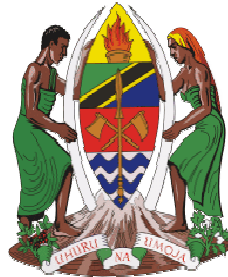


THE UNITED REPUBLIC OF TANZANIA

PRIME MINISTER'S OFFICE REGIONAL ADMINISTRATION AND LOCAL  
GOVERNMENT



Tanzania Strategic Cities Project (TSCP)

Surface Water Drainage System Sub-  
project in Temeke Municipality under the  
Dar es Salaam Metropolitan Development  
Project (DMDP)

Tender No. ME/022/2011/20123/C/122013

Resettlement Action Plan for the Proposed  
Kizinga / Kwa Shego River Sub-project,  
Temeke Municipality

SEPTEMBER 2014

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The Resettlement Action Plan was undertaken by a team of experts comprising of:

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## ACRONYMS AND ABBREVIATIONS

AHs	Affected Households
CSOs	Civil Society Organisations
DC	District Commissioner
DCC	Dar es Salaam City Council
DAS	District Administrative Secretary
DED	District Executive Director
DLAs	Dar es Salaam Local Authorities
DMDP	Dar es Salaam Metropolitan Development Project
DMDP-WG	Dar es Salaam Metropolitan Development Project Working Group
DPs	Displaced Persons
ESIA	Environmental and Social Impact Assessment
GoT	Government of Tanzania
GRC	Grievance Redress Committee
IDA	International Development Association
LGAs	Local Government Authorities
IMS	Internal Monitoring Specialist
MEO	Mtaa Executive Officer
MLHSD	Ministry of Lands, Housing and Human Settlement Development
PAPs	Project Affected Persons
PIU	Project Implementing Unit
PMO-RALG	Prime Minister's Office, Regional Administration and Local Government
RAP	Resettlement Action Plan
RCC	Resettlement Compensation Committee
RPCU	Regional Project Coordination Unit
RPF	Resettlement Policy Framework
RRCC	Regional Resettlement Compensation Committee
RS	Regional Secretariat
RST	Regional Sub-Treasuries
SPSS	Statistical Package for the Social Sciences
TANROADS	Tanzania National Roads Agency
WB	World Bank
WB OP	World Bank Operational Policy
WEO	Ward Executive Officer

## DEFINITION OF TERMS

TERM	DEFINITION
<b>Census</b>	A field survey carried out to identify and determine the number of Project Affected Persons (PAPs) or Displaced Persons (DPs) as a result of land acquisition and related impacts. The census provides the basic information necessary for determining eligibility for compensation, resettlement, and other measures emanating from consultations with affected communities and the local government institutions.
<b>Compensation</b>	Payment in cash or in kind for an asset or a resource that is acquired or affected by a project at the time the asset needs to be replaced
<b>Cut-off Date</b>	Date of completion of the census and assets inventory of persons affected by the sub-project. Persons occupying the sub-project area after the cut-off date are not eligible for compensation and/or resettlement assistance. Similarly, fixed assets (such as built structures, crops, fruit trees, and woodlots) established after the date of completion of the assets inventory, or an alternative mutually agreed on date, will not be compensated
<b>Displaced Persons or DPs</b>	<p>The persons who are economically and socially affected by involuntary taking of land for the project, resulting in:</p> <ul style="list-style-type: none"> <li>a. Relocation or loss of shelter;</li> <li>b. Loss of assets or ability to access such assets;</li> <li>c. Loss of income sources or means of livelihood, regardless of relocation; and</li> </ul> <p>The involuntary restriction of access to legally designated parks or protected areas causing adverse impacts on their livelihoods.</p>
<b>Economic displacement</b>	The results from an action that interrupts or eliminates people's access to productive assets without physically relocating the people themselves
<b>Entitlement</b>	Range of measures comprising compensation, income restoration, transfer assistance, income substitution, and relocation which are due to affected people, depending on the nature of their losses, to restore their economic and social base
<b>Host community</b>	A community in the proposed resettlement sites.
<b>Income restoration/livelihood improvement</b>	Restoration and/or improvement of income sources and livelihoods of relevant DPs.
<b>Inventory of Losses (IOL)</b>	<p>A detailed survey of all losses that will result for each household, enterprise, or community affected by the project.</p> <p>The survey should account for land acquisition and loss of physical assets as well as loss of income, either temporary or permanent, resulting from displacement of household members from employment or income generating resources. Assets held collectively, such as water sources, livestock grazing areas, irrigation systems, and community structures should be recorded separately. It is essential for resettlement planners to consult with affected people during this step to develop a reasonable consensus on the methods and formulas for assigning value to lost assets and income forgone during resettlement.</p>



<b>Land</b>	Land refers to all types of agricultural and/or non-agricultural land and any structures thereon whether temporary or permanent and which may be acquired by the project.
<b>Land Acquisition</b>	Refers to the process whereby an individual, household, firm or private institution is compelled by a public agency to relinquish rights for all or part of the land it owns/possesses/occupies or uses to the ownership and possession of that agency for public purposes in return for compensation at replacement costs.
<b>Physical displacement</b>	The actual physical relocation of people resulting in a loss of shelter, productive assets or access to productive assets (such as land, water, and forests).
<b>Project affected household</b>	All members of a household, whether related or not, operating as a single economic unit, who are affected by a project.
<b>Project affected person</b>	Any person who, as a result of the implementation of a project, loses the right to own, use, or otherwise benefit from a built structure, land (residential, agricultural, or pasture), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, permanently or temporarily.
<b>Project Implementing Unit (PIU)</b>	Some projects make use of project implementing units (PIUs), which are generally separate units within the project recipient's agency. The PIU is often composed of full time staff devoted to implementing the project, and have been encouraged to have separate teams with environment and social specialists who can carry out the activities, for example, as outlined in the RPF or RAP.
<b>Redress and Grievance Mechanism</b>	The RAP contains a grievance mechanism based on policies and procedures that are designed to ensure that the complaints or disputes about any aspect of the land acquisition, compensation, resettlement, and rehabilitation process, etc. are being addressed. This mechanism includes a procedure for filing of complaints and a process for dispute resolution within an acceptable time period.
<b>Replacement Cost</b>	The rate of compensation for lost assets calculated at full replacement cost, that is, the market value of the assets plus transaction costs.
<b>Resettlement:</b>	<p>A term used to describe the process of physical displacement of project affected persons and properties in order to re-establish lifestyles and livelihoods</p> <p><b>Rural resettlement</b> results when part or all of a farm, pasture or grazing area is to be acquired for the project. In this case the RAP has to address the issue how loss of income due to the loss of assets can be restored.</p> <p><b>Urban resettlement</b> occurs when populations in urban and peri-urban areas are physically or economically displaced. Urban resettlement poses more problems because of a general lack of alternative sites for relocation.</p> <p><b>Linear resettlement</b> is most common type of resettlement associated with road projects. In urban areas where settlement is dense and located very close to the road or within the construction corridor, upgrading of a road may necessitate the demolition of a large number of houses and structures.</p> <p><b>Site specific resettlement</b> refers to a discrete non-linear site that must be acquired for the project.</p>
<b>Resettlement Action Plan (RAP)</b>	The RAP is a resettlement instrument (document) to be prepared when sub-project locations are identified. In such cases, land acquisition leads to physical displacement of persons, and/or loss of shelter, and /or loss of livelihoods and/or loss, denial or restriction of access to economic resources. RAPs are prepared by the implementing agency and contain specific and legal binding requirements to resettle and compensate the affected people before project implementation.

<p><b>Resettlement Assistance</b></p>	<p>Support provided to people who are physically displaced by the project. Assistance may include transportation, food, shelter, and social services that are provided to affected people during their relocation. Assistance may also include cash allowances that compensate affected people for the inconvenience associated with resettlement and defray the expenses of a transition to a new locale, such as moving expenses and lost work days.</p>
<p><b>Rights and Entitlements</b></p>	<p>Rights and entitlements are defined for PAPs and DPs (with the cut-off date) and cover those losing businesses, jobs, and income. These include options for land-for-land or cash compensation. Options regarding community and individual resettlement, and provisions and entitlements to be provided for each affected community or household will be determined and explained, usually in an entitlement matrix.</p>
<p><b>Self- resettlements</b></p>	<p>Option selected among several presented, which is chosen by a DP(s) for self-relocation, and who will be provided with an additional transitional assistance.</p>
<p><b>Vulnerable groups</b></p>	<p>People who by virtue of gender, ethnicity, age, physical or mental disability, economic disadvantage, or social status may be more adversely affected by resettlement than others and who may be limited in their ability to claim or take advantage of resettlement assistance and related development benefits.</p> <p>Vulnerable groups include: (i) female headed households with dependents, (ii) disabled individuals; (iii) households with disabled persons, (iv) households falling under the current benchmark poverty line, (v) children and elderly households who are landless and with no other means of support, (vi) landless households, (vii) ethnic minorities. The list of vulnerable groups will be identified during subproject preparation through socio-economic survey and public consultation.</p>
<p><b>Witness NGO or Independent Monitor/Agency</b></p>	<p>A witness NGO or an independent monitor that can be contracted to observe the compensation process and provide an independent assessment of the quality of the process. These are usually NGOs or other agencies that are not directly involved in the project and have a reputation for independence and integrity.</p>

## EXECUTIVE SUMMARY

In an effort to address the poor storm water drainage system in the City, the Government of Tanzania (GoT) under the Prime Minister's Office, Regional Administration and Local Government (PMO-RALG) has received support from the International Development Association (IDA) housed by the World Bank to prepare an infrastructure improvement project, referred to as the Dar es Salaam Metropolitan Development Project (DMDP). The DMDP has seven complementary Projects among of which includes the improvement of Surface Water Drainage System in the City and its three contiguous Municipalities (Kinondoni to the North, Ilala at the Centre, and Temeke to the South). The overall objective of the Surface Water Drainage Project is to prepare the investments for a comprehensive Surface Water Drainage System for the City.

On a pre-feasibility study (Stage Ia) a Drainage Plan for Dar es Salaam city was prepared with a prioritised list of drainage investments (the DLA Sub-projects). The study included the preparation of hydraulic models and the development of a Drainage Plan for the overall Metropolitan area of Dar es Salaam. The Drainage Plan identified and prioritized a set of 13 interventions, which includes Sinza River, with the purpose of mitigating and/or preventing serious consequences arising from regular flooding

This RAP report is for the proposed rehabilitation of storm water drainage in conjunction with the improvement of Kizinga River. The sub-project will take place in Temeke Municipality in Dar es Salaam. The valuation recorded 116 AHs and approximately 6,550m<sup>2</sup> of land. The project will affect the following compensable assets:

- Land: 87 residential, 3 commercial;
- Structures: 5 residential structures 5 which are fully affected and 3 small retail structures that are permanently affected.
- Annexed structures include: 15 toilets/chambers/septic tanks, 40 fences/walls, 1 boreholes, 10 foundations or verandahs..
- Crops: 9 locations of seasonal crops, 143 permanent crops and 63 trees.
- Public facilities: 17 electrical poles and 7 water pipes

The total compensation for acquired land and affected assets for the sub-project is Tanzania Shillings 739,279,979.96. It is recommended that the municipal council verify the valuation report, which is then submitted for approval by the Chief Government Valuer before paying compensation to AHs. This should happen before construction. Temeke Municipal Council is primarily responsible for the implementation of the RAP with support from PMORALG and the World Bank.

# 1. INTRODUCTION

## 1.1. Project background

Dar es Salaam City is the major industrial and commercial centre as well as the most populated City in Tanzania. The City's population and settlements have expanded rapidly. According to the National Population Census of 2012, Dar es Salaam has an estimated population of about 4.36 million people with an annual population growth rate of 5.6 percent.

The City's urban settlements have rapidly increased especially in unplanned areas. In most unplanned areas houses are built without regulated water or Surface Water Drainage System. Also, the City lacks infrastructure or, where drainage infrastructure is in place, it is informally being used for dumping waste, severely impairing its performance. Currently, a significant part of the existing drainage network is old, undersized or partially blocked. This has exposed the settlements and other parts of the city to periodic severe flooding during heavy rain seasons.

In an effort to address the poor storm water drainage system in the City, the Government of Tanzania (GoT) under the Prime Minister's Office, Regional Administration and Local Government (PMO-RALG) has received support from the International Development Association (IDA) housed by the World Bank to prepare an infrastructure improvement project, referred to as the Dar es Salaam Metropolitan Development Project (DMDP). The DMDP has seven complementary Projects<sup>1</sup> among of which includes the improvement of Surface Water Drainage System in the City and its three contiguous Municipalities (Kinondoni to the North, Ilala at the Centre, and Temeke to the South). Together, the four Local Government Authorities (LGAs) are referred to as the Dar es Salaam Local Authorities (DLAs).

### 1.1.1 Surface Water Drainage Systems Project

The consultancy service for the Improvement of Surface Water Drainage Systems in Dar es Salaam has been commissioned to the consortium M/s PROCESL - Engenharia Hidráulica e Ambiental, S.A. in association with M/s COWI Tanzania Limited. The consultancy involves carrying out Environmental and Social Impact Assessment and laying down the Environmental and Social Management Plan (ESMP) as well as preparing an accompanying Resettlement Action Plan (RAP) for the proposed Sub-projects. The Project will cover the Municipalities of Kinondoni, Ilala and Temeke. The overall objective of the Surface Water Drainage Project is to prepare the investments for a comprehensive Surface Water Drainage System for the City.

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<sup>1</sup> Other components include: improving Public-Private Partnership (PPP); Solid Waste Management (SWM); Local Roads; Infrastructure Upgrading in Unplanned Settlements; Pre-feasibility Studies of Rail and Marine Transport Institutional Review and Strengthening plan.

## 1.2. Kizinga / Kwa Shego surface water drainage sub-project

On a pre-feasibility study (Stage Ia)<sup>2</sup> a Drainage Plan for Dar es Salaam city was prepared with a prioritised list of drainage investments (the DLA Sub-projects). The study included the preparation of hydraulic models and the development of a Drainage Plan for the overall Metropolitan area of Dar es Salaam. The Drainage Plan identified and prioritized a set of 13 interventions, which includes Sinza River, with the purpose of mitigating and/or preventing serious consequences arising from regular flooding. The proposed interventions involve both the primary drainage network (main rivers/streams) and the secondary network (artificial network).

This RAP report is for the proposed rehabilitation of storm water drainage in conjunction with the improvement of Kizinga River. The sub-project will take place in Temeke Municipality in Dar es Salaam.

The Temeke Municipality has a total area of 656 square kilometres. It is bordered by the Indian Ocean in the north and east, Mkuranga district to the south and west respectively and Ilala municipality in the northeast. About 30% of total Dar es Salaam residents live in Temeke Municipality; a total of 1,368,881 residents. The Municipality has a population growth rate of 5.6% per annum and population density of \*\*\* people per square kilometer.

According to the Dar es Salaam Master Plan 2012-2032 Temeke Municipality has a total of 225,000m of storm water drains of which 128,000m are open channel lined, 87,000m are open channel unlined and 10,000m area underground. The Municipality has been facing periodic floods due a central storm water drainage system for discharging water to the sea. This has exposed the roads to surface water/run off which are left to discharge randomly causing floods and nuisance. Also, due to drastic developments in the Municipality, especially in real estate, some of the new buildings have blocked the natural streams/drains which discharge water to the sea. Equally important, the diameters of the existing piped culverts are not enough to allow storm water to pass freely.

### 1.1.2 Land Acquisition Impacts

The proposed improvement of Kizinga River in Temeke Municipality will require land to be permanently acquired along the enlarged drainage channel. This will lead to the physical displacement of people, loss of shelter, loss of assets, temporary loss of income sources and livelihood, and permanent restriction of access to land.

## 1.2. Objectives of the RAP

The overall objective of this RAP is to provide an agreed plan for the resettlement and compensation of Project Affected Persons (PAPs) affected by the proposed enlargement of storm water drainage in conjunction with construction of two sequential detention ponds in Kinondoni Municipality in Dar es Salaam.

Specifically the RAP was developed in order to:

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<sup>2</sup> Improvement of Surface Water Drainage System is being carried out in the following stages: Stage Ia: Drainage Plan and Pre-Feasibility Study; Stage Ib: Feasibility and Preliminary Engineering Designs; Stage II: Details engineering designs.

- Provide timely and fair compensation schedule to ensure the PAPs restore their pre-project living standard levels;
- Provide necessary assistance for relocation to all PAPs whose properties/businesses will be demolished thus displaced;
- Engage PAPs and communities to gain understanding of the project objectives and impacts;
- Involve PAPs and other stakeholders in developing a plan for physical relocation and compensation for lost assets;
- Provide information that will be used to implement the resettlement plan; and
- Outline institutional arrangements for RAP implementation and monitoring and evaluation of the RAP implementation.

### 1.3. Methodology

The RAP team comprised of 6 experts including a RAP, Social and Environmental experts supported by a database manager and enumerators. The RAP was prepared in the following steps:

1. **Review of documents and project design:** The RAP team identified relevant documents and information required for the RAP and collected necessary documentation. This included a review of relevant legislation (chapter 3), World Bank Operational Procedure on Involuntary Resettlement (WB OP 4.12), the Environmental and Social Impact Assessment Report and the preliminary project design that included aerial photographs.
2. **Defining eligibility and entitlements:** based on the document review, eligibility of PAPs and the entitlements were defined
3. **Preparation of the census survey:** The RAP Team prepared a questionnaire needed for the socio-economic studies and PAP census based on WB OP4.12 and other RAP reports shared by World Bank as Good Practice documents. This questionnaire guided the enumerators on specific information to be collected (Appendix C).
4. **Introduction at the local government authority:** The RAP team met with representatives of the local government authorities at Temeke Municipal Council to plan the RAP preparation process. This facilitated the consultants to work with the respective ward and Sub-ward (Mtaa) officers in the project affected areas.
5. **Consultations:** There were two levels of consultation for purpose of preparing the Resettlement Action Plan. The first level was with respective Ward Executive Officers (WEO), Mitaa Executive Officers (MEO), Mitaa Chairpersons (Wenyeviti wa Mitaa) and Councillors (Madiwani) in the project affected areas. These meetings were to introduce the project and plan the census and inventory of assets surveys. The second level was with representative PAPs at community level to introduce the project and explain the RAP preparation process. Meeting minutes of these consultations are presented in Appendix B.
6. **Socio-economic data collection:** WEOs and MEOs were consulted to gather socio-economic data of their respective wards. The questionnaire sought to collect information on population, income generation activities, social services and infrastructure, solid waste and sanitation issues and land tenure issues.
7. **Defining the project corridor:** A surveyor established the sub-project corridor based on the preliminary designs and marked the corridor in which affected assets and households were to be included in the RAP.
8. **Census:** a RAP team was deployed to carry out the census for Affected Households (AHs) along the sub-project corridor.



9. **Inventory of assets:** A registered valuer recorded the affected assets within the project corridor using standard forms prescribed by the Ministry of Lands Housing and Human Settlement Development. The inventory included the identification of affected properties and respective owners; assigning a Reference Number for each of the identified PAP and respective photograph; recording the affected asset(s).
10. **Data processing:** the census data was entered into a database and analysed using Statistical Package for the Social Sciences (SPSS). The Inventory of assets was valued based on Tanzania's valuation method (section 5.5).
11. **Report writing:** This included preparation of the grievance mechanism, implementation schedule, monitoring and evaluation plan and any income restoration activities to be provided.

### 1.3.1 Limitations

- **Accessibility:** due to the unplanned nature of settlements in some parts of the sub-project area, some areas were not accessible. Therefore, in some instances, interior dimensions and visual estimation were used to estimate affected area.
- **Census and inventory** could not cover 100% of the AHs as required in the Terms of Reference. This is because during the exercise some of the household heads were not available. Phone interviews were conducted to collect as much information as possible. In addition, some affected persons were reluctant to give information on their socio-economic profiles. Therefore, the number of entries of AHs recorded by the Valuer does not tally the entries in the socio-economic profile data.
- **Resistance:** Some Affected Households were resistant to let the survey and valuation teams carry out the work as they did not understand the design. This is because

## 2. KIZINGA RIVER SUB-PROJECT

The Kizinga River sub-project includes one intervention that cuts across two (2) wards and four (4) sub-wards as indicated in Table 2-1 and *Figure 2-1* below.

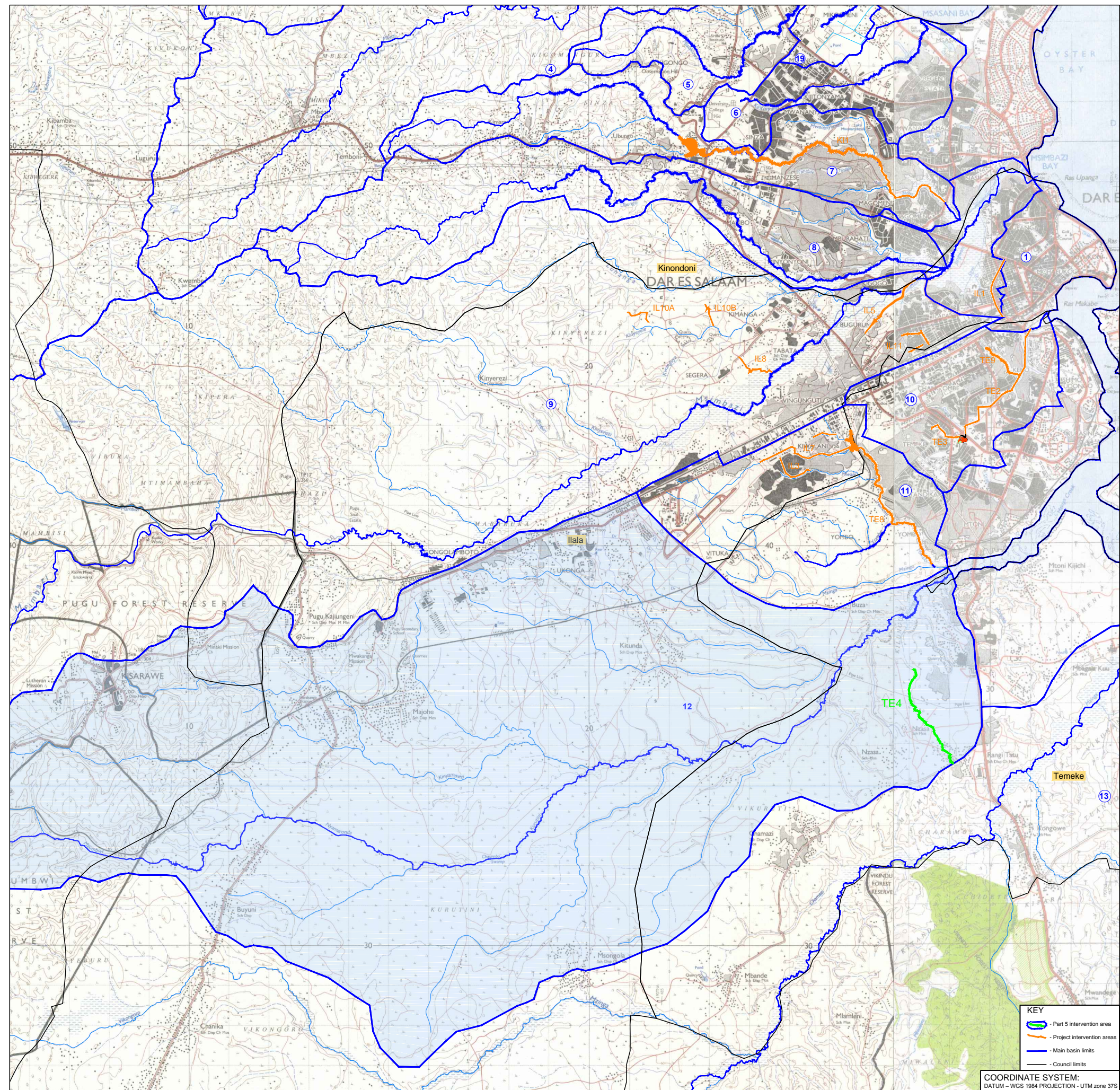
*Table 2-1: Project affected areas in Temeke Municipal*

<b>Municipal</b>	<b>River/Basin</b>	<b>Drain</b>	<b>Intervention</b>	<b>Ward</b>	<b>Sub-wards</b>
Temeke	Kizinga River	Kwa Shego	TE4	Charambe	Rangi Tatu Nzasa Zomboka
				Kiburugwa	Kiburugwa

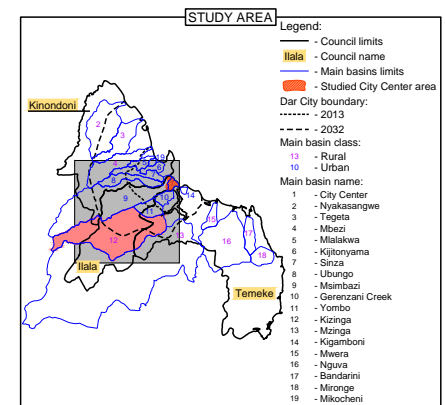




**Figure 2-1. Location Map of Kizinga River Sub-project**



- Project Intervention Areas ID**
- Kinondoni Council**  
K11 - Sinza River / Mto Ng' Ombe
- Ilala Council**  
IL1 - Msimbazi Street  
IL3 - Kigilagazi and Food Security Area (Kiwalani)  
IL5 - Buguruni Kisiwani  
IL7 - Mlinda Mlefu and Kwalani  
IL8 - Msimbazi, Tenge and Luwili  
IL10 - Bonde la Sungura and Tembo Mqwaza  
IL11- Mafuriko
- Temeke Council**  
TE2 - Serengeti  
TE3 - Temeke  
TE4 - Kwa Shego  
TE8 - Mpojo  
TE9 - Keko



Rev	Description	Date	Approved

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

PROCESL  
**COWI**

Improvement of Storm Water Drainage Systems in Dar Es Salaam Metropolitan Area in Support of Preparation of the Proposed DMDP  
Stage II - Detailed Engineering Design  
Part 5 - Construction of Kwa Shego Valley Drain (TE4)  
5.1 - LOCATION OF PROPOSED INTERVENTIONS

KWA SHEGO VALLEY DRAIN  
LOCATION OF PROPOSED INTERVENTIONS

Projected	06/2014	DSF	Substituted drawing nr -	A1	SCALES:	DRAWING NR	REVISION
Drawn	06/2014	CDV			A1 - 1:50 000	5.1.1.0	
Checked	06/2014	SSA	Archive nr - T2013-352-06414		A3 - 1:100 000		
Approved	06/2014	ASF	Cad. Ref - T2013-352-06414-5.1.1				

## 2.1. Project components

The Kizinga River Sub-project will involve the following improvement and construction works:

### Initial section between Km 0+ 000 and 0 + 570

This section of the intervention consists mainly of an underground concrete frame after a first stretch (about 100 m) in open channel resulting of the improving and deepening of the existing one which collects the storm water from the existing culvert under Mbande Road (2 x DN600 mm). The dimensions of this new frame are from 0.75 x 0.75 m<sup>2</sup> up to 2 x 1.75 m<sup>2</sup>. The construction works along this section are predictably difficult because it will be implemented in areas with narrow paths and partly between house walls.

### Open Channel between Km 0+570 and 1+125

Currently, this section has a concrete open channel drainage until the existing culvert (approximately Km 0+895). The average width of the existing drainage “system” is about 2.5 m. The proposed improvement is to deepen and/or rising the existing channel/corridor and lining it with concrete changing the cross section to a concrete rectangular open channel with 2.0 m height and widths from 2.0 to 3.0 m. The existing culvert at the Km 0+895 will be maintained as per existent. From this culvert to the end of this section, the existing earth channel that crosses a private property will be replaced by a concrete open channel following the existing path.

### Intermediate section between Km 1+125 and 2+460

The proposed drainage for this section is entirely composed by underground concrete rectangular frames with cross sections from 3.0 x 2.0 m<sup>2</sup> up to 5.5 x 2.25 m<sup>2</sup>. Being this a significantly large intervention and for guaranteeing its construction some of the usual storm water paths have been changed for other nearby roads/paths with wider dimensions and requiring a lower number of houses or properties to be affected. This solution ends in a location where the top level of the frame reaches the existing terrain and an open channel solution can be established.

### Final section – open channel from Km 2+460 to 3+145

The final section is an open rectangular channel in concrete, to be implemented along the current storm water path, actually used as an access road, which is apparently the only way to reach some of the existing houses. Because of this situation the proposed improvement includes deepening the channel. However the design will allow for pedestrian crossings over it and will be constructed more to one side of the existing corridor leaving some space for accesses on the other side. The existence of some free (agricultural) land will allow the deviation of the open channel axis to east where the a pedestrian walkway is proposed, leaving around 3 to 4 m on the west for a vehicle path (*Figure 2-2*). From this point the existing valley is sufficiently wider not to require any specific improvement.

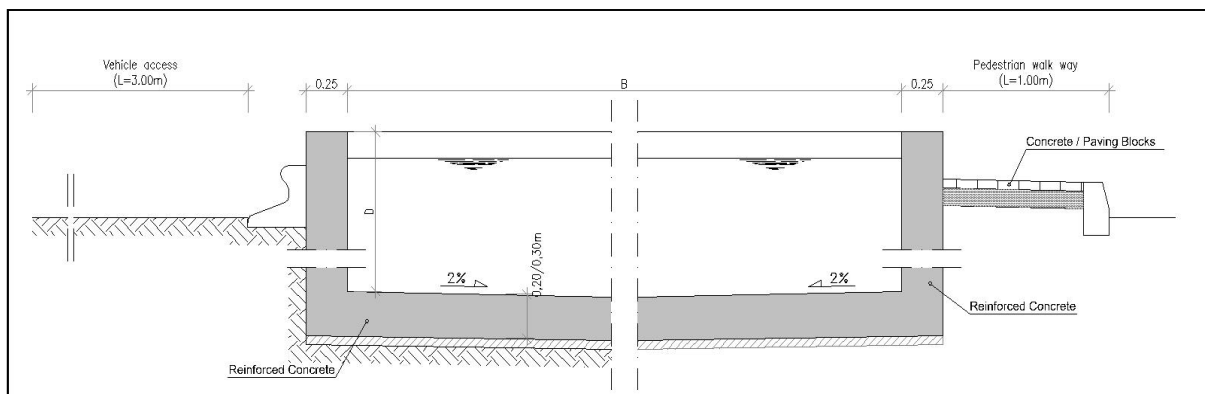


Figure 2-2 sketch of proposed drain with pedestrian and vehicle access

Where the existing corridor has a narrow section without sufficient space for a vehicle pass, two walkways one in each side of the channel are proposed (*Figure 2-3*).

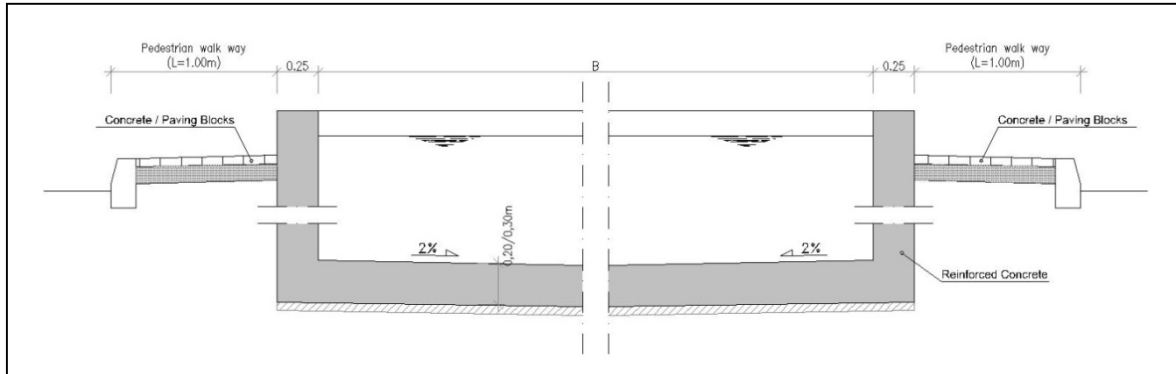


Figure 2-3 Sketch of proposed drain with pedestrian access

### 2.1.1. Project components causing land acquisition

The main project components that will cause land acquisition include:

1. Widening the channel for the first 570m open channel;
2. Construction of the underground rectangular closed drain from Km1+125 and 2+460;
3. Widening of and construction of open rectangular drain from Km 2+460 to 3+145.

### 2.1.2. Land Acquisition Impacts

The proposed improvement of Sinza River in Kinondoni Municipality will require land to be permanently acquired along the enlarged drainage channel and at the proposed detention ponds. This will lead to the physical displacement of people, loss of shelter, loss of assets, temporary loss of income sources and livelihood, and permanent restriction of access to land.

### 2.1.3. Mitigation measures of resettlement impacts

Based on the socio-economic studies and consultations undertaken for the preparation of the Environmental and Social Impact Assessment (ESIA) for the sub-project and this RAP, some of the impacts identified as a result of the preliminary design have been taken into consideration through specific mitigation measures as indicated in Table 2-2 below.

Table 2-2: Mitigating measures for resettlement impacts

Category of Impact	Mitigation Measures
Land Owners losing land	Compensation in cash equal to replacement cost or land for land
Land Owners losing land and property owners	Replacement cost, relocation assistance including livelihood restoration
Those working on agriculture related activities (traders, fishermen, etc.)	Livelihood restoration
Land users who farm but have no legal entitlement to the land	Compensation for crops as well as livelihood restoration and alternative measures to start over again
Loss of access to grazing, businesses, fishing sites	Livelihood restoration
Loss of structures and dwellings	Replacement cost



Loss of access to water resources	Ensuring access to the water through detailed design.
Vulnerable groups	Cash compensation and livelihood restoration

### **Efforts made used to minimise resettlement**

The following efforts were incorporated in the design to minimise resettlement:

1. **Maintaining the existing open channel alignment:** the general alignment of the existing channel for Sinza River was maintained, with minor alignments to expand the width according to the hydraulic modelling.
2. **Avoiding large structures:** where the hydraulic modelling allowed, large structures identified from aerial photographs were avoided.
3. **Locating the detention ponds:** the proposed detention ponds are proposed in areas with minimal settlements.

### 3. SENSITIZATION AND SOCIO-ECONOMIC SURVEY

The objective of carrying out the socio-economic survey and PAP census is to obtain and understand:

- Social and cultural characteristics of affected persons;
- The existing land tenure, property and transfer systems;
- The resources that people use for their livelihoods and sustenance;
- Information on vulnerable groups or indigenous persons;
- Public infrastructure and services that will be affected;
- The magnitude of the expected loss of assets (total or partial), and the extent of displacement (physical or economic).

The following survey activities were conducted:

1. Consultative meetings and discussions were undertaken from the 08<sup>th</sup> to 15<sup>th</sup> April 2014 with DLA and RAP representatives from each of the affected wards in Kinondoni (**Error! Reference source not found.** Appendix B Consultation register and minutes of meeting)
2. Socio-economic survey of the affected area was done through consultations with WEO and MEOs in respective wards between April 15<sup>th</sup> and May 15<sup>th</sup>.
3. The PAP census and asset inventory of AHs including their properties was undertaken from 19<sup>th</sup> August to 23<sup>rd</sup> August 2014. The data from the surveys was entered into Statistical Package for Social Scientists (SPSS) and excel for analysis.

#### 3.1. Public sensitization meetings

The specific objectives of the sensitization process were:

- To create awareness on the proposed project.
- To consult the local residents especially and affected parties about the problems they anticipate with the project and how these can be mitigated.
- To consult and gather recommendations from the DLAs, Councillors, WEOs, MEOs and PAPs.
- To provide an opportunity to all the communities in the areas where the proposed canal is expected to pass to raise issues and concerns pertaining to the project impacts, and allow the identification of alternatives and recommendations.

The first meeting was held with the Temeke DLA DMDP coordinator to plan the preparation of the RAP. The second level of sensitization meetings was held with WEO, MEO, Mitaa Chairpersons and Councillors. The third level of sensitization meetings was held with representative residents living in the affected project area in the presence of WEO, MEO, Mitaa Chairpersons and Councillors.



### 3.1.1. Issues raised during sensitization meetings

The following were the main issues raised during the sensitization meetings:

- i. What will be done about those who previously volunteered to repair the watercourse?
- ii. What can those who will end up with a smaller share of land expect (in terms of support, assistance)?
- iii. Is the work likely to begin within a month?
- iv. Juma Mohamedi Shamte asked whether someone from either Tanroad or the Municipal is involved. The Honourable Councilor replied and said the Tanroads is not concerned with watercourses that flow over 60m away from their roads. Those involved in this process include the valuers and citizens. He added that in the case where the male head of the household is deceased, matters concerning inheritance should be settled early so that the exercise can be concluded.
- v. What happens if the parents of the household are not around? (Answer: In such a case an attorney must prove that whoever is present is in charge in the parents' stead.)
- vi. Will the maps be made available to the public i.e. displayed in the mtaa/government offices?
- vii. How long is the project expected to take?
- viii. How will those who pay land and building taxes be affected?

#### Answers

- i. Those who previously volunteered to repair the watercourse will need to wait to see what sections/areas the project will affect. However compensation on previous improvement works of an existing drainage system is not considered part of this current project.
- ii. The cases of those who end up with a smaller shares of land will be dealt with in a discerning manner. If remaining land is inadequate to build on then they are to be compensated for the total land.
- iii. The work involved with the project will begin immediately following valuation
- iv. Maps will be taken to the mtaa authorities.
- v. The project will not take long to begin and will be completed in 2014.

## 3.2. Socio-economic profile of project area

Socio-economic survey of the affected area was done through consultations with WEO and MEOs in respective wards between April 15<sup>th</sup> and May 15<sup>th</sup>. Data was collected using a questionnaire (0) issued to respective WEOs in the wards.

### 3.2.1. Demographic Profile of project area

The total population in the respective wards in the project affected area is 180,844, of which 87,794 are male and 93,050 are female (*Table 3-1*).

*Table 3-1 Population profile of project affected area*

Municipal	Ward	Population	
		Male	Female
Temeke	Charambe	48,961	52,972
	Kiburugwa	38,833	40,078



<b>TOTAL</b>	<b>87,794</b>	<b>93,050</b>
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Source: consultations with respective WEOs and 2012 National Population Census

### 3.2.2. Social services in project area

#### **Water Supply**

Residents in the project area primarily use water supplied by Dar es Salaam Water and Sanitation Authority (DAWASA) which partially serves 12 wards in Temeke i.e Mbagala, Kizuiani, Charambe, Mianzini, Keko, Kurasini, Tandika, Azimio, Temeke, Mtoni, Chang'ombe and Miburani. Other residents purchase water with trucks or bucket and few residents have dug wells although most are salt water wells that are unsuitable for drinking.

#### **Waste water services**

Residents in the project area use onsite sanitation services by either latrines or septic tanks with soak away pits that are emptied when full.

#### **Solid waste disposal services**

The municipal generates an estimated 1,035 tons/day of waste. Solid waste is collected by private companies that have contracts with local government offices at sub-ward level. Waste is then taken to transfer stations before disposed at Pugu kinyamwezi dumpsite. Each sub-ward or mitaa have an Environmental Committee.

### 3.3. Livelihoods in project area

Sources of livelihoods in the project area are

1. Urban husbandry and agriculture;
2. Fisheries;
3. Commercial businesses and industry;
4. Employment at government institutions;
5. Market vendors for fresh fruits, vegetables and household goods;
6. Informal labourers.

## 4. CENSUS AND INVENTORY OF ASSETS

### 4.1. Affected households

The PAP census and asset inventory of AHs including their properties was undertaken from July 11<sup>th</sup> to July 23<sup>rd</sup> 2014. The data from the census was collected using a questionnaire and information was entered into SPSS for analysis.

The PAP census collected the following details:

- Name and family detail;
- Demographic information such as age, education and occupation of each family member;
- List of affected assets;
- Total family income (from both male and female)
- Details of any structure or asset on the impacted land
- Identification of vulnerable members of the household (women-headed households, elderly, widow, orphan, disabled, terminally ill)
- Preferred compensation arrangement and income restoration measures.

#### 4.1.1. Profile of affected households

The project will affect 116 AHs whose profile include:

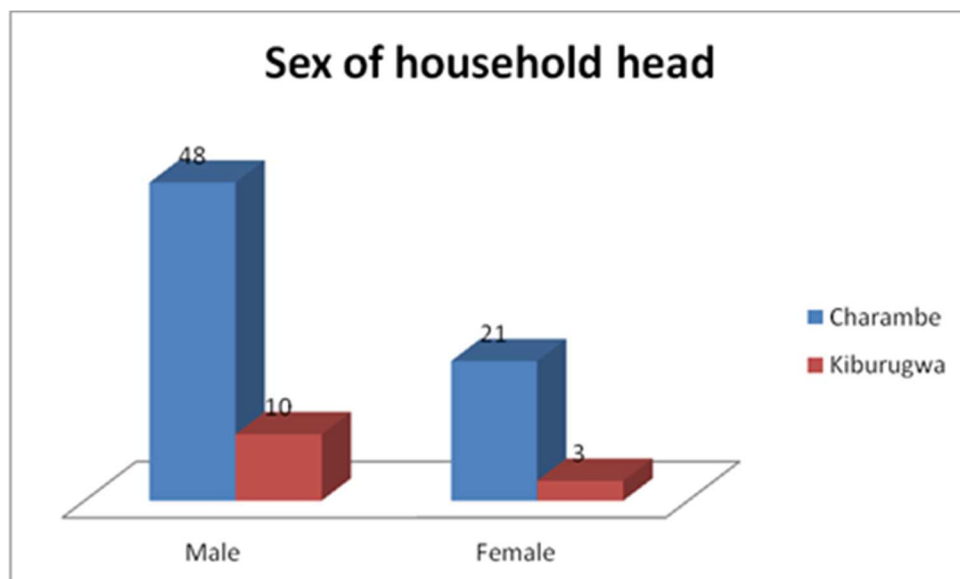
##### **Demography**

##### Sex

84% of household heads in the sub-project area are male while 16% are female household heads as indicated in **Error! Reference source not found.** below.

*Figure 4-1 Sex of Household Heads*





### Age

Over 85% of the affected persons are within working age i.e. 22 and 64 as indicated in Table 4-1 below.

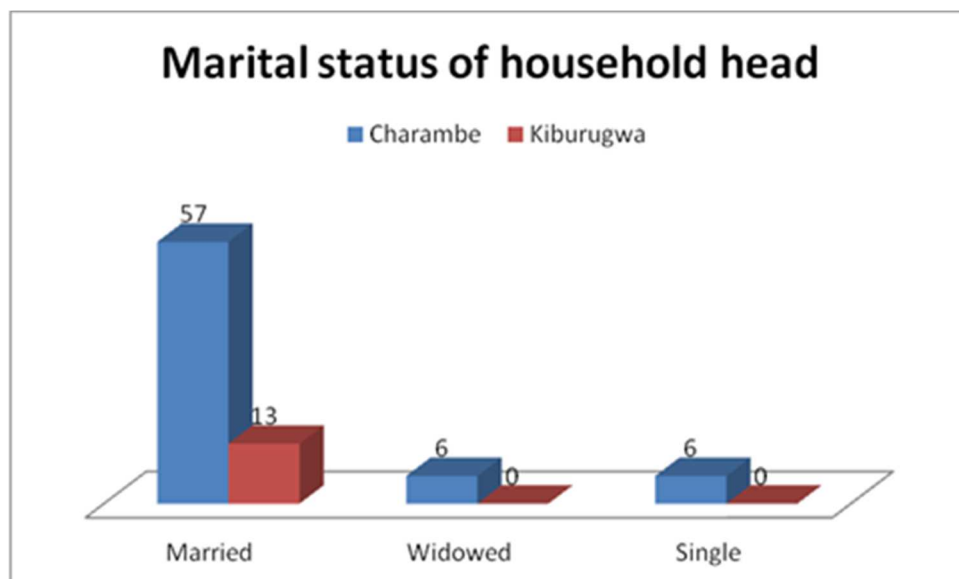
*Table 4-1: Age of Household Heads*

Wards	Age						Total
	21&under	22-34	35-44	45-54	55-64	65+	
Charambe	1	5	22	16	16	9	69
Kiburugwa	0	3	2	6	1	1	13
TOTAL	1	8	24	22	17	10	82
<b>Percentage</b>	<b>1.22%</b>	<b>9.76%</b>	<b>29.27%</b>	<b>26.83%</b>	<b>20.73%</b>	<b>12.20%</b>	<b>100.00%</b>

### Marital Status

85% of households in the sub-project area are married 7.5% are single, and 7.5% are widowed as indicated in **Figure 4-2** below.

*Figure 4-2: Marital status of Project Affected Persons*



### Education

90% of household heads in the sub-project area have less than a tertiary level of education, of which, majority (48%) have primary level education as indicated in **Table 4-2** below.

Table 4-2 Education levels of Project Affected Persons

Ward	Education level			
	Primary	Secondary	University	None
Charambe	39	23	3	4
Kiburugwa	9	3	0	1

### Vulnerable groups

Amongst the AHs, there are 29 elderly persons, 10 Widows, 27 orphans, 3 people with disability and 5 terminally ill persons (Table 4-3).

Table 4-3: Vulnerable Groups in AHs

Ward	Vulnerable groups				
	Elderly	Widow(er)	Orphan	Disabled	Terminally ill
Charambe	24	10	24	3	5
Kiburugwa	5	0	3	0	0
<b>TOTAL</b>	<b>29</b>	<b>10</b>	<b>27</b>	<b>3</b>	<b>5</b>





Area m <sup>2</sup>	6,417.65	126	0	259	0	0
AHs	87	3	0	2	0	0

#### 4.2.2. Impact on structures

There are 25 residential structures 5 which are fully affected and 3 small retail structure that are permanently affected. One church's fence/wall is affected.

Type	Residential Houses	Commercial	Institutional
Unit	Quantity	Quantity	Quantity
AHs (estimated)	25	3	0

#### Other structures

There are structures affected that include toilets, chambers/septic tanks, fences, foundations and verandas.

Type	Toilet/ Chamber	graves	gate	fence/ wall	boreholes /wells	Foundation / veranda	Other
Unit	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity	
AHs	15	0	0	40	1	10	1

#### 4.2.3. Impact on crops and trees

51 households and approximately 215 crops and trees are affected

Type	Seasonal	Permanent	Trees	
Unit	Quantity	Quantity	Quantity	AHs
Quantity (estimated)	9	143	63	51

#### Legend

**Seasonal:** Fruits (seasonal e.g papaya, watermelon, pineapple) and vegetables e.g spinach, callaloo (mchicha)

**Permanent:** Food crops (e.g. maize, banana, cassava, potatoes, etc) and Commercial crops/trees (coconut, mango, cashew, avocado etc)

**Trees:** Shade/wood/Indigenous trees

#### 4.2.4. Impact on businesses or income

The business structures affected are

- 3 retail shop- fully affected
- 2 AHs that sell vegetables



Type	Retail shop	Wholesalers	Services	Warehouse /garage	Industry	Urban Husbandry/ Agriculture	Other
Unit	Quantity	Quantity	Quantity	Quantity	Quantity		Quantity
AHs (estimated)	3	0	0	0	0	2	0

#### 4.2.5. Impact on public facilities

There are electrical poles, water pipes and footpaths or small vehicle bridges in the sub-project area that may be affected during construction.

Type	Electrical pole	Telecom lines	Water pipes	Sewer	Buildings	Bridge/ footpath
Unit	Quantity	Quantity	locations	m	m <sup>2</sup>	Quantity
Quantity (estimated)	17	7	0	0	0	0

#### 4.2.6. Updated inventory of assets and registry of PAPs

Prior to the implementation of the RAP, it is advised to update the inventory of affected assets and registry of PAPs according to the final detailed design. The detailed design is to be completed in October 2014. If the detail design will affect the number of assets affected, the RAP is to be updated and re-submitted to the World Bank for approval before being disclosed again. It is proposed that the respective DLA under DMDP update the RAPs through the Resettlement Committees at the respective municipality.

## 5. RESETTLEMENT POLICIES AND LEGAL FRAMEWORK

### 5.1. Overview of policies and laws governing land and resettlement in Tanzania

Currently there is no specific “resettlement policy” in Tanzania. However, Tanzania has a good policy, legal and institutional framework for management of social issues related to urban development, land and property acquisition and requirements for full, fair and prompt compensation.

#### 5.1.1. Constitution of the United Republic of Tanzania 1977

The Constitution of the United Republic of Tanzania provides for the rights of citizens to own property and rights for compensation.

Article 24(1) states that:

*Every person is entitled to own property and has a right to the protection of his property held in accordance to the law.*

#### 5.1.2. Laws on Property, Compensation, Expropriation

The National Land Policy (1996) of Tanzania provides guidance and directives on land ownership and tenure rights (equitable distribution of land, access to land by all citizens, rights in unplanned areas etc.) and taking of land and other land based assets. The policy and the Land Laws emanating from it stipulates organization and procedures for valuing assets, delivery of compensation and land disputes resolution. The overall aim of the policy is to promote and ensure a secure land tenure system in Tanzania that protects the rights in land and resources for its entire citizen.

The following principles are the basis of the land policy which the Land laws seek to implement:

1. All land in Tanzania is public land vested in the President as trustee on behalf of all citizen;
2. Existing rights in and recognized long standing occupation or use of land are clarified and secured by the law
3. The rights and interest of citizens in land shall not be taken without due process of law;
4. Land has value;

5. Full, fair and prompt compensation shall be paid when land is acquired.

### a) Land Acquisition

The Land Acquisition Act 1967 is the principal legislation governing the compulsory acquisition of land in Tanzania. Sections 3-18 of the Act empower the President to acquire land in any locality provided that such land is required for public purposes.

The Act provides the procedures to be followed when doing so including: the investigation of the land to see if it is suitable for the intended purpose; notification to the landowners to inform them of the decision to acquire their land before the President takes possession; and payment of compensation to those who will be adversely affected.

If land is required for public purpose the President is required to give a six weeks' notice to those with an interest in the land in question but, if the situation so demands, the notice can be shortened without the need to give explanation. After the expiration of the notice period the President is entitled to enter the land in question even before compensation is paid.

Land Act 1999 clarifies and adds certain aspects to be considered when determining the compensation package. Many other laws have provisions related to land acquisition, but they will always refer back to the Land Acquisition Act and the Land Act. Some of these laws are the Village Land Act (1999), the Roads Act 2007, Urban Planning Act 2007, Land Use Planning Act 2007, Graveyard Act, 1969(Act No. 9/1969); Mining Act 2010 and others.

### b) Valuation

Section 14 of the Land Acquisition Act requires the following to be taken into account in assessing compensation:

- Take into account the value of such land at the time of the publication of notice to acquire the land without regard to any improvement or work made or constructed thereon thereafter or to be made or constructed in the implementation of the purpose for which it is acquired;
- When part only of the land belonging to any person is acquired, take into account any probable enhancement of the value of the residue of the land by reason of the proximity of any improvements or works made or constructed or to be made or constructed on the part acquired;
- Take into account the damage, if any, sustained by the person having an estate or interest in the land by reason of the severance of such land from any other land or lands belonging to the same person or other injurious effect upon such other land or lands;
- Not take into account any probable enhancement in the value of the land in future;
- Not take into account the value of the land where a grant of public land has been made in lieu of the land acquired;

Current practice is guided by the Land (Assessment of the Value of Land for Compensation) Regulations, 2001, and the Village Land Regulations, 2001, which provide that the basis for assessment of the value of any land and un-exhausted improvement for the purposes of compensation is the market value.

The full and fair compensation is only assessed by including all components of land quality. Presently in assessing the value of the un-exhausted improvements for compensation purposes, the law emphasizes that the value should be the price that which said improvements can fetch if sold in the open market – market value. But this in normal circumstances is lower than the replacement value but higher than the initial construction cost of the said improvements.

The market value of any land and unexhausted improvement is arrived at by the use of the comparative method evidenced by actual recent sales of similar properties, or by the use of the income approach or replacement cost method, where the property is of special nature and is not readily transacted in, in the market.

Agriculture and land acts provide for rights of individuals whose property may be acquired and to be compensated according to national laws. The laws set procedures for valuing crops and agricultural production and stipulates that the prices for cash crops will be determined as the average value over the previous year, corrected for inflation.

Assessment can only be carried out by a qualified valuer and where the government (national and local) is involved; such assessment must be verified by the Chief Valuer in the government.

### c) Compensation

The principal of paying compensation for land that is compulsorily acquired exists in both the constitution and in the relevant land laws.

The Constitution disallows the deprivation of one's property held in accordance with the law, unless the owner is fairly and adequately compensated.

Article 24(2) of the Constitution provides that:

*..... it shall be unlawful for any person to be deprived of property for the purposes of nationalization or any other purposes without the authority of the law which makes provision for fair and adequate compensation.*

Under the land Acquisition Act, 1967, the person whose land is acquired is entitled to be compensated if they so deserve as provided for under section 11 and 12 of the Act. The persons entitled to compensation are those interested or claiming to be interested in such land; or persons entitled to sell or convey the same or as the government may find out after reasonable inquiries.

Under the Act, the government is required to pay compensation for the land taken. The compensation may be as agreed upon, or as determined under the Act. The government may in addition to compensation and with agreement of the person entitled to compensation pay compensation as well as give alternative land. There are situations where the government is compelled to give alternative land (e.g. in cases where land was used as a cemetery) in lieu or in addition to compensation. The land granted must be of the same value and held under the same terms as the land acquired, and must be in the same local government authority area unless the person whose land is being acquired consents to be given land elsewhere.

The Land Acquisition Act does not provide for compensation where land is vacant. Besides, where land is inadequately developed, compensation is to be limited to the value of unexhausted improvements of the land.





The Act restricts compensation to un-exhausted improvements on the land excluding the land or such improvements as land clearing and fencing.

However, provisions in the Land Act 1999 over-ride or clarify those in the Land Acquisition Act. In the case of compulsory acquisition, the government is required:

To pay full, fair, and 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, 1967;

The question of documented legality is not a key consideration in entitlement to compensation. In practice at least in recent days, compensation has been paid in all cases of people who claim to be landowners and who are adversely affected by the contemplated scheme. However, the definition of beneficiaries does not include tenants.

In assessing compensation for the land acquired in the manner provided for under this Act, the concept of opportunity cost shall be based on the following:

- Market value of the real property
- Transport allowance
- Loss of profits or accommodation
- Cost of acquiring or getting the subject land
- Disturbance allowance
- Any other cost, loss or capital expenditure incurred to the development of the subject land;
- Interest at market rate to be charged in case of delays in payment of compensation and any other costs incurred in relation to the acquisition.

The Land (Assessment of the Value of Land for Compensation) Regulations, 2001 and the Village Land Regulations, 2001, provide for the amount of compensation to include the value of unexhausted improvements, disturbance allowance, transport allowance, accommodation allowance and loss of profits.

**Disturbance allowance:** This is calculated by applying value of real property by average percentage rate of interest offered by commercial banks on deposits for 12months. The current average rate of the interest obtained on fixed deposits is 8%. Therefore the total compensation value, then obtain the 8% of the value and add to the previous total. All PAPs that are illegible for any kind of compensation shall receive a disturbance allowance.

**Transport allowance** is computed on the basis of prevailing market rates within an area and is paid only to PAPs with occupied residential/commercial structure. Section 179(11) of the Land Act (1999) directs how this allowance is to be assessed: “Transport Allowance shall be the actual costs of transporting twelve tons of luggage by rail or road (whichever is cheaper) within twenty Kilometers from the point of displacement (i.e. Transport allowance = 12 tons x Actual Cost/ton/km x 20km)”.

**Accommodation allowance** shall be paid only to PAPs losing occupied residential structures. Section 179(8) of the Land Act (1999) stipulates how accommodation allowance is to be arrived at:-The market rent



for the building shall be assessed and multiplied by 36 months in order to arrive at accommodation allowance payable (i.e. Accommodation allowance = Rent/p.m. x 36 months).

**Loss of profit** the owners of businesses will be compensated for the loss of profit regardless of having an audited account, but rather research by the valuer. It is provided under Section 179(9) of the Land Act (1999) inter alia: The net monthly profit of the business carried out shall be assessed, evidenced by audited accounts where necessary and applicable and multiplied by 36 months in order to arrive at the loss of profits payable. (i.e. Loss Profit = Net profit/p.m. x 36 months).

Transport allowance, accommodation allowance and loss of profit do not apply where the land acquired is unoccupied at the date of loss of interest. Compensation is to be paid promptly but if it is not paid within six months it will attract an interest equal to the average percentage rate of interest offered by commercial banks on fixed deposits.

In the case of agricultural land, compensation is intended to provide a farmer whose land is acquired and used for project purposes to cover the productive values of the land, labour, and crop loss. For this reason, and for transparency, "land" is defined as an area: (i) in cultivation; (ii) being prepared for cultivation; or (iii) cultivated during the last agricultural season. This definition recognizes that the biggest investment a farmer makes in producing a crop is his/her labour. A farmer works on his/her land most of the months of the year.

The major input for producing a crop is the significant labour put into the land each year by the farmer. As a result, compensation relating to land will cover the market price of labour invested times the amount of time spent preparing a plot equivalent to that taken. The market price of the crop lost is considered separately.

The other compensation rates cover the labour cost for preparing replacement land based on a calculated value that would cost a farmer to clear and create replacement land. This value is found by adding together the average costs of clearing, ploughing, sowing, weeding twice, and harvesting the crop. Labour costs will be paid in Tanzania shillings, at the prevailing market rates.

Compensation for structures will be paid by replacing at cost, for example, huts, houses, farm outbuildings, latrines and fences. Any homes lost will be rebuilt on acquired replacement land, however cash compensation would be available as a preferred option for structures (i.e. extra buildings) lost that are not the main house or house in which someone is living. The going market prices for construction materials will be determined. Alternatively, compensation will be paid in-kind for the replacement cost without depreciation of the structure.

Compensation will be made for structures that are: (i) abandoned because of relocation or resettlement of an individual or household; and (ii) directly damaged by construction activities.

Replacement values base on:

1. Drawings of individual's household and all its related structures and support services;
2. Average replacement costs of different types of household buildings and structures based on collection of information on the numbers and types of materials used to construct different types of structures (e.g. bricks, rafters, bundles of straw, doors etc.)



3. Prices of these items collected in different local markets;
4. Costs for transportation and delivery of these items to acquired/replacement land or building site; and
5. Estimates of construction of new buildings including labour required.

## 5.2. World Bank Operational Policy on Involuntary Resettlement

The World Bank Operational Policy 4.12, Involuntary Resettlement is triggered because the project activity involves land acquisition. Therefore, when the policy is triggered people are compensated for their loss (of land, property or access) either in kind or in cash, of which the former is preferred.

The overall objective of the OP 4.12 on involuntary resettlement is to avoid or minimize involuntary resettlement and land acquisition where feasible, exploring all viable alternatives of project location and designs.

Where involuntary resettlement and acquisition of land or other assets is unavoidable:

1. To conceive and execute compensation as sustainable development programs, providing sufficient investment resources to give the persons displaced by the project the opportunity to share project benefits.
2. To consult with displaced and compensated persons and provide them opportunities to participate in planning and implementing resettlement and compensation programs.
3. To assist displaced and compensated persons - regardless of the legality of land tenure - in their efforts to improve their livelihoods and standards of living (income earnings capacity and production levels) or at least to restore them, in real terms, to pre-displacement levels or levels prevailing prior to the beginning of the project implementation, whichever is higher.

This policy covers direct economic and social impacts that are caused by the involuntary taking of land resulting in relocation, loss of shelter, loss of assets or access to assets; or loss of income sources or means of livelihood.

WB Involuntary Resettlement Policy OP 4.12 requires that all projects screened for potential environmental and social impacts be supported/guided by a RPF that identifies involuntary resettlements under the planned project, identifies impacts i.e. severe economic, social and environmental risks and based on this defines the scope of the resettlement assistant programme (i.e. RAP) for affected persons. Although there are no significant discrepancies between WB requirements and Tanzania government's requirements regarding compensation and resettlement of PAP, as far as this RAP for proposed rehabilitation of surface water drainage system sub-project is concerned, the World Bank's safeguard policy will prevail.



### 5.3. Comparison of the Tanzanian laws with the WB OP 4.12

Twelve (12) key policy points were identified for comparison between the relevant laws of the Government of Tanzania and that of World Bank policy OP4.12, including: (i) land owners; (ii) land tenants/squatters; (iii) land users; (iv) owner of non-permanent and permanent buildings; (v) encroacher; (vi) timing of compensation; (vii) calculation of compensation and valuation; (viii) relocation and resettlement; (ix) completion of resettlement and compensation; (x) livelihood restoration and assistance; (xi) consultation and disclosure; and (xii) grievance mechanism and dispute resolution.

The gap between the law of Tanzania and the World Bank policy on involuntary resettlement (OP4.12) is noted in areas of: (i) entitlement; (ii) timing of payments; (iii) relocation and resettlement; (iv) livelihood restoration; (v) consultation; and (vi) grievance mechanism. Summary of comparison between the law of Tanzania and the World Bank OP4.12 is presented ***Table 5-1*****Error! Not a valid bookmark self-reference..** Where there is a difference between Tanzanian law and the OP4.12, the latter shall prevail.

Table 5-1: Comparison between Tanzania legislation/policies and World Bank Policies

Content	Tanzanian Law	World Bank OP 4.12	Gaps / Measures
Land owners	<p>The <i>Land Acquisition Act 1967</i>, the <i>Land Act 1999</i> and the <i>Village Land Act 1999</i> have it clearly that land owners, with or without formal legal rights, are entitled to full, fair and prompt compensation. They also get disturbance allowance, transport allowance, accommodation allowance and loss of profit if they were in actual occupation of the acquired property.</p> <p>Lost assets are limited to “unexhausted improvements”, that is the land and developments on the land.</p> <p>The law does not cover economic and social impacts of relocation and as such socio-economic surveys are not</p>	<p>PAPs are classified into 03 groups: (a) those who have formal legal rights including customary and traditional rights; (b) those who do not have formal legal rights to the land but have a claim to such land or assets provided that such claims are recognized under the law of the country; and (c) those who have no legal rights to the land they are occupying</p> <p>Land owners of (a) and (b) above, are among PAPs who are entitled to full, fair and prompt compensation as well as other relocation assistance.</p> <p>Socio-economic impacts to PAPs are taken into consideration in preparing the RAP.</p>	<p>There is no gap between Tanzania laws and OP4.12 as far as those with formal legal rights and those without formal legal rights are concerned.</p> <p>However, the lost assets in Tanzania are restricted to land and developments on land, and where relevant, loss of profits. The lost assets under OP 4.12 are much wider than land and include loss of access to livelihoods and standard of living and seeks to improve them or at least to restore them to pre-displacement levels.</p>
Land tenants/squatters	<p>Tanzanian laws do not recognize tenants as being entitled to compensation</p>	<p>Tenants would be under category (b) above and are among the PAPs who are entitled to full, fair and prompt compensation</p>	<p>OP 4.12 recognizes a wider spectrum of PAPs. The Tanzania spectrum is limited to those who can prove proprietary rights. It does not include tenants</p>
	<p>Squatters may be paid compensation on the whims of the government. In some cases however they are not paid. This include those who construct on road reserves</p>	<p>Squatters may fit category (c) above and are provided resettlement assistance in lieu of compensation for the land they occupy as well as other relocation assistance.</p>	<p>OP 4.12 includes squatters among the PAPs who are entitled to resettlement assistance in lieu of the land they occupy, as well as other assistance.</p> <p>This is different from the Tanzanian situation where such people are not entitled to any assistance.</p>
Land users	<p>Tanzania law on compulsory acquisition and compensation is limited to those who can prove de jure or de facto land ownership. Users are not covered</p>	<p>OP 4.12 includes displaced persons who have no recognizable legal right or claim to the land they are occupying</p>	
Owner of non-permanent/permanent buildings	<p>Tanzanian law makes no differentiation between owners of permanent and non-permanent buildings. As long as ownership can be proved compensation is payable.</p> <p>Determination of compensation is based on the market value of the property. In practice though, the</p>	<p>Under the OP4.12 permanent and non-permanent buildings need to be compensated.</p> <p>Where however, the displaced persons have no recognizable legal rights they are to be provided with resettlement assistance in lieu of compensation for the land they occupy, as well as other assistance.</p>	<p>The gap between Tanzania and OP 4.12 is about eligibility, which is hinged upon formal or informal ownership.</p> <p>While, in Tanzania, compensation is based on market value, determined using the depreciated replacement cost approach for developments on land, OP 4.12</p>



	depreciated replacement cost approach is used, meaning that PAPs do not get the full replacement cost of the lost assets.	Cash compensation levels should be sufficient to replace the lost land and other assets at full replacement cost in local markets.	requires that compensation should be sufficient to replace the lost land and other assets at full replacement cost.
Encroachers	<p>Person who encroaches on the area are not entitled to compensation or any form of resettlement assistance.</p> <p>Encroaches have to demolish their asset without any compensation, if refuse the authority concern will demolish at their cost. It is strictly prohibited to especially to build a house or to plant permanent trees and crops within the unauthorized areas</p>	Person who encroaches on the area after the cut-off date are not entitled to compensation or any form of resettlement assistance	Those who encroaches the area after cut-off date are not compensated.
Timing of compensation payment	<p>Tanzanian law requires that compensation be full, fair and prompt. Prompt means it should be paid within 06 months, failure to do which attracts an interest rate equivalent to the average rate offered by commercial banks on fixed deposits.</p> <p>Legally, compensation for the acquired land does not have to be paid before possession can be taken, but in current practice it is usually paid before existing occupiers are displaced.</p> <p>In practice, compensation is not paid promptly most of the time, and delays are not rectified paying the interest rate as required by the law.</p>	Displaced persons are provided prompt and effective compensation at full replacement cost for losses of assets directly attributable to the project	<p>In terms of timing, both Tanzanian laws and OP 4.12 require that compensation be paid promptly.</p> <p>This however, rarely happens in practice as can be testified from projects that have involved large scale land acquisition.</p>
Calculation of compensation and valuation	<p>According to the Land Assessment of the value of Land for Compensation Regulations 2001 as well as the Village Land Regulations 2001 compensation for loss of any interest in land shall include the value of unexhausted improvements, disturbance allowance, transport allowance, accommodation allowance, and loss of profits.</p> <p>The basis for assessment any land and unexhausted improvement for purposes of compensation is the market value of such land.</p> <p>The market value is arrived at by the use of comparative method evidenced by actual recent sales of similar properties; or by the use of the income approach, or replacement cost method, where the property is of special nature and not saleable.</p>	<p>OP4.12 requires that displaced persons be provided with prompt and effective compensation at full replacement cost for losses of assets attributable direct to the project.</p> <p>Replacement cost is the method of valuation of assets that helps determine the amount sufficient to replace lost assets and cover transaction costs. Depreciation is not to be taken into account when applying this method.</p> <p>For losses that cannot easily be valued or compensated in monetary terms (e.g. access to public services, customers and suppliers, or to fishing, grazing or forest areas) attempts are made to establish access to equivalent and culturally acceptable resources and earning opportunities.</p>	<p>Tanzania law provides for the calculation of compensation on the basis of the market value of the lost land and unexhausted improvements, plus a disturbance, accommodation, and accommodation allowance, and loss of profits where applicable.</p> <p>Since depreciation is applied, the amount paid does not in most cases amount to that required to replace the lost assets. Besides, other types of assets (besides land) are not taken into consideration.</p> <p>Tanzania laws are restricted to land and developments on land, and loss of profits whereas WB OP 4.12 considers all types of losses and provision of alternative compensation measures.</p>



	In practice, with land an attempt is made to establish market value from recent sales, but these are usually not transparent. As for unexhausted improvements in terms of buildings and other civil infrastructure, the depreciated replacement cost approach is used		
Relocation and resettlement	Tanzanian laws do not provide for relocation and resettlement. However, there are a few cases where the government has provided both compensation and alternative land, but this has been done at its discretion. In general, however, the government feels that it has discharged its duty once compensation is paid, and it is up to the displaced persons to resettle and re-establish themselves elsewhere.	OP 4.12 stipulates that where project impacts include physical relocation, measures should be taken to ensure that the PAPs are: (i) provided with assistance during relocation; and (ii) provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, locational advantages and other factors is at least equivalent to the advantages lost.	Tanzanian law provides for transport allowance for 12 tons of luggage for up to 12 km from the acquired land, provided the displaced person was living on that land.  In lieu of housing accommodation allowance is made in the form of rent for 36 months.  Occasionally, in a discretionary manner alternative land is awarded.
Completion of resettlement and compensation	The government can under the law, take possession of the acquired land at the end of the notice to acquire period, before paying compensation.  Current practice however is such that possession is usually after the payment of compensation whereby the displaced persons are given time to vacate the land, which is usually as soon as possible	It is necessary to ensure that displacement or restriction to access does not take place before necessary measures for resettlement are in place. In particular, taking of land and related assets may take place only after compensation has been paid, and where applicable, resettlement sites and moving allowance have been provided to the displaced persons.	The Land Acquisition Act, 1967, allows the government to take possession of the acquired land before paying compensation.  Current practice endeavors to pay compensation before taking possession of the land.
Livelihood restoration and assistance	There are no legal provisions requiring the government to restore livelihood or to provide assistance towards the restoration of such livelihoods.  Indeed, compensation is not payable in the case of restrictions to access to areas of livelihood opportunities.  Moreover there are no provisions that require the government to pay special attention to vulnerable groups or indigenous peoples.	Resettlement plan or policy includes measures to ensure that the displaced persons are: (i) offered support after displacement for a transitional period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standard of living; and, (ii) provided with development assistance in addition to compensation measures, such as land preparation, credit facilities, training or job opportunities.	There are no transitional measures provided for under Tanzanian law and practice; nor are there provisions for compensation as a result of restrictions to access to livelihood. The Tanzanian law does not make provisions requiring the government to pay special attention to vulnerable groups in the administration of compensation
Consultation and disclosure	There scanty provisions related to consultation and disclosure in Tanzanian law.  The notice, under the Land Acquisition Act, informs land owners about the President's need to acquire their land, and their right to give objections. The Land Act allows displaced persons to fill in forms requiring that their land be valued, and giving their own opinion	OP4.12 require consultation of PAPs, host communities and local NGOs, as appropriate. Provide them opportunities to participate in the planning, implementation, and monitoring of the resettlement program, especially in the process of developing and implementing the procedures for determining eligibility for compensation benefits and development	The provisions in OP4.12 requiring consultation and disclosure have no equivalent in Tanzanian law and practice.



	<p>as to what their assets are worth.</p> <p>Since resettlement is not provided for legally, there are no provisions about informing the displaced persons about their options and rights; nor are they offered choice among feasible resettlement alternatives.</p>	<p>assistance (as documented in a resettlement plan), and for establishing appropriate and accessible grievance mechanisms.</p>	
Grievance mechanism and dispute resolution	<p>Under Land Acquisition Act, where there is a dispute or disagreement relating to: (a) the amount of compensation; (b) the right to acquire the land; (c) the identity of persons entitled to compensation; (d) the application of section 12 to the land; (e) any right privilege or liability conferred or imposed by this Act; (f) the apportionment of compensation between the persons entitled to the same and such dispute or disagreement is not settled by the parties concerned within six weeks from the date of the publication of notice that the land is required for a public purpose the Minister or any person holding or claiming any interest in the land may institute a suit in the High Court of Tanzania for the determination of the dispute.</p> <p>In practice the Government tries to resolve grievances through public meetings of the affected persons.</p>	<p>OP4.12 provides that displaced persons and their communities, and any host communities receiving them, are provided with timely and relevant information, consulted on resettlement options, and offered opportunities to participate in planning implementing and monitoring resettlement. Appropriate and accessible grievance mechanisms must be established for these groups.</p>	<p>The law in Tanzania does not provide for the establishment of grievance resolution mechanisms specific to particular resettlement cases.</p>





## 5.4. Eligibility

The eligible individual(s) are those who are directly affected socially and economically through the project caused by:

1. The compulsory taking of land and other assets resulting in the following:
  - a. Relocation or loss of shelter;
  - b. Loss of assets or access to assets; and
  - c. Loss of income sources or means of livelihood whether or not the affected persons must move to another location.
2. The forceful denial to access legally designated social economic services, with adverse impacts on livelihood of the displaced individuals

Based on the Land Act Cap113 (1999) and World Bank's OP 4.12, a person is eligible for compensation if they are:

- the holder of a formal granted right to land/assets
- the holder of land under customary law
- land users i.e. those physically not living at the place but will suffer loss of access to land and livelihood
- Tenants
- Illegal occupants of land (entitled to resettlement assistance)

The holder of the right of occupancy can be owner of a piece of land, house and crops.

Properties that are eligible for compensation are buildings, land, annexed structures and assets on the land such as crops, trees etc. Local communities losing land and or access to assets under customary rights are eligible for compensation.

### 5.4.1. Cut-off Date

The cut-off date for eligibility for compensation or resettlement entitlements for the project is 23 August 2014; which was the last day of valuation of properties. Persons occupying the sub-project area after the cut-off date are not eligible for compensation and/or resettlement assistance. Similarly, fixed assets established after this date will not be compensated

## 5.5. Valuation method

The method recommended in this RAP is full replacement value added with allowances. The Valuer shall adopt the Replacement Cost Method i.e. cost of replacement or selling the affected property (e.g. cost of construction materials, price of buying and selling land and transportation costs, labour) at the date of valuation. Market prices will be monitored within the time period that compensation is being made to allow for adjustments in compensation values.

In assessing compensation for the land acquired in the manner provided for under this Act, the concept of opportunity cost shall be based on the following:



- Market value of the real property
- Transport allowance
- Loss of profits or accommodation
- Cost of acquiring or getting the subject land
- Disturbance allowance
- Any other cost, loss or capital expenditure incurred to the development of the subject land;

**Disturbance allowance:** This is calculated by applying value of real property by average percentage rate of interest offered by commercial banks on deposits for 12 months. The current average rate of the interest obtained on fixed deposits is 8%.

**Transport allowance** is computed on the basis of prevailing market rates within an area and is paid only to PAPs with occupied residential/commercial structure. Section 179(11) of the Land Act (1999) directs that transport allowance shall be the actual costs of transporting twelve tons of luggage by rail or road (whichever is cheaper) within twenty Kilometers from the point of displacement (i.e.  $\text{Transport allowance} = 12 \text{ tons} \times \text{Actual Cost/ton/km} \times 20\text{km}$ ).

**Accommodation allowance** shall be paid only to PAPs losing occupied residential structures. Section 179(8) of the Land Act (1999) stipulates that accommodation allowance is to be the market rent for the building and multiplied by 36 months in order to arrive at accommodation allowance payable (i.e.  $\text{Accommodation allowance} = \text{Rent/p.m.} \times 36 \text{ months}$ ).

**Loss of profit** the owners of businesses will be compensated for the loss of profit regardless of having an audited account, but rather research by the Valuer. Section 179(9) of the Land Act (1999) stipulates that this should be the net monthly profit of the business and multiplied by 36 months in order to arrive at the loss of profits payable. (i.e.  $\text{Loss Profit} = \text{Net profit/p.m.} \times 36 \text{ months}$ ).

Individual and household compensation will be made in cash, in kind, and/or through assistance. The type of compensation will be an individual choice although every effort will be made to instil the importance and preference of accepting in kind compensation if the loss amounts to more than 20 percent of the total loss of subsistence assets.

Once such valuation is established, PMO-RALG will produce a Contract or Agreement that lists all property and assets being acquired by the sub-project and the types of compensation selected.

### 5.5.1. Entitlement matrix

Table 5-2 below provides a summary of entitlements that are eligible for compensation.



Table 5-2: Entitlement Matrix for proposed rehabilitation of surface water drainage system sub-project in Kinondoni Municipality

Entitlement Matrix				
Land and Assets	Types of Impact	Person(s) Affected	Compensation/Entitlement/Benefits	
<b>Agricultural land</b>	<ul style="list-style-type: none"> <li>Land under cultivation</li> <li>Less than 20% of land holding affected</li> <li>Land remains economically viable.</li> </ul>	Farmer/title holder	> Cash compensation for affected land equivalent to replacement value	
		Tenant/lease holder	> Cash compensation for the harvest or product from the affected land or asset, equivalent to average market value of last 3 years, or market value of the crop for the remaining period of tenancy/lease agreement, whichever is greater.	
	<ul style="list-style-type: none"> <li>Greater than 20% of land holding lost</li> <li>Land does not become economically viable.</li> </ul>	Farmer/Title holder	<ul style="list-style-type: none"> <li>&gt; Land for land replacement where feasible, or compensation in cash for the entire landholding according to PAP's choice.</li> <li>&gt; Land for land replacement will be in terms of a new parcel of land of equivalent size and productivity with a secure tenure status at an available location which is acceptable to PAPs. Transfer of the land to PAPs shall be free of taxes, registration, and other costs.</li> <li>&gt; Relocation assistance (transport allowance + assistance in re-establishing economic trees + allowance up to a maximum of 12 months while short- term crops mature)</li> </ul>	
		Tenant/Lease holder	<ul style="list-style-type: none"> <li>&gt; Cash compensation equivalent to average of last 3 years' market value for the mature and harvested crop, or market value of the crop for the remaining period of tenancy/lease agreement, whichever is greater.</li> <li>&gt; Relocation assistance (transport allowance + assistance in re-establishing economic trees + allowance up to a maximum of 12 months while short- term crops mature)</li> </ul>	
		<ul style="list-style-type: none"> <li>Land used for business partially affected</li> <li>Limited loss</li> </ul>	Title holder/business owner	<ul style="list-style-type: none"> <li>&gt; Cash compensation for affected land</li> <li>&gt; Loss of Profit (Net profit/p.m. x 36 months)</li> </ul>
			Business owner is lease holder	> Loss of Profit (Net profit/p.m. x 36 months)
<b>Commercial Land</b>	<ul style="list-style-type: none"> <li>Assets used for business severely affected</li> <li>If partially affected, the remaining assets become insufficient for business purposes</li> </ul>	Title holder/business owner	<ul style="list-style-type: none"> <li>&gt; Land for land replacement or compensation in cash according to PAP's choice. Land for land replacement will be provided in terms of a new parcel of land of equivalent size and market potential with a secured tenure status at an available location which is acceptable to the PAP.</li> <li>&gt; Transfer of the land to the PAP shall be free of taxes, registration, and other costs.</li> <li>&gt; Relocation assistance ( transport + disturbance allowance)</li> <li>&gt; Loss of Profit (Net profit/p.m. x 36 months)</li> </ul>	
		Business person is a lease holder	> Loss of Profit (Net profit/p.m. x 36 months)	
<b>Residential Land</b>	<ul style="list-style-type: none"> <li>Land used for residence partially affected, limited loss</li> </ul>	Title holder	> Cash compensation for affected land	
		Rental/lease holder	> Relocation assistance (disturbance allowance)	



	<ul style="list-style-type: none"> <li>• Remaining land viable for present use.</li> </ul>		
	<ul style="list-style-type: none"> <li>• Land and assets used for residence severely affected</li> <li>• Remaining area insufficient for continued use or becomes smaller than minimally accepted under zoning law(s)</li> </ul>	Title holder	<ul style="list-style-type: none"> <li>&gt; Land for land replacement or compensation in cash according to PAP's choice.</li> <li>&gt; Land for land replacement shall be of minimum plot of acceptable size under the zoning law(s) or a plot of equivalent size, whichever is larger, in either the community or a nearby resettlement area with adequate physical and social infrastructure systems as well as secured tenure status.</li> <li>&gt; When the affected holding is larger than the relocation plot, cash compensation to cover the difference in value.</li> <li>&gt; Transfer of the land to the PAP shall be free of taxes, registration, and other costs.</li> <li>&gt; Relocation assistance (transport, accommodation and disturbance allowance)</li> </ul>
		Rental/lease holder	<ul style="list-style-type: none"> <li>&gt; Refund of any lease/rental fees paid for time/use after date of removal</li> <li>&gt; Assistance in rental/lease of alternative land/property</li> <li>&gt; Relocation assistance (transport, accommodation and disturbance allowance)</li> </ul>
<b>Buildings and structures</b>	<ul style="list-style-type: none"> <li>• Structures are partially affected</li> <li>• Remaining structures viable for continued use</li> </ul>	Owner	<ul style="list-style-type: none"> <li>&gt; Cash compensation for affected building and other fixed assets</li> <li>&gt; Cash assistance to cover costs of restoration of the remaining structure</li> </ul>
		Rental/lease holder	<ul style="list-style-type: none"> <li>&gt; Cash compensation for affected assets (verifiable improvements to the property by the tenant).</li> <li>&gt; Disturbance allowance</li> </ul>
	<ul style="list-style-type: none"> <li>• Entire structures are affected or partially affected</li> <li>• Remaining structures not suitable for continued use</li> </ul>	Owner	<ul style="list-style-type: none"> <li>&gt; Cash compensation for entire structure and other fixed assets without depreciation, or alternative structure of equal or better size and quality in an available location which is acceptable to the PAP.</li> <li>&gt; Right to salvage materials without deduction from compensation</li> <li>&gt; Relocation assistance (transport, accommodation and disturbance allowance)</li> <li>&gt; Rehabilitation assistance if required (assistance with job placement, skills training)</li> </ul>
		Rental/lease holder	<ul style="list-style-type: none"> <li>&gt; Cash compensation for affected assets (verifiable improvements to the property by the tenant)</li> <li>&gt; Relocation assistance (transport, accommodation and disturbance allowance)</li> <li>&gt; Assistance to help find alternative rental arrangements</li> <li>&gt; Rehabilitation assistance if required (assistance with job placement, skills training)</li> </ul>
		Squatter/informal dweller	<ul style="list-style-type: none"> <li>&gt; Cash compensation for affected assets (verifiable improvements to the property by the squatter)</li> <li>&gt; Right to salvage materials without deduction from compensation</li> <li>&gt; Relocation assistance (transport, accommodation and disturbance allowance)</li> <li>&gt; Alternatively, assistance to find accommodation in rental housing or in a squatter settlement scheme, if available)</li> <li>&gt; Rehabilitation assistance if required assistance with job placement, skills training)</li> </ul>
		Street vendor (informal without title or lease to the stall or shop)	<ul style="list-style-type: none"> <li>&gt; Loss of Profit (Net profit/p.m. x 36 months)</li> <li>&gt; Relocation assistance (transport and disturbance allowance)</li> <li>&gt; Assistance to obtain alternative site to re- establish the business.</li> </ul>
<b>Standing crops</b>	Crops affected by land acquisition or temporary	PAP (whether owner, tenant, or squatter)	<ul style="list-style-type: none"> <li>&gt; Cash compensation equivalent to average of last 3 years market value for the mature and harvested crop.</li> </ul>



	acquisition or easement		
<b>Trees</b>	Trees lost	Title holder	> Cash compensation based on type, age and productive value of affected trees plus 10% premium
<b>Temporary Acquisition</b>	Temporary acquisition	PAP (whether owner, tenant, or squatter)	> Cash compensation for any assets affected (e.g. boundary wall demolished, trees removed)

## 6. INSTITUTIONAL ARRANGEMENTS

The institutional framework for the implementation of the RAP includes national institutions i.e ministries and PMORALG, local government institutions, civil society organisations, the World Bank and independent consultants as follows.

### 6.1. National institutions

Ministry of Lands, Housing and Human Settlement Development (MLHHSD) The Ministry of Lands, Housing and Human Settlement Development is responsible for policy, regulation and coordination of matters pertaining to land in Tanzania and administers the land acts: Land Acquisition Act, the Land Act and the Village Land Act. The Ministry is also responsible for land use planning, management and land delivery activities, specifically, surveying and demarcating land/parcel/farms, and provision of land ownership and tenancy in both rural and urban areas.

For this project MLHHSD will be responsible for the following:

1. **Chief Government Valuer:** Land (Assessment of the Value of Land for Compensation) Regulations, 2001 (Regulation 6) directs that every assessment of the value of land and unexhausted improvement be verified by the Chief Valuer of the Government or Representative:
  - › Endorses the assessment of compensation payment for land and un-exhausted improvement therein.
2. **Commissioner of Lands** who is the principal administrative officer and professional officer and advisor to the government in land matters (land allocation, acquisition, registration and land management in general) at all levels. All instances of acquisition of land for public purposes and the need for resettlement and/or compensation have to be referred to the Commissioner;:
  - › Endorse RAP prepared by Municipal Council. This is the responsibility of the Commissioner of Lands;
  - › Ensure compensation is paid or resettlement is undertaken as agreed;
  - › Coordinate with PMO-RALG; Municipal Council; relevant Utility Agencies; ward council; public interest parties; public media and to undertake notification and participation in compulsory land acquisition;
  - › Coordinate with PMO/RALG; Municipal Council; Compensation Committee; Ward Office; Solicitor to undertake assessment of compensation payment for the dispossessed & receipt of complaints;
  - › Coordinate with PMO/RALG; Municipal Council; Compensation Committee; Ward Office; Solicitor to take possession of property; oversee demolition and resettlement.
3. **Survey and Mapping Division:** The Surveys and Mapping Division also provide land survey services to government agencies, maintain geodetic survey control networks, prepare and maintain cadastral and topographic maps for the entire country. The Director of Surveys is responsible for coordinating all public sector mapping activities and for maintaining records of all maps, plans and land surveys which are conducted by government agencies;



- › Update all cadastral and topographic maps incorporating improved surface water drainage interventions and structures that are to be removed based on the inventory of assets identified in the RAP.
- 4. **Director of Urban Planning:** Established under the Urban Planning Act (Section 6) to advise the Minister, issue guidelines, set standards, coordinate and approval of matters related to urban planning;
  - › Coordinate with the Commissioner of Lands and PMORALG for the approval of the RAP in respect to updating the urban plans for Dar es Salaam.
- 5. **National Land Advisory Council:** The Council was established under Section 17 of the Land Act. The Council advice Minister on Land Policy and institutional framework and organizational structure for land matters.
- 6. **Land Allocations Committee:** Under the Land Act (Section 12) Land Allocation Committees are to be established at central, urban and district authorities to perform duties related to advise of application of Rights of Occupancy
  - › Endorse land allocated to PAPs that need to be relocated

#### 6.1.1. Ministry of finance and economic affairs

- Disburses funding for compensation upon receiving request from PMO-RALG;
- Ensure that the funds are appropriately utilised by the Compensation Committee.

#### 6.1.2. Prime minister's office – regional administration and local government (PMO-RALG)

At a national level, the PMO-RALG is the primary ministry responsible for the implementation of the DMDP and that the RAP has been implemented. To do this PMORALG will:

- Coordinate with MLHHS, Municipal Council, public interest parties, media, land owners, utility agencies to undertake notification and participation in compulsory land acquisition;
- Coordinate with MLHHS, Municipal Council, Compensation Committee, Ward Office, Solicitor to undertake assessment of compensation payment for the dispossessed and receipt of complaints;
- Coordinate with MLHHS, Municipal Council, dispossessed households, solicitors during payment to the dispossessed and receipt of complaints;
- Coordinate with MLHHS, Municipal Council, dispossessed households to take possession of property, oversee demolition and resettlement;
- Mobilise budget for compensation and support to PAPs from Ministry of Finance and Economic Affairs;
- Coordinate with Municipal Council, Compensation Committee, Ward Council and relevant Civil Society Organizations (CSOs), to ensure smooth and successful implementation RAP;
- Coordinate with relevant agencies in settlement of dispute, complaints; and
- Monitor and evaluate the implementation of RAP by Municipal Council

## 6.2. Local government institutions

### 6.2.1. Municipal Council

Supervised by the District Executive Officer (DED), the municipal council will

- Review and approve RAP as well as socio-economic survey report;



- Submit RAP and recommendation to MLHHSO for endorsement;
- Establish and manage Resettlement and Compensation Committee;
- Coordinate with PMO-RALG, MLHHSO, public interest parties, media, land owners, utility agencies to undertake notification and participation in compulsory land acquisition;
- Coordinate with PMO-RALG, MLHHSO, Ward Office, Solicitor to undertake assessment of compensation payment for the dispossessed & receipt of complaints;
- Coordinate with PMO-RALG, MLHHSO, dispossessed households, solicitors during payment to the dispossessed and receipt of complaints;
- Coordinate with PMO-RALG, MLHHSO, dispossessed households to take possession of property; oversee demolition and resettlement.

#### 6.2.2. Resettlement and Compensation Committee (RCC)

Chaired by the Regional Commissioner and members that include: Temeke Municipal Council officers for land and valuation, representative from MLHHSO, District Commissioner, Consultant (optional), representative of a local NGO, and representative of PAPs. The RCC is responsible for the following:

- In charge of overall RAP implementation;
- Support Municipal Council in settlement of redress and grievance;
- Monitor and report on regular basis the RAP implementation to PMO-RALG, Municipal Council and relevant agencies;
- Implement public disclosure, public consultation and participation;
- Provide payments (compensation, allowance, etc) to PAPs;
- Keep record of document, material relating to RAP implementation;
- Coordinate valuer activities in valuing PAPs' land, assets, etc.

#### 6.2.3. Grievance and Redress Committee (GRC)

Chaired by the District Commissioner and members include: Temeke Municipal Council officers related to land, valuation and community development, representative from MLHHSO, representative of a local NGO and Representative of PAPs.

- Keep record of all grievances lodged by PAPs
- Keep record of all resolutions agreed with PAPs
- Provide all relevant documentation required in instance where grievance is taken to court

#### 6.2.4. Ward, Sub-Ward Council

- Coordinate with RCC to implement resettlement and rehabilitation activities;
- support PAPs, RCC and relevant authorities during RAP implementation;
- Prepare and maintain records of all PAPs;
- Support RCC in public consultation and participation;
- Support in case of dispute, grievance.

### 6.3. Civil Society Organisations

- Collaborate with Municipal Council in advising and counselling PAPs on various issues including proper use of resources during RAP implementation;
- Participate in planning, follow up and monitor the implementation of the RAP.

## 6.4. World Bank

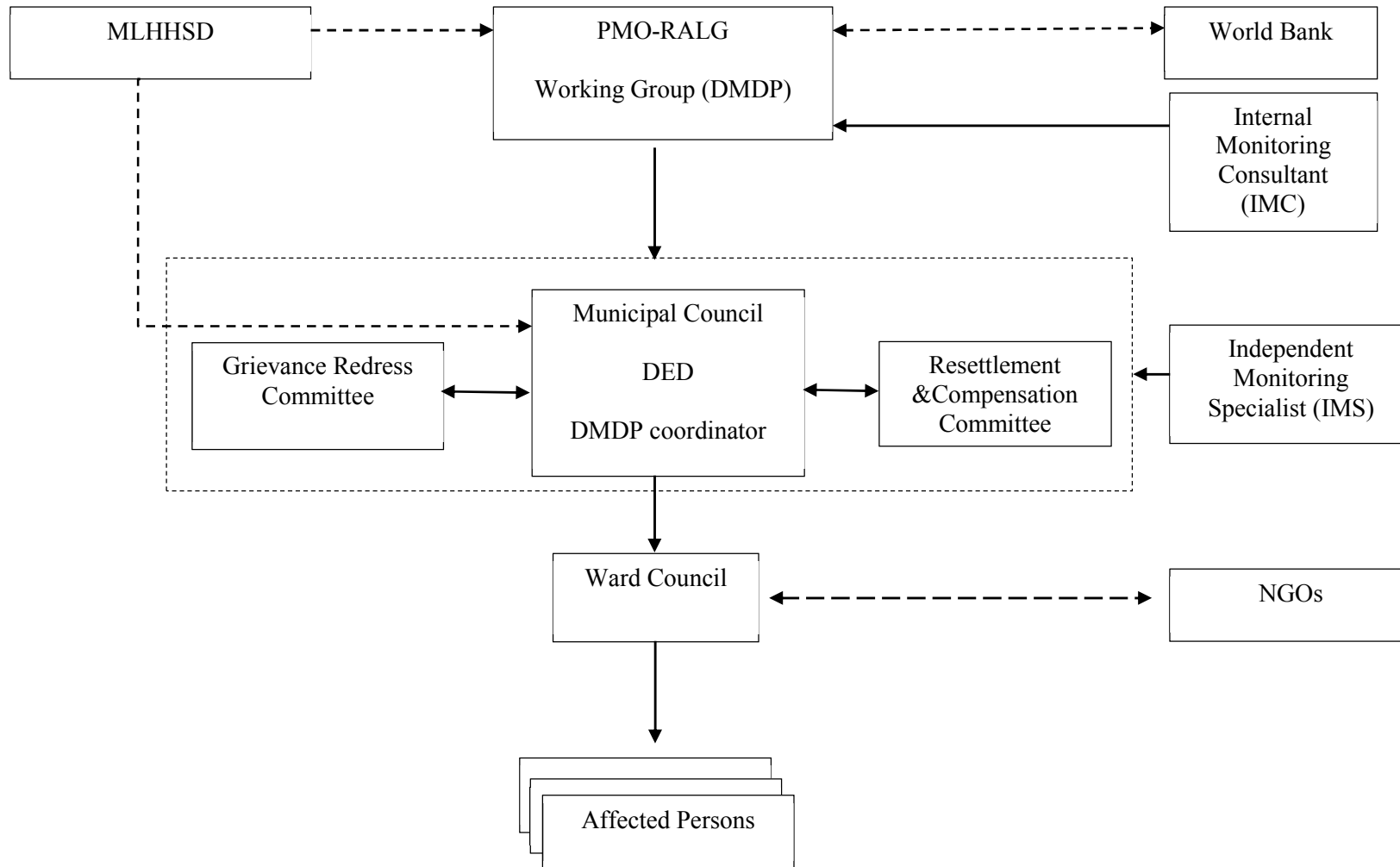
- Review and approve RAP to ensure that it meets the OP4.12 requirements for DMDP funding approval.
- Coordinate with PMO-RALG and supervise the RAP implementation to ensure that RAP is implemented according to the OP4.12 requirements

## 6.5. Consultants

- Independent Monitoring Consultant (IMC): IMC shall be recruited by PMO-RALG DMDP Working Group to support PMO-RALG in monitoring the implementation of RAP by the municipal
- Internal monitoring Specialist (IMS): IMS shall be recruited by and support municipal council to carry out internal monitoring of RAP implementation. IMS shall conduct internal monitoring every quarter and report to the DED.

The inter-relationship of these actors is presented in *Figure 6-1* below

Figure 6-1 RAP Institutional Coordination Chart





## 6.6. Capacity Building

All staff who is involved in the implementation of the RAP at PMO-RALG and DLAs and resettlement committees and grievance committee are to be provided with training on resettlement to make them capable on the implementation of the RAP. Training subjects will include but not limited to the followings:

- › Participatory methodologies in regards to data collection and community meetings;
- › Consultation and information dissemination methods;
- › Principles, policies, and entitlements of the RAPs;
- › Valuation of assets and properties;
- › Implementation steps, procedures, and schedule;
- › Grievance redress mechanism; and
- › Powers and obligations of individuals/agencies involved in the process of resettlement programs.

## 7. IMPLEMENTATION SCHEDULE

Before the implementation of the RAP, the RAP reports and valuation reports are to be approved by World Bank and the Chief Government Valuer. In principle project civil works may not start until all PAPs determined to be entitled to compensation are compensated.

### 7.1. RAP implementation

After the RAP has been approved, the implementation of the RAP includes six (6) main activities:

3. Disclosure of the RAP reports and valuation reports;
4. Mobilisation;
5. Preparation of plots for resettlement (if necessary);
6. Compensation payments;
7. Addressing Grievances and Dispute Resolution;
8. Monitoring report of RAP implementation.

#### 7.1.1. Disclosure of RAP report

Upon approval of the RAP reports, the document is to be made available for the PAPs and public for reference. This can be disclosed at the World Bank's website and at the respective Municipal offices.

#### 7.1.2. Mobilisation for implementation

The RCC should raise awareness through consultations with the PAPs to

- › Inform them of the RAP implementation;
- › Provide them with a timeframe for the implementation process i.e. the implementation schedule;
- › Confirm the acceptability of the sites that have been identified for relocation;
- › Assure them that they will be compensated and/or resettled;
- › Resolve concerns they may have;
- › Sensitize them with regard to further concerns they may have and general procedures that will be followed.

The RCC also notifies and ensures the commitment of implementing staff at municipal, wards and PMO-RALG and ensures that funds are readily available for the compensation process.

#### 7.1.3. Preparation of plots for resettlement

The RCC coordinates the preparation of the plots for relocating PAPs. This may include activities such as:

- **The preparation of land:** clearing of grass and bush may be necessary for the construction of houses at relocation sites, and in the case of new fields for cultivation, the soil may have to be tilled and sowed.



- **Construction of new houses and structures (if approved as part of project budget and was agreed as method of payment):** once the site has been allocated and the area cleared, the new houses and structures will be built. This again has an implication on the timing of physical relocation.

#### 7.1.4. Compensation payments

The RCC is responsible to ensure that compensations have been issued to the respective PAPs. When making payments, respective Mtaa Chairpersons and WEOs should be present to assist the RCC in ensuring that payments are made to true or correct PAPs according to the approved Schedule(s) of Valuation. At that juncture, PAPs receiving their cheques have to individually sign in a dispatch book in acknowledgement of having collected the cheques.

Grievance redress and monitoring are elaborated in chapters 9 and 10 respectively.

## 7.2. RAP implementation timeframe

Tanzania's legislation on compensation requires that compensation be paid within 6 months. Therefore the following schedule should be followed (**Error! Reference source not found.**).



## 8. COSTS AND BUDGETS

The total compensation for acquired land and affected assets for the sub-project is Tanzania Shillings Seven Hundred and Thirty Nine Millions, Two Hundred Seventy Nine Thousands Nine Hundred and Seventy Nine (TZS739,279,979.96). Details provided in **Error! Reference source not found.** below.

Table 8-1 Summary of cost estimates

No	Items	Unit	Qty'	Amount (TZS)
<b>A</b>	<b>Compensation Cost</b>			
1	Loss of land	m2	7315.09	144,409,520.00
2	Loss of buildings, structures	No	92	385,590,840.00
3	Loss of trees/crops	Ahs	223	11,241,000.65
	<b>Sub-total A</b>			<b>541,241,360.65</b>
<b>B</b>	<b>Allowances</b>			
1	Accommodation			67,914,783.00
2	Transportation			0.00
3	Loss of Profit			1,123,200.00
4	Disturbance			29,789,903.06
	<b>Sub-total B</b>			<b>98,827,886.06</b>
	<b>Total A &amp; B</b>			<b>640,069,246.72</b>
<b>C</b>	<b>Management Cost (5% of A+B)</b>	TZS		32,003,462.34
	<b>TOTAL A, B</b>	TZS		<b>672,072,709.05</b>
<b>D</b>	<b>Contingency (10% of C)</b>	TZS		67,207,270.91
	<b>GRAND TOTAL</b>	<b>TZS</b>		<b>739,279,979.96</b>



## 9. PUBLIC PARTICIPATION AND CONSULTATION

### 9.1. Involving Stakeholders

Public consultations in relation to this RAP occur at all stages in the project cycle. A participatory approach is adopted as an on-going strategy throughout the entire project cycle.

Public participation and consultations take place through individual, group, or community meetings. PAPs are consulted in the survey process and during public meetings, through public notices where explanations of the sub-project are made, RAP implementation of activities and during the monitoring and evaluation process.

The role of traditional political and cultural leaders, including the community elders, in the participation strategy will be important. The RCC shall ensure that these leaders and local representatives of PAPs are fully involved in designing the public consultation procedures.

#### 9.1.1. Consultation during Implementation Phase

During implementation, PAPs will be informed about their rights and options. The grievance mechanism will continue to operate and all grievances will be recorded. The participation of local leaders and PAPs in disseminating information and resolving disputes will be important once RAP implementation starts.

In case there is a resettlement site, the consultation should involve:

- A sensitization meeting to inform the PAPs on their rights and responsibilities;
- Collection of information on PAPs preferred resettlement site and the information incorporated into RAP report. Information should involve PAPs preference to relocate to a resettlement site versus within the same area or they are opposed to relocating;
- Municipal Council should confirm the availability of the PAPs preferred resettlement site or an alternative site;
- The Municipal Council should ensure the availability of all the necessary infrastructure and utilities in the resettlement site that existed in the project affected area.

Prior to consultation, PAPs should have sufficient information. The information should be disclosed through:

- Disclosure of the RAP report to PAPs. RAP report should be made available in the nearest ward office, municipal council and at PMO-RALG as a regional body;
- There should be information on the availability of a resettlement site or alternative site;
- Information on date of payment of compensation and when to vacate, banking details and other details needed before compensation is paid will be provided by the LGAs and coordinated by the respective Municipal DMDP coordinator;



### 9.1.2. Monitoring and Evaluation Phase

PAPs representatives will participate in the sub-project workshops at mid-term and at the end of RAP implementation. To the extent possible, the RAP should include social accountability tools like citizen report cards to assess the quality of RAP implementation, and in some cases, assist the RAP team in tracking expenditures. The latter would be significant in helping PAPs with money management and restoring their livelihoods. PAPs will be able to suggest corrective measures, as needed, to improve RAP implementation in the sub-project(s). Prior to closing the RAP, PAPs will participate in a feedback survey as part of the RAP's independent impact evaluation exercise.

## 9.2. Documenting Consultation and Participation

Meeting minutes for each consultation meeting should be recorded to enable the preparation of a consultation report.

## 10. GRIEVANCE REDRESS

One of the major challenges in implementing RAP is unsatisfactory of PAPs with amount compensated. Taking into account the complexity of resolving disputes and grievances, PAPs at the project area were informed about various grievance redress procedures and of their right to appeal if not satisfied. During surveys and inventory of PAPs and their properties and during consultation processes, concerned individuals or entities became fully aware of the extent of damages to properties, crops and commercial activities that the Project would entail. Common concerns include:

- Amount, levels and time in which compensation is paid to PAPs;
- Seizure of assets without compensation;
- Handling and treatment of vulnerable PAPs and those without recognized ownership rights (e.g., tenants and squatters).

### 10.1. Dispute procedure under current Laws

Section 13(1) of the Tanzania Land Acquisition Act 1967 includes provision regarding any land that is acquired where there is a dispute or disagreement. The Act elaborates disputes and stipulates the timeframe (six weeks) for resolving them before the aggrieved party can institute a suit in a court of law for resolution. The Land Act 1999 and supporting regulations improves Section 13(1) of the Land Acquisition Act by establishing Land Tribunals at the Ward and District levels. If not satisfied with decisions of the Land Tribunal, the aggrieved party is obliged to take the matter to the court. If the local courts and/or the Land Tribunals cannot settle the matter, the matter will go the High Court for resolution.

The procedures for compensation dispute resolution prescribed by the Land Acts are cumbersome and costly, taking into account the fact that most of the PAPs have limited knowledge about legal issues and their rights with respect to the laws. Thus, the Grievance Committee should be established in order to listen to complaints brought to them by PAPs and solve them before a decision to go to court is undertaken by the PAPs.

### 10.2. Grievances and complaint procedure under this RAP

This RAP provides a simplified grievance redress mechanism that will enable timely settlement of grievances to the PAPs. The grievance procedures will be anchored and administered at the local level to facilitate access, flexibility and openness to all PAPs. The grievance redress procedure ensures consultations with Temeke Municipal Council and Dar es Salaam City Council and other key stakeholders and provides

for record keeping to determine the validity of claims, and to ensure that solutions are taken in the most transparent and cost effective ways for all PAPs.

### 10.3. Steps to be followed for grievance redress

The following procedures will be followed in this RAP for the purpose of addressing grievances from the PAPs.

- PAPs from respective wards in Temeke Municipal Council will lodge their complaints in writing to the sub-ward offices with an acknowledgement from the mitaa office. Upon receipt of grievance, the sub-ward Government shall try to resolve the grievance amicably with the active participation of the aggrieved party within 5 working days from the date of file of grievance. If the grievance is resolved and the PAP is satisfied with sub-ward Government's decision, a report of the same shall be prepared and a copy of report shall be given to PAP for record and a copy to be submitted to Temeke Municipal for record, case closed.
- If PAP is not satisfied, the case shall be forwarded to Ward Council with a preliminary report prepared that should have the details of grievance, preliminary assessment of the sub-ward government, hearing date and decision of sub-ward government. Members from the Ward Council should be part of the ward level GRC as well as PAP representative's preferably one male and one female. Upon receipt of the grievance, the members shall try to mediate and resolve the problem amicably with the active participation of the aggrieved party within 10 working days from the date of the filing of the grievance. The date, time and venue of hearing shall be communicated to PAP at least 5 days in advance. If the grievance is resolved and the PAP is satisfied, a report shall be prepared and copies given to the PAP and Temeke Municipal Council for records and the case is closed.
- In the event that the PAP is not satisfied, with the assistance of the ward leader, an appeal will be lodged and decision made within 10 days from the date of submission to this ward committee. If the PAP is still not satisfied, the issue will be taken to the municipal level GRC. The GRC under the chair of the District Commissioner handle all complaints from the PAP, including decisions made by lower levels. The GRC shall have a hearing to make it's decisions within 20 days from the date of receipt of each complaint. The date, time and venue of hearing shall be communicated to PAP at least 7 days in advance. If the grievance is resolved and the PAP is satisfied, a report shall be prepared and copies given to the PAP and Temeke Municipal Council for records and the case is closed
- Beyond this level, the PAPs may continue their appeal to the Regional Secretariat, or ultimately to the judiciary as per the legal framework presented above, if an amicable resolution can still not be reached. If the case is referred to Regional Secretariat (RS), the details of case file shall be submitted to RS office and the case shall be heard within 45 days from the date of case referred. The PAP shall be intimated 10 days in advance about the date, time and venue of the hearing. If the grievance is resolved and the PAP is satisfied with RS's decision, a report of the same shall be prepared by RIA. A copy of report shall be handover to PAP for record and a copy to be submitted to Temeke Municipal Council for record, case closed. If the grievance is not resolved, the PAP may take the case to appropriate court.

## 11. MONITORING AND EVALUATION

RAP implementation will be closely monitored to provide PMO-RALG an effective basis for assessing resettlement progress and to identify potential difficulties and problems. Broadly, the Monitoring and Evaluation system will involve administrative monitoring, including but not limited to: daily planning, implementation, feedback and trouble shooting, progress reporting.

### 11.1. Monitoring

Monitoring the progress of RAP implementation will be carried out through internal monitoring processes by Temeke Municipal Council and through external monitoring involving other agencies as may be deemed appropriate by Temeke Municipal Council and/or PMO-RALG.

The Dar es Salaam Metropolitan Development Project Working Group (DMDP-WG) of PMO-RALG and DLA of Kinondoni, Temeke and Ilala and Tanzania National Roads Agency (TANROADS) are directly responsible for internal monitoring of RPF and RAP implementation. In particular, the DLA with the assistance from the assigned internal monitoring specialist (IMS) will supervise and manage the monitoring of resettlement activities and implementation arrangements.

The DMDP-WGs will provide quarterly reports to PMO-RAGL, DLA, TANROADS and World Bank. The DMDP-WGs will ensure that the reports of the IMS included in their progress reports, the status of the RAP implementations, information on locations and numbers of affected people, compensation amounts paid by item, and assistance provided to PAPs.

The range of activities and issues that need to be recorded and verified, include:

- Compensation, allowance payments and delivery of assistance measures;
- Reestablishment of PAPs settlements and business enterprises;
- Reaction of PAPs, in particular, to resettlement and compensation packages; and
- Reestablishment of income levels.

#### 11.1.1. Internal Monitoring Indicators

The principal indicators for internal monitoring of resettlement activities include the following, conducted by the IMS:

- Timely and complete disbursement of compensation to PAPs according to the compensation policy agreed in the RAPs;
- Timely and complete delivery of relocation, income restoration and rehabilitation allowances and measures;
- Allocation of replacement land and development of individual and/or group resettlement sites and infrastructure;



- Public information dissemination and consultation procedures;
- Adherence to grievance procedures and identification of outstanding issues that require further attention and resolution;
- Attention given to the priorities of PAPs regarding the options offered; and
- Completion of resettlement activities required before the award of civil works contracts.

### 11.1.2. Internal Monitoring Data Collection and Report

The DMDP-WG will establish databases for resettlement monitoring data. It will establish procedures for the collection of data on a monthly basis, and update the database.

On a quarterly basis, the DMDP-WG of DLAs and TANROADS will prepare a resettlement monitoring report and submit to the DMDP-WG of PMO-RALG who will then consolidate all internal monitoring reports and quarterly verification external reports and submits to World Bank. The PMO-RALG will notify World Bank of approval by the DLA of any changes, as required, to the implementation of the RAP. The scopes of the report will include:

- The number of PAPs by category of impact, wards and sub-ward, and the status of compensation payments, relocation of PAPs and income restoration measures for each category.
- The status of disbursement of cash and allocation of replacement land and housing.
- The amount of funds allocated and disbursed for: a) resettlement program operations; and b) compensation, assistance, and resettlement activities.
- The activities, levels of participation, outcomes, and issues of the Information Dissemination and Consultation Program.
- The status and outcomes of complaints and grievances and any outstanding issues requiring further attention by DLA, PMO-RALG or World Bank assistance.
- Implementation problems, including delays, lack of personnel or capacity, insufficient funds, etc. and proposed remedial measures; and, revised resettlement implementation schedule.

### 11.1.3. Independent Monitoring Consultant

The main aim of external monitoring is to verify results of internal monitoring. In addition, the subproject will establish a program for external monitoring and evaluation that includes the following specific objectives:

- To verify that the RAP have been implemented in an accurate and timely manner, in accordance with the approved RAP and Project policies and objectives.
- To assess whether and to what degree the RAP have achieved the Project objectives, namely that PAPs are able to restore their livelihoods, incomes and standards of living to levels equal to, if not better than that before the subproject.
- To identify problems or potential problems and methods of mitigating problems in a timely manner.

IMC consultant will be recruited by the DMDP-WG of PMO-RALG and commence work soon after the RAP is approved. The IMC will continue to carry out quarterly independent reviews of the implementation of RAP to determine whether intended goals are being achieved, and if not, what corrective actions are needed.

#### 11.1.4. External Monitoring Objectives, Indicators and Issues

The general objective of external monitoring is to provide an independent periodic review and assessment of: (i) the achievement of resettlement objectives; (ii) changes in living standards and livelihoods; (iii) the restoration of the economic and social conditions of PAPs; (iv) the effectiveness, impact and sustainability of assistance measures; (v) the need for further mitigation measures, if any; and, (vi) to identify strategic lessons for future policy formulation and planning. The indicators to be included in the external monitoring of the RAPs are indicated below. The IMC will address specific issues including the following:

- *Payment of compensation, against the following criteria:* (i) compensation in cash or in kind sufficient to replace affected land, crops and trees; (ii) compensation for structures equivalent to replacement costs at current market prices for materials, materials transport and labour, with no deduction for depreciation or the value of salvageable materials; and, (iii) payment in full prior to land acquisition and with sufficient time to permit PAPs to rebuild structures and/or harvest crops.
- *Coordination of resettlement activities with the construction schedule:* All compensation must be paid in full, income rehabilitation measures initiated and PAPs relocated out of the sub-project construction areas prior to award of civil work contracts. Income rehabilitation activities, while initiated prior to award of civil contracts, may continue over a longer time period as needed.
- *Provision of technical assistance:* for house construction for PAPs who are required to rebuild their houses, either on remaining land, on individual resettlement sites or on a plot in a group resettlement sites.
- *Extent to which PAPs are able to restore livelihoods and living standards:* The provision of technical assistance, allowances and other measures, and to what extent PAPs are able to restore livelihoods and living standards to pre-project levels. Special attention should be given to: (i) severely affected PAPs and other vulnerable PAPs groups, (ii) PAPs that relocate; (iii) PAPs that must re-establish businesses and enterprises; (iv) PAPs who undertake new economic and livelihood activities; and (v) host communities.
- *Public consultation and awareness of resettlement policies:* The IMC should monitor RAP implementations to ensure that: (i) all PAPs are fully informed and consulted about land acquisition, leasing and relocation activities; and (ii) all PAPs and stakeholders are aware of the compensation and entitlement policies and various options available to PAPs as provided in the agreed RAP. The IMC should participate in at least one meeting per municipal of each stage of consultation and information dissemination activities to monitor public consultation procedures, problems and issues that arise during the meetings and solutions proposed.
- *Level of satisfaction of PAPs with the provisions and implementation of the RAP:* This will be assessed, reviewed and recorded by IMC, including the efficiency and equity of grievance redress mechanisms.
- *Trends in living standards:* Throughout the RAP implementation process, the IMC will observe and conduct surveys to monitor the progress PAPs are making to restore living standards. Special attention will be paid to any differences based on gender, ethnicity or other relevant factors. Any potential problems in the restoration of living standards will be reported.

### 11.1.5. External Monitoring Methodologies

The methods for external monitoring and evaluation of land acquisition, compensation and resettlement activities include:

- Detailed Measurement Survey (DMS) and Replacement Cost Survey (RCS): The DMS and RCS data will be entered into a database to document: (i) socio-economic status of PAPs; (ii) nature and extent of losses; and (iii) entitlements for compensation and other assistance. The resulting data will be made available to the IMC, to establish a baseline for monitoring and evaluating project benefits.
- Socio-Economic Survey (SES): The SES is designed to provide a clear comparison of the success and/or failure of the RAP to restore their livelihoods and living standards. In general, if there is a significant lag time between census and SES and actual land acquisition, demographic and socio-economic factors may change significantly. For this sub-project, if land acquisition does not occur for at least two (02) years after the original SES, the IMC will carry out another SES. A post resettlement survey will also be undertaken within 6–12 months following completion of resettlement activities. Each time the SES is conducted, the same PAPs will be interviewed. Special attention shall be paid to the inclusion of women, poor, landless and other vulnerable groups, with set questions for women and other target groups. The database will disaggregate information by gender, geography and social group.
- Participatory Rapid Appraisals (PRA) methods: In the intervals between administrations of the SES, periodic PRA methods permit the EMC to consult with various stakeholders such as local authorities, resettlement committees, implementing agencies, NGOs, community leaders and PAPs. PRA methods will involve obtaining information, identifying problems and finding solutions through participatory means including: (i) key informant interviews with local leaders, NGOs and resettlement committees; (ii) Focal Group Discussions (FGDs) on specific topics such as compensation payment, income restoration and relocation; (iii) community public meetings to discuss community losses, integration of resettled PAPs in host communities or construction work employment; (iv) structure direct field observations, for example, of resettlement site development; (v) formal and informal interviews with PAPs, women, other vulnerable groups and host communities; and, (vi) in-depth case studies of problems as identified by internal or external monitoring and required special efforts to resolve.

### 11.1.6. Database Management and Storage

The IMC will maintain computerized resettlement databases that will be updated every three months. They will contain files on each AH and will be updated based on information collected in successive rounds of data collection. All monitoring databases will be fully accessible to DMDP-WGs of PMO-RALG and DLAs and TANROADS and the World Bank.

### 11.1.7. Reporting

Every three months, the IMC will submit an external monitoring report to the DMDP-WG of PMO-RALG. The report should summarize the findings of the IMC, including: (i) progress of RAP updating and implementation, including any deviations from the provisions of the RAP; (ii) identification of problem issues and recommended solutions so that implementing agencies are informed about the ongoing situation and can resolve problems in a timely manner; (iii) identification of specific issues related to vulnerable PAPs, as relevant; and, (iv) a report on progress of the follow-up of issues and problems identified in the previous report.



The monitoring reports will be discussed in a meeting between the IMC, DMDP-WGs of PMO-RALG, DLAs and TANROAD after submission of the reports. Necessary remedial actions will be taken and documented by relevant parties.

## 11.2. Evaluation

The following are the objectives of the evaluation:

- 1 General assessment of the compliance of the implementation of the Resettlement Action Plan with general objectives and methods as set in this document;
- 2 Assessment of the compliance of the implementation of the Resettlement Action Plan with laws, regulations and safeguard policies;
- 3 Assessment of the consultation procedures that took place at individual and community level, together with the Central Government and Local Government levels in Tanzania;
- 4 Assessment of fair, adequate and prompt compensation as they have been implemented;
- 5 Evaluation of the impact of the compensation on income and standard of living;
- 6 Identification of actions as part of the on-going monitoring to improve the positive impact of the programme and mitigate its possible negative impact if any.



## Appendices



# Appendix A Terms of Reference

## PROJECT PREPARATION

### Tanzania: Dar es Salaam Metropolitan Development Project (DMDP)

#### Terms of Reference

#### Subject: Storm Water Drainage Systems

#### 1. Background

Dar es Salaam is Tanzania's largest and most important industrial and commercial centre with an estimated population of more than 4 million in 2012, , about ten percent of the country's total population and 50 percent of its urban population. The total land area is about 1,500 sq.km. and the estimated population density around 2,700 persons per sq.km. With a population growth of about 4.3 percent per year, Dar es Salaam has become the third fastest growing city in Africa and among the ten fastest growing cities in the world. Its population is expected to reach more than 5 million by 2020. Dar es Salaam accounts for 83 percent of the national government domestic revenues (70 percent of all taxes), collects 33 percent of all own-source revenues by the local government authorities (LGAs) in the country, and produces about 40 percent of the national GDP. About half of the country's manufacturing employment is located in the city, and it is home to a growing and active youth and women dominated in the informal sector. The land locked countries of Malawi, Zambia, Burundi, Rwanda and Uganda as well as large parts of eastern Democratic Republic of Congo depend on the port and markets of Dar es Salaam for their import and export needs. This makes the city of strategic importance not just for Tanzania but also for large parts of East Africa.

Administratively, Dar es Salaam Region is composed of a coordinating Dar es Salaam Regional Secretariat, Dar es Salaam City Council (DCC) and three physically contiguous Municipal Councils, namely: Kinondoni (KMC) to the north, Ilala (IMC) in the center of the region, and Temeke (TMC) to the south. Together, the four local governments are commonly referred to as the Dar es Salaam Local Authorities (DLAs).

The proposed Dar es Salaam Metropolitan Development Project (DMDP) for World Bank financing is positioned within the context of the Bank's continued support to Tanzania through the proposed Local Government Support Project (LGSP2) to strengthen fiscal decentralization, improve accountability in the use of local government resources, and improve management of inter-governmental transfer systems. The Government of Tanzania has received financing from the World Bank / International Development Association (IDA) toward the cost of Tanzania Strategic Cities Project (TSCP), and intends to use part of these proceeds for consultant services to prepare the proposed DMDP, including for this consultancy assignment. DMDP is anticipated to be supported by an IDA Credit of US\$75 million responding to a request from the Ministry of Finance. Going forward, these three operations (LGSP2, TSCP, and DMDP) will provide support to all twenty one (21) Municipal Councils (MCs) in Tanzania and will address the core issues that are constraining the development potential, efficiency, equity, and competitiveness of the urban areas and local governments in Tanzania.

The objective of DMDP is to strengthen the institutional and urban management systems of the Dar es Salaam Local Authorities (DLAs) in order to enhance the service delivery over time. The project is expected to cover the three Municipal Councils (Ilala, Kinondoni and Temeke) and the Dar es Salaam City Council (DCC) and will have four interrelated components:

- (i) Institutional development for improved metropolitan and council management systems;
- (ii) Urban infrastructure investments;
- (iii) Land administration systems; and
- (iv) Support for project management.

Preparation and implementation of the project will primarily be the responsibility of the DLAs with assistance for consolidated reporting from the Prime Minister's Office – Regional Administration and Local Government (PMO-RALG), and for liaison with the national government from the Regional Commissioner's Office. In addition, the Ministry of Lands, Housing and Human Settlements Development (MLHSD) will have an important role in the reduction of informality of land tenure.

The project preparation activities will address the following subjects:

1. Solid Waste Management (SWM)
2. Local Roads
3. Storm Water Drainage Systems
4. Infrastructure Upgrading in Unplanned Settlements
5. Studies on Potential PPP Initiatives
6. Pre-feasibility Studies of Rail and Marine Transport
7. Institutional Review and Strengthening Plan
8. Preparation of Project Implementation Manual (PIM) including M&E arrangements
9. Preparation of Financial Management Manual(s)
10. Preparation of Procurement Management Manual(s)

**This TOR is for subject no. 3: Storm Water Drainage Systems.**

## **2. Objectives of the Assignment**

The objective of this consultancy assignment is to prepare the investments for a comprehensive Storm Water Drainage System for Dar es Salaam to be ready for implementation under the Dar es Salaam Metropolitan Development Project (DMDP).

More specifically, the objectives of the consultancy assignment are to:

- (a) Prepare a drainage plan for Dar es Salaam with a prioritized list of drainage investments (DLA sub-projects) as a pre-feasibility study;
- (b) Prepare feasibility studies, preliminary designs and cost estimates for the DLA sub-projects in the sector; including definition of specific investments, economic and financial analysis, and implementation arrangements;
- (c) Prepare detailed designs, drawings and cost estimates for the DLA sub-projects, package them into suitable contracts, prepare final bidding (tender) documents and an overall time-

- bound implementation schedule (including plans for bidding processes and works supervision);
- (d) Conduct Environmental and Social Impact Assessment (ESIA) of the DLA sub-projects proposed for investment and prepare an overall ESIA report for the investments;
  - (e) Prepare Environmental and Social Management Plans (ESMPs) and where necessary, Resettlement Action Plans (RAPs) for the individual sub-projects and prepare overall ESMPs and RAPs for the DLA investments in the sector and
  - (f) Provide input to the separate consultant for Institutional Review and Strengthening Plan regarding any identified institutional strengthening needs related to Storm Water Drainage.

### 3. Scope

The consultancy will cover the three Municipal Councils (Ilala, Kinondoni and Temeke) and the Dar es Salaam City Council (DCC), as appropriate. The indicative scope of works is as follows.

A preliminary list of proposed DLA sub-projects is found in Attachment 5 for reference. Some variations are expected to occur as the list gets finalized during the project preparation cycle. Refinements will particularly be done after Stage 1a below at a review of the Drainage Plan and Pre-feasibility study. Additional background data on the Dar es Salaam Drainage Sector is included in Attachment 6.

The assignment shall be carried out in the following stages:

**Stage 1a:** Drainage Plan and Pre-feasibility Study including: establish a topographic base map; prepare a long term design for the drainage network of the city (a Drainage Plan); develop a flood/ drainage hydraulic model of the DLA metropolitan area (roughly 1,500 km<sup>2</sup>); and develop a pre-feasibility study to help prioritize the investments with most impacts.

**Stage 1b:** Feasibility studies etc. as per objective (b) above, improvements to related maintenance systems, economic and financial analysis, and specification of the implementation arrangements, including construction supervision.

**Stage II:** Design services for the physical investments as per objectives (c)-(e) above, including preparation of required safeguard documents (ESIA, ESMPs, RAPs, etc.); detailed designs; tender documents; and plans for bidding processes and works supervision.

The exact scope of DLA sub-projects for Stage 1b and II will be agreed with the Client and the World Bank based on review of the outputs from Stage 1a and 1b respectively.

### 4. Tasks

The Consultant is expected to undertake the following broadly defined tasks and produce the related indicated outputs (regarding Inception Report, see section 5):

#### **Stage 1a: Drainage Plan and Pre-feasibility Study**

- Establish a topographic base map preferably using LIDAR (light detection and ranging)

or LADAR (laser detection and ranging) technologies.<sup>1</sup> Scope to include: contour mapping and incorporation of satellite imagery as part of the base map.

- Prepare a long term design for the drainage network of the city (a Drainage Plan) based on a topographic map with 0.5 meter contour intervals (as a minimum), develop a flood / drainage hydraulic model of the DLA metropolitan area (roughly 1,500 km<sup>2</sup>), and develop a pre-feasibility study to help prioritize the investments with most impacts (possible “quick win” investments should be highlighted).
- The output shall be reviewed with the Client, the DLAs, DAWASA and the World Bank to refine the scope and content of the assignment for Stage 1b.

**Output:** Drainage Plan and Pre-feasibility Study

**Stage 1b:** Feasibility Study and Preliminary Engineering Designs

- (a) Prepare feasibility study and preliminary engineering designs (including draft economic analysis of the anticipated investments), specifications and cost estimates for the DLA sub-projects and indicate a time-bound implementation schedule, possible bid/tender packages by sub-project (see design guidelines in Attachment 4). Where applicable, sub-projects include civil works, equipment/goods and consultancies.
- (b) Provide input to the separate consultant for Institutional Review and Strengthening Plan regarding any identified institutional strengthening needs related to storm water drainage.
- (c) Prepare an overall preliminary integrated report (technical and financial) based on the final DLA investment proposals, and in line with the indicated budget allocation for the subject. This report together with draft reports for ESIA, ESMPs and RAPs (see descriptions under Stage II below) are to be submitted to Client prior to the GoT/WB pre-appraisal mission. The Consultant will be required to make a power-point presentation of this report to the Client and to key stakeholders during the pre-appraisal mission.

**Output:** Initial Drafts

**Stage II:** Detailed Engineering Designs, Bidding Documents & Safeguard Documents

- (a) Prepare detailed engineering designs, specifications and final cost estimates (to an accuracy within 10%) for recommended bid packages, with physical and price contingencies shown separately; verify or modify total DLA sub-project investment costs in line with available financing, and prepare engineering drawings to appropriate scales as per normal practice to enable bidding and construction (see design guidelines in Attachment 4) as well as final draft reports for ESIA, ESMPs and RAPs. As noted

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<sup>1</sup> The larger “natural drains” of the area, i.e. the rivers, may need dredging in order to improve their hydraulic performance and mitigate flooding. These are, for example, the Msimbazi, Kizinga, Mzinga, Ngonge Rivers. Many of these rivers may eventually benefit as drains to be lined or partially lined to improve operation and maintenance.

above, where applicable, sub-projects include civil works, equipment/goods and consultancies.

- (b) Prepare detailed bills of quantities, specifications, conditions of contract, conditions of bid/tender and all necessary bid/tender documentation to a standard appropriate for national competitive bidding using national bidding documents acceptable to the World Bank, or international competitive bidding using World Bank documents, all in draft form. Standards and levels of service will be prepared in accordance with appropriate standards as shown in Attachment 4. Four volumes will be required for each bid/tender package comprising the Invitation for Bids (including conditions of contract), Specifications, Drawings and Bills of Quantities.
- (c) For the recommended bid packaging arrangements for the DLA sub-projects, present the draft bid documents to the DLAs and the Client respectively for review/feedback and agreement.
- (d) Prepare final draft bid document packages for National Competitive Bidding or International Competitive Bidding as appropriate (depending on size and specified procurement thresholds); to cover all prioritized DLA sub-projects as would be agreed by GoT and the World Bank.;
- (e) Prepare final draft overall time-bound schedule for the implementation of the DLA sub-projects.
- (f) Consolidate final draft investment proposal document for the DLA sub-projects including all the stated reports above and the final reports for ESIA, ESMPs and RAPs with the necessary clearances from GoT/agencies and the World Bank, as well as meeting the disclosure requirements of the World Bank in a timely manner. This is to be prepared in consultation with the DLAs, PMO-RALG and other relevant central government ministries and agencies. The documents are to be submitted to the Client prior to the GoT/WB appraisal mission. The Consultant will be required to make a brief power-point presentation of this DLA proposal document to the Client and to key stakeholders during the appraisal mission and thereafter incorporate views and comments in the Final Reports.
- (g) Prepare confidential cost estimates (engineer's estimate) as per the recommended bid packages through priced bills of quantities and submit directly to the Client; as draft prior to appraisal mission and as final afterwards.
- (h) The consultant will undertake an economic analysis of the investments including establishing the Economic Rate of Return (EIRR).

#### **Environmental and Social Impact Assessments (Safeguards Documentation)**

- (a) Undertake Environmental and Social Impact Assessment (ESIA) for each sub-project proposed by the DLA for funding under the DMDP. The ESIA should conform to World Bank requirements as specified in the World Bank's Operational Policy for



Environmental Assessment (OP 4.01). Determine design or operating quality standards to meet compliance with environmental safeguards (e.g. health and safety requirements), and national laws and regulation on environmental assessment. The results of the ESIA for each sub-project should be used to prepare an Environmental and Social Management Plan (ESMP) for the sub-project, and these further be consolidated respectively into an overall ESIA Report and ESMP for the DLA investments under DMDP. The Consultant should also assist the DLAs through the required review and approval processes within the GoT and the World Bank up to the disclosure of the documents to the public (see Guidelines in Attachment 1 and 2);

- (b) As detailed in Attachment 3, determine whether any resettlement, or temporary displacement, loss of assets, loss of access to assets and services will be required in each sub-project area, based on its ESIA report. If it is determined that resettlement is required, compile a list of Resettlement Actions (RAs) required for each sub-project and prepare a Resettlement Action Plan (RAP) for the sub-project. Prepare an overall RAP for the DLA investments under DMDP, and assist the DLAs through the required GoT and World Bank review and approval processes up to the disclosure of the documents to the public.
- (c) Note that, in order to meet World Bank (IDA) disclosure requirements, the draft ESIA, ESMPs, RAPs and other safeguard documents (if required) will need to be reviewed and cleared by the Bank during project pre-appraisal and finalized and publicly disclosed in the respective municipal area(s) and Info-Shop at the World Bank prior to project appraisal.

**Output:** Final Drafts & Final Reports

### 5. Deliverables

The Consultant shall deliver the following:

<u>Weeks after contract signing</u>	<u>Deliverable</u>
<i>Two (2)</i>	<i>Inception Report</i>
<i>Six (6)</i>	<i>Drainage Plan and Pre-feasibility Study</i>
<i>Twelve (14)</i>	<i>Initial Drafts</i>
<i>Twenty (20)</i>	<i>Final Drafts</i>
<i>Twenty-four (24)</i>	<i>Final Reports</i>

- Inception Report, to be submitted within **two (2) weeks** of commencing the assignment giving a brief outline of the methodology, detailed work plan and activity schedule, schedule for technical teams fieldwork in DLAs, team composition and staff assignment, reporting schedule, tentative table of content of draft reports described and any other key issues regarding the execution of the assignment;
- Drainage Plan and Pre-feasibility Study: as specified above, to be submitted within **six(6)**

weeks of commencing the assignment;

- **Initial Drafts:** (a) The overall preliminary integrated draft report (technical and financial) for the DLA sub-projects investment proposals; (b) Draft reports for ESIA, ESMPs and RAPs; to be submitted within **fourteen (14) weeks** of commencing the assignment, but prior to the GoT/World Bank pre-appraisal mission. The Consultant will be required to make a power-point presentation of the mentioned reports to the Client and key stakeholders during the mission and thereafter incorporate views and comments in subsequent stages of the assignment;
- **Final Drafts:** (a) Consolidated final draft DLA sub-projects investment proposal document including draft detailed engineering design report, draft bidding documents and all other stated reports and the necessary ESIA, ESMPs and RAPs clearances from GoT/agencies and World Bank and disclosure details; to be submitted within **twenty (20) weeks** of commencing the assignment, but prior to the GoT/WB appraisal mission. The Consultant will be required to make a power-point presentation of the DLA proposal document to the Client and to key stakeholders during the mission and thereafter incorporate views and comments in the Final Reports;
- **Final Reports, Bidding Documents and Cost Estimates** incorporating views and comments of the DLAs, Client, World Bank and the GoT/World Bank appraisal mission, to be submitted **twenty-four (24) weeks** after commencement of the assignment;

The Consultant shall submit seven (7) hard copies of each of the draft reports and twenty (20) copies of each of the final reports as well as a soft copy on CD of each to the Client. The Consultant shall also install the developed flood/drainage hydraulic model on computers in the DLAs, and provide related training to DLA staff to run the model.

In addition, the Consultant shall submit monthly Progress Reports.

## **6. Timetable**

The assignment is expected to take approximately **six (6) calendar months** to complete, from contract signing. However, the Consultant will be responsible for carrying out revisions /improvements etc as advised by the approving bodies/authorities (including GoT and its agencies, and the World Bank) up to the time the documents get the necessary approvals for project implementation (particularly completion of project appraisal mission).

## **7. Required Consultant Resources**

A team of specialists will be required to undertake this assignment. The assignment is expected to require an effort of **about sixty (60) staff-months** of key consultant resources. It is expected that the following key consultant resources will be required, each with strong analytical and communication skills. The Consultant may however propose additional resources and a different resource mix with its rationale; for example, the positions may be filled by separate resources or be combined and performed by less number of resources.

The consultant proposal should include all costs for consultant resources, travel, accommodation, workshop arrangements and preparations<sup>2</sup>, report production and other office costs, and interpretation and translation as required.

**Consultant's Experience.** The Consultant should have general experience in carrying out feasibility or preparation studies, planning and design of relevant infrastructure projects. The Consultant should have had at least 10 years of experience in planning for infrastructure development/investments, environmental and social impact assessments; preparation of environmental management plans, resettlement plans, preliminary and detailed designs, cost estimates, bidding documents and project implementation schedules as well as having successfully prepared at least 1 similar project (by size and complexity) in an urban or peri-urban environment in Sub-Saharan Africa.

The following key types of staff are considered to be essential for the assignment (the number of staff of each category should be specified in the Consultant proposal):

Key Staff	No.	Main tasks / responsibilities and Qualification Requirements
Team Leader	1	<p>The Team Leader shall be responsible for the proper conduct of the entire study and shall be the principal contact person between the Design team and the Client.</p> <p>The Team Leader must be a registered professional Civil Engineer with a degree in Civil Engineering or an equivalent qualification. Postgraduate qualifications will be an added advantage. He/She must have at least 10 years of cumulative experience related to <i>water/drainage</i> studies and designs. The Team Leader must have a working experience in similar capacity on at least three (3) projects of similar magnitude and complexity in the past 10 years. Working experience in sub-Sahara Africa is an added advantage. Fluency in written and spoken English is mandatory.</p>
Drainage Management Expert /Hydrologist	3	<p>The Hydrologist shall be responsible for estimating and assessing the relationship between rainfall, surface run-off and soils and rock features of the catchments along the project area with focus on surface water, including rivers and dams. He/She shall study and update the available hydrological data by computer models or any other means in order to maintain and develop successful flood water management strategies. He/She shall provide advice and information to the Drainage Engineer on hydraulic characteristics of the catchments along the project area.</p>

<sup>2</sup> Costs for workshop facilities, participant travel and allowances, food and refreshments, etc. will be covered by separate project preparation funds.

		<p>The Hydrologist shall be a holder of a degree in Applied Science or Civil Engineering with not less than 10 years of cumulative experience related to water/flood management schemes. He/She shall have served as a Hydrologist on at least three (3) infrastructure projects of similar nature and size within the last ten years. Experience in working in Sub-Sahara Africa will be an added advantage. Fluency in written and spoken English is essential.</p>
Drainage Engineer	3	<p>The Drainage Engineer shall be responsible for the assessment of existing bridges, design of new bridges and other structures relevant to the project. He/She must be a registered Civil Engineer with a degree in Civil Engineering or an equivalent qualification. Postgraduate qualification will be an added advantage. He/She must have a minimum of ten (10) years of cumulative experience in studies, detailed design and construction of bridges/structures. He/She must have served in similar capacity on at least three (3) projects of similar nature and complexity involving design of Storm Water Drainage Systems in the last 10 years. Working experience in sub-Sahara Africa is an added advantage. Fluency in written and spoken English is mandatory.</p>
Land Surveyor	3	<p>The Land Surveyor shall be responsible for conducting and supervising the survey team. He/she will be responsible for planning of the fieldwork, select known survey reference points, and determine the precise location of important features in the survey area. He/she shall be responsible for researching legal records, look for evidence of previous reference survey points (geodetic reference points and national benchmarks) and analyze the data to determine the location of boundary lines and record the results of the survey, verify the accuracy of data, and prepare plots, maps, and reports. The Land Surveyor shall be a holder of a college degree in land surveying or equivalent. Post graduate qualifications will be an added advantage He/She must have at least ten (10) years of cumulative experience related to Land surveying activities. He/She must have served as a Topographical Surveyor on at least three (3) projects of similar magnitude and complexity within the last 10 years. Working experience in sub-Sahara Africa is an added advantage. Fluency in written and spoken English is mandatory.</p>
Environmental Planner / Expert	1	<p>The Environmentalist shall be responsible for carrying out an environmental impact assessment of the project and prepare Environmental Management</p>

		<p>Plan in order to minimize any negative impacts that the project may have on the environment.</p> <p>The Environmentalist shall have a degree in environment management or related discipline.</p> <p>He/She must have a cumulative experience of at least 5 years in environment related activities.</p> <p>He/She must have done an EIA of at least three (3) projects of a similar nature within the past five (5) years. Working experience in sub-Sahara Africa is an added advantage. Fluency in written and spoken English is mandatory.</p>
Sociologist /Resettlement Expert	1	<p>The Sociologist shall be responsible for assessing social benefits and conducting the social impact assessment in the area of the project. He/She shall propose mitigation measures and prepare Resettlement Action Plan (RAP) in order to minimize any negative impacts that the project may have on the people in the project area.</p> <p>The Sociologist shall be a holder of a degree in social science or related disciplines. A post graduate qualification in social science will be an added advantage.</p> <p>He/She must have a cumulative experience of at least five (5) years in project social related activities.</p> <p>He/She must have done a SIA on at least three (3) projects within the last 5 years. Working experience in sub-Sahara Africa is an added advantage. Fluency in both written and spoken English and Swahili are mandatory.</p>
Economist	1	<p>The Economist will be responsible for carrying out economic evaluation of the project. He shall carry out a review of the underlying economic factors pertaining to the various aspects of the project over its life. The Economist shall carry out a review of the benefit and cost streams attributed to the project. The economic analysis shall yield overall economic indicators such as the NPV, the FYRR and EIRR as well as the best project staging options for optimum timing and maximum benefits. The analysis shall also include sensitivity tests to check the robustness of the project outcomes as indicated.</p> <p>The Economist must have a minimum of first degree in economics or equivalent. He/She must have at least five (5) years of cumulative working experience in carrying out socio-economic analysis of public investment projects. He/She must have served on similar position in at least 2 projects of similar magnitude within the last 5 years. Working experience in sub-Sahara Africa is an added advantage. Fluency in both written and spoken English is essential.</p>

**Note on Key Staff.** The Client would like the Consultant to take note of the following requirement when preparing their proposal. For Consultants participating in more than one tender, the proposed key staff for each tender will likely need to be mostly different due to the fact that, the assignments under the tenders advertised by the Client (particularly subjects 1-4 above) are to be carried out at the same time to fit the agreed schedule for the DMDP preparation.

### **3. Inputs from Government**

DMDP preparation is coordinated by the World Bank (WB) projects working group of PMORALG who represents the Employer in this project; this working group is led by the Project Coordinator and is responsible for all WB financed projects including the DMDP. In order to improve communication during the project preparation, a DMDP Project Coordination Team (PCT) comprising of DMDP sub-coordinator from PMORALG, Dar es Salaam RAS engineer and coordinators from each of the DLAs has been formed to coordinate preparation of this project. In addition to the DLAs coordinators, each DLA has a focal person for each of the identified project areas.

The consultant should liaise with the PCT, the DLAs coordinators and most particularly the focal persons and the Dar es Salaam Water and Sewerage Authority (DAWASA) in carrying out the assignment. Consultation with NGOs, CBOs, social and environmental organizations and other stakeholders in the project areas should be made as required and appropriate.

Officials at central and local government levels will provide readily available data needed for the assignment to the consultant in the local language, and will be available to provide additional information and clarification of data upon request by the consultant.

### **9. Reporting**

The Consultant shall report to the Project Coordinator for the World Bank (PC-WB) financed projects who represents the Client (PMORALG) in the implementation of the assignment. The deliverables shall be in English, in electronic form, on a CD and in software acceptable to the Client. The Consultant shall submit seven (7) hard copies of each of the draft reports and twenty (20) copies of each of the final reports as well as a soft copy on CD of each to the Client. Arrangements will be made by the Consultant to make PowerPoint presentations on the content of the draft and final reports immediately after making submissions to the client. In addition, the Consultant shall submit a monthly Progress Report.

### **10. Contract and Disbursement Schedule**

The consultancy contract will be a lump sum contract against submitted and approved deliverables, as per the following disbursement schedule:

- 15% Upon contract signing, against the submission of a bank guarantee for the same.
- 10% Upon submission of an Inception Report acceptable to the Client.
- 20% Upon submission and approval of a Drainage Plan and Pre-feasibility Study Report
- 20% Upon submission and approval of Initial Drafts acceptable to the Client.

- 20 % Upon submission and approval of Final Drafts acceptable to the Client.
- 15% Upon submission and approval of Final Reports acceptable to the Client.

## ATTACHMENT 3

### GUIDELINES FOR PREPARATION OF RESETTLEMENT

#### ACTION PLAN (RAP)

##### 1 Introduction

These Guidelines outline the scope of work to be carried out in preparation of a Resettlement Action Plan (RAP) for Storm Water Drainage of the proposed DMDP. The RAP will compile information on any Resettlement Actions (RAs) required at sub-project level as gathered through Environmental and Social Impact Assessments (ESIAs) carried out for all sub-projects to be implemented through DMDP. The RAP will be prepared according to the requirements set out in the relevant Bank's safeguards Operational Policies (OP 4.12 Involuntary Resettlement & OP 4.10 Indigenous Peoples Policy) to ensure consistency and compliance with them. Consideration should also be of national policies and legislations concerned with land management. Land Acquisition Act 1967, Land (Assessment of the Value of Land for Compensation) Regulations, 2001 and, Land Act No. 4 of 1999 are prime in this regard.

Based on the findings from the ESIAs conducted, the Consultant shall prepare a RAP/IPDP reflecting besides such national policies and rules, the requirements of World Bank's OP 4.12 & 4.10. The main principles for RAP preparation will be:

- (i) to minimize as much as possible land acquisition and resettlement and;
- (ii) to carry out compensation/resettlement tasks so as to guarantee the improvement or, at least, the maintenance of the Project Affected Families (PAFs) pre-project standards of living.

To comply with principle (ii), land and house/buildings compensation will be delivered in kind with replacement housing or in cash at replacement/market rates. The RAP will also provide compensation for income losses (including business losses), incurred by the PAFs during the resettlement process. Finally the RAP will include rehabilitation measures such as: (i) allowances for relocation expenses (transport costs/transition-period subsistence); (ii) subsidies for service connection fees and special vulnerable groups, and; (iii) income restoration provisions including training, employment and credit assistance.

According to Bank policy/practice all PAFs whether legal or not are entitled to compensation/rehabilitation measures, providing that they are listed in the tallies of the PAF inventory (see below). However, as long as the basic rehabilitation principle is maintained, distinctions in compensation percentages may be made between legal and illegal settlers. To be included among the PAF are also families that may be indirectly affected by the resettlement process itself. Points in the National law contradicting the above eligibility principles will need to be waived.



## 2 Scope of Work

### 2.1 Information and Data Requirements

The RAP will cover all communities in relevant sub-project areas and will include the following intensive data gathering activities:

- (i) an inventory of the PAFs, loss of assets, loss of access to assets and services, both permanent and temporary, and
- (ii) a socio-economic census.

The inventory will provide an identification of all PAFs and their physical/financial losses. The socio-economic census will provide benchmark data to measure the achievement of the rehabilitation objective following the implementation of the RAP. Information to be collected for the socio-economic census includes the parameters shown in Table 1 below. The RAP shall be prepared on the basis of the best information available on the technical designs and shall form an integral part of the sub-projects design process.

**Table 1: Basic Information Required for Resettlement Plan**

Household composition: by sex, age, education, occupation, and skills	Household Assets and Services
Household standards of Living	Special needs of Vulnerable Groups
Resident Status of Each Person	Legal Status of Land
Legal Status of House	Category of Structure (I, II, III, IV)
Housing space in m <sup>2</sup>	Use of business site with or without license
Household Members Eligible for Special Income or Treatment	Number and Category of Wage-Earners and Location of Work
Present Monthly Household Income and Expenditures	Preference Among Options for Resettlement Package
Preference for replacement housing Location and Style	Arrival date and Length of occupancy Period
Significant consumption goods in each household	

### 2.2 Principal Duties and Responsibilities

The Consultant will be responsible for a wide range of activities, many of which will be carried out in collaboration with the City/Municipal Council. Where necessary, the Consultant shall utilize local counterparts and survey interviewers who will be given induction in techniques required. The Consultant's duties shall include:

- (a) Identifying any Resettlement Actions (RAs) that may be required in a sub-project area, documenting these according to procedures laid out in the RPF and incorporates these

<sup>1</sup> By replacement cost is meant the amount of money needed to buy land or houses of equal make, dimension and location

into sub-project RAP. For each RAP, a site specific plan summarising relevant details of the RA will be prepared. Other tasks to be completed include:

- (i) Modifying sub-project designs so as to minimize project impacts as much as possible.
  - (ii) Preparing relevant maps, in collaboration with counterpart agencies.
  - (iii) Identifying sub-project impacts on land, houses and incomes; and assessing the number of individuals and PAFs. The resettlement expert will prepare a PAFs/impacts inventory, covering 100% of the PAFs, based on surveys to be carried out by local counterpart agencies.
  - (iv) Conducting a socio-economic census jointly with local counterparts in each sub-project area requiring resettlement. The socio-economic census will be based on a 100% sample of the PAFs and will outline the PAFs' main pre-project demographic and socio-economic features (these include: household composition by sex, age, education and occupation; Train the local counterpart and the interviewers as necessary.
  - (v) Studying the form of land tenure in any affected sub-project area and assessing market prices and substitution costs for land and houses.
  - (vi) Providing a clear description of the resettlement implementation arrangements, including defining staffing needs and institutional responsibilities;
  - (vii) Organizing and selectively supervising a comprehensive consultation program as part of the preparation of RAPs. Consultation/participation meetings will be organized and carried out so as to gather PAF's input in sub-project design. The meetings' outcomes, including needed changes in project design, will be reflected in RAs and in consolidated in the RAP. The Consultant shall also plan and schedule subsequent consultation/public participation meetings to be carried out during project implementation.
- (b) Prepare a RAP for the relevant sub-project incorporating the RAs, and detail other general activities to be carried out as part of the RAP including:
- (i) Consolidating information from each RA (relevant sub-projects) in an overall RAP for the DLAs.
  - (ii) Defining public information tasks related to sub-projects implementation program in the DLAs and preparing public information pamphlet.
  - (iii) Defining a supervision plan for internal monitoring agencies; identifying potential internal and external monitoring agencies and defining the internal and external monitoring plan.
  - (iv) Preparing a detailed action plan describing the implementation of each RAP task, including phasing of activities and a schedule linking resettlement/compensation tasks with construction tasks;
  - (v) Using the entitlement matrix in the RPF to prepare a detailed cost assessment of the RAP program based on unit compensation costs and unit values for subsidies/allowances defined by the Consultant.
  - (vi) Preparing the Storm Water Drainage Resettlement Section of the Operational Manual for the DMDP to guide in the implementation of sub-projects investment program and catalogue the typical resettlement mitigation measures to be

incorporated in the design of variation/additional works or additional sub-projects.

### 2.3 Overall RAP for the DLAs

The Consultant shall prepare an Overall Storm Water Drainage RAP for the DLAs by consolidating individual sub-projects RAPs. The Overall RAP will include the following chapters and detail the following topics:

- **Executive Summary.** Besides describing the DMDP background and main impacts, this chapter should summarize: a) RPF with focus on compensation policy/ legal framework; b) base-line info; c) institutional arrangements and responsibilities; d) implementation schemes including, complaints and grievances, participation, implementation process and schedule; and d) costs.
- **Project Description.** This chapter will provide maps of the project areas and will deal with the following: a) purposes of the project; b) spatial and administrative context; c) project components; and d) alternatives studied and mitigation measures.
- **Compensation Policy.** This chapter will describe: a.) resettlement principles; b.) eligibility frames and cut-off dates; c.) entitlement frames. An entitlements matrix summarizing the above will conclude the chapter.
- **Base-line Information.** This chapter will describe: a) when and how the data gathering process was initiated and concluded; b) the total and per component amount of land affected; c) the total and per component number of families and people affected, d) the total and per component number/area of houses/buildings affected (the houses/buildings data-base will be divided by house type.)
- **Compensation for Land and Houses.** Based on the "entitlement matrix" in the RPF this chapter will present data on compensation land and other relevant items (e.g. houses, business, loss of access to share cropping, etc), data on and will indicate available areas, locations, and preparation work is needed. A map of the replacement land areas will be added as an appendix to the RAP.
- **Implementation Organization.** This chapter will detail: i.) the project organization framework; ii.) besides such national policies and rules,
- **Information, Consultation, Participation and Monitoring.** This chapter shall describe: a) the pre-implementation information campaign, b) how the documents (RAP, etc) will be disclosed to the public and in particular the affected peoples; c) consultation and participation activities carried out during project preparation; d) complete documentation with names of participants and description of the meetings and of the issues that emerge from them, and e) will detail the monitoring program - both internal and external - to be carried out during sub-projects implementation.
- **Complaints and Grievances** This chapter will describe complaint/grievances procedures and will detail provisions to be taken in case the PAFs are compensated with delays in relation to the moment of land/house acquisition.
- **Implementation Process and Schedules** This chapter will detail implementation mechanisms/procedures, describe RAP implementation sequences, and will provide a GANTT chart linking the resettlement and construction schedules.

- **Costs and Finances** This chapter will detail the procedures for the identification of replacement/substitution costs, will list unit compensation rates and will provide a comprehensive assessment of the costs of the resettlement program.

A pro-forma outline of the RAP is provided below.

## **2.4 Inputs**

The Consultant team shall include an urban planner/resettlement expert, a sociologist and a valuer who will be responsible for coordinating these activities. Other disciplines such as an environmental planner, engineer/cost estimator etc should be drawn in as and when required.

### **RESETTLEMENT ACTION PLAN AN OUTLINE**

#### **11. Introduction**

- Brief introduction about the project
- List of project components
- Description of project components causing land acquisition and resettlement.
- Overall estimates of land acquisition and resettlement.
- Minimizing resettlement
- Describe efforts made for minimizing resettlement
- Describe the result of these efforts

#### **12. Census and socio-economic surveys**

- Identify all the Project Affected Persons (PAPs) first and draw a list
- Identify all categories of impacts (loss of property and assets; loss of livelihood; impacts on groups and communities)
- Give formats and tables for census surveys
- Provide outlines for socio-economic survey
- Summarize process for consultations on the results of the census surveys
- Describe need and mechanism to conduct updates, if necessary

#### **13. Resettlement policies and legal framework**

- Identify areas of conflict between local laws and World Bank policies, and project-specific mechanisms to address conflicts
- Provide a definition of project affected persons
- Describe entitlement categories for each category of impact
- Describe method of evaluation used for affected structures, land, trees and other assets
- Provide entitlement matrix

#### **14. Resettlement sites**

- Does the project need community relocation? Have these been accepted by the PAPs?
- Give layouts and designs of residential sites
- Have the PAPs agreed to the strategy for housing replacement? Have the selected sites

been explicitly approved by the PAPs describe the specific process of showing the sites to the PAPs and obtaining their opinion on them.

- Describe the technical and feasibility studies conducted to determine the suitability of the proposed sites.
- Is the land quality/area adequate for allocation to all of the PAPs eligible for allocation of agricultural land?
- Give calculations relating to site requirements and availability.
- Describe mechanisms for (i) procuring, (ii) developing and (iii) allotting resettlement sites
- Provide detailed description of the arrangements for site development for agriculture, including funding of development costs.
- Carry out an assessment of possible impacts on the receiving environment.

#### **15. Institutional arrangements**

- Identify and discuss the institutions responsible for delivery of each item/activity in the entitlement policy
- Describe the project resettlement unit — functions and organizational structure of the unit and coordination relationship
- State how coordination issues will be addressed in cases where resettlement is spread over a number of jurisdictions.
- Identify who will coordinate all agencies-with the necessary mandate
- State when the project resettlement unit will be staffed.
- Describe plans for training and development of staff in the resettlement unit/local agencies.
- Discuss initiatives taken to improve the long term capacity or resettlement institutions

#### **16. Income restoration**

- Briefly spell out the main restoration strategies for each category of impacts, and describe the institutional, financial and technical aspects.
- Describe the process of consultation with PAPs to finalize strategies for income restoration
- How do these strategies vary with the areas/locality of impact?
- Are the compensation entitlements sufficient to restore income streams for each category of impact? What additional economic rehabilitation measures are necessary?
- Does income restoration require change in livelihoods, development of alternative farmlands, etc., or involve some other activities, which require a substantial amount of time for preparation and implementation?
- How does the action plan propose to address impoverishment risks?
- Are choices and options built into the entitlements? If so, what is the mechanism for risk and benefit analysis of each option? What is the process of ensuring that PAPs have knowledge about alternatives and can make informed decisions? Is there a mechanism to encourage vulnerable groups among PAPs to choose lower risk options such as support in kind rather than cash?
- What are the main institutional and other risks for the smooth implementation of the resettlement programs?

#### **17. Implementation schedule**

- List and briefly describe the chronological steps in implementation of the resettlement, including identification of agencies responsible for each step of the program.
- Prepare a month-wise implementation schedule of activities to be undertaken as part of the resettlement implementation (Gantt chart)
- Describe the linkages between resettlement implementation and initiation of civil works for each of the project components.

#### **18. Costs and budgets**

- Clear statement of financial responsibility and authority.
- Ensure that the cost of resettlement is included in the overall project costs.
- Identify components, if any, to be funded by donors
- Prepare a cost-wise, item-wise budget estimate for the entire duration of resettlement implementation, including administrative expense, monitoring and evaluation and contingencies.
- Identify sources of funds and describe their flow management.
- Describe the specific mechanisms to adjust cost estimates by the inflation factor.
- Describe provisions to account for physical and price contingencies.

#### **19. Participation and consultation**

- Describe the process of consultation/participation in resettlement preparation and planning.
- Describe the various stakeholders.
- Describe the plan for disseminating information to project affected persons (PAPs), such as provisions for a booklet to inform PAPs and other stakeholders.
- Describe examples of outcomes of participation and consultation, such as how local beneficiaries' views have influenced the process, entitlements and support mechanisms, or other issues.
- Have workshops been conducted, or are they planned? Who are the participants, and what are the inputs and expected outcomes and impacts?

#### **20. Grievance redress**

- Describe the step-by-step process for registering and addressing grievances
- Provide specific details regarding registering complaints, response time, communication modes, etc.
- Describe the mechanism for appeal

#### **21. Monitoring and evaluation**

- Describe the internal monitoring process
- Define key monitoring indicators. Provide a Matrix of RAP monitoring indicators, which would be used for internal monitoring and evaluation. Describe institutional (including financial) arrangements.
- Describe frequency of reporting and content for internal monitoring.

- Describe process for integrating feedback from internal monitoring into implementation.
- Describe financial arrangements for external monitoring and evaluation, including process for awarding and maintenance of contracts for the duration of resettlement.
- Describe methodology for external monitoring.
- Define key indicators for external monitoring, focusing on outputs and impacts.
- Describe frequency of reporting and content for external monitoring.
- Describe process for integrating feedback from external monitoring into implementation.



## Appendix B      Consultation register and minutes of meeting



WSEOLS

Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project







Consultations for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Contact Number	Sign
10/4/2014	CHARLESS A. SEMIRUA	IMEC	WFO	0754296612	
-	STUDA UDHI	IMEC	WFO CHANGIMBE	0655707048	
-	SHAMULA HASSANI	IMEC	WFO MI	0712773280	
-	FIDEUA KRABER	IMEC	WFO TANBIKA	0655054221	
-	PETER K. MADOYE	IMEC	WFO KWA WALA	0635-379904	
-	PETERA F. GAERWA	IMEC	WFO Mbigi/Kisumu	0717030835	

WED'S

Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project

Consultations for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Contact Number	Sign
10/4/2014	Dominic Kasongo	TMC	WED-HEAD	0682 520 111	
10/4/2014	DENIS F. MWALE	TMC	WSO - TEMEKE	0784 779664	
10/4/2014	BAZIL L. DAVID	TMC	WED - KIJICH	0715 671903	
10/4/2014	RASHAB A. GUNDUM	TMC	WED - MIBURANI	0783 550224	
<del>10/4/2014</del>	<del>MUSTAFA KESALA</del>	<del>TMC</del>	<del>WED - MIBURANI</del>	<del>0779903554</del>	<del></del>
	BALANDYA M. ELUKANY	TMC	WFO	0784.725183	

WILVITI SIMUTTA & MEOs

Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project

Consultations for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Contact Number	Sign
10/4/2014	BUDI NGAWDALI	FMU	MILVITI BLUSTANI	0955087715	
10/4/2014	JANETH B. MUEGENI		MEO	0652-672403	
11	MAREGE A. MAREGE	Climate Time	MEO	0713-551383	
11	NICOLI S. RUTINWA	MUKITI	MUKITI Undugu wa Taifa	0784323222	
11	STANISLAV MATHYINWA	MEO	AZIMIO/KUSIWI	0752-223493	
11	JANORO ST. GARDONIA MEO		Azimio/Mbungu	0655067924	

W/mti S/NITA & MEO'S

Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project

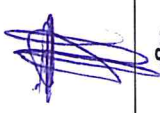
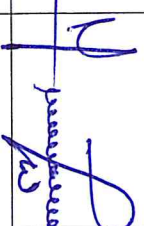
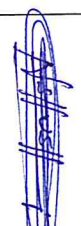
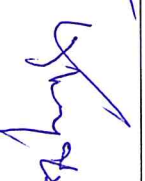

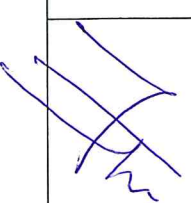
Consultations for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Contact Number	Sign
10/04/04	FERRICK OUMA MATHIU	Time	MEO - SABASABA	0784 212190	
-do-	FRANK T. SIMBAMWENE	-do-	MEO - BUSYANI	0756 935256	
-do-	ABDULLAH SIKIRIJEZA	-do-	MEO - MTONI	0653-941494	
-do-	IBRAHIM MR. MWIZA	-do-	M/KITI - SABASA	0715-857575	
-do-	Pius King'wanda	"	M/KITI KISIWANI	0715130680	
-do-	CLEMENTINE MURAKI BOMBA	"	M/KITI, M. MUNDU DEO	0713 479314	
+	ZUBIERU KABUMAYE	"	M/KITI MAMBADEO	0713 396923	
-11-	GNANIAYI MUISAHOBYA	-11-	M/KITI/KIMBURGA	0713740383	
-11-	MURUDINI A. UGAMBA	-11-	M/KITI/USALIMBA	0712-5220165	
-11-	MUSSA B. MUSSA	-11-	M/KITI/USALIMBA	0777-770720	
-11-	MASIDI D. KESULA	-11-	MES MAMBADEO	0719903554	

WALLESHAWA MADIWANI

Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project





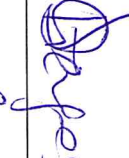

Consultations for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Contact Number	Sign
9/11/14	NOEL L. NYANJWE	TMC	Assistant CHAIRMAN	0715737353	
30-	MHEABRA/BO. TAYNS	TMC	SECRETARY DUSKATI	0713-553180	
28-	Hue: Laurence A. J	TMC	CHAIRMAN	0713-447117	
28-	MR. SHABANI SAIFUDDIN	TMC	SECRETARY KOTONI	0652532985	
28	AMINA HASIBU	TMC	DIWANI / W	0654512434	
28	JUMA MLENGA	TMC	DIWANI MURBAN	0715269527	

WEN HESHIMIWA MAIDIMANI

Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project

Consultations for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Contact Number	Sign
10/04/2014	ZENA T. MGRYA	IMC	DIWANU KULAKALA	0715 519978	
11	ELIZABETH MATHURIA	IMC	DIWANU KULAKALA	0715 519978	
11	J. MIZANA	"	KEKO DIWANU AZIWO	0784 244495 0789 486913	
11	HAMIS MZUZUB	IMC	DIWANU AZIWO	0789 486913	
10/04/2014	DOROITHI KILAU	IMC	DIWANU AZIWO	0783 355377	
11	MARIAM MTEMBU	IMC	DIWANU AZIWO	071 5274632	

WA H ESTH NIWA MADIMANI

Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project


Consultations for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Contact Number	Sign
10/04	AGREY S. WATYONGE	<del>TEMEKE</del> Temeke	DURUMU MUBAHAZA	0713 232712	<del>AGREY</del>
10/04	STANISLAV NSONO	Temeke	DURUMU TEMEKE 14	665653977	Stanislaw

WATER LAM

Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project

Consultations for the preparation of the Resettlement Action Plans - Temeke



Date	Name	Institution	Position	Contact Number	Sign
	Edward Simon	TMC	Coordinator	0719553112	



MAAFISA TARAFU

Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project







Consultations for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Contact Number	Sign
10/04/14	BETHA MURUK	DISTRICT COMMISSIONERS OFFICE	DO-CHANDUWA	0713 2431914	
	AGNES KYANDO	-11-	DO. MBATGALA	0655016827	

WATAALAM

Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project

Consultations for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Contact Number	Sign
10/4/2014	TUHOBWIKE NWAKESSIN	TMC	VALUER	0658 958947	
	VICTOR F. NDORWE	Tme	MEMBER	0713 215439	
	Bahari Said	Tme	MEMBER - TEAM	0652-4957493	
	BENADETA NISMAN	TMC	PRO	0714-556710	
	Magdalen Mwanika	Tme	GRUS	0718493853	
	TATU AMBARAKISYE	TMC	MEMBER	0713 312879	

Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in  
Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project

Meeting costs for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Amount received	Sign
10/4/14	EMARZ R. LUTAMBO				

**Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in  
Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project**

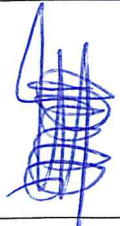
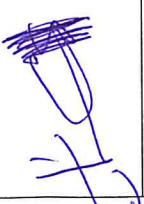




Meeting costs for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Amount received	Sign
10/14/14	ZENA MGHATA	Tme			
-11-	M.H.E				

# MWITI SIMIYA & MEOS

## Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project




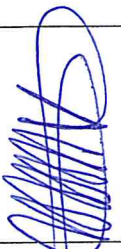

### Consultations for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Contact Number	Sign
10/11/2011	EDWARD Y. FENBE	TMC	MEMO	0713339427	
11	STANISLAV MURZYKA	TMC	MEMO	0752-263493	
11	Jamona -H. GORDON	TMC	MEMO	0655 067925	
11	AILEY SILVERIUS	TMC	MILKITI BUCHHEIM	0713 232712	
11	GAUDENSIA MWILO	TMC	MILKITI	0754 460832	
11	MARIANO ANTONIO	TMC	MILKITI	0754 827926	

# WUJI SIKITAF & MEOS

## Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project


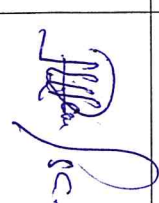


Consultations for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Contact Number	Sign
10/4/014	IBSI S. Kilima	MALURUMBAZI RIS	M/Kiti Sikita	0786231915 0655-231915	
11-	Ali M. Kinyanda	.	M/Kiti Kizinga MBA	0712267633 0784691638	
1	EVERETT W. MARI SAUNDI		MEO	0718-966399	
1	ANACES. HAYANA	ME2	ME2 - Bura	0712016503	
	MAGDARENA KOKA	ME2	CHAIRMAN	0788-576353	

W/UTI S/MIITA & W/EDS M/EOs

Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project

Consultations for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Contact Number	Sign
10/4/2014	DIKMAS M. KHATA	IMR	MEO KILAKALO	0717 205072	
<del>P1</del>	MOTHAWEBSHARAZAN-FERARI	KEICO	M/ST	0655-023866	<del>M/ST</del>
<del>P1</del>	Ramadhani Ramadhani	KEKO	M/UTI	0689-911699	
<del>P1</del>	Anatoly D. Shiry	K/MACHUNGA	M/KI	071570254-953912	<del>Anatoly D. Shiry</del>
<del>P1</del>	SHAMARI S. MITHANE	KIGUNGA KULIKKI	M/KI	0719 982201	
<del>P1</del>	MUSTAPHA S. NAWU	TMK	MEO KIGUNGA	0714-589838	

M/WITI SIMIYA & MUSA'S

Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project

Consultations for the preparation of the Resettlement Action Plans - Temeke




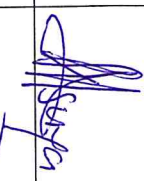
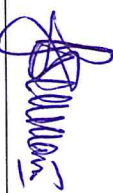

Date	Name	Institution	Position	Contact Number	Sign
10/04/19	PHILIP A. MASHAUA		M/1971	0764-649511	
11-	DANIEL R. KASHIKI	Kwanza	Act	0787 887994	
11-	TABU M. MASHIRO	UKTAFCA	MED	0754-218424	
11-	MWAKABU H. MIZANUN	BIRA	MED	0713 278555	
11-	IDD. S. NUSCHETE TEACHER GRABRY	AZIMUO AZIMUO	M/1411 M/1411	0715 371134 0713 746021	
11-	DIMARI R. HUMWISO	T/RESTI	M/1411	0787 5022125	



MSSO'S & MWITI SIMITA

Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project

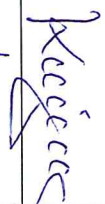
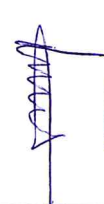




Consultations for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Contact Number	Sign
10/09/11	ASTHURA CHUMA	K/MWAZOGA B'	MBO	0718-184560	
11-11-	SIMON MBI LANGA	K/MWAZOGA B' / MUEWUBA B' / MUEWUBA B' / MUEWUBA B'	MEO	0712-631185	
11-	ALEX D. HASTI	TMEKES MAG'A'	MEO	0655-400322	
11-	ANGELA E. MUYA	CHANGIMBE K'	MEO	0714-298888	
11-	NURDIN MNAMA	ZOMBOKO CHARRA MBE	M/KITI	0655579393	
11-	SELEMANI ALEY MRODE	ADANGITAY CHARRAMBE	M/WIJI	0715-774201	

W/VITI S/MITAA & W/H MEDS

Consultancy Services for Improvement of Storm Water Drainage Systems in Dar es Salaam Metropolitan Area in Support of Preparation of the Proposed Dar es Salaam Metropolitan Development Project

Consultations for the preparation of the Resettlement Action Plans - Temeke

Date	Name	Institution	Position	Contact Number	Sign
10/4/2014	MUSSA KUZWA	TEMEKE	M/KITI	0715-611112	
"	Hamada TAJIRI	TEMEKE	M/VITI	0719-058703	
"	SOPHA MILAURI	MIBAGALA	MEO	0659-202945	
"	HARSON MREMA	HIBAKAIA	WEO	0915-901230	
"	RUTH TEIE	MIBAGALA	MEO	0756-350168	
"	TELEPHIX MESSU	SABALI	MEO	0963-973197	

## **SUMMARY OF THE MEETING WITH RESIDENTS OF MBAGALA AND KIBURUGWA – HELD ON 15 APRIL 2014**

### **AGENDA**

1. Begin meeting
2. Introduce residents to the drainage project in Kizinga
3. Termination of meeting

#### **AGENDA ITEM #1: BEGIN MEETING**

The Honorable Councilor Kayombo, who is also the Chairman, began the meeting. He proceeded to introduce the various groups/members of the audience.

#### **Introduction**

The Honourable Councilor Kayombo welcomed Mr Bakari as the first speaker. He began by explaining that within the DMDP initiative there are 7 sub-projects that address issues of water and storm drainage, the improvement of housing/settlements, local roads, the improvement of local and council administration, and marine and rail transport. The meeting was called to discuss the drainage project. A feasibility study has already been conducted and drawings/designs obtained for the project as overseen by COWI, the consulting firm that will be involved in various stages of implementing the project. The project is funded by the World Bank and the Council will be responsible for paying compensation to residents who will be affected by the project.

Mr Bakari stressed that residents must be aware of their fundamental rights, assess their current situation, and ascertain how they will be affected by the project.

The Honorable Councilor welcomed the next speaker, Alex, from COWI Tanzania, who explained that COWI is a company for contractors that began in Germany, but it has branches all over the world, including here in Tanzania. This company is involved with this drainage project for all three Municipalities. Maps, photographs and diagrams were obtained for the capacity of the drains, the expected speed of water in the drains, Dar es Salaam rainfall patterns, and various dimensions of the drains (the width

and depth of the drains will differ from one location to another). All these factors were included in calculations done by a computer to obtain the statistics necessary to inform the execution of the project. This project includes the construction of various structures including bridges, pedestrian bridges, and culverts. There is a plan to include lights in the plan as well, but this is still being negotiated.

The final expert to speak was Mr Victor Ndone, the Municipal treasurer, who explained the rights that each resident must be aware of. He also spoke generally of the procedures to be followed as part of the project.

### Q&A session

	FULL NAME	MTAA	QUESTION	ANSWER
1	MR SAMWELI	MORINGE	Will the maps be made available to the public i.e. displayed in the mtaa/government offices?  How long is the project expected to take?	Maps will be taken to the mtaa authorities.  The project will not take long to begin.
2	Maulid Yahaya	Kizinga	How will those who pay land and building taxes be affected?	

### RESIDENTS FROM KIBURUGWA AND MBAGALA WHO ATTENDED THE MEETING

	FULL NAME	POSITION	MTAA	PHONE NUMBER
1.	Edna P.Bakengi	Weo	Kata Kiburugwa	0754 811504
2.	Harson Mrema	Weo	Kata Mbagala	0715 901230
3.	Ruth Tete	Weo	Mbagala	0712 245289
4.	Agrey Kayombo	Chairman	M/k- Mbagala	0713 232712

5.	Japheti T.Mkinga	Resident	Kiburugwa	0714 429760
6.	Rafael Kilindu	Resident	Bugudadi	0713 303413
7.	Hasani Shabani	Resident	Bugudadi	0716 299585
8.	Joyce P. Thomas	Resident	Kizinga B	0715 879184
9.	Waziri J.Bonge	Resident	Kizinga A	0789 165499
10.	Abedi Amisi b	Resident	Kizinga A	
11.	Lazalus Kapinga	Resident	Kizinga	0784426723
12.	Amasha Husein	Resident	Kizinga	0717279236
13.	Omari Said Mwegio	Resident	Kizinga	
14.	Rashid Said	Resident	Kizinga	0787678362
15.	Kassimu S. Mwangiwa	Resident	Kizinga	
16.	Masoud H. Hamed	Resident	Kizinga	0713508851
17.	Sikujua Msangani	Resident	Kizinga	0717021432
18.	Mzee Koba	Resident	Moringe	0714661669
19.	Mwajuma Mohamedi	Resident	Kizinga	0682806846
20.	Mohamed Hashimu	Resident	Mangaya	0717261256
21.	Christina Kisula	Resident	Bugdadi	0756917085
22.	Marijani Selemani	Resident	Bugdadi	0659636215
23.	Said Mkekena	Resident	Bugdadi	0713613823
24.	Magdalena Barianga	Resident	Bugdadi	0752562832
25.	Ngayama Salum	Resident	Bugdadi	0715388879

26.	Peter Ndendekon	Resident	Kizinga	0654341267
27.	Haji A. Mkwekeya	Resident	Kizinga	0787437843
28.	Wiliam Makassy	Resident	Kizinga	0712305792
29.	Halima Bakari	Resident	Kizinga	
30.	Mama Macho	Resident	Kizinga	
31.	Hatiliya Moyo	Resident	Kizinga	
32.	Kuruthumu Mkonga	Resident	Juhudi	0716935510
33.	Moza Idd	Resident	Kiburugwa	0654571908
34.	Abdallah S. Mbepe	Resident	Kiburugwa	0652498602
35.	Twaliru s. Mkenge		Kizinga	0786453832
36.	Said Ally		Kizinga	0715385480
37.	Yusufu Matula		Kizinga	0716606271
38.	Juma M. Mpalla		Kizinga	0787654592
39.	Kassimu Mkeyenge		Kizinga	0716562685
40.	Ally Sabili		Kizinga	0656908012
41.	Haruna A. Ally		Kizinga	0714741570
42.	Maulid		Kizinga	0719971345
43.	Yusuph M. Mkomi		Kizinga	
44.	Kassim Mkeyenge	Resident	Kizinga	0716562685
45.	Ally Jabili	Resident	Kizinga	0656908012
46.	Haruna Ally	Resident	Kizinga	0714741570
47.	Maulidi Mwamedu	Resident	Kizinga	0719971345
48.	Kuluthumu Mkonga	Resident	Juhudi	0716935510

49.	Moza Idd	Resident	Kiburugwa	0654571908
50.	Abdallah S. Mbepe	Resident	Kiburugwa	0652498602
51.	Twalibu S. Mkenge	Resident	Kiburugwa	0786453832
52.	Saidi Ally	Resident	Kizinga	0715385480
53.	Yusuph Matua	Resident	Kizinga	0716606271
54.	Peter Mdendemi	Resident	Kizinga	0654 341267
55.	Haji A. Mkwekeya	Resident	Kizinga	0787437843
56.	William Makass	Resident	kizinga	0712 305792
57.	Halima Bakari	Resident	kizinga	-
58.	Mama Macho	Resident	kizinga	-
59.	ili ya Moyo	Resident	kizinga	-
60.	Mohamedi Hashimu	Resident	Mangaya	0717261256
61.	Hamad Omary	Resident	Kibugwa	0715830960
62.	Omary S. Magoma	Resident	Kiburugwa	0655234095
63.	Ramadhani J. Mselemu	Resident	Kizinga	0718610674
64.	Selemani Said	Resident	Kiburugwa	0718258175
65.	Shabani A. Mapande	Resident	Kizinga	
66.	Yusuph A. Mringo	Resident	Kizinga	0754329278
67.	Sadick Sonyo	Resident	Kiburugwa	0654791037
68.	Rajabu Saidi	Resident	Juhudi	0713154768
69.	Maimuna Ally	Resident	Kiburugwa	

70.	Patricia Muba	Resident	Kizinga	0713401067
71.	Rashidi A. Batisha	Resident	Kizinga	0654964336
72.	Issa Kondo	Resident	Kizinga	0657008047
73.	Sophia Milanzi	Resident	Kizinga	0657202745
74.	Rose Emanuel	Resident	Kizinga	0654545543
75.	Mwajuma Seif	Resident	Kizinga	0714254012
76.	Asha Elikizael	Resident	Kizinga	0658036606
		Resident	Kizinga	
78.	Shabani Hassani	Resident	Kizinga	0687176476
79.	A. Masha	Resident	Kizinga	0717279236
80.	Veronika Dismas	Resident	Mbagala	0712042136
81.	Abdala Muhidini	Resident	Kizinga	0713636515
82.	Subira A. Mwande	Resident	Kizinga	0713155891
83.	Madua Ally	Resident	Bugdadi	0763998039
84.	Masudi Okololo	Resident	Bugdadi	0658941747
85.	Benardetha Lubwa	Resident	Kiburugwa	0652287885
90.	Samweli J. Msanjila	Resident	Kiburugwa	0713315419
91.	Habiba S. Bakari	Resident	Kiburugwa	0718030469
92.	Salum S. Mbonde	Resident	Kizinga	0714904698
93.	Mwarami Rashidi	Resident	Mangaya	0655431440
94.	Mussa Muhidini	Resident	Kiburugwa	0716250806
95.	Godfrey Mjata	Resident	Msikiti mweupe	0713354844
96.	Hassan Mbaga	Resident	Kiburugwa	0652190708



97.	Francis Casmir	Resident	Kiburugwa	0716796594
98.	Ally Omary	Resident	Kiburugwa	0652638153
99.	Abraham Kihoko	Resident	Kizinga	0718841887
100	Rehema Mussa	Resident	Kiburugwa	0717049933
101	Nassoro Ally	Resident	Kiburugwa	0718981000
102	Hassan Mkandason	Resident	Kiburugwa	0715864538
103	Ally Hassan Kuchay	Resident	Bugdadi	0716467589
104	Emanuel John	Resident	Kiburugwa	0788329431
105	Abdalla O. Mkumbi	Resident	Kizinga	0713133222
106	Asha Said	Resident	Kizinga	0687356217
107	Frank G. Mdoe	Resident	Kizinga	0659354067

#### **TERMINATION OF MEETING**

The Honorable Councilor brought the meeting to a close at 12pm and thanked all the attendants present at the meeting.

## **SUMMARY OF THE MEETING IN CHARAMBE HELD ON 11 APRIL 2014**

### AGENDA

1. Begin the meeting
2. Inform the attendants of the drainage project for the Shego watercourse
3. Termination of meeting

### **AGENDA ITEM #1: THE START OF THE MEETING**

The meeting was started at 10:05am by the Honorable Councilor, who is also the Chairman.

#### **Introduction**

The Honorable Councilor briefly shared the history of the watercourse in the area. It is over 20 years old but its effects have become more evident only recently following the start of Tanroads' construction of the road to Mbande. This watercourse has had many effects on the surrounding areas. It was built in the first phase starting from Mbagala Rangitatu and all its water is directed towards Nzasa B and Zombokoni, in this way its effects are far-reaching.

Not only have requests been made to the Council, but also to the World Bank where we have gotten funds from the World Bank so that our watercourse can be can be built properly. Our council must find the funds necessary for compensating citizens that will be affected by the project. Thus the aim of today's meeting is to ascertain the valuation process and what else needs to be done in this respect.

### **AGENDA ITEM #2: INFORMING CITIZENS OF THE PROJECT FOR THE SHEGO WATERCOURSE**

The Honorable Councilor welcomed the first expert, Mr Bakari, on behalf of the Director, who explained that this project has been given first priority. Further, he thanked the Honourable Councilor for his efforts in ensuring the project reaches this stage as well as for encouraging the citizens to support it. Before the project began, TAMISEMI looked for a consulting firm that had previously conducted feasibility studies so that the project activities can now begin.

The next speaker, Peter, a consultant, was welcomed. He began by welcoming the citizens and leaders present and then proceeded to explain the meaning of valuation. Valuation is a process applicable to the situation when an individual is relocated from one place to another. By extension, the property of such relocated citizens will undergo the valuation process as stipulated in the Land Act No. 4 of 1999. Items to be valued include: houses, land, produce and businesses that were generating income for the owner, graves, wells, fences/walls and verandas/porches.

There are certain kinds of allowance that such affected citizens must receive:

- An allowance for renting or building a house for 36 months (3 years)
- Transport allowance (the citizen travelling 20km with 12 tons of luggage is eligible for an allowance worth TZS200,000.00)
- Disturbance allowance that will be in accordance with the interests of the Bank's program

**N. B.** There are two forms used during valuation: Form No. 1 and Form No. 69. The Lands Officer will use the former as well as record all information s/he is given. The standards for payments concerning land and crops/products are dictated by the Municipal through liaising with the Lands Officer. The expert requested and emphasized that all affected residents be available at their homes during the valuation process to make inspection easier to conduct.

Some houses will be affected more than others. For example, there may be the case where a house will be affected to the extent that the inhabitant family must move elsewhere. Contrastingly, only a wall of a different house may be affected and hence only the affected wall will be removed.

The distance (in meters) between one area and the next will be between 4m to 7.5m.

Mr Bakari stated that it is necessary that the list of names of those to be paid compensation must match the name on their voter identification card or the name given to whichever bank they may use. A photo of each person will also be taken.

## Questions

- I. What will be done about those who previously volunteered to repair the watercourse?
- II. What can those who will end up with a smaller share of land expect (in terms of support, assistance)?
- III. Is the work likely to begin within a month?
- IV. Juma Mohamedi Shamte asked whether someone from either Tanroad or the Municipal is involved. The Honourable Councilor replied and said the Tanroads is not concerned with watercourses that flow over 60m away from their roads. Those involved in this process include the valuers and citizens. He added that in the case where the male head of the household is deceased, matters concerning inheritance should be settled early so that the exercise can be concluded.
- V. What happens if the parents of the household are not around? (Answer: In such a case an attorney must prove that whoever is present is in charge in the parents' stead.)

## Answers

- i. Those who previously volunteered to repair the watercourse will need to wait to see what sections/areas the project will affect
- ii. The cases of those who end up with a smaller shares of land will be dealt with in a discerning manner
- iii. The work involved with the project will begin immediately following valuation

## Comments

A representative from the Municipal thanked the Honourable Councilor for his cooperation and emphasized that bridges/footpaths be placed as part of the project so that children can go to school.

## **AGENDA ITEM #3: TERMINATION OF THE MEETING**

The Honorable Councilor closed the meeting by thanking all in attendance and stated that the valuation process should incorporate public involvement and that the Consultancy should cooperate/adopt the same position as the valuers.

**ATTENDANTS OF THE MEETING FOR THE RESIDENTS LIVING NEAR THE SHEGO  
WATERCOURSE**

1. Abdallah Chaurembo
2. Selemani Mrope
3. Mahege A. Mahege
4. Bimwana Rajabu
5. Hadija Bakari
6. Mariam Ramadhan
7. Habibu Kassim Ngenje Kasim
8. Zuwena Iddi
9. Rose Shego
10. Nurdin Mnamara
11. Hamadi Mhina
12. Germanus John
13. Faustine Henry
14. Abdul Manzi
15. John Paul Mnembuka
16. Hassan S. Lusagalika
17. Mohamed Habibu
18. Hamisi Mtandiko
19. Nassoro Njechele
20. Dominicus Peter Rweyemamu
21. Ahmadi Ally Simba
22. Omari Saidi Gongolo
23. Theoduh Mushi
24. Abdallah M. Kiwei
25. Salma Mohamed
26. Asia Maiwa
27. Ahuna Kaondo
28. Fatuma Nasoro
29. Mwanaisha Dago
30. Salum M. Mbalike
31. Adam J. Mapunda
32. Amina A. Tembo
33. Hidaya Musa
34. Yagga Omari Makando
35. Hamisi Ally

36. Salehe Omari Mbonde
37. Kombe Abdallah
38. Asha Ally
39. Mohamed Saidi Mwiru
40. Alexander A. Mapunda
41. Abdallah S. Boffu
42. Frank Sisilu Mapunda
43. Levis Mbunda
44. Hemed S. Njiwa
45. Nassoro Masudi Side
46. Selemani Malele
47. Bakari Msomanga
48. Saidi Manjawila
49. Hadija Saidi Liwamba
50. Akili Mohamed Mbalike
51. Zainabu Aliy
52. Rehema Ibrahim
53. Said Mohamed Mponda
54. Arabi Sadala
55. Rajabu K. Mabuba
56. George R. Munyaga
57. Michael Nkuba
58. Sofia Hussein
59. Zuwena Hussein
60. Hussein Njama
61. Magdalena A. Koka
62. Mwatum Mohamed Msumi
63. Salma Juma Saidi
64. Fatuma Rajabu Ngalonje
65. Adam Urassa
66. Salum Mohamed Butu
67. Juma Mohamed Shamte
68. Ashura Uwesu Njalangulu
69. Mwajuma Libuhi
70. Pili Mohamed Ung'ande
71. Ibrahim Mchari
72. Nasoro Shomari
73. Asha Mangala

74. Rehema Abdallah
75. Salum Saidi Mpili
76. Cheka Ahmed Othumani
77. Zainabu Mohamed
78. Bakari Saidi
79. Tatu Ambakisye



## Appendix C      Socio-economic data questionnaire



**SURVEY FORM FOR AFFECTED HOUSEHOLD**

Date: \_\_\_\_\_

Name of enumerator: \_\_\_\_\_ Questionnaire No. \_\_\_\_\_ Valuation Code No. \_\_\_\_\_

Street: \_\_\_\_\_ Ward: \_\_\_\_\_ Municipal: \_\_\_\_\_

Name of owner (household head): \_\_\_\_\_ Phone No.: \_\_\_\_\_

**Affected assets (indicate number and/or extent):**

Land  Business  House   
Structure  Trees  Crops

Others (specify):  
\_\_\_\_\_

**SECTION A: APPLICABLE FOR ALL AFFECTED HOUSEHOLDS**

**1. Socioeconomic information**

**1.1 Household's Information**

Sex of household head: **M**  **F**

Age of household head: \_\_\_\_\_

Marital status of household head: Single  Married  Widow(er)

Education level of household head:

Primary  Secondary  University  None  Other

Employment of household head: \_\_\_\_\_

No. of household members: Males  Females

Number of children in:

Nursery school  Primary  Secondary  Vocational  University   
None

Number of household members eligible for special treatment (i.e. vulnerable): \_\_\_\_\_

Elderly  Widow  Orphan  Disabled   
Terminally ill for more than three months

Year moved to current location: \_\_\_\_\_

## 1. 2 Economic Information of Household (FOR FULLY AFFECTED HOUSES ONLY)

### 1.2.1 Income sources of household

S/N	Income source	Primary source - ✓ where applicable, briefly describe	Secondary source (briefly describe)
1.	Business Informal e.g. kiosk, petty traders Formal e.g. shop, factory		
2.	Non-skilled labour		
3.	Skilled labour (employed)		
4.	Agriculture		
5.	Service sector (i.e. hospitality)		
6.	Fishery		
7.	Pensioner		
8.	Remittances		
9.	Others (Specify)		

Income of household head:

0-50,000 Tsh/month		1,620,001-4,320,000 Tsh/month	
50,000-200,000 Tsh/month		4,320,001-6,480,000 Tsh/month	
200,000-500,000 Tsh/month		6,480,000-8,640,000 Tsh/month	
500,000-800,000 Tsh/month		Over 8,640,001 Tsh/month	
800,000-1,620,000 Tsh/month			

**SECTION B: ANSWER FOR FULLY AFFECTED HOUSES ONLY**

**2. Living conditions of household (tick the answer/s)**

S/ N	Services	Service type	Use ✓ to indicate use/availability, provide brief description	Distance in time, mode of transport
1.	Water source for drinking/cooking:	1. Rain water		
		2. Tap water inside house		
		3. Public tap water		
		4. Canal, river, pond		
		5. Hand dug well		
		6. Borehole		
		7. Others		
2.	Water source for cleaning:	1. Rain water		
		2. Tap water inside house		
		3. Public tap water		
		4. Canal, river, pond		
		5. Hand dug well		
		6. Borehole		
		7. Others		
3.	Toilet:	1. Pit latrine		
		2. Pour flush toilet		
		3. Flush toilet		
		4. No toilet/neighbour's toilet		
4.	Main source of lighting:	1. Electricity		
		2. Solar energy		
		3. Generator		
		4. Battery		
		5. Candles/kerosene lamps		
		6. None		
5.	Main source of cooking fuel:	1. Gas		
		2. Kerosene		
		3. Charcoal		
		4. Fuel wood		
		5. Electricity		
		6. Others		
6.	Religious	1. Church		
		2. Mosque		
		3. Temple		
		4. Others		

7.	Education	1. Primary School		
		2. Secondary School		
		3. Vocational/technical college		
		4. University		
8.	Health Services	1. Clinic/Chemist		
		2. Dispensary		
		3. Health centre		
		4. Hospital		
9.	Security	1. Police Post		
		2. Others		
10.	Transport	1. Car		
		2. Bus		
		3. Motorcycle		
		4. Bicycle		
		5. Bajaj		
11.	Shops	1. Market		
		2. Shops for clothing		
		3. Shops for food		

### 3 Relocation options for PAPs

#### 3.1 Would you be willing to give up part of your land for the project if necessary?

Yes  No

If yes, where would you like to be resettled? (Tick the answer/s)

- i. Within the same land
- ii. In the same community area
- iii. To resettlement site, if available
- iv. The resettlement location does not matter
- v. Another area of my choice (please specify): \_\_\_\_\_
- vi. Do not know where to move

If no, please state why: \_\_\_\_\_  
\_\_\_\_\_

#### 3.2 Which income restoration arrangement do you prefer?

Cash

In-kind  If in kind, what is your suggestion? \_\_\_\_\_

#### 3.3 Preferred compensation arrangement

Cash compensation:

In kind compensation:  If in kind, what is your suggestion? \_\_\_\_\_



## Appendix D Summary of affected assets

Summary of Project Resettlement Impact on Residential Land					
No	Drain	Intervention	Municipal Council/Ward Names	Total	
				m2	AHs
C			<b>Temeke</b>		
20	Kwa Shego	TE	Charambe	4969.84	68
21			Kiburugwa	1447.81	19
			<b>Sub-total</b>	<b>6417.65</b>	<b>87</b>

Summary of Project Resettlement Impact on Public Land								
No	Drain	Intervention	Municipal Council/Ward Names	Transporation facilities	Religious	Government Institution	Other	Total
1	Kwa Shego	TE	Charambe		1	1		2
2			Kiburugwa					0
	<b>Sub-total</b>			<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>2</b>



Summary of Project Resettlement Impact on House							
No	Drain	Intervention	Municipal Council/Ward Names	TOTAL		Partial	Full
				m2	AHs	AHs	AHs
1	Kwa Shego	TE	Charambe	1025.38		17	5
2			Kiburugwa	95.96		3	0
			<b>Sub-total</b>	<b>1121.34</b>	<b>0</b>	<b>20</b>	<b>5</b>

Summary of Project Resettlement Impact on Structures										
No	Drain	Intervention	Municipal Council/Ward Names	Toilet/ Chambers/ Septic Tanks	Gate	Fence/Wall	Borehole	Grave	Foundation/ verandah	Others
				Unit	Unit	Unit	Unit		Unit	
1	Kwa Shego	TE	Charambe	12	0	39	0	0	8	1
2			Kiburugwa	3	0	1	1	0	2	0
			<b>Sub-total</b>	<b>15</b>	<b>0</b>	<b>40</b>	<b>1</b>	<b>0</b>	<b>10</b>	<b>1</b>

Summary of Project Resettlement Impact on Crop and Trees									
No	Drain	Intervention	Municipal Council/Ward Names	Seasonal crops	Permanent crops	Shade/indigenous trees	Total		
				locations/nurseries	unit	unit	unit	AHs	
1	Kwa Shego	TE	Charambe	4	101	53	158	30	
2			Kiburugwa	5	42	10	57	21	
			<b>Sub-total</b>	<b>9</b>	<b>143</b>	<b>63</b>	<b>215</b>	<b>51</b>	



Summary of Project Resettlement Impact on Business													
No	Drain	Intervention	Municipal Council/Ward Names	retail shop	wholesale	service	petrol station/garage	warehouse	urban husbandry/ agriculture	houses for rent	others	Temporary	Permanent
1	Kwa Shego	TE	Charambe	3	0	0	0	0	0	0	0	0	3
2			Kiburugwa	0	0	0	0	0	2	0	0	1	1
			<b>Sub-total</b>	3	0	0	0	0	2	0	0	1	4

Summary of Project Resettlement Impact on Public Service Facilities										
No	Drain	Intervention	Municipal Council/Ward Names	Electric Pole (pcs)	Water Pipe (location)	Telecommunication line	Sewer (m)	Building (m2)	bridge/footpaths (pcs)	Other
1	Kwa Shego	TE	Charambe	17	7	0	0	0	0	0
2			Kiburugwa	0	0	0	0	0	0	0
			<b>Sub-total</b>	17	7	0	0	0	0	0