutions reached. PAPs were informed about committee's resolutions in writing. On 24th November, 2011 supplementary valuation for genuine complaints as proposed by Grievances committee began and this report is expected to be completed by Mid-March, 2012.

4. VALUATIONS

A RAP is attached in Appendix 1 for Ubungo Bus Terminal to address the resettlement impacts of the business operators at the Terminal. Municipal Valuers were responsible for property valuations and preparation of RAP in their respective Municipalities.

The procedure adopted for inspection and valuation of affected properties followed the methodology established in Section 8.0 of the RPF. Resulting valuations have been used to prepare compensation schedule submitted and approved by the Government Chief Valuer.

5. BUDGET

Indicative Cost for Implementing RAP for Additional PAPs

A breakdown of estimated additional costs, provided in the approved schedules is **TZS 4,698,792,692** plus an assumed contingency of 10% to cover for any increase arising from PAPs complaints. Table 2, below summarizes the main figures of the Compensation Schedules. It should be noted that the original estimated cost was **TZS 17,138,982,870.90** as indicated in the implementation review. But original cost on table 2 below considered only the items with additional costs.

Table 2: Figures of the Proposed Compensation Schedules

Area	Original RAP Cost	Added Cost In Tzs
Kinondoni Municipality-Magomeni Bondeni Area	-	335,910,007
Ilala Municipality -(Gerezani Quarter)	8,902,482,620	1,700,516,620
Ubungo Terminal	172,545,900	2,571,113,100
Sub – Total	9,075,028,520	4,271,629,720
Contingency 10% (for grievances)	907,502,852	427,162,972
GRAND TOTAL	9,982,531,372	4,698,792,692

6. STAKEHOLDERS PARTICIPATION

A Steering Committee to oversee implementation of DART project has been established as a new mechanism to facilitate stakeholder's coordination and ensure ownership, transparency and accountability during the project implementation process. Among the functions of the Steering Committee is to assist with addressing challenges which arise during project implementation including PAPs complaints. The Steering committee will involve both implementers and decision makers like the City fathers so as to build their sense of ownership and political will to implement this project and provide the needed facilitation. The first Steering Committee meeting shall be held on 29th February, 2012.

The Steering Committee is made up of the following:

1.	Lord Mayor of Dar es Salaam City	Chairperson
2.	Mayor of Ilala	Member
3.	Mayor of Kinondoni	Member
4.	Mayor of Temeke	Member
5.	DSM City Council Director	Member
6.	Kinondoni Municipal Director	Member
7.	Ilala Municipal Director	Member
8.	Temeke Municipal Director	Member
9.	Ministry of Infrastructure (TANROADS)	Member
10.	Ministry of Transport (SUMATRA)	Member
11.	Commander of the Traffic Police Representative	Member
12.	Representative of the private sector (DARCOBOA)	Member
13.	Tanzania Business Council (Business)	Member
14.	PMO – RALG (DART Agency)	Secretary

7. CONCLUSION

This Phase 1 DART RAP Update was necessary because of 1) changes in project design at UBT and therefore 220 additional affected persons 2) the tenure dispute at Gerezani Quarter which led to court injunction and ultimately a delay to pay PAPs compensation. This will call for additional cost of 6% interest due to delay in payment of the compensation and 3) 21 new affected PAPs at Magomeni Bondeni, Kinondoni Municipality due to relocation of utilities.

In these areas, additional PAPs have been identified, buildings and business operations within the area inspected with the intent of establishing their market value and assigning appropriate loss of profit and other entitlements. Valuation for compensation purposes was guided by provisions of the Land Act No.4 of 1999 which provides that the basis of valuation is market value. Also compensation schedules have been approved by the responsible authorities.

Social safeguard issues including consultations with PAPs are a continuous process as witnessed at UBT and Kisutu and Mchafukoge Wards. At UBT due to changes in design there are 142 additional PAPs and RAP has been updated and disclosed followed by stage 1 compensation of 87 PAPs out of the 220 PAPs already identified.

Consultations with business owners were finalized along the section of Morogoro road between the junction of Bibi Titi Road and Sokoine Drive. DART Agency shall continue to identify new PAPs and value their property and determine compensation of the same.

Stakeholder's participation in the implementation of DART project is being improved through establishment of Steering Committee to facilitate coordination of the project. Also a Grievance committee has been established at UBT for addressing PAPs complaints.

A major challenge facing implementation of this Phase 1 RAP is inadequate funds for PAPs compensation. The Government (PMO-RALG) plans to release the remaining TZS 2.3 billion for compensating the remaining PAPs (Stage 2 PAPs) at UBT by July, 2012. Also there has been budget adjustment at Gerezani Quarter to include 6% interest to be paid to the PAPs for delay in payment after final verdict.

APPENDIX 1:
COMPENSATION SCHEDULE FOR UBT

ASSESSMENT OF COMPENSATION PACKAGE FOR BUILDING AND BUSINESSES AT UBUNGO BUS TERMINAL – DAR ES SALAAM

1.0 INSTRUCTIONS AND PURPOSES OF VALUATION:

We have been instructed by the Dart Agency to ascertain compensation package for Buildings and business operation at Ubungo Bus Terminal in Dar es Salaam.

Accordingly; we undertook inspection of all buildings within the project area with a view of establishing their market value for compensation purpose.

Also business operations in the area were inspected with intent to assign appropriate loss of profit and other entitlement.

2.0 DATE OF VALUATION:

The date of valuation which has been adopted as the date of valuation is December 2010. The values expressed in this valuation are those current of the said date.

3.0 BASIS OF VALUATION:

Valuation for compensation purposes is guided by provisions of the Land Act No. 4 of 1999, which provides that the basis of valuation is market value. The market value is defined as:

“...the highest price in terms of money which property under appraisal would be expected to bring in a competitive and open market under conditions requisite for a fair sale...”

Implicit in this definition is the consummation of a sale at a specified date and the passing of ownership from seller to buyer under conditions whereby:-

- Both the Buyer and Seller are economically motivated and are both acting prudently.
- The sale price is not affected by any undue influence.
- Both parties are well informed and well advised and are acting in what they consider to be their own best interest.
- A reasonable time is allowed for exposure in the in the open market.

4.0 VALUATION METHODOLOGY:

Act No. 47, the Land acquisition Act of 1967, governs Land Acquisition in Tanzania is the main law used when it comes to land acquisition. However, the new Land Act, Part II, elaborates the provisions on assessment. Section 3(1) paragraph "g" of the Land Act No. 4 of 1999 which provides:

"To pay full, fair prompt compensation to any person whose right of occupancy or recognized long standing occupation or customary use of land is revoked or otherwise interfered with to their detriment by the state under this Act or is acquired under the Land Acquisition Act."

Regulations made under S 179, the Land (Assessment of the value of land for Compensation) regulations, 2001 and which became operational in May 2001 provide assessment of compensation on land to be based on the following:

1. Market value ¹ of the real property.
2. Disturbance allowance which is a percentage of market value of the land acquired over 12 months.
3. Transport allowance calculated at the cost of 12 tons hauled over a distance not exceeding 20 km.
4. Loss of profit or accommodation based on business audited accounts.
5. Accommodation allowance which is equivalent to the rent of the acquired property per month over 36 months period.

5.0 COMPUTATION OF THE VARIOUS ALLOWANCES:

5.1 Disturbance Allowance:

Disturbance Allowance is payable as a percentage of real property value in compliance to the provisions of Act No. 4 of 1999. The percentage is the average commercial bank rates offered on fixed deposits. From data obtained from the various financial institutions in Tanzania the average rate on fixed deposits is 4% per annum.

5.2 Transport Cost:

In accordance with section 11 of the Regulations of Land Act No. 4 of 1999. Transport Allowance is computed on the basis of obtaining average transport rates within the area. It is the average cost of transporting 12 tons over a distance of 20km.

Data available from Regional Works office (Ministry of Works), indicate an average of TZS 120,000.

5.3. Loss of Profit:

In accordance with section 9 of the 2001 Regulations of Land Act No. 4 of 1999 the net monthly profit obtained from the business associated with the affected properties is assessed (for high incomes, evidenced by audited accounts where necessary and applicable, and multiplied by 36 months in order to arrive at the loss of profit payable. This calculation applies also for such business that are only temporarily affected during the project's construction phase. However for the purpose of this project since very few people managed to provide audited accounts which we were not in a position to certify their authenticity, we opted to establish an average of TZS 90,000/= as a loss of monthly profits except where the business is of a filling station, the loss of profit has been fixed at T.Shs.1,000,000/= per month.

5.4. Non Statutory Allowance:

Payment of other entitlement to the affected persons which have no legal support are done under provision of World Bank Guidelines.

It is indicated in the Policy Framework document provided to us by Dart Administration that payment of Non Statutory Allowance. Should follow World Bank Policy directives on Voluntary Resettlement.

In this exercise, the concept of assisting petty traders is supported with provisions of "Assist to remove allowance" as a form of settlement to acknowledge the loss suffered during transition period and also assist smooth movement to an alternative business locations.

6.0 VALUATION LIMITATIONS:

For valuation of buildings, general surveys were carried out as opposed to structural surveys as the latter is out with the scope of general valuation survey. Therefore, no testing was done on such services as water pipes, electrical wiring or drainage pipes and no testing was made to establish the extent of dampness, timber rot, metal fatigue etc.

We have however, dealt with the construction details with reference to the general state of repairs, maintenance and condition of the properties.

Moreover, the report covers tenants with binding contract with the Dar es Salaam City Council, though we were not availed with the written document to that effect. We therefore absolve ourselves from any liability should the information proved to be otherwise.

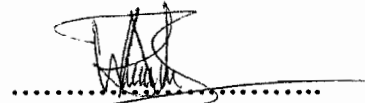
7.0. VALUATION SUMMARY:

The compensation values for the buildings and businesses are as follows:-

S/N.	AFFECTED PROPERTY	T.SHS.
1	BUILDINGS	2,177,459,000.00
2	BUSINESS OPERATIONS	556,200,000.00
	TOTAL COMPENSATION	2,733,659,000.00

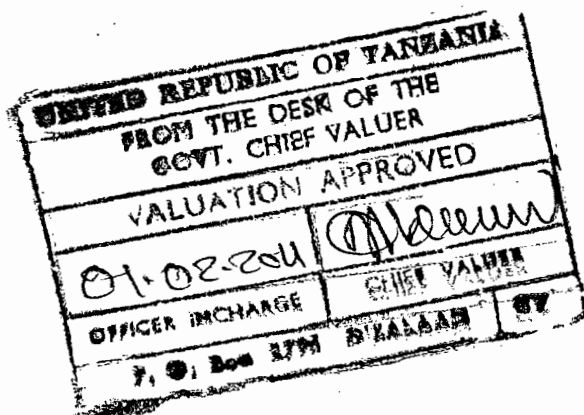
8.0 CERTIFICATION:

This valuation has been prepared for and on behalf of the Valuation Unit, Ministry of Lands, Housing and Urban Development by



Adam Y. Adam

Registered Valuation Surveyor (FRS), FTIVEA



9.0 LIST OF THE AFFECTED BUILDINGS:

S/N	NAME OF THE BUILDING/USER	REFERNCE NUMBER	REPLEMENT COSTS
1	SMART CINEMA UBT	VAL/DCC/UBT/BOT/01	18,598,000.00
2	HOSTEL	VAL/DCC/UBT/BOT/18	13,141,000.00
3	MAN GROUP PARKING YARD	VAL/DCC/UBT/03	29,072,000.00
4	TICKET BUILDING - OFFICE	VAL/DCC/UBT/1	181,996,000.00
5	TICKET BUILDING - OFFICE	VAL/DC/UBT/02	88,592,000.00
6	GUARD UNIT	VAL/DCC/UBT/04	2,059,000.00
7	OFFICE AND TOILET BUILDING	VAL/DCC/UBT/05	25,987,000.00
8	ADMINISTRATION BUILDING	VAL/DCC/UBT/15	201,114,000.00
9	WAITING BAY	VAL/DCC/BOT/17	13,875,000.00
10	UBUNGO POLICE POST	VAL/DCC/UBT/13	20,844,000.00
11	GAPCO PETROL STATION AND OFFICE UNIT	VAL/DCC/BOT/15	10,839,000.00
12	SALAMANDER RESTAURANT	VAL/DCC/BOT/01	55,500,000.00
13	TOILET BUILDING	VAL/DCC/UBT/	16,176,000.00
14	DCC	VAL/DCC/UBT/02/1	14,926,000.00
15	DCC	VAL/DCC/UBT/12	20,947,000.00
16	TAX DRIVERS ASSOCIATION COOPERATIVE SOCIETY	VAL/DCC/BOT/19	4,589,000.00
17	TOILET AND RESTAURANT	VAL/DCC/UBT/06	59,215,000.00
18	TERMINAL HOTEL AND BUREAU DE CHANGE	VAL/DCC/UBT/BOT/04	262,872,000.00
19	SALIM A. SALIM	VAL/DCC/UBT/BOT/05	136,013,000.00
20	DCC	VAL/DCC/UBT/06/1	67,462,000.00
21	DCC	VAL/DCC/UBT/08	202,387,000.00
22	DCC	VAL/DCC/UBT/09	88,589,000.00

23	DCC	VAL/DCC/UBT/10	109,809,000.00
24	PASSENGER'S WAITING LOUNGE	VAL/DCC/UBT/11	81,406,000.00
25	DCC	VAL/DCC/UBT/18/01	9,647,000.00
26	CHICAGO HOTEL	VAL/DCC/UBT/BOT/12	54,739,000.00
27	ROCAHED CO.	VAL/DCC/UBT/BOT/11	23,430,000.00
28	TANZANIA SCHOOL EQUIPMENT CENTRE	VAL/DCC/UBT/BOT/10	69,984,000.00
29	CHECKLINE G. TEETE	VAL/DCC/UBT/BOT/07	16,320,000.00
30	KEKACO RESTAURANT	VAL/DCC/UBT/BOT/10/1	10,000,000.00
31	TEMI GROCERY	VAL/DCC/UBT/BOT/09	10,000,000.00
32	KEFAS LISSO RESTAURANT	VAL/DCC/UBT/BOT/13	12,443,000.00
33	ABOOD BUS YARD	VAL/DCC/UBT/BOT/03	12,200,000.00
34	SUPPER DOLL TYRE CENTRE	VAL/DCC/UBT/BOT/14	94,775,000.00
35	DCC	VAL/DCC/UBT/16	75,869,000.00
36	DCC	VAL/DCC/UBT/	20,146,000.00
37	IBRAHIM KATE	VAL/DCC/UBT/BOT/20	8,797,000.00
38	VANESSA ENTERPRISES	VAL/DCC/UBT/BOT/21	13,698,000.00
39	TBS BOUNDARY WALL	VAL/DCC/UBT/BOT/TBS	5,490,000.00
40	TBS TOILET BLOCKS	VAL/DCC/UBT/BOT/TBS TOILETS	2,813,000.00
41	TBS PLANTED TREES	VAL/DCC/UBT/BOT/TBS TREES	66,000.00
42	CONCRETE WATER TANK	VAL/DCC/UBT/14	8,778,000.00
43	AMANI GROUP	VAL/DCC/UBT	5,135,000.00
			2,177,459,000.00

10. LIST OF BUSINESSES

VALUATION REPORT FOR COMPENSATION PURPOSES FOR COMMERCIAL UNITS WITHIN UBUNGO BUS TERMINAL						
S/N	NAME	TYPE OF BUSINESS	LOSS OF PROFIT	ASSISTANCE TO MOVE	TOTAL COMPENSATION	REMARKS
1	NEHEMIA KAITARA	TOILET	3,240,000.00	120,000.00	3,360,000.00	
2	ATHUMANI NDAKI	RESTAURANT	3,240,000.00	120,000.00	3,360,000.00	
3	JALIA ABUBAKAR	RESTAURANT	3,240,000.00	120,000.00	3,360,000.00	
4	ABASSI AMIR MKWIZU	OFFICE EQUIPMENT	3,240,000.00	120,000.00	3,360,000.00	
5	PETER A. MANDARE	STATIONERY	3,240,000.00	120,000.00	3,360,000.00	
6	SAID MASAKA	SALOON	3,240,000.00	120,000.00	3,360,000.00	
7	NORAH SYLVESTER	LUGGAGE STORE	3,240,000.00	120,000.00	3,360,000.00	
8	VITALIS JOHN NGUMA	BAR	3,240,000.00	120,000.00	3,360,000.00	
9	JUSHUA SHAYO	STORE	3,240,000.00	120,000.00	3,360,000.00	
10	SALIM A. SALIM	STORE	3,240,000.00	120,000.00	3,360,000.00	
11	FATUMA CHUNGU	BAR/RESTAURANT	3,240,000.00	120,000.00	3,360,000.00	
12	BS TYRE CENTRE	STORE	3,240,000.00	120,000.00	3,360,000.00	
13	HITEN SHASH NANANDA	SPARE PARTS	3,240,000.00	120,000.00	3,360,000.00	
14	ALLY AHAMED SALUM	STORE	3,240,000.00	120,000.00	3,360,000.00	
15	TIGER ESTBLISMENT	OFFICE	3,240,000.00	120,000.00	3,360,000.00	
16	PROSPER SIMON	BAR	3,240,000.00	120,000.00	3,360,000.00	
17	AMINA OMARY	BEER WHOLE SALE	3,240,000.00	120,000.00	3,360,000.00	
18	AMANI ELIYAPENDA	SPARE PARTS	3,240,000.00	120,000.00	3,360,000.00	
19	MAGRETH SUMAYE	SHOP	3,240,000.00	120,000.00	3,360,000.00	
20	ROCAHED CO. LTD	TOILET	3,240,000.00	120,000.00	3,360,000.00	
21	OBEID MSAMI SWAI	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00	
22	ABUU MUSA	SPARE PARTS	3,240,000.00	120,000.00	3,360,000.00	
23	ROCAHED CO. LTD	DRY CLIANER	3,240,000.00	120,000.00	3,360,000.00	
24	ABUU MUSA	CAFÉ	3,240,000.00	120,000.00	3,360,000.00	
25	GABRIEL KIMARIO	BAR & RESTAURANT	3,240,000.00	120,000.00	3,360,000.00	
26	VICKY NYEME	RESTAURANT	3,240,000.00	120,000.00	3,360,000.00	
27	RASHID CHENJA	SODA DEPOT	3,240,000.00	120,000.00	3,360,000.00	
28	NEEMA C. SEBWACHE	SODA DEPOT	3,240,000.00	120,000.00	3,360,000.00	
29	ISSA NKYA	STORE	3,240,000.00	120,000.00	3,360,000.00	
30	LIGHTNESS MBERESERO	SPARE PARTS	3,240,000.00	120,000.00	3,360,000.00	
31	PERY ATHUMANI	OFFICES	3,240,000.00	120,000.00	3,360,000.00	
32	KVC INVESTMENT	LUBRICANTS	3,240,000.00	120,000.00	3,360,000.00	
33	MATHIAS SIMON	LUBRICANTS	3,240,000.00	120,000.00	3,360,000.00	
34	BADI SALEWA	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00	

35	FRED AMBROSE MALLYA	RESTAURANT	3,240,000.00	120,000.00	3,360,000.00
36	ROSALIA KYANDA	LUGGAGE STORE	3,240,000.00	120,000.00	3,360,000.00
37	KEFAS LISSO	RESTAURANT	3,240,000.00	120,000.00	3,360,000.00
38	JOTI COMMUNICATION	BAR	3,240,000.00	120,000.00	3,360,000.00
39	JOTI COMMUNICATION	PHONE ACCESSORIES	3,240,000.00	120,000.00	3,360,000.00
40	MAMA LISHE	RESTAURANT	3,240,000.00	120,000.00	3,360,000.00
41	AHMED ABUBAKAR	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
42	TEMI GROCERY	BAR	3,240,000.00	120,000.00	3,360,000.00
43	KEKACO RESTAURANT	RESTAURANT	3,240,000.00	120,000.00	3,360,000.00
44	HEKIMA BUS SERVICE	OFFICE	3,240,000.00	120,000.00	3,360,000.00
45	ATHUMANI MDOE	STORE	3,240,000.00	120,000.00	3,360,000.00
46	RAPHAEL KATEGWE	STORE	3,240,000.00	120,000.00	3,360,000.00
47	DAUDI MILINGA	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
48	JANE MKUBWA	PHONE ACCESSORIES	3,240,000.00	120,000.00	3,360,000.00
49	STEVEN MORINGO	LUGGAGE STORE	3,240,000.00	120,000.00	3,360,000.00
50	SAIDA MSHANA	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
51	J.R. MSETI	WHOLESALE SHOP	3,240,000.00	120,000.00	3,360,000.00
52	STEVEN GUNDA	REPAIRS PHONES	3,240,000.00	120,000.00	3,360,000.00
53	PAUL SHEHOZA	CONFESSIONERS	3,240,000.00	120,000.00	3,360,000.00
54	JOSEPH MDACHI	CONFESSIONERS	3,240,000.00	120,000.00	3,360,000.00
55	JANE SERIKALI	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
56	ELIZABETH ELIAS	BONTIQUE	3,240,000.00	120,000.00	3,360,000.00
57	SOSPETER MAYEKA	PHONE	3,240,000.00	120,000.00	3,360,000.00
58	JOSEPHINE MAKAMBA	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
59	JOSEPHINE MAKAMBA	PHONES ACCESSORIES	3,240,000.00	120,000.00	3,360,000.00
60	JOSEPHINE MAKAMBA	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
61	LELO JOSEPH	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
62	A.L. LUPENZA	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
63	JAMES MLINGA	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
64	J. KOMAJI	COMMUNICATION	3,240,000.00	120,000.00	3,360,000.00
65	JUMA A WENGUWENGU	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
66	NJURU S. LWEHELA	WHOLE SALE	3,240,000.00	120,000.00	3,360,000.00
67	IDDY KAWAIDA	CONFESSIONERS	3,240,000.00	120,000.00	3,360,000.00
68	FRED KILEWA	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
69	MERU SHOP	SHOP	3,240,000.00	120,000.00	3,360,000.00
70	AYOUB HUSSEIN	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
71	TUPPA PAULO MAGWIZA	RESTAURANT	3,240,000.00	120,000.00	3,360,000.00
72	RAHIM MITHA	SLOT MACHINES	3,240,000.00	120,000.00	3,360,000.00
73	TACERE	EQUIPMENT	3,240,000.00	120,000.00	3,360,000.00

74	ELIZABETH OLOTU	OFFICE	3,240,000.00	120,000.00	3,360,000.00
75	KESSY	SHOE SHSINE		120,000.00	120,000.00
76	ALLY M. MBILILI	RADIO REPAIRS	3,240,000.00	120,000.00	3,360,000.00
77	DAVID NICHOLAUS NYENDO	BAR & RESTAURANT	3,240,000.00	120,000.00	3,360,000.00
78	RAKESH ABUBAKAR	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
79	HAWA MFAUME	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
80	RASHID BWAMBIZO	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
81	TEDDY SWAI	COMMUNICATION	3,240,000.00	120,000.00	3,360,000.00
82	MICHAEL RAPHAEL	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
83	TUKAE JUMA	RESTAURANT	3,240,000.00	120,000.00	3,360,000.00
84	ABRAHAM MALEKO	BAR	3,240,000.00	120,000.00	3,360,000.00
85	CATHERINE KESSY	FAST FOOD	3,240,000.00	120,000.00	3,360,000.00
86	ISIAKA TAWAQAL	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
87	TAGO ENTERPRISE	GROCERY	3,240,000.00	120,000.00	3,360,000.00
88	WINNIE KIOSK	BAR & RESTAURANT	3,240,000.00	120,000.00	3,360,000.00
89	CHRISTINA LYIMO	SLOT MACHINES	3,240,000.00	120,000.00	3,360,000.00
90	LUCY KAMANDO	PHAMARCY	3,240,000.00	120,000.00	3,360,000.00
91	WINFRIDA KAMUGISHA	CONFESSIONERS	3,240,000.00	120,000.00	3,360,000.00
92	JUMA WABIL WA MAGONGO	WHOLE SALE SHOP	3,240,000.00	120,000.00	3,360,000.00
93	ADASA KIOSK	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
94	ADASA COMMUNICATION	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
95	HAPPY MACHA	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
96	BAHATI LENGASANI	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
97	BENEDICTA MMASI	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
98	MAMMY G. MUSHI	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
99	POSTA	POSTA	3,240,000.00	120,000.00	3,360,000.00
100	SOLOMONI MWANGAMILO	SALOON	3,240,000.00	120,000.00	3,360,000.00
101	CHANZE KINYELE	CONFESSIONERS	3,240,000.00	120,000.00	3,360,000.00
102	CLEMENT MTAOLELWA	CONFESSIONERS	3,240,000.00	120,000.00	3,360,000.00
103	ROMAN SELASSINI SWAI	CONFESSIONERS	3,240,000.00	120,000.00	3,360,000.00
104	TWAHA SHABANI	RESTAURANT	3,240,000.00	120,000.00	3,360,000.00
105	MAXIMILIAN MAKABALA	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
106	MASHAKA MBUGI	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
107	HAMADI BARAKA	RESTAURANT	3,240,000.00	120,000.00	3,360,000.00
108	ZAINABU KILEWA	CONFESSIONERS	3,240,000.00	120,000.00	3,360,000.00
109	ALBINA ALUBIN	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
110	TEDDY CAUDIANCE ABIAS	BAR	3,240,000.00	120,000.00	3,360,000.00

111	TAUSI ATHUMANI TWENGE	PHONE ACCESSORIES	3,240,000.00	120,000.00	3,360,000.00
112	SARAH ZACHARIA	RETAIL SHOP		120,000.00	120,000.00
113	BAKARI MGONJA	SHOE SHINE	3,240,000.00	120,000.00	3,360,000.00
114	ESTHER SAMSONI	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
115	JAY HAM	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
116	ERNEST KIZIMBA	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
117	FRANCIS SHIJA	CONFESSIONERS	3,240,000.00	120,000.00	3,360,000.00
118	DAUDI ATHUMANI	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
119	IDDINASSORO MAKAMBA	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
120	JEREMIA PATRIC TEMBA	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
121	MODESTI MSOMI	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
122	IRENE MALEKELA	PHONE ACCESSORIES	3,240,000.00	120,000.00	3,360,000.00
123	CAREEN GOODLUCK	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
124	THERESIA WINFRED	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
125	DEVOTH KIOSK	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
126	RASHID CHENJA	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
127	NEEMA SEBWACHE	BAR	3,240,000.00	120,000.00	3,360,000.00
128	NASSOR SHABAN	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
129	GEOFFREY KIBESA	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
130	ANASTASIA BONIFACE	RESTAURANT	3,240,000.00	120,000.00	3,360,000.00
131	MARK MSORU	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
132	V.M. VERASTUS	TOILET	3,240,000.00	120,000.00	3,360,000.00
133	JUMANNE MAFURU	SHOP	3,240,000.00	120,000.00	3,360,000.00
134	WILLIE MALIWA/ JOHN B. MMASI	PHONE ACCESSORIES	3,240,000.00	120,000.00	3,360,000.00
135	HAWA NGULUME	RESTAURANT	3,240,000.00	120,000.00	3,360,000.00
136	PENINSULA BABEQUE	RESTAURANT	3,240,000.00	120,000.00	3,360,000.00
137	ROSE CHILEMEJI	GROCERY	3,240,000.00	120,000.00	3,360,000.00
138	GOBA SAIDI	PHONE ACCESSORIES	3,240,000.00	120,000.00	3,360,000.00
139	HALIFA NANGA	KIOSK	3,240,000.00	120,000.00	3,360,000.00
140	ADELIN ELISEI	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
141	SEKELA ERICK	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
142	TEDDY COMMUNICATION	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
143	MSUYA COMMUNICATION	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
144	CLOUD ALOYCE	COMMUNICATION	3,240,000.00	120,000.00	3,360,000.00
145	IZUMBE COMMUNICATION	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
146	AMIRI OMAR	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
147	HAPPINESS TWENGE	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00

148	HAMZA MAYUMBA	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
149	DAUDI MBURA	PHONE ACCESSORIES	3,240,000.00	120,000.00	3,360,000.00
150	ROSE RASHIDI	BAR	3,240,000.00	120,000.00	3,360,000.00
151	VEDASTINA BWOGI	TOILET	3,240,000.00	120,000.00	3,360,000.00
152	ADIA HASSAN	SECRETARIAL	3,240,000.00	120,000.00	3,360,000.00
153	K.D MBURA	COMMUNICATION	3,240,000.00	120,000.00	3,360,000.00
154	REGINA LAMBERT	SHOP	3,240,000.00	120,000.00	3,360,000.00
155	GEORGE ALOYCE	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
156	REHEMA MOHAMED	PHONE ACCESSORIES	3,240,000.00	120,000.00	3,360,000.00
157	JOSEPHINE MAKAMBA	TOILET	3,240,000.00	120,000.00	3,360,000.00
158	JOSEPHINE MAKAMBA	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
159	MKENYA	INTERENTAINMENT		120,000.00	120,000.00
160	RAJABU SAIDI	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
161	HENRY MAUMA	REFRESHMENT	3,240,000.00	120,000.00	3,360,000.00
162	MAMMY G. MUSHI	FOOD	3,240,000.00	120,000.00	3,360,000.00
163	AIDAN OMARY	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
164	TUMAINI MUNGWANA	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
165	MATHIAS PANTALEO	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
166	JOYCE PASCHAL NTAWATAWA	RETAIL SHOP	3,240,000.00	120,000.00	3,360,000.00
167	MSHAMU MUSA	SHOE SHINE	-	120,000.00	120,000.00
168	JOHN MARINGO	SHOE SHINE	-	120,000.00	120,000.00
169	HEMED MUSSA	SHOE SHINE	-	120,000.00	120,000.00
170	MUSSA NURU	SHOE SHINE	-	120,000.00	120,000.00
171	SIMON LUGATE	SHOE SHINE	-	120,000.00	120,000.00
172	HAMIDU AMIR	SHOE SHINE	-	120,000.00	120,000.00
173	SWAHIBU HASHIM	SHOE SHINE	-	120,000.00	120,000.00
174	HALIFA NANGA	NEWS PAPER	-	120,000.00	120,000.00
175	AMINI KISOGO	NEWS PAPER	-	120,000.00	120,000.00
176	MASOUD A. CHANDE	NEWS PAPER	-	120,000.00	120,000.00
177	ISSA F. MABUMBA	NEWS PAPER	-	120,000.00	120,000.00
178	JUMA MLUGE	NEWS PAPER	-	120,000.00	120,000.00
179	HAPP COMMUNICATION	COMMUNICATION	3,240,000.00	120,000.00	3,360,000.00
180	CHAMA CHA MAWAKALA WA MABASI	COMMUNICATION	3,240,000.00	120,000.00	3,360,000.00
			TOTAL COMPENSATION		556,200,000.00

11. VALUATION REPORT OF BUILDINGS AT UBUNGO BUS TERMINAL-
KINONDONI MUNICIPALITY

S/N	VALUATION/PLOT/ HOUSE NUMBER	OWNER	LOCATION	DESCRIPTION
1	VAL/DCC/UBT/1	BOT	UBUNGO	<p>CINEMA BUILDING: Single storey type commercial building with cinema constructed of reinforced concrete flat white washed. Ceiling is of the reinforced concrete slab fitted with gypsum white washed. Walls are constructed with sand cement blocks plastered externally and painted internally. Windows is Nil. Doors are of wooden panel type with metal grills. The Floor is finished with red pigment sand cement screed.</p> <p>Accommodation Schedule: The subject property accommodates the following: Office room (Ticket) and a Hall.</p>
2	VAL/DCC/UBT/BOT/18	UBT	UBUNGO	<p>PROPOSED HOSTEL DETAILS OF CONSTRUCTION: Roof: Is of pitched type covered with corrugated iron sheets laid on timber rafters and purlins. Ceiling: is Nil. Walls: Are constructed with sand cement blocks plastered on both sides Windows: Consists of timber frames and wire mesh. Doors: Are of wooden battened type. Floor: The floor in finished with sand cement screed.</p> <p>ACCOMMODATION SCHEDULE: It accommodates a proposed Hostel.</p> <p>SERVICES: Electricity is concreted from the main</p>
3	VAL/DCC/UBT/03	UBT	UBUNGO	<p>PROPOSED SUPERMARKET DETAILS OF CONSTRUCTION: The roof: Is still open to sky. Ceiling: Is still uncovered. Walls: Are constructed with reinforced concrete beans and column posts plastered are on both sides except that one pit they are un-plastered. Windows: Are vent blocks. Doors: Are still openings. The floor is finished earth surface</p> <p>ACCOMMODATION DETAILS It accommodate a car parking</p>

4 VAL/DCC/UBT/1 UBT UBUNGO **OFFICE – TICKET BUILDING:**
The roof is of pitched type covered with Mbezi tiles laid on timber rafters and purlins. **Ceiling:** Is of hardboard with washed. **Walls:** Are constructed with sand cement blocks tyrolean rendered externally and painted internally. **Windows:** Are consists of metal grills incorporated with sliding glass casement and others are fitted with glass casement. **Doors:** Are of wooden panel type. The floor is finished with terrazzo chippings.

ACCOMMODATION DETAILS

The subject property accommodates the following:-
31 office rooms. Corridor is constructed with sand cement blocks and metal grills.

SERVICES:

Electricity is connected from the main.

5 VAL/DCC/UBT/02 UBT UBUNGO **OFFICE AND TOILETS BUILDING:**
The roof is of pitched type covered with Mbezi Tiles laid on timber rafters and purlins except that to corridor are covered with reinforced concrete flat. **Ceiling:** Is of hardboard white washed and corridor in covered with reinforced concrete slab white washed. **Walls:** are constructed with sand cement blocks plastered and painted on both sides. **Windows:** consist of timber frames incorporated with glass casement and metal grills. **Doors:** Are of wooden paned type. The floor is finished with terrazzo chippings.

ACCOMMODATION DETAILS

The subject property accommodates the following:-
16 office rooms, 2 bath rooms, 4 toilet rooms, which are fitted with eastern types and hand wash basin. Corridor is constructed with sand cement blocks and metal grills.

SERVICES:

Water and electricity are connected from the mains

6 VAL/DCC/UBT/4 UBT UBUNGO **GUARD BUILDING:**
The Roof: Is of reinforced concrete flat. **Ceiling:** Is of reinforced concrete slab. Walls are constructed with sand cement blocks tyrolean rendered externally and plastered internally. **Windows:** Consist of aluminium frames incorporated with sliding glass casement shutters. **Doors:** Are of aluminium frames. The floor is finished with rough concrete.

ACCOMMODATION DETAILS

It accommodates one guard room.

7 VAL/DCC/UBT/5 UBT UBUNGO

OFFICE AND TOILET BUILDING:

The roof is of pitched type covered with Mbezi Tiles. Ceiling is of hardboard withering washed. Walls are constructed with sand and painted internally. Window consist of aluminium frames incorporated with metal grills, anti-burglar bens and glass louvers. Door is of metal gate provided for security purposes. The floor is finished with Ceramic tiles.

ACCOMMODATION SCHEDULE:

The subject property accommodates the following:-
4 Office rooms. 4 Toilet room which are fitted with eastern types. 2 bath rooms. Office room.

SERVICES:

Water and electricity are connected from the mains.

8 VAL/DCC/UBT/15 UBT UBUNGO

ADMINISTRATION BUILDING

This is a double storey building built to good standard of workmanship and material specifications. **Roof:** is of pitched type covered with Mbezi Tiles laid on timber rafters and purlins. **Ceiling:** Is of reinforced concreted slab to ground floor and Upper Floor is covered with hardboard white washed. **Walls** are of sand cement blocks infiled within reinforced concrete column and beams which are plastered rendered and painted on both sides. **Windows:** are of glazed panel set in aluminum casement. **Doors:** Are of wooden panel type. The floor is finished with sand cement screed.

ACCOMMODATION DETAILS

The subject property accommodates:-

(a) GROUND FLOOR:

- 16 Office rooms
- Three (3) Toilet room, which are fitted with eastern type floor is finished with Ceramic Tiles.

(b) FIRST FLOOR:

- Reception room
- Five (5) Office rooms, Store room, Meeting/Body room, Veranda, Toilet rooms which are fitted with eastern type w/c and hand wash basin

ACCOMMODATION DETAILS

It accommodates one guard room.

7 VAL/DCC/UBT/5 UBT UBUNGO

OFFICE AND TOILET BUILDING:

The roof is of pitched type covered with Mbezi Tiles. Ceiling is of hardboard withering washed. Walls are constructed with sand and painted internally. Window consist of aluminium frames incorporated with metal grills, anti-burglar bens and glass louvers. Door is of metal gate provided for security purposes. The floor is finished with Ceramic tiles.

ACCOMMODATION SCHEDULE:

The subject property accommodates the following:-
4 Office rooms. 4 Toilet room which are fitted with eastern types. 2 bath rooms. Office room.

SERVICES:

Water and electricity are connected from the mains.

8 VAL/DCC/UBT/15 UBT UBUNGO

ADMINISTRATION BUILDING

This is a double storey building built to good standard of workmanship and material specifications. **Roof:** is of pitched type covered with Mbezi Tiles laid on timber rafters and purlins. **Ceiling:** Is of reinforced concreted slab to ground floor and Upper Floor is covered with hardboard white washed. **Walls** are of sand cement blocks infilled within reinforced concrete column and beams which are plastered rendered and painted on both sides. **Windows:** are of glazed panel set in aluminum casement. **Doors:** Are of wooden panel type. The floor is finished with sand cement screed.

ACCOMMODATION DETAILS

The subject property accommodates:-

(a) GROUND FLOOR:

- 16 Office rooms
- Three (3) Toilet room, which are fitted with eastern type floor is finished with Ceramic Tiles.

(b) FIRST FLOOR:

- Reception room
- Five (5) Office rooms, Store room, Meeting/Body room, Veranda, Toilet rooms which are fitted with eastern type w/c and hand wash basin

SERVICES:

Water and Electricity are connected from the mains.

9 VAL/DCC/BOT/17 UBT UBUNGO

WAITING BAY

The whole compound is fenced with burble wire supported by reinforced colum access to the compound is via a is sliding metal gate/grilles.

CONSTRUCTION DETAILS

Roof: Is of pitched type covered with modern corrugated iron sheets laid on iron trussing purlins and rafters supported by reinforced concrete posts. Ceiling Nil. Walls Nil. Door Nil. Window Nil. The floor is finished with rough concrete.

ACCOMMODATION DETAILS

The subject property accommodates:-
Waiting bay.

TOILET BUILDING:

CONSTRUCTION DETAILS

Roof: Is of mono-pitched type covered with corrugated iron sheets laid on timber members. **Ceiling:** Nil. **Walls:** Are built of sand cement blocks painted on both sides and half of the walls areas are clamed ceramic tiles. **Windows:** Consist of timber frames incorporated with wire mesh only. **Doors:** wooden panel type. The floor is finished with ceramic tiles. **accommodate**

4 rooms

10 VAL/DCC/UBT/13 UBT UBUNGO

POLICE POST

The roof is of pitched type covered with Mbezi tiles laid on timber rafters and purlins. **Ceiling:** Is of white washed hard board. **Walls:** Are built of Sand cement Blocks plastered rendered and painted on both sides. **Windows:** Consist of timber frames incorporated with anti-burglar bars and glass casement. **Doors:** Are of timber paneled. The floor is finished with terrazzo chippings.

ACCOMMODATION DETAILS:

The property consist of the following accommodation details:-

Two office rooms. Reception room. Two dressing rooms. Veranda supported with reinforced concrete bean.

SERVICES:

Electricity is connected from the main.

11 VAL/DCC/UBT/BOT/15 BOT UBUNGO

GAPCO

(i) OFFICE BUILDING:

The roof is of pitched type covered with corrugated iron sheets laid on timber members. **Ceiling:** Is of hardboard white washed. **Walls:** area built of sand cement blocks painted on a both sides. **Window** are consists of aluminium frames incorporated with metal grills, and sliding glass casement. **Doors** are aluminium frames, glass shutters with metal grills. **The floor** is finished with ceramic tiles

ACCOMMODATION DETAILS

The subject property accommodates the following:
Two office room.

12 VAL/DCC/BOT/16/01 UBT UBUNGO

CALAMANDA HOTEL

Roof: Pitched covered with corrugated iron sheet on timber member. **Ceiling:** Is of white washed soft board. **Walls:** Sand cement blocks plastered painted and rendered externally. **Doors:** Ledged braced timber. **Windows:** Glazed panel set in wooden casement incorporated with iron bars.

ACCOMMODATION:

Dining Hall, Kitchen, Office room, counter, Toilets and Drinking sheds

13 VAL/DCC/UBT/... UBT UBUNGO

TOILET BLOCK (BESIDE MOHAMMED TRANS)

Roof: Pitched covered with corrugated iron sheet on timber members. **Ceiling** is of white washed soft board. Walls are of send cement blocks plastered and painted internally and tyrolean rendered externally. **Doors** are of timber frames fitted with glass louvers. **Windows** are of glazed panel is wooden casement. **Flooring** is of terrazo chippings.

ACCOMMODATION:

- 1No. office room
- Male toilet unit fitted with an Asian WC
- Female toilet unit fitted with an Asian WC
- Bath room
- Urinal place

- | | | | | |
|----|--------------------|-----|--------|--|
| 14 | VAL/DCC/UBT/BOT/02 | BOT | UBUNGO | <p>POST OFFICE
 Roof: Pitched covered with tiles. Ceiling is of white washed soft board fitted with a ceiling fan. Walls: Sand cement blocks plastered rendered and painted on both sides. Door: Wooden panel. Windows: Wooden frames fitted with glass louvers. Flooring is of p.v.c tiles.</p> <p>ACCOMMODATION:
 Reception. 2 Rooms</p> |
| 15 | VAL/DCC/UBT/12 | UBT | UBUNGO | <p>SHOP, PHARMACY AND RESTAURANT
 Roof: Pitched covered with corrugated iron sheet on timber members. Ceiling is of white washed soft board. Walls are of sand cement blocks plastered and painted on both sides. Doors are of double leaf metal gate. Windows are of glazed panel in aluminum - casement. Flooring is of tiles.</p> <p>ACCOMMODATION:
 6 Nos. office/Shop frames. One bar. Restaurant/Mama ntilie.</p> |
| 16 | VAL/DCC/BOT/19 | BOT | UBUNGO | <p>M. KUMBAKUMBA/ K.K. TOURS:
 Roof: Is pitched type covered with Mbezi tiles laid on timber rafter and purlins. Ceiling; Hardboard white wash. Walls: Are built of sand cement blocks painted on both sides. Windows: Consist of metal grills incorporated with glass casement shutters. Doors: Metal gate/grills. Floor: The floor is finished with ceramic tiles.</p> <p>ACCOMMODATION DETAILS
 The subject property accommodates the following:
 2 office rooms.</p> |

Power room. Toilet room fitted with eastern type w/c, hand wash basin, urinal and dressing mirror. Toilet room fitted with eastern types hand wash basin and looking mirror.

FIRST FLOOR:

7 Self contained bed room, which are fitted with western type w/c, hand wash basin, AC, Ceiling fan and in built with ward robes, 4 bed rooms, which are fitted with ceiling fan and AC. Restaurant room, which is fitted with a double aluminium hand wash sinks and dressing mirror. 4 Toilet rooms, which are fitted with eastern type. 3 Bath room. 3 Toilet rooms, which are fitted with eastern type.

19 VAL/DCC/UBT/BOT/05 BOT UBUNGO

Roof: Is a double storey covered with pitched type covered with modern corrugated iron sheets laid on timber rafters and purlins. **Walls:** Are built of sand cement blocks plastered and painted on both sides and front sides are clamed ceramic tiles. **Windows:** Consist of timber frames incorporated with metal grills, mosquito gauze and glass casement. **Doors:** external doors are of wooden panel type with metal grills. **Floors:** The floor is finished with ceramic tiles.
ACCOMMODATION:
Office rooms

20 VAL/DCC/UBT/06/01 UBT UBUNGO

Roof: Is a double storey covered with pitched type covered with modern corrugated iron sheets laid on timber rafters and purlins. **Walls:** Are built of sand cement blocks plastered and painted on both sides and front sides are clamed ceramic tiles. **Windows:** Consist of timber frames incorporated with metal grills, mosquito gauze and glass casement. **Doors:** external doors are of wooden panel type with metal grills. **Floors:** The floor is finished with ceramic tiles.

ACCOMMODATION:
Office rooms

21 VAL/DCC/UBT/08 UBT UBUNGO

Roof: Is a double storey covered with pitched type covered with modern corrugated iron sheets laid on timber rafters and purlins. **Walls:** Are built of sand cement blocks plastered and painted on both sides and front sides are clamed ceramic tiles. **Windows:** Consist of timber frames incorporated with metal grills. **Doors:** external doors are of wooden panel type with metal grills. **Floors:** The floor is finished Sand cement screed

ACCOMMODATION:

Office rooms

22 VAL/DCC/UBT/09 UBT UBUNGO

OSAKA AUTOSPARE AND RESTAURANT

Roof: Is of pitched type covered with corrugated iron sheets laid on iron trussing rafters and purlins. **Ceiling:** white washed softboard. **Walls:** Are built of sand cement blocks plastered rendered and painted. **Windows:** are of grazed panel set in aluminium casement. **Door:** are of wooden panel. External door are fitted with security grilles gate. The floor is sand cement screed

ACCOMMODATION DETAILS

The subject property accommodates the following:-

- Restaurant
- Shop frame

23 VAL/DCC/UBT/10

The roof is of pitched type covered with corrugated iron sheets laid on timber members. **Ceiling:** Is of hardboard white washed. **Walls:** Are constructed with sand cement blocks plastered externally and painted internally. **Windows:** Are made of timber frames incorporated with anti-burglar bars, wooden shutters and others are fitted with metal grills. The floor is finished with sand cement screed, Terrazzo and others rooms are finished with Ceramic Tiles.

ACCOMODATION DETAILS

GROUND

Counter room. Kitchen room. Drinking place. Shop room (Spare parts) Office room (Engine Lubricants). 2 Bath rooms, which are fitted with hand wash basin. Restaurant room, Shop room (Spare Parts). Store room. Counter room. Store room. 2 Toilet rooms fitted with eastern types. Drinking shed. Kitchen room.

FIRST FLOOR:

3 Store rooms. Office room (CHAMA CHA WANACHAMA WA MABASI YAENDAYO MIKOANI). Officer room. Store room

SERVICES:

Electricity is connected from the mains.

24 VAL/DCC/UBT/11 UBT UBUNGO **PLATINUM WAITING LOUNGE**
Roof: Is of pitched type covered with corrugated iron sheets laid on iron trussing rafters and purlins. **Walls:** Are built of sand cement blocks infilled within reinforced concrete column and beams which are plastered rendered and painted. **Windows:** Vent blocks and other are fitted with aluminium frames incorporated with anti-burglar bars, glass louvers. **Door:** are of metal grilles gate. **Floor:** The floor is finished with rough concrete slab

ACCOMMODATION DETAILS

The subject property accommodates the following:-
Platinum wait hall.

25 VAL/DCC/BOT/UBT/18 BOT UBUNGO **MSIMBAZI EYE CENTER**
/1
Roof: Is of pitched type covered with corrugated iron sheets laid on iron trussing rafters and purlins. **Walls:** Are built of sand cement blocks infilled within reinforced concrete column and beams which are plastered rendered and painted. Internal walls are cladded with ceramic wall tiles. **Windows:** are of grazed panel set in aluminium casement. **Door:** are of double leaf metal gate. The floor is tiles

ACCOMMODATION DETAILS

Office rooms

26 VAL/DCC/UBT/BOT/12 BOT UBUNGO **CHICAGO RESTAURANT**
Roof: Is of pitched type covered with corrugated iron sheets laid on iron trussing rafters and purlins. **Ceiling:** Is of T&G timber. **Walls:** Are built of sand cement blocks infilled within reinforced concrete column and beams which are plastered rendered and painted. Internal walls are cladded with ceramic wall tiles. **Windows:** are of grazed panel set in aluminium casement. **Door:** are of grazed panel set in aluminium casement. External door are fitted with security grilles gate. The floor is tiles

ACCOMMODATION DETAILS

The subject property accommodates the following:-

- Counter
- Dining hall

27 VAL/DCC/UBT/BOT/11 BOT UBUNGO **UBUNGO BUS TERMINAL (MIZIGO LUGGAGE ROOM)**
Roof: Is of pitched type covered with corrugated iron sheets laid on iron trussing rafters and purlins.

Ceiling: Is of gypsum board, T&G timber, and white washed softboard. **Walls:** Are built of sand cement blocks infilled within reinforced concrete column and beams which are plastered rendered and painted. Internal walls are cladded with ceramic wall tiles. **Windows:** are of glazed panel incorporated with iron bars. **Door:** are of glazed panel set in aluminum frames externally and timber battened internally. **Floor:** The floor is tiles

ACCOMMODATION DETAILS

The subject property accommodates the following:-

- 2No. office rooms partitioned with aluminium frames
- Visitors lounge

28 VAL/DCC/UBT/BOT/10 BOT UBUNGO

TANZANIA SCHOOL EQUIPMENT CENTRE

Roof: Is of pitched type covered with corrugated iron sheets laid on iron trussing rafters and purlins. **Ceiling:** Is of gypsum board, T&G. **Walls:** Are built of sand cement blocks infilled within reinforced concrete column and beams which are plastered rendered and painted. External walls are cladded with ceramic wall tiles. **Windows:** are of glazed panel set in aluminium casement. **Door:** are of glazed panel set in aluminium frames. **Floor:** ceramic tiles.

ACCOMMODATION DETAILS

The subject property accommodates the following:-

Ground floor

Cashiers office with various three portioned rooms. Marketing office.

First floor The property consist of the following accommodation details:-

Store keeper's office. Mini store. Director's office. PS to Directors office

Second floor

The property consist of the following accommodation details:-

Publishing office. Main store.

29 VAL/DCC/UBT/BOT/07 BOT UBUNGO

TEETE ENTERPRISES

Roof: Is of pitched type covered with corrugated iron sheets laid on iron trussing rafters and purlins. **Ceiling:** Is of gypsum board, T&G. **Walls:** Are built of sand cement blocks infilled within reinforced concrete column and beams which are plastered

rendered and painted. **Windows:** wooden frame incorporated with iron bars. **Door:** are wooden panel incorporated with security grilles gate. **Flooring** is of sand cement screed.

ACCOMMODATION DETAILS

The subject property accommodates the following:-
Office room. Store room. Garage. Spare part room

30 VAL/DCC/UBT/BOT/10 UBT UBUNGO
/1

KEKAKO RESTAURANT

Roof: Is of pitched type covered with corrugated iron sheets laid on iron trussing rafters and purlins. **Ceiling:** Is of white washed soft board fitted with a ceiling fan. **Walls:** Are built of sand cement blocks infilled within reinforced concrete column and beams which are plastered rendered and painted. **Windows:** wooden frame incorporated with iron bars. **Door:** is of security grilles gate. **Flooring** is of sand cement screed.

ACCOMMODATION DETAILS

The subject property accommodates the following:-
Kitchen. Dining hall

31 VAL/DCC/UBT/BOT/09 UBT UBUNGO

THEMI GROCERY

Roof: Is of pitched type covered with corrugated iron sheets laid on iron trussing rafters and purlins. **Ceiling:** Is of T&G timber. **Walls:** Are built of sand cement blocks infilled within reinforced concrete column and beams which are plastered rendered and painted. **Windows:** wooden frame incorporated with iron bars. **Door:** is of security grilles gate. **Flooring** is of sand cement screed.

ACCOMMODATION DETAILS

The subject property accommodates the following:-
Counter fitted with w/mesh and metal bars. Drinking hall

32 VAL/DCC/UBT/BOT/13 UBT UBUNGO

KEFAS LISO

Roof: Is of pitched type covered with corrugated iron sheets laid on iron trussing rafters and purlins. **Ceiling:** Is of white washed softboard. **Walls:** Are built of sand cement blocks infilled within reinforced concrete column and beams which are plastered rendered and painted. Internal walls are clad with ceramic wall tiles. **Windows:** are of glazed panel set in aluminium casement. **Door:** are of glazed panel set in aluminium frames. External doors are fitted with security grilles gate. The floor is of tiles

ACCOMMODATION DETAILS

The subject property accommodates the following:-

- Counter
- Dining hall, Kitchen and store

33 VAL/DCC/UBT/BOT/03 BOT UBUNGO

ABOUT BUS SERVICES

The property is enclosed within a sand cement boundary wall fitted with a double leaf metal gate.

OFFICE BUILDING

Roof: Pitched covered with corrugated iron sheet on timber members. **Ceiling** is of white washed soft board. **Walls** are of sand cement blocks plaster and painted on both sides. **Doors** are of glazed panel set in aluminium frames. **Windows** are of glazed panel in aluminium casement. **Flooring** is sand cement screed.

ACCOMMODATION:

2 No. office room

34 VAL/DCC/UBT/BOT/14 BOT UBUNGO

SUPPER DOLL

The roof is of pitched type covered with modern corrugated iron sheets laid on iron trussing purlins and purlins. **Ceiling** is Nil. **Walls** are of sand cement blocks infilled within reinforced concrete column and beams which are plastered rendered and painted on both sides. **Windows** are consists of vent blocks. **Doors** are of sliding metal gate provided for security proposes. The **floor** is finished with rough concrete.

ACCOMMODATION DETAILS

The subject property accommodates the following:

- Office room and a hall.

35 VAL/DCC/UBT/16 UBT UBUNGO

SCANIA WORKSHOP:

The roof is of pitched type covered with modern corrugated iron sheets laid on iron trussing rafters and purlins. **Ceiling** is Nil. **Walls** are of sand cement blocks infilled within reinforced concrete column and beams which are plastered rendered and painted on both sides. **Windows** are consists of vent blocks. **Doors** are of sliding metal gate provided for security proposes. The **floor** is finished with rough concrete

ACCOMMODATION:

Workshop reception. Toilet fitted with an Asia type W/C. Office room. Store room. Generator room.

36 VAL/DCC/UBT/BOT BOT UBUNGO

CAR WASH

Roof: Pitched covered with corrugated iron sheet on timber members. **Ceiling** is of rough white washed soft board. **Walls** are of sand cement blocks clad with ceramic tiles on both sides. **Doors** are of timber battened. **Windows** are of glazed panel in wooden casement. **Flooring** is of tiles.

ACCOMMODATION:

2No. office room

Toilet unit fitted with an Asian type WC.

37 VAL/DCC/BOT/20 BOT UBUNGO

GULF AIR SPAIRES

The roof is of pitched type covered with corrugated iron sheets laid on timber rafters and purlins. Ceiling is of hardboard white washed. Walls are constructed with sand cement blocks plastered externally and painted internally. Windows consist of aluminium frames incorporated with glass casement shutters with metal grills. Doors are of metal gates. The floor is finished with ceramic tiles and one room is finished with sand cement screed.

ACCOMMODATION DETAILS

The subject property accommodates the following:

Laundry and Store room

38 VAL/DCC/BOT/21 BOT UBUNGO

The roof is of pitched type covered with corrugated iron sheets laid on timber. **Ceiling:** Is of timber and hardboard withering washed. **Walls:** Are built of sand cement blocks plastered on both sides. **Doors:** Are of metal grills. **The Floor** is finished with sand cement screed.

Accommodates the following:

Laundry room. Veranda. Shop room (spare Parts) Shop room. Restaurant room fitted with ceiling fan.

39 VAL/DCC/UBT/BOT/
TBS UKUTA BOT UBUNGO

TBS BOUNDARY WALL

The property is a sand cement boundary wall infilled within reinforced concrete column.

40	VAL/DCC/UBT/BOT/ TBS TOILET	BOT	UBUNGO	<p>TOILET BLOCKS (3 units) Roof: Monopitched covered with corrugated iron sheet on timber members. Walls are of sand cement blocks. Walls to the under construction block is of burnt clay bricks. Doors are of timber battened. Windows are of concrete louvers. Flooring is of sand cement screed.</p> <p>ACCOMMODATION: 3 No. rooms</p>
41	VAL/DCC/UBT/BOT/ TBS TREES	BOT	UBUNGO	<p>PLANTED TREES 5 planted trees growth level @100%</p>
42	VAL/DCC/UBT/14	UBT	UBUNGO	<p>OVER HEAD CONCRETE WATER TANK (45,000LT): Constructed with reinforced concrete blocks smooth plastered on both sides supported by heavy reinforced concrete beams and columns posts.</p>
43	VAL/DCC/UBT/O3	UBT	UBUNGO	<p>AMANI GROUP (Proposed Office building) Roof; Nil. Walls; are of burnt clay bricks. Doors and Windows are not yet in place. Flooring is of compacted earth. Accommodation 2 No. rooms.</p>

APPENDIX II:
LIST OF NAMES OF STAGE I PAPS WHO
WERE COMPENSATED

Kiambatisho Na. I

PHASE 1 COMPENSATION AT UBUNGO BUS TERMINAL

BUILDINGS - PHASE 1 AREA AND PART OF PHASE 2 AREA		
S/N	NAME/PROPERTY	TSH
1	Waiting Bay Scandinavia	13,875,000.00
2	Checkline G. Teete	16,320,000.00
3	Kekako restaurant	10,000,000.00
4	Temi grocery	10,000,000.00
5	Keffas Liso Restaurant	12,443,000.00
6	Rocahed Co	23,430,000.00
7	Ibrahim Kate	8,797,000.00
8	Vanessa Enterprises	13,698,000.00
9	Taxi Drivers Association/KK Tours	4,589,000.00
10	Chicago Hotel	54,739,000.00
11	TASECE	69,984,000.00
12	Abood Bus Yard	12,200,000.00
	Subtotal	250,075,000.00

BUSINESS OPERATIONS - PHASE 1 AREA AND PART OF PHASE 2 AREA

1	Elizabeth Olotu	3,360,000.00
2	Amina Omary	3,360,000.00
3	Amani Eliyapenda	3,360,000.00
4	Magreth Sumaye	3,360,000.00
5	Rocahed Co Ltd	3,360,000.00
6	Obeid Msami Swai	3,360,000.00
7	Abuu Musa	3,360,000.00
8	Gabriel Kimario	3,360,000.00
9	Vicky Nyeme	3,360,000.00
10	Rashid Chenja	3,360,000.00
11	Neema C. Sebwache	3,360,000.00
12	Issa Nkya	3,360,000.00
13	Lightness Mberesero	3,360,000.00
14	Josephine Makamba	3,360,000.00
15	Vanessa Enterprises	3,360,000.00
16	Ibrahim Kate	3,360,000.00
17	Perry Athumani	3,360,000.00
18	Abuu Musa	3,360,000.00
19	Maximilian Makabala	3,360,000.00
20	Keffas Liso	3,360,000.00
21	Kekako Restaurant	3,360,000.00
22	Temi Grocery	3,360,000.00
23	Checkline G. Teete	3,360,000.00
24	Ally Mbilili	3,360,000.00
25	David Nyendo	3,360,000.00
26	Rakesh Abubakar	3,360,000.00
27	Hawa Mfaume	3,360,000.00
28	Rashid Mbwabizo	3,360,000.00

29	Teddy swai	3,360,000.00
30	Michae Raphael	3,360,000.00
31	Tukae Juma	3,360,000.00
32	Abraham Maleko	3,360,000.00
33	Catherine Kessy	3,360,000.00
34	Isihaka Tawaqal	3,360,000.00
35	Mammy G. Mushi	3,360,000.00
36	Wema Communication	3,360,000.00
37	Henry Malima	3,360,000.00
38	Rajab Said	3,360,000.00
39	TASECE	3,360,000.00
40	Rahim Mitha	3,360,000.00
41	Tupa Paul Magwiza	3,360,000.00
42	Ayoub Hussein	3,360,000.00
43	Ahmed Abubakar	3,360,000.00
44	KVC Investment	3,360,000.00
45	Mathias Simon	3,360,000.00
46	Bidi Salewa	3,360,000.00
47	Rosalia Kayanda	3,360,000.00
48	Joti Communications(restaurant)	3,360,000.00
49	Joti Communications (bar)	3,360,000.00
50	Mamalisha	3,360,000.00
51	Daudi milinga	3,360,000.00
52	Jane Mkubwa	3,360,000.00
53	Steven Moringo	3,360,000.00
54	Saida Mshana	3,360,000.00
55	J.R. Mseti	3,360,000.00
56	Steven Gunda	3,360,000.00
57	Paul Shehoza	3,360,000.00
58	Joseph Mdachi	3,360,000.00
59	Jane Serikali	3,360,000.00
60	Elizabeth Elias	3,360,000.00
61	Sospeter Mayeka	3,360,000.00
62	Josephine Makamba	3,360,000.00
63	Josephine Makamba	3,360,000.00
64	Josephine Makamba	3,360,000.00
65	Lelo Joseph	3,360,000.00
66	A.L. Lupenza	3,360,000.00
67	James Mlinga	3,360,000.00
68	J. komaji	3,360,000.00
69	Juma A. Wenguwengu	3,360,000.00
70	Iddy Kawaida	3,360,000.00
71	Fredy Kilewa	3,360,000.00
72	Meru shop	3,360,000.00
73	Marieta Mwenda/Amir Omar	3,360,000.00
74	Ibrahim Kate	3,360,000.00
75	Checkline G. Teete	3,360,000.00
	Subtotal	252,000,000.00
	GRAND TOTAL	502,075,000.00

APPENDIX III:
MAGOMENI BONDENI COMPENSATION SCHEDULE

PRIME MINISTER'S OFFICE-REGIONAL ADMINISTRATION AND LOCAL GOVERNMENT-PMO-RALG


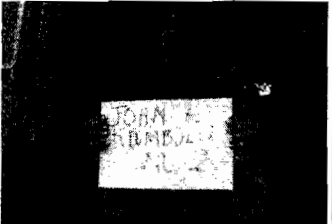
COMPENSATION VALUATION SCHEDULES

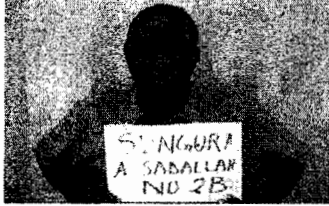
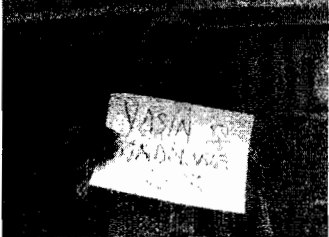


PAYING AUTHORITY: CHIEF EXECUTIVE – DART AGENCY – DAR ES SALAAM

COMPENSATION PAYEE: PROPERTY OWNERS AND TENANTS ALONG MOROGORO AND KAWAWA ROAD

LOCATION: MAGOMENI WARD - KINONDONI MUNICIPAL COUNCIL

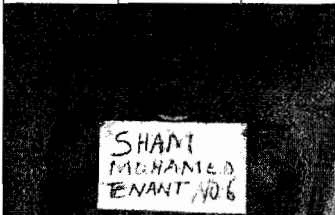
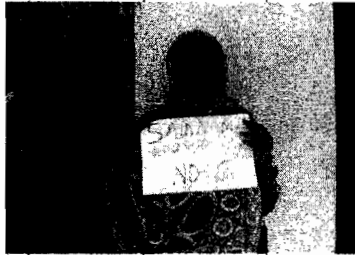
TOTAL COMPENSATION TSHS: 335,910,007.88

SN	VALUATION / PLOT/HOUSE NUMBER	NAME & ADDRESS	LOCATION	DESCRIPTION	AREA OF BUILDING (M2)
1	VAL/DART/KMC /MG/SN/1	MIRAJI RAMADHANI	MAGOMENI, SUNA STREET	<p>This is single storey type commercial building which is still under construction. commercial part is constructed of monopitched roof type covered by corrugated iron sheets laid on timber members while two other rooms are unroofed. Ceiling : NIL. Walls are constructed with sand cement blocks plastered externally and internally. Windows are and doors are still openings The floor is finished with sand cement screed</p>  <p>Accommodation Schedule: The subject property accommodates 3 rooms</p> <p>built up area: 26.08</p>	
2	VAL/DART/KMC /MG/SN/2	JOHN ELIAS KUMBULU	MAGOMENI, SUNA STREET	<p>This is single storey type commercial FOR CAPENTRY building. It is constructed of monopitched roof type covered by corrugated iron sheets laid on timber members. Ceiling : NIL. Walls are constructed with sand cement blocks unplastered externally and internally. Windows are and doors are metal grills The floor is finished with rough concrete</p>  <p>Accommodation Schedule: The subject property accommodates 3 rooms</p> <p>built up area: 20.0445</p>	

SN	VALUATION / PLOT/HOUSE NUMBER	NAME & ADDRESS	LOCATION	DESCRIPTION	AREA OF BUILDING (M2)
3	VAL/DART/KMC /MG/SN/2B	SUNGURA ALLY SADALLAH	MAGOMENI, SUNA STREET	Movable Kiosk (Container) ASSIST TO REMOVE	0
					
4	VAL/DART/KMC /MG/SN/3	YAH SIN SALUM MNDOLWA	MAGOMENI, SUNA STREET	A hut made of CIS supported by timber frames (FULL SUIT)	
					
				Accommodation Schedule: The subject property accommodates 1room	
				built up area:	14.45
5	VAL/DART/KMC /MG/SN/4	SAID SEFU JONGO	MAGOMENI, SUNA STREET	This is single storey type office and residential building . It is constructed of monopitched roof type covered by corrugated iron sheets laid on timber members while two other rooms are unroofed. Ceiling : NIL, Walls are constructed with sand cement blocks plastered externally and internally. Windows are fitted timber frames, iron bars,wire mesh, and mosquito gauze. Doors are of timber batten type. The floor is finished with rough concrete	
					
				Accommodation Schedule: The subject property accommodates 1office room, 2 bedrooms	
		JAILAN JUMA	MAGOMENI, SUNA STREET	built up area:	30.8
				RESIDENTIAL TENANT	
					0

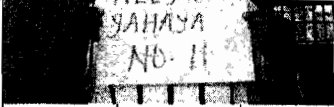

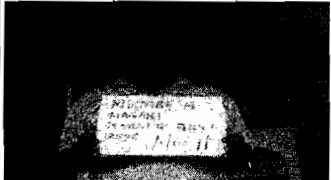
SN	VALUATION / PLOT/HOUSE NUMBER	NAME & ADDRESS	LOCATION	DESCRIPTION	AREA OF BUILDING (M2)
		IDDI HASSAN ZUNGU	MAGOMENI, SUNA STREET	RESIDENTIAL TENANT	0
		OFFISI YA SERIKALI YA MTA	MAGOMENI, SUNA STREET	TENANT (OFFICE ACCOMMODATION)	0
6	VAL/DART/KMC /MG/DS/5	FAZAL HASSAN BABU	MAGOMENI, DOSI STREET	<p>This is single storey type commercial building with constructed of monopitched roof type covered by corrugated iron sheets laid on timber members. Ceiling : hard board white washed, Walls are constructed with sand cement blocks rendered externally and plastered and painted internally. Windows are fitted timber frames, metal grills, iron bars, wire mesh, and mosquito gauze. Doors timber panels with metal grills. The floor is of compacted ground except to one room which is finished with sand cement screed</p> <p>Accommodation Schedule: The subject property accommodates 1shop room (photo studio, and a classroom (Madrasa)</p> <p>built up area:</p>	57.63

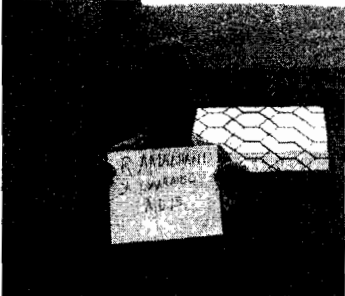
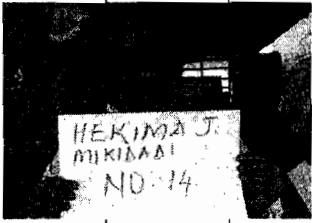
SN	VALUATION / PLOT/HOUSE NUMBER	NAME & ADDRESS	LOCATION	DESCRIPTION	AREA OF BUILDING (M2)
7	VAL/DART/KMC /MG/DS/6	SAIDA MWAITA NDUNGO	MAGOMENI, DOSI STREET	<p>This is single storey type commercial and residential building with constructed of monopitched roof type covered by corrugated iron sheets laid on timber members. Ceiling hard board white washed. Walls are constructed with sand cement blocks plastered and painted externally and internally. Windows are of metal grills and steel shutters. Doors timber panels. The floor is of SCS (sand cement screed). A bicycle spare shop is run by the owner</p>	
				<p>Accommodation Schedule: The subject property accommodates 2 shop rooms, 2 bed rooms and a corridor</p>	
				<p>built up area:</p>	57.09
		SHAM MOHAMED	MAGOMENI, SUNA STREET	COMMERCIAL TENANT	
		SITARUKI NJAMA BWAGO	MAGOMENI, SUNA STREET	commercial tenant (TIBA ZA JADI)	



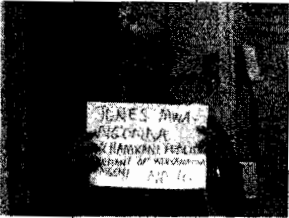
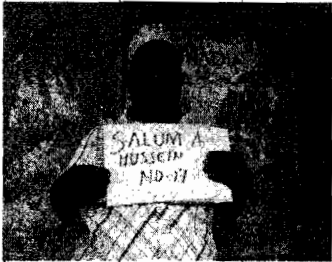
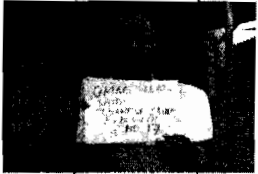
SN	VALUATION / PLOT/HOUSE NUMBER	NAME & ADDRESS	LOCATION	DESCRIPTION	AREA OF BUILDING (M2)
8	VAL/DART/KMC /MG/SN/7	CHAMA CHA MAPINDUZI (TAWI LA KWASHEBE	MAGOMENI, SUNA STREET	<p>This is single storey toilet building. Roof is of monopitched roof type covered by corrugated iron sheets laid on timber members while the other is unroofed. Ceiling : NIL, Walls are constructed with sand cement blocks plastered and painted externally and internally. Windows are still openings The floor is of sand cement screed.</p> <p>Accommodation Schedule: The subject property accommodates 2 pit latrine rooms</p> <p>built up area:</p>	5.1
9	VAL/DART/KMC /MG/DS/8	under dispute (UDDY JUMA V/S BUMA RAJABU)	MAGOMENI, DOSI STREET	<p>This is single storey type commercial and residential building with constructed of monopitched roof type covered by corrugated iron sheets laid on timber members. Ceiling : NIL, Walls are constructed with sand cement blocks plastered and painted externally and internally. Windows are of timber frames and Wooden shutters, Doors timber batten. The floor is of SCS (sand cement screed).</p> <p>Accommodation Schedule: The subject property accommodates 2 shop room (1 of spare parts and 1 of generator repair).</p> <p>built up area:</p>	69.00
		SHABAN KASSIM JUMBE	MAGOMENI, SUNA STREET	COMMERCIAL TENANT	
		RAJABU HIMALILA KILEWA	MAGOMENI, SUNA STREET	COMMERCIAL TENANT	

SN	VALUATION / PLOT/HOUSE NUMBER	NAME & ADDRESS	LOCATION	DESCRIPTION	AREA OF BUILDING (M2)
10	VAL/DART/KMC /MG/DS/9	MUhibati YAHAYA MUhibati	MAGOMENI, DOSI STREET	<p>This is single storey type which is still under construction. It is unroofed Ceiling : NIL, Walls are constructed with sand cement blocks unplastered externally internally. Windows and doors are still openings. no floor finish.</p> <p>Accommodation Schedule: The subject property accommodates 1 room</p> <p>built up area:</p>	22.75
11	VAL/DART/KMC /MG/DS/10	EASILY JOHN SIRI (ABSENT)	MAGOMENI, DOSI STREET	<p>This is single storey type commercial bulding with constructed of monopitched roof type covered by corrugated iron sheets laid on timber members. Ceiling : hard board white washed, Walls are constructed with sand cement blocks plastered and painted externally and internally. Windows are nil. Doors are of glazed aluminium frame shutter with grills externally. The floor is of sand cement screed</p> <p>Accommodation Schedule: The subject property accommodates 1shop room selling hospital laboratory equipment</p> <p>built up area:</p>	30.48
		YUSTINA JOHN SANGA	MAGOMENI, SUNA STREET	COMMERCIAL TENANT	
12	VAL/DART/KMC /MG/DS/11	ALLY ISSA YAHYA	MAGOMENI, DOSI STREET	<p>This is single storey type commercial bulding with constructed of monopitched roof type covered by corrugated iron sheets laid on timber members. Ceiling : NIL, Walls are constructed with sand cement blocks unplastered externally and internally. Windows are fitted with metal grills. Doors are of metal grills. The floor is of compacted ground except to one room which is finished with broken pieces of ceramic tiles.</p>	

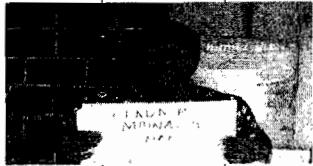
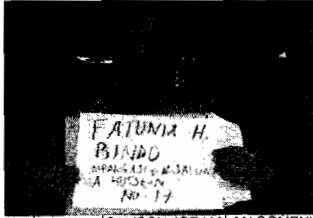
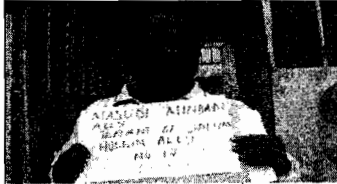
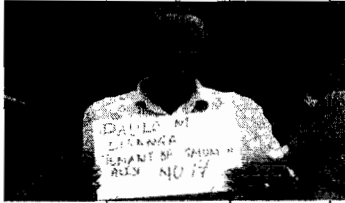
SN	VALUATION / PLOT/HOUSE NUMBER	NAME & ADDRESS	LOCATION	DESCRIPTION	AREA OF BUILDING (M2)
		 JOSEPH PETER FRANK MAGOMENI, SUNA STREET		Accommodation Schedule: The subject property accommodates 2 rooms built up area: 36.37 commercial tenant	
		 MSIMBE MARTIN MAGARI MAGOMENI, SUNA STREET		commercial tenant	
		 MSIMBE MARTIN MAGARI MAGOMENI, SUNA STREET			
13	VAL/DART/KMC /MG/DS/12	TATU JUMA MASANGULA	MAGOMENI, DOSI STREET	This is single storey type OFFICE building with constructed of monopitched roof type covered by corrugated iron sheets laid on timber members. Ceiling : NIL. Walls are constructed with sand cement blocks plastered and painted externally and internally. Windows are of timber frames filled with wire mesh and metal grills, Doors are of timber frames with grills externally. The floor is of ceramic tiles Accommodation Schedule: The subject property accommodates one office room. built up area: 58.65	
		FUTURE DEVELOPMENT AGENCY (FUDEA)	MAGOMENI, SUNA STREET	COMMERCIAL TENANT	


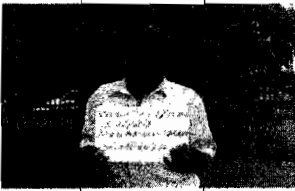
SN	VALUATION / PLOT/HOUSE NUMBER	NAME & ADDRESS	LOCATION	DESCRIPTION	AREA OF BUILDING (M2)
14	VAL/DART/KMC /MG/DS/13	RAMADHANI YUSUPH LWAMBO	MAGOMENI, DOSI STREET	<p>This is single storey type which is still under construction. one part is of monopitched roof type covered by rusty corrugated iron sheets laid on timber members while the other is unroofed. Ceiling : NIL. Walls are constructed with sand cement blocks unplastered externally but plastered internally. Windows are fitted timber frames, iron bars, wire mesh, and mosquito gauze. Doors are of metal grills. The floor is of sand cement screed. unroofed part has no ceiling, has unplastered CB walling, windows and doors are still open, no floor finish.</p>  <p>Accommodation Schedule: The subject property accommodates 1 room</p> <p>built up area: roofed part</p> <p>built up area: unroofed part</p>	<p>13.88</p> <p>22.05</p>
15	VAL/DART/KMC /MG/DS/14	HEKIMA JUMA MIKIDADI	MAGOMENI, DOSI STREET	<p>This is single storey type commercial bulding constructed of monopitched roof type covered by corrugated iron sheets laid on timber members. Ceiling : NIL. Walls are constructed with sand cement blocks plastered internally and unplastered externally. Windows are still openings. Doors timber battened double leaf. The floor is of sand cement screed</p>  <p>Accommodation Schedule: The subject property accommodates one room (selling food, mamalisho)</p> <p>built up area:</p>	6.57
		MWANAHAGA SEIF	MAGOMENI, SUNA STREET	COMMERCIAL TENANT	

SN	VALUATION / PLOT/HOUSE NUMBER	NAME & ADDRESS	LOCATION	DESCRIPTION	AREA OF BUILDING (M2)
16	VAL/DART/KMC /MG/DS/15	MOHAMED MZEE RUHOMBO	MAGOMENI, DOSI STREET	<p>This is single storey type COMMERCIAL building . It is constructed of monopitched roof type covered by corrugated iron sheets laid on timber members. Ceiling : NIL. Walls are constructed with sand cement blocks unplastered externally and internally. Windows are fitted timber frames, iron bars,wire mesh, and mosquito gauze. external door is of timber batten type while others are bati doors. The floor is of compacted earth</p>	
				built up area:	26.4
		ADAM MZEE	MAGOMENI, SUNA STREET	commercial tenant	
				0	
		DAUDI GERUAS SAID	MAGOMENI, SUNA STREET	commercial tenant	
					0
17	VAL/DART/KMC /MG/DS/16	MWANAISHA RAMADHANI MGENI	MAGOMENI, DOSI STREET	<p>This is single storey type OFFICE bulding with constructed of monopitched roof type covered by corrugated iron sheets laid on timber members. Ceiling : hardboard white washed. Walls are constructed with sand cement blocks plastered and painted externally and internally. Windows are of timber frames fitted with wire mesh and metal grills. Doors are of timber frames glazed panel with grills externally. The floor is of sand cement screed.</p>	
				Accommodation Schedule: The subject property accommodates one reception room and one office room	
				built up area:	29.40

SN	VALUATION / PLOT/HOUSE NUMBER	NAME & ADDRESS	LOCATION	DESCRIPTION	AREA OF BUILDING (M2)
		HAMKAN PUBLISHER (C/O JONES MWANG'ONDA)	MAGOMENI, SUNA STREET	COMMERCIAL TENANT	
					
18	VAL/DART/KMC /MG/DOS/17	SALUM ALLY HUSSEIN	MAGOMENI, DOSI STREET	<p>This is single storey type COMMERCIAL building . It is constructed of monopitched roof type covered by corrugated iron sheets laid on timber members. Ceiling: NIL to the restaurant and a store room while others are covered with white washed hardboard. Walls are constructed with sand cement blocks plastered and painted internally and unplastered externally. the FRONTAGE wall is plastered and painted on both sides. Windows are fitted timber frames, metal grills, iron bars, wire mesh, and mosquito gauze. External door is of metal grills while others are glazed aluminum panels. The floor is of ceramic tiles but sand cement screed to two rooms. Verandah bears CIS monopitched roof, on steel poles</p> <p>Accommodation Schedule: The subject property accommodates a soft drink room, a restaurant room, 3 jewellers rooms, a store room and a front verandah</p> <p>built up area:</p>	
					
					71.84
		OMARY ULEDI SAID	MAGOMENI, SUNA STREET	COMMERCIAL TENANT	0
					

SN	VALUATION / PLOT/HOUSE NUMBER	NAME & ADDRESS	LOCATION	DESCRIPTION	AREA OF BUILDING (M2)
		PAULO MICHAEL LISANGA	MAGOMENI, SUNA STREET	COMMERCIAL TENANT	0
		MASUDI MINDADI ALLY	MAGOMENI, SUNA STREET	COMMERCIAL TENANT	0
		FATUMA HARUNA MBINDO	MAGOMENI, SUNA STREET	COMMERCIAL TENANT	0
		SAMSON JORAM JEREMIAH	MAGOMENI, SUNA STREET	COMMERCIAL TENANT	0
		CLAUD ROBERT MBWAGA	MAGOMENI, SUNA STREET	COMMERCIAL TENANT	0



SN	VALUATION / PLOT/HOUSE NUMBER	NAME & ADDRESS	LOCATION	DESCRIPTION	AREA OF BUILDING (M2)
19	VAL/DART/KMC /MG/DOS/19	HASHIMU MUSSA MAGOGOA	MAGOMENI, DOSI STREET	<p>COUT YARD is finished with vibrated blocks. Fence is construted with sand cement blocs plastered on both sides. It is construted up to 5 concrete block courses level on top is fitted with metal grills . On the court yard there are 2 water ground reservoirs</p> 	
				built up area: (court yard)	216.00
				built up area: (fence wall)	4.20
				built up area: Underground Water Tanks)	95.24
20	VAL/DART/KMC /MG/DS/18	DISPUTE (REBECA PETER LUCAS V/S HUSSEIN YUSUPH TENDEGA)	MAGOMENI, DOSI STREET	<p>This is A BAR building consists of: A COUNTER, A STORE ROOM AND A BAR LOUNGE. All are of monoptched roof type covered with CIS laid on timber members. Ceiling: White washed hardboard ceiling is on counter and in bar lounge only. Walls are constructed with sand cement blocks plastered and painted on both sides. Windows are made of metal grills, and gates. The floor is of broken pieces ceramic tiles to the bar lounge while to the rest is sand cement screed</p>	
				Accommodation Schedule: The subject propety accommodates a bar lounge with a round elevated dancing floor, 2 store rooms, a 'DJ' room, and a kitchen room , 1 office room, and a counter room	
				built up area:	99.02
21	VAL/DART/KMC /MG/SN/20	MOHAMEDI OMARY MTUNGUJA	MAGOMENI, SUNA STREET	commercial tenant	
					
GRAND TOTAL					

Signature of Government Chief Valuer

Signature of District Commssloner

SN	VALUATION / PLOT/HOUSE NUMBER	NAME & ADRESS	LOCATION	DESCRIPTION	AREA OF BUILDING (M2)
----	-------------------------------	---------------	----------	-------------	-----------------------

Signature of Regional Commissioner

Signature of Municipal Valuer

Signature of Municipal Land Officer

Signature of Ward Executive Officer

**APPENDIX IV:
COMMUNITY CONSULTATIONS**

APPENDIX IV:

**1. CHANGE OF ROAD USE
(BRT BUSES ONLY SECTION ALONG
MOROGORO ROAD BETWEEN BIBI TITI
JUNCTION AND SOKOINE DRIVE)**

MUHTASARI WA KIKAO CHA WADAU KUHUSU MPANGO MPYA WA MATUMIZI YA BARABARA YA MOROGORO KUANZIA MAKUTANO YA BIBI TITI HADI SOKOINE KILICHOFYANYIKA SHULE YA MSINGI KISUTU TEREHE 12 FEBRUARI, 2012

1.0 WALIOHUDHURIA

1.	Yusuf Mohamed	Mwenyekiti
2.	Kheri M. Kessy	Diwani Kata ya Kisutu
3.	Mustaquim Darugar	M/Kiti Mtaa wa Mtendeni
4.	Albina John	Katibu
5.	Hitesh Devecha	Mjumbe
6.	B.M. Meisuria	Mjumbe
7.	Sanjay Mehta	Mjumbe
8.	L.B. Babla	Mjumbe
9.	Hamza Juma	Mjumbe
10.	Kirti P. Morarji	Mjumbe
11.	J.M. Dhutha	Mjumbe
12.	Minaz Darugar	Mjumbe
13.	Murtaza Darugar	Mjumbe
14.	Khulema Darugar	Mjumbe
15.	Saleh Jacki	Mjumbe
16.	Ibrahim Jacksi	Mjumbe
17.	Capt. David Luninze	Mjumbe
18.	Haiderazi Handoo	Mjumbe
19.	Pratish chohan	Mjumbe
20.	A.Satakeor	Mjumbe
21.	Lucas Kusare	Mjumbe
22.	Snehkant G. Ramaji	Mjumbe
23.	Melaniwi Fernandit	Mjumbe

22.	Mohamed F. Jessa	Mjumbe
23.	Rahim Makemalivelji	Mjumbe
24.	Vasant Chudasama	Mjumbe
25.	Bashir M	Mjumbe
26.	Dharmesh Borkhajafa	Mjumbe
27.	Kamal Suchak	Mjumbe
28.	K. Bajairia	Mjumbe
29.	Sadam Visram	Mjumbe
30.	Ajikumani Magoha	Mjumbe
31.	Adam Ernest	Mjumbe
32.	Sadik Al Ddina	Mjumbe
33.	Rakish Mehta	Mjumbe
34.	Mama Mwenyekiti-Kisutu	Mjumbe
35.	Alnoor Virj	Mjumbe
36.	Jitendra N. Makwara	Mjumbe
37.	Al-Anver Ent	Mjumbe
38.	Suma R Swila	Mjumbe
39.	Sanda A. Addey	Mjumbe
40.	Charles Shaba	Mjumbe
41.	L. Mahali	Mjumbe
42.	M.B. Joshi	Mjumbe
43.	Dharmandra Paimar	Mjumbe
44.	Dr N. Ratansi	Mjumbe
45.	Agurjee (Virjees)	Mjumbe
46.	Sudhir Jeshang	Mjumbe
47.	I.R. Simgala	Mjumbe

48.	Fazkabbas Dhiran	Mjumbe
49.	Kpanilal Mehta	Mjumbe
50.	Mohamed	Mjumbe
51.	Sultan H. Kassamli	Mjumbe
52.	Mohamed satchu	Mjumbe
53.	Rizwan Rattansi	Mjumbe
54.	Harinal M. Vasram	Mjumbe
55.	Chiku Hauderi	Mjumbe
56.	Fatima Tagiri	Mjumbe
57.	Venus Kimei	Mjumbe
58.	Mustafa Jaus	Mjumbe
59.	Murtaza F. Ratansi	Mjumbe
60.	Mahmood A. Way	Mjumbe
61.	Bashir Champy	Mjumbe
62.	Dmee Eblalum	Mjumbe
63.	Arif Dirán	Mjumbe
64.	Turah Rosuanali	Mjumbe
65.	Hawa S. Bakari	Mjumbe
66.	Mishe D. C. Kotme	Mjumbe
67.	Marzir Dewji	Mjumbe
68.	Hellen A. Mapiya	Mjumbe
69.	Mrs. Anneth Mdamu	Mjumbe
70.	Zeenat M. Semeja	Mjumbe
71.	Zaina Mwashitete	Mjumbe
72.	Zahra Mustaqum Darugar	Mjumbe
73.	Kaushik Basan	Mjumbe

74.	Shabannamal	Mjumbe
75.	Hassan Rabana Pazi	Mjumbe
76.	Stanfod Gelevas Kisala	Mjumbe
77.	Navroza Mutha	Mjumbe
78.	Jatze Mutha	Mjumbe
79.	Sharifa Him	Mjumbe
80.	Y.V. Khatau	Mjumbe
81.	Mizar Moloo	Mjumbe
82.	Nassoro Shabani	Mjumbe
83.	Michael Karume	Mjumbe
84.	Denis Fernández	Mjumbe
85.	Naeemah Remtulla	Mjumbe
86.	Sarah Remtulla	Mjumbe
87.	Awadh Omar	Mjumbe
88.	Rafia Bandali	Mjumbe
89.	Gurum Mandani	Mjumbe
90.	B. P. Shah	Mjumbe
91.	J.D. Mihambu	Mjumbe
92.	A.H. Rubelwa	Mjumbe
93.	Janet A. Mahysha	Mjumbe
94.	Kurbane A. Qutbi	Mjumbe
95.	Mustafa K. Ruthi	Mjumbe
96.	Ruth Kyando	Mjumbe
97.	Christian Kiponda	Mjumbe
98.	Yusuf Hussein Lalji	Mjumbe
99.	Passchal Pethi	Mjumbe

100.	Emmy Mwinuka	Mjumbe
101.	Prurih Sural	Mjumbe
102.	Alkarim Meghji	Mjumbe
103.	Vinal Tanna	Mjumbe
104.	Shailesh C. Kotak	Mjumbe
105.	Asha S.K. chaula	Mjumbe
106.	Rupesh Manji	Mjumbe
107.	Dennis Mrutu	Mjumbe
108.	Raphael J. Kessy	Mjumbe
109.	Wilfred Siria	Mjumbe
110.	Wilfred Nichalaus	Mjumbe
111.	Elizabeth Malale	Mjumbe
112.	Clemente Mponji	Mjumbe
113.	Kambanga	Mjumbe
114.	Hussein Esmail	Mjumbe
115.	R. B. Topluazea	Mjumbe
116.	Hamza Juma	Mjumbe
117.	Mustaruim Darugar	Mjumbe
118.	Elionora Temu	Mjumbe
119.	Zaina Mwenda Mwashitete	Mjumbe
120.	Athumani Magota	Mjumbe
121.	Lucas Kusare	Mjumbe
122.	Joachim Mihambo	Mjumbe
123.	Paschal Peter	Mjumbe
124.	William Gatambi	Mjumbe
125.	Dr. Nathuwam	Mjumbe

2.0 AJENDA ZA KIKAO

1. Kufungua Kikao
2. Kuwasilisha Mada
3. Maoni na majadiliano yatokanayo na Mada
4. Mengineyo
5. Kufunga Kikao

2.1 KUFUNGUA KIKAO

Mwenyekiti wa mkutano Bwana Yusuph Mohamed alifungua kikao saa 5.30 asubuhi kwa kuwakaribisha wananchi wote waliohudhria, pia kukaribisha wajumbe wa meza kuu kujitambulisha. Baada ya utambulisho alimkaribisha Mh. Diwani wa Kata ya Kisutu Bwana Kheri M. Kessy ili aweze kufungua rasmi kikao.

2.2 KUWASILISHA MADA

Mwenyekiti alimkaribisha Mtoa mada kutoka Wakala wa Usafiri wa Haraka (DART) ili kuwasilisha taarifa iliyoandaliwa kuhusu mpango mpya wa matumizi ya barabara.

Mtoa mada alizungumzia:

- Utangulizi ikiwepo awamu za utekelezaji wa DART
- Faida zinazotarajiwa kutokana na kuwepo kwa mradi
- Lengo na madhumuni ya mpango mpya wa matumizi ya barabara ya Morogoro kutoka makutano ya Bibi Titi na Sokoine.
- Faida za mpango mpya wa matumizi ya barabara
- Changamoto za mpango mpya na mapendekezo ya ufumbuzi wake
- Utaratibu wa kuwasilisha hoja wakati wa ujenzi
- Dhamira na Matarajio

2.3 MAONI NA MAJADILIANO YATOKANAYO NA MADA

Mwenyekiti alishukuru Wakala wa DART kwa kuchukua uamuzi wa kuwaelimisha wananchi wa Kata ya Kisutu kuhusu mpango huo mpya kwani imewasaidia kuelewa mradi na pia itawajengea hali ya umiliki wa mradi. Aliwakaribisha wananchi kwa majadiliano na kutoa maoni yao.

Mjumbe mmoja alitaka kufahamu kama mradi ni wa Serikali au mtu binafsi, tofauti kati ya kampuni ya UDA iliyokufa na Wakala wa DART tunayozungumzia na tumejiandaa vipi ili kuhakikisha nayo haitakufa kama zote ni za Serikali?

- *Mjumbe alielezwa kuwa mradi ni wa Serikali, na DART in Wakala wa Serikali unaosimamia utekelezaji wa mradi huu na mradi huu utadumu kwani utahusisha*

wadau mbalimbali zikiwemo kampuni binafsi katika kuendesha mradi, Wakala utasimamia tu.

Mjumbe mwingine alipendekeza utekelezaji wa mradi baada ya kuwaelimisha wananchi ufanyike haraka kwani ucheleweshwaji unawachosha wananchi kusubiri hadi kukata tamaa na kuuchukia mradi. Mfano changamoto zilizoainishwa miaka mitatu iliyopita hazijatekelezwa.

- *Alifahamishwa kwamba taarifa walizopewa awali zilikuwa ni za wakati wa maandalizi na sasa mkataba wa barabara kuu umesainiwa mwezi Desemba 2011 na Mkandarasi anajiandaa kuanza kazi. Alifahamishwa kuwa kuna kazi za ujenzi wa vituo ulishaanza na unaendelea vizuri.*

Mjumbe mwingine aliyechangia alisema mradi ni mzuri na una manufaa kitaifa na anaukubali ila tatizo analoliona ni mzunguko mrefu wa kutembea kwa miguu kwenda misikitini kutoka kwenye biashara zao na nyumbani watumiapo magari. Pia Mpango huu utasababisha usumbufu katika kufikisha na kutoa bidhaa madukani wakati wa ujenzi na utekelezaji wa mradi.

- *Njia mbadala za karibu zitatumika kama zilivyoainishwa kwenye “traffic circulation plan”, maegesho kwenye baadhi ya njia hayataruhusiwa kupunguza msongamano, njia nyingine zitakuwa za uelekeo mmoja na nyingine miwili. Mpango huu utatangazwa kwenye vyombo vya habari na wananchi wataelimishwa kuhusu alama zilizowekwa.*
- *Kuna mjumbe alitaka kujua kama kuna maeneo yaliyotengwa kwa ajili ya kuegesha magari wakati wa utekelezaji wa mradi. Kuhusu maegesho ya magari kando ya barabara na majengo wajumbe walisema kuwa ni tatizo kubwa na wanaungana na DART kuondoa maegesho hayo holela mfano kuzunguka mafuta house, city square na kuhoji uhalali wa National Parking System kutoza hela ya maegesho maeneo hayo ambayo si sahihi.*

Aidha mjumbe mwingine alitaka kujua kama mradi umeshaanza maeneo mengine kwanini unasuasua na upatikanaji wa Mkandarasi kwa ajili ya mradi unakuwa mgumu.

- *Mwezeshaji aliwaelimisha wajumbe juu ya tofauti ya ujenzi wa barabara za zege na lami ambapo wakandarasi wa Tanzania hawana uzowefu. Mkandarasi Strabarg International alishinda zabuni hiyo na ameshaingia mkataba na Serikali anafanya maandalizi ya kuanza ujezi.*

Kuna mjumbe alitaka kufahamu kuhusu uzoefu wa DART na wafanyakazi wake kuhusiana na aina ya mfumo wanaotaka kuanzi.

- *Mjumbe alielezwa kuwa walienda na bado wanaenda nchi nyingine kama Afrika kusini na nje ya Afrika ili kujifunza zaidi na kupata uzoefu.*

Mjumbe mwingine aliipongeza serikali kwa kufikiria njia ya kuondoa tatizo la usafiri jijini Dar es salaam ila alitaka kufahamu kama kuna utaratibu uliowekwa wakati wa kuingia kwanye basi bila kugombania kama sasa na pia ukizingatia umri, walemavu, watoto na wajawazito na pia huduma za jamii kama choo vituoni na muda uliokadiriwa kwa abiria kusubiria basi kituoni.

- *Mjumbe alielezwa kuwa kwenye mfumo wa DART kuna utaratibu maalum wa kukata tiketi na kuingia kwenye mabasi na kundi maalum limetengewa sehemu yao ya kuingilia pia kuna ratiba ya muda wa basi kufika kituoni na kuondoka bila kusubiria kujaa. Mabasi hayo wakati wa asubuhi na jioni yatakuja kwa wingi vituoni kuliko mchana kwani tafiti zinaonyesha wakati wa mchana abiria ni wachache ikilinganisha na asubuhi na jioni. Kuhusu huduma za jamii kama vyoo tayari vimezingatiwa kwenye usanifu wa vituo vikubwa.*

Mjumbe mmoja alitaka kufahamu kama tathmini ya athari za mradi kwa mazingira na jamii zilifanyika na kama athari hizo zitajitokeza wafanye nini ?

- *Mjumbe alijulishwa kuwa tathmini hiyo ilifanyika na kupitishwa na Baraza la Taifa la Hifadhi na usimamizi wa Mazingira kama sheria ya mazingira inavyoelekeza na ripoti zake zipo wazi kwa wananchi kama wana nia ya kutaka kufahamu zaidi wana haki ya kwenda maeneo husika kusoma na kufahamishwa zaidi. Maeneo hayo ni Ofisi za Wakala wa Usafiri wa Haraka (DART Agency, Ubungo Plaza) na Ofisi za Halmashauri ya Manispaa ya Ilala*
- *Kuhusu wakiwa na matatizo yatoakanayo na athari za Mradi wafanye nini walijibiwa kuwa Ofisi ya Mkurugenzi wa Manispaa ya Ilala itakuwa na Kamati Maalum ya kushughulikia Malalamiko (Grievances Committee) yatakayojitokeza. Malalamiko yanayohusiana na utekelezaji wa Mradi wa DART yapelekwe kwa maandishi kwa Mkurugenzi wa Manispaa ya Ilala.*
- *Mjumbe mwingine aliipongeza Serikali ila analiona tatizo la maegesho na akashauri shirika la nyumba liweke utaratibu wa kujenga maegesho wakati wa kujenga majengo makubwa ili kupunguza ukubwa wa tatizo hilo.*

Kuna mjumbe alishauri mawasiliano yaendeleo kufanyika wakati wote wa mradi ili kufanya wananchi wazidi kuelewa na kueleza matatizo yoyote yatakayojitokeza.

Muhtasari wa kikao uandikwe na Mwenyekiti wa Kikao kwa niaba ya washiriki aweke sahihi baada ya kusoma na kukubaliana na yaliyoandikwa.

2.4 Mengineyo

Mkutano huu wa wakazi pia ulihudhuriwa na wawakilishi kutoka shirika la umeme TANESCO, Shirika la Nyumba, DAWASCO na Mwakilishi wa Jeshi la Polisi. Mbali na masuala ya mradi pia washiriki walikuwa na mambo mengine ambapo walipata ufafanuzi kutoka kwa washiwakilishi hao.

2.5 KUFUNGA KIKAO

Mwenyekiti alifunga kikao mnamo saa 9:30 jioni kwa kuwashukuru wajumbe wote waliohudhuria na kutoa michango yao pia aliwaahidi kuwapatia muhtasari wa kikao hicho. Pamoja na changamoto zilizoainishwa kujitokeza wakati wa utekelezaji wa mradi, aliahidi kushirikiana na DART katika kuzitatua ili kufanikisha lengo lililokusudiwa. Alisisitiza umuhimu wa kushirikiana katika utekelezaji wa mradi huu.

Muhtasari umethibitiswa kuwa kumbukumbu sahihi ya kikao.

Mwenyekiti

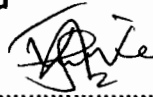
~~MWENYEKITI WA SERIKALI ZA MITAA~~
KISUTU

Sahihi

29 Feb 2012

Tarehe

Katibu





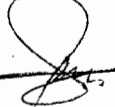
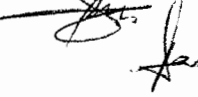

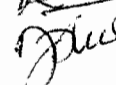
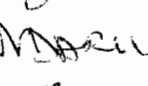
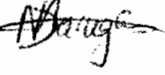


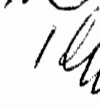
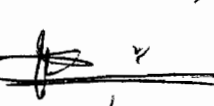


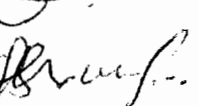



Sahihi

29 / Feb - 2012.

Tarehe

MKWIANO WA WAKAZI WA KATA YA KISUTU
(MTAA WA KISUTU NA MIENDENI) TAREHE 12/02/2012
KWENXE UKUMBI WA SHULE YA MSINGI KISUTU

WALIOHUDHURIA

	JINA	MTAA / CHEO	SAMAHU
1	Ajeesh Dvecha	Jamhuri of	
2	B.M. MEISURIA	JAMHURI ST	
3	Sanjay. Mehta	Norogoro Rd.	
4	L.B. BABLA	MIENDENI	
5	HANITA TANUN	MUA	
6	KIRTI P. MORARTI	KISUTU	
7	J.M. DHUTIA	ZANAKI ST	
8	MINAZ DARUGAR	KISUTU	MARUGAR
9	MORTAZA DARUGAR	KISUTU	
10	HASSAN DARUGAR	KISUTU	
11	KHUZEMA DARUGAR	KISUTU	
12	Saleh Jacksi	Jamhuri / Marina	
13	Ybrahim Jacksi	Jamhuri / Marina	
14	Cept David Luninze	Jamhuri	
15	HAIDERALI CHANNOO	MAKUNGANYA	
16	PRATISH CHOHAN	ZANAKI ST	
17	A SAIKOR	KISUTU	
18	LUCAS KUSARE	TANESCO - ILAZA	
19	SNEHKANT G. RAMANI	Regional Cust. Relations OFFICER.	
20	YUSUF MOHAMED	KISUTU STREET.	SY Ramay
21	MUSTAQUIM DARUGAR	MIKITI WA SERIKALI KISUTU MIKITI MIENDENI	

	LINA	MIAA/CHOO	SATUKI
-23	MUHAMMAD F JESSA	MOROGORO R.D.	Handwritten signature
-24	Dr Nathwani	MOROGORO	Handwritten signature
-25	Rahim HAKEMALIVEJI	KISUTU/ZANAKI	Handwritten signature
-26	VASANTI - CHUDASAMA	MITENDUM	Handwritten signature
-27	Bashir. M	KISUTU	Handwritten signature
-28	DHARMESH BORKHATARA	MITENDEN I 1158/M	Handwritten signature
-29	KAMAL SUCHAR	NYANZA/MSUMBE	Keemall
-30	K. BASAIR JA	KISUTU/Garden	4334 -
-31	Sadana VISRAM	Kecate Good at	Handwritten signature
32	ATUMANI MAGOHA	KISUTU	Handwritten signature
-33	ADAM ERNEST	KISUTU/MULTIPLY	Handwritten signature
-34	SADIK AL'DINA	Aziqino	Handwritten signature
-35	RANISH MEHTA	AZIKINO	Handwritten signature
36	MAMA MWENYERU - KISUTU	KISUTU	Handwritten signature
-37	ALNOOR. VIRSI	KISUTU	Handwritten signature
38	Jitendra N. Malawane	KISUTU	Handwritten signature
39	AL-ANVER ENT.	(KISUTU)	Handwritten signature
-40	Suma -R. Swila	KISUTU	Handwritten signature
41	Sandra A. Addey	MITENDENI	Handwritten signature
42	Charles Shamba	KISUTU	Handwritten signature
-43	Z. Mushi	KISUTU	Handwritten signature
44	M. B. JISHA	KISUTU	Handwritten signature
-45	Dharmendra PAMAR	KISUTU	Handwritten signature

	JINA	MIAA/CHEO	SANJHI
- 47	A. C. VIJEE (VIJEE)	MTENDENI	
- 48	SUDHIR JESHANG	KISUTU	
49	I. R. SINGAL	MTENDENI	
- 48	FAZLABRAS DHIRANI	ZANAKI	
- 49	KAMILAL MISHA	MOROSA RANG	
50	MOHAMMED	"	
- 51	SULTANI H KASSAMLI	MALI ST	
- 52	MUHAMMAD SATCHU	MALI ST	
53	RIZWAN RATTANSI	IASHI ST	
- 54	KAMILAL M. VASAM	ZANAKI ST	
- 55	GUANAM W. PANDHAN	KISUTU MORGAN	12/12
56	Choko Hauderi	Ali Hassan Mungu	
- 57	Fatima Tajiri	LIBYA / MTENDENI	
- 58	Venus Kimi	DARI	
59	ELIONORA TEMU	MTENDENI	
- 60	Kheri M. Kassy	Mtendeni	
- 61	MUSIABA JALSA	KISUTU ZANAKI	
62	MURTAZA F BATANSI	ASIA ST	
- 63	MAHMUD A. WAKI	MALI ST	
- 64	BASHIR GAMPPI	KISUTU	12
- 65	AMEER EBRALIM	KISUTU	
66	ARIF DHIRANI	KISUTU	
67	Turab Rosnanali	KIBYA / MTENDENI	
- 68	Hawa S. Bakari	KISUTU	
- 69	MISHE D. C KOTAK	KISUTU	
70	MAVZIB DHIK	KISUTU	

	LINA	MIAA / CHUO	SADHIHI
- 71	Hellen A. Napiya	LIBYA	Libya
- 72	Mrs Aneth Mdamu	Mjumba senda za mitaa Mbarani	Andamuu
- 73	ZEENAT M. Samejo	libya Posta Flate	
- 74	Zaina Mwashitete	KISUTU.	
- 75	Zahra Mustaqim Dargar	Mtendeni / NIMBE SEKOU YA MIAT	Zanzu
- 76	KAUSHIK VARAN	KISUTU	Duenda
- 77	SHABAN JAMAL	KISUTU	Def KAS
- 78	HASSAN RABANA FAZI	Mtendeni / LIBYA	Def
- 79	Stanford GELEVAS KISUMU	KISUTU	Def
- 80	Navroza Mulla	KISUTU	Def
- 81	Fatma Mulla	Jamburi	Def
- 82	Shauq AN	Jamburi	Def
- 83	Y V Khatun	Mtendeni	Def
- 84	NIYAL MOLOO	NYORZO	Def
- 85	NASSIRO SHABAN	ZANAKI	Def
- 86	MICHAEL KARUMU	MOROGORO ROAD	Def
- 87	DENIS FERNANDES	MIAA / KISUTU	Def
- 88	Naeemah Rentulla	MOROGORO ROAD	Def
- 89	Safah Rentulla	KISUTU	Def
- 90	ANASH OMAR	KISUTU	Def
- 91	Rafic BANDARI	ZANAKI STREET	Def
- 92	Iqbal Mwandani	MALI STREET	Def
- 93	B. P. SHAH	Jamburi St	Def
- 94	J.D. MHAMBO	ZANAKI	Def
- 95	AH. Rubelwa	AFISA MUKI NHC UPANGA	Def

	JINA	MIAA / CHUO	SAAHIHI
71	Hellen A. Napiya	LIBRA	Mijumba
72	Mrs Aneth Mdamu	Mijumba Senozi za mitaa Mbarani	Mijumba
73	ZEENI M. Simeji	hibya Posta Flate	Amdamu
74	Zaina Mwashitete	KISUTU.	
75	Zahra Mustaqim Dargar	Mtendeni / Mijumba Senozi za mitaa	Zenau
76	KAUSHIK VASANI	KISUTU	Duenda
77	SHABANI JAMAL	KISUTU	Def
78	HASSAN RABANA PAZI	Mtendeni / LIBRA	KAS
79	Stanford GELEVAS KISUMU	KISUTU	Shu
80	Navroza Mulla	KISUTU	Lyre
81	Fatma Mulla	Jambhuri	Kumbe
82	Shauq AIN	Jambhuri	Mila
83	Y. V. Khatun	Mtendeni	Lupa
84	NIHAL MOLOO	NYORZA	Khatun
85	NASSORO SHABANI	ZANAKI	MJ
86	MICHAEL KARUMU	MOROGORO ROAD	Shuto
87	DENIS FERNANDES	MIAA / KISUTU	MIAA
88	Naeemah Rentulla	MOROGORO ROAD	Sambar
89	Safah Rentulla	KISUTU	Rentulla
90	ANASH OMAR	KISUTU	Def
91	Rafic BANDA LI	ZANAKI STREET	BE
92	Iqwan Mwandani	MALI STREET	Sh
93	B. P. SHAH	Jambhuri St	Sh
94	J.D. MHAMMOUD	ZANAKI	Sh
95	AH. Rubelwa	AFISA MILIKI NHC UPANGA	Sh

	JINA	MIAA CHEO	SAHIMI
95	Jamnet A. Mahyabli	Zanaki St	
96	Kurloani A Gutthi	Kisutu St.	
97	Mustafa K. Gutthi	Kisutu St	
98	RUTH KYANDO		
99	Christian Kiponda	Mtenderu	
100	Yusuf. Hussein LAJI	MTENDENI	
101	Pascal Patat	Polisi Jamii (W) Kat - Almsa	
102	EMMY MWINUKA	XXXXXXXXXX District Manager / TOTAL(T) LTD	
103	Pravin Swah	MTENDEN - SALES MANAGER	
104	AUKARI MEGHJI	GARDEN FLATS - KISUTU	
105	Vinod Tanna	Plot 11/13/14 Mtenderu St	
106	SHAILESH C. KOTAK	KISUTU STREET	
107	ASHA S. K. CHAULA RUPESH NANJI	KISUTU - MKAZAJUMBE DSM GARDEN FLATS	
108	Dennis MRUTU	MRIMA - MUMBE SHINA	
109	Raphae I. Kessy	MAKWEPU	
110	WILFRED SIRIA	MAKUNGA NYA	
111	WILFRED NICHOLAUS	SEWA SIR	
112	Elizabeth Malale	India	
113	Clemence Mponji	KISUTU	
114	KAMBANIGA	KATIBI KATA Kisutu	
115	HUSEIN EMAIL	KISUTU	
116	R B TOPANBUR	KISUTU	

**MKUTANO WA WAKAZI WA ENEO LA KISUTU
TAREHE 12/02/2012**

MAHUDHURIO

S/NA	JINA	ANUANI	SAHIHI
1.	KHERI M. IGOPY	KISUTU/MIENDANI	
2.	YUSUF MOHAMMED	MIKITI s/m KISUTU	
3.	HAMZA JUMA	MIENDANI, NIAGA	
4.	MUSTAQUIM DARUGAR	MIKITI MIENDANI	
5.	ELIONORA TEMU	AFISA MIENDANI/kata	
6.	Alhija John	DART - Agency	
7.	Zaina Mwenda Mwashike	AFYA - KISUTU	
X 8.	Venus Kimeri	DART Agency	
9.			
10.	LUCAS KUSARE	REGIONAL CUSTOMER RELATIONS OFFICER TANESCO-ILALA	
11.	JOACHIM MIHAMBO	ESTATE OFFICER NITE+UANGWI	
12.	PASCAL PRIER	Polisi kati - Dom	
13.	William GATAMBI	DART Agency	
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			
24.			
25.			
26.			
27.			
28.			
29.			
30.			
31.			

**APPENDIX IV:
2. UBT CONSULTATIONS**

**MUHTASARI WA MKUTANO WA WAFANYABISHARA KITUO CHA
MABASI UBUNGO (UBT) KILICHO FANYIKA BLUE PEARL HOTEL
UBUNGO TAREHE 20/01/2012 KUENZIA SAA 4.00 ASUBUHI**

Waliohudhuria:

Namba	Jina	Simu Na.
1	Fredy Laurent Kileo	0752-644500
2	Selemani Omar	0784-554312
3	John Beda Mmary	0769-204230
4	Vichy Nyewe	0753-762582
5	Rose Matei	0716-353052
6	Ally Marijani	0714-614247
7	Rose Massawe	0716-353652
8	Hadija Hassan	0713-303370
9	Cindiaka	0752-116809
10	Stefano Morongo	0712-451055
11	Said Masaka	0753-848864
12	Ismail Risasi	0715-892060
13	Daudi Athumani	0716-518422
14	John A. Shayo	0715-127487
15	Hemedi Mussa	0715-655532
16	Godson Munis	0655-280064
17	Hassni Said	0717-150983
18	Mussa Nuru	0655-255235
19	Abuu Musa	0718-382797
20	Elifadhil Ngulwa	0769-267797
21	James Mlinga	0754-888674
22	Tito Emanuel	0714-335353
23	Rajab Said	0716-564412
24	Peter A. Mandari	0713-024796
25	Faustwe Massawe	0715-779990
26	Riobha J. Mslij	0754-304215
27	Abbas Mkwizu	0754-228277
28	Khamissi Maneni	0754-753769
29	Thabit Mussa	0713-323030
30	Twaha Othman	0713-463512
31	Bwambizo Comm	0715-568823
32	Jumaa Ruwa	0715-456282
33	Jalia Galiatano	0754-002700
34	Joshwa Shayo	0787-723085

Ajenda:

1. Kufungua Mkutano
2. Madhumuni ya Mkutano
3. Maelezo kuhusu Awamu ya I ya watakaolipwa Fidia ya TZS 502m/-
4. Utaratibu wa Malipo
5. Maswali na Majibu
6. Kufunga Mkutano

1. Kufungua Mkutano.

Mtaalam Mshauri (Jamii) kutoka Wakala wa Mabasi yaendayo Haraka (DART Agency) alifungua mkutano mnamo saa 5 kasoro robo asubuhi kwa kuwatambulisha maofisa waliohudhuria kutoka DART Agency, DCC na UBT. Aidha aliomba washiriki waandike majina yao. Mtaalam Mshauri alielezea madhumuni ya mkutano ambayo ni :

- Kuwapa taarifa washiriki kuhusu fedha TZS 502m/- iliyotolewa na Serikali kwa ajili ya kulipa fidia wahusika wa Awamu ya I.
- Kuelekeza watakaolipwa fidia utaratibu wa kupatiwa malipo.
- Kuisisitiza umuhimu wa kushirikiana kwa njia za uwazi ili kufanikisha ujenzi wa miundombinu kwa ajili ya Mradi wa Mabasi Yaendayo Haraka. (Ujenzi wa maegesho Kituo Mlisho na kujenga upya Kituo cha Mabasi yaendayo Mikoani na nchi za jirani ili kiwe cha kisasa na kinachokidhi mahitaji ya wananchi wa Dar es Salaam.
- Mtaalam Mshauri aliwaelewesha Washiriki kuwa fedha inayotumika kwa ajili ya fidia ni ya Serikali ya Tanzania na sio fedha ya Wafadhili/Wadau wa maendeleo. Aidha alisisitiza kuwa shughuli ya kuboresha kituo cha Mabasi Ubungo ni kwa ajili ya Maendeleo ya nchi yetu hivyo sote tushirikiane kuifanikisha.

Maelezo kuhusu Awamu ya I ya ujenzi na watakolipwa fidia.

Mtaalam kutoka Wakala wa Mabasi Yaendayo Haraka alieleza kuhusu uamuzi wa kujenga Kituo kwa Awamu II. Awamu ya I ni kumuwezesha Mkandarasi aweze kuanza kazi. Aidha alieleza kuwa wakati ujenzi utakapoanza kituo kitaendelea kufanya kazi. Hakitafungwa hivyo baadhi ya huduma kama vyoo, maduka, migahawa n.k zitaendelea kuhitajika na wasafiri, Awamu ya Kwanza itakuwa ni ujenzi wa Maegesho ya Mabasi ya DART.

Jibu:

Mtaalam alijibu kuwa wako huru kuangalia kiasi wanacholipwa ambacho tayari wanakifahamu kwa sababu walikwisha tangaziwa kwenye Jedwali la fidia (compensation schedule). Aidha taarifa zote zitakuwa kwenye Ofisi ya Meneja wa Kituo cha Mabasi Ubungo kwa hiyo wanaweza kwenda kuona ili kuokoa muda.

Swali la Tatu:

Swali liliulizwa kuhusu wapangaji wasio halali waliopanga kwa wenzao kwa siri bila mikataba je, nao watalipwa fidia?

Jibu:

Hapana kwa sababu hawana mkataba.

Swali la Nne:

Washiriki nao wanataka ushirikiano na mamlaka. Mikutano kama hii mihutasari haiandikwi. Walitaka mkutano huu uwe na muhtasari na nakala apewe Mwenyekiti wa Umoja wa Wafanyabiashara.

Jibu:

Mwenyekiti alijibu kuwa mkutano ulikaa lakini akakiri mapungufu ya muhtasari wa kikao kutoandikwa. Aliahidi kuwa Mkutano huu muhtasari wake utaandaliwa na nakala atapewa Mwenyekiti wa Wafanyabiashara.

Swali la Tano:

Mjumbe alieleza kuwa yeye yuko kwenye utaratibu wa Jenga, endesha, rejesha, (BOT) lakini hakuona jina lake kwenye orodha.

Jibu:

Awasiliane na Meneja wa Kituo.

Swali la Sita:

Wajumbe walitaka kujua kama Kituo kikiishaboreshwa na ujenzi wa miundombinu tarajiwa kukamilika, kama watapewa kipaumbele ili

Umethibitishwa kuwa kumbukumbu sahihi ya kikao.

Mwenyekiti

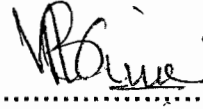


.....
Sahihi

21/01/2012
.....

Tarehe

Katibu



.....
Sahihi

21 JANUARI, 2012
.....

Tarehe

MAHUDHURIO YA MKUTANO WA ULIPAJI WA FIDIA KATIKA KITUO KIKUU CHA MABASI – UBUNGO

MAHALI: UBUNGO PLAZA- CLASSIC HALL, TAREHE 20 JANUARY, 2012

Namba	Jina	Anwani	Sahihi
①	FREDY LAURENT KILIA	0752-644500	Handwritten signature
2	SELEMANI LOMBA	0784-554312	Handwritten signature
3	John Beda Mwanjau	0469-204230	Handwritten signature
4	VICTORY NUYEWA	0753-762532	Handwritten signature
5	ROSE MATETI	0752 311990	Handwritten signature
6	ALLY MARIJANI	0714 614247	Handwritten signature
7	ROSE MASSAME	0716 333652	Handwritten signature
8	HADITHA HASSAN	0713 302270	Handwritten signature
9	CINDIAKA	0752 116809	Handwritten signature
10	STEFANO MOPUNGO	0712 451055	Handwritten signature
11	SAD MASUDA	0755-848864	Handwritten signature
12	ISMAIL RUMBI	0715 890060	Handwritten signature
13	DAUDI AFHAMANI	0716 -518422	Handwritten signature
14	JOHN A. SHIRO	0715 124487	Handwritten signature
15	HAMEDI MUSSA	0715 655532	Handwritten signature
16	WILSON MUMU	0655 080064	Handwritten signature
17	MUSABU SADI	0717 150983	Handwritten signature
18	MUSSA ANUO	0655 255235	Handwritten signature
19	ABU MUSA	0718 382797	Handwritten signature
20	ELIFADHIL NGULWA	0769-267797	Handwritten signature
21	JAMES MLINGA	0754- 888674	Handwritten signature
22	IITO EMANUEL	0714 335353	Handwritten signature
23	RAJAB SADI	0716-564412	Handwritten signature
24	PETER A. MANDARI	0713 024796	Handwritten signature
25	FAUSTWE MASAMU	0715-779990	Handwritten signature
26	RIOBHA J. MBEJI	0754-304215	Handwritten signature
27	Abbas Mkwizi	0754 228277	Handwritten signature
28	WILHELMINI MANENI	0754 753769	Handwritten signature
29	THABIT ANUO	0713-323030	Handwritten signature
30	TWATHA OTHMAN	0713 463512	Handwritten signature
31	BWAMBIZO COMB	0715 568823	Handwritten signature
32	JUMAA RUWA	0715 456281	Handwritten signature
33	JALIA GALIATANO	0754 002700	Handwritten signature
34	JOSHUA-SHATO	0787-723085	Handwritten signature
35	G. KUMARU	0655 878270	Handwritten signature
36	CHECHILINE TEBE	0754-274948	Handwritten signature
37	CHANZIKINYOLE	0655 317172	Handwritten signature
38	PAUL KAWIRIDA	0718 582090	Handwritten signature
39	Michael Hongo	0713 241750	Handwritten signature
40	CHRISTOPHER AKOISI	0715-510055	Handwritten signature
41	A.L. LUREZA	0712 168864	Handwritten signature
45	Gaudence Anselm	0712 000935	Handwritten signature
46	MPINA BAHARIA	0717-842141	Handwritten signature
47	RAYMOND NJAU	0715- 827979	Handwritten signature
48	NEEMA SERWACHE	0715 194 293	Handwritten signature

