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Thesis

Title: Impacts of Development-Induced Displacement on Households
Livelihoods: Experience of people from Kurasini

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Summary

In many developing countries population displacement because of development projects has been a prominent feature in urban settings. Population displacement because of development projects poses one of the major challenges facing governments in developing countries because displaced people are not resettled and rehabilitated. The main method used by many governments in dealing with population displacement is through payment of cash compensation. Cash compensation has been criticized by scholars and donor organizations as having limited capacity to improve and/ or restore livelihood of the displaced households.

In Tanzania since 2006 government is implementing Kurasini Redevelopment Plan to allow provision of land for Dar es Salaam port expansion. The project involves displacement of people settled in the informal settlements of Kurasini. Payment of cash compensation was made to the displaced households. The Land Policy provides for full, fair and prompt compensation to affected people when land is acquired for public interests but the policy is silent on resettlement and rehabilitation of the displaced people.

This research is an exploratory case study which seeks to find out experienced impacts of displacement on households livelihood and whether the policies that focus on cash compensation sufficiently prevent impoverishment. A comparative study was conducted between non displaced households living in Kurasini and displaced households living in Vijibweni in Dar es Salaam. 32 in-depth interviews were conducted and 2 focus group discussions among women in each community. Key Informants Interviews were conducted with government officials. Research findings revealed various impacts experienced by households economically and socially. Significant difference in household income exists between the two groups. The non displaced households earn between 100,000 and 400,000 and the displaced households earn between Tanzania shillings 75,000 – 300,000. The displaced households rely on single income source. Multiple income sources were reported by non displaced households including small business, wage employment and income from rent. Many households' members are involved in income generation at Kurasini and all contribute to household's income. In Vijibweni households heads mainly men are only income earners. All displaced households purchased land and constructed houses. Only 2 houses were completed 15 are semi finished. The compensation money was spent for various uses including buying land, construction; education costs, funeral costs, accommodation, transport costs and buying food. Compensation payment has not enabled displaced households improve their livelihood. No rehabilitation measure or livelihood reestablishment was considered by government for the displaced households.

To accomplish the goal of livelihood improvement government should set budget for livelihood reestablishment, amend policy to accommodate resettlement and rehabilitation, Provision of entrepreneurship skills involve key stakeholders, provide technical advice to displaced households, conduct assessment to identify needs of households and of various groups including women and children and consider other forms of compensation.

Key words: *Kurasini, development induced displacement, compensation, policy, livelihood*

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Abbreviations

GLTN	Global Land Tool Network
DIDR	Development-Induced Displacement and Resettlement
IDPs	Internally displaced persons
IRR	Impoverishment Risks and Reconstruction Model
UN	United Nations
CESCR	International Covenant on Economic, Social and Cultural Rights
URT	United Republic of Tanzania
BoT	Bank of Tanzania
NBS	National Bureau of Statistics
DCC	Dar es Salaam City Council
DFDR	Development Forced Displacement and Resettlement
APs	Affected Persons
FDR	Forced Displacement and Resettlement
ADB	Asian Development Bank
AfDB	African Development Bank
OECD	Organisation of Economic Cooperation and Development
WB	World Bank
CBOs	Community Based Organisations
NGOs	Non Government Organisations

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Chapter 1: Introduction

This research aims to explore the impacts of development induced displacement on household's livelihood with reference to households displaced from Kurasini Dar es Salaam, Tanzania. This chapter presents of the research background, problem statement, research objectives and questions, study scope and justification and the overall structure of the thesis.

1.1 Background to the study

In many developing countries population displacement because of development project including infrastructure expansion has been a prominent feature in urban settings. Growth of economy and expansion of cities influences the need for investments as well as infrastructure expansion. The increasing investment and expansion of infrastructure further stimulates demand for land for new industrial estates, for services, commercial estates, communication, road networks and for transportation corridors (Cernea 1993:6). To accommodate such development, land redevelopment becomes a necessity. However, much of that land is already populated which makes displacement and resettlement of the existing population a prominent feature of development projects in the urban setting. Patel et al (2002:159-160) pointed out that, in a crowded central city almost any improvement in provision of water, sanitation, drainage, roads, railways, ports, airports and facilities for business needs land on which people currently have their homes. According to Koenig (2009:121) high density in urban areas means that even small projects displace many.

Population displacement because of development projects poses one of the major challenges facing governments in developing countries. This is because many people who are displaced are not resettled and rehabilitated. According to Fernandes (Fernandes 2007 as cited in Fernandes 2008:182) In India between 1947 and 2000 the total number of people that were displaced because of development projects is 60 million. The displacement causes various negative effects to the displaced households both socially and economically including loss of income, loss of assets both physical and man made and social assets by destructing the patterns and of mutual help network (Cernea 2003:16).

Although population displacement has been a prerequisite of growing economies especially in developing countries it affects the livelihoods of the households which are involuntarily displaced to allow such development projects to take off. According to Cernea (2003:16) the most vulnerable households are mainly affected much and they lose both natural and man-made physical capital as well as human and social capital, by destructing the patterns of social organization and of mutual help networks.

The main method used by many governments in developing countries in dealing with population displacement caused by development projects is through payment of cash compensation to the displaced households as stipulated by the countries policies and legal frameworks. However, payment of cash compensation has been criticized by various scholars and donor organizations as having a limited capacity to improve and/ or restore livelihood of the displaced households. Various authors including Cernea (2003, Cernea 2008), Fernandes (2008) and Jayewardene (2008)

amongst others refer to the fact that the cash compensation is inadequate to re-establish livelihoods and other social losses. According to Jayewardene (2008: 233) remedy to compensate loss due to forced acquisition is to pay monetary compensation without consideration of other social consequences. Jayewardene also states that cash is inadequate to regain lost livelihood and social stability.

In Tanzania since 2006 the Government through the Ministry of Lands, Housing and Human Settlements Development is implementing the Kurasini Redevelopment Plan to allow provision of land for Dar es Salaam port expansion. The Kurasini Redevelopment Plan involves displacement of people settled in the informal settlement areas of Kurasini. Payment of cash compensation was made to the displaced households in accordance to land policy and land laws. The present study therefore attempts to find out the experienced impact of displacement from households that were displaced at Kurasini and whether the compensation payment has enabled them to improve and/ or restore their livelihood, and thus provide lessons on how to prepare and manage projects which involves population displacement in order to minimize negative impacts of displacement to the livelihood of affected households.

1.2 The Kurasini redevelopment project

The government conceived the Kurasini redevelopment plan after it became apparent that there is a great increase in goods handled by the Dar es Salaam port. The Dar es Salaam port handles both Tanzania's International trade as well as that of neighbouring land locked countries including the Republic of Uganda, Zambia, Malawi, Burundi, Rwanda, Congo and Zimbabwe (URT 2001:1, Ndezi, 2009:81). Lack of adequate space for transit goods caused delays within the harbour and handicapped the normal port activities (ibid). The pressure for land to accommodate port related activities necessitated the government to redevelop the whole of Kurasini ward in particular those areas which were informally occupied to cater for the expected increase in transit goods.

Kurasini has an area of 670 hectares and had a population of 36,000. The ward is formed up by five settlements (mitaa) including Minazini, Mivinjeni, Kiungani, Shimo la Udongo and Kurasini. The land uses included residential areas, port related facilities, port area, institutional uses and open spaces. The port area and port related facilities constituted 17 percent and 15.8 percent of the total land respectively while the residential area constituted 30 percent of the total area including both the planned and unplanned development (URT 2001).

The redevelopment plan is being implemented in two phases. Phase one of the project, which is also the attention of this study (2001 – 2006) focused on making use of the undeveloped land to provide space for port related facilities and oil storage. Implementation of phase one involved about 190 housing units with at least 160 households and a population of 1280 people who were living in unplanned areas of Kurasini (URT 2001). Phase two which is implemented from 2007 – 2012 involves redevelopment of the whole area of Kurasini and about 7351 existing houses has to be demolished with a total population of 36,000

(Ndezi 2009). Both phases involve payment of cash compensation and displacement of communities.

1.3 Problem Statement

Implementation of development projects has been causing displacement and impoverishment of huge number of people in various countries Cernea (2008). Failure to resettle and fully rehabilitate the displaced population has been reported as leading to impoverishment of the displaced population Cernea (1997). The increase in displacement especially in developing countries has been associated with the increasing implementation of development projects including those addressing transport infrastructure such as construction or improvement of railways, roads, bridges, airports, rail terminals, port areas and facilities, water and sanitation systems and environmental improvement, Koenig (2009). Implementation of development projects especially in developing countries poses a big challenge to those affected by such projects especially the poor (Robinson 2003). Cernea (1993:4) argues that forced urban displacement leads to impoverishment of local communities, it means loss of their homes, loss their jobs or their small business and loss of access to site related mutual help networks and services.

Dar es Salaam port in Tanzania serves Tanzania and the neighbouring land locked countries of eastern and southern Africa. The volume of transit goods handled by Dar es Salaam port has been increasing but lack of adequate storage space for the transit goods caused delays and challenged the normal port operations (Ndezi 2009). The increased transit goods and insufficient storage facilities necessitated the government to develop and implement Kurasini Redevelopment Plan in order to provide the required land space for storage of the transit goods within proximity of the harbour (URT 2001). The Kurasini Redevelopment Plan involved displacement of the population living in Kurasini in particular those who lived in informal settlements. About 36,000 who have been living in informal settlement of Kurasini were affected by the project (Ndezi 2009:77). In the implementation of the Kurasini Redevelopment Plan cash compensation was paid to the affected population particularly land owners, based on the countries policy and regulations related to land. The government also gave priority to buy a plot for the displaced households but they were given a choice either to buy using their compensation money or choose to go to any other place. No other rehabilitation measures were provided to the affected households. The government assumption is based on the premise that the cash compensation which was paid at market value would enable the affected households to recover the lost assets and re-establish the affected livelihood.

Although displacement has been necessary for the provision for land for expansion of the port facilities, in many cases involuntary displacement has had adverse impact to the livelihoods of the displaced population, especially where only cash compensation is used as a means to re-establish the disrupted livelihoods (Cernea 2003). This study therefore intends to explore the experienced impacts of displaced on livelihood and whether the cash compensation received by the displaced households has sufficiently enabled them to re-establish their livelihood to the level they were at Kurasini or beyond that.

1.4 Research Objectives

This research has three objectives.

- First is to assess whether policies that focus on cash compensation sufficiently prevent displacement and impoverishment
- Second is to assess experienced impact of displacement on livelihood
- Third is to develop mechanisms to be used to handle projects that involves displacement to avoid adverse effects on household' livelihood.

1.5 Key Research Question

What is the socio economic impact of the Kurasini displacement and compensation policy on affected household's livelihoods in Dar es Salaam, Tanzania?

Specific questions:

1. What are the experienced impacts of displacement on households' livelihoods?
2. To what extent has the compensation payment enabled displaced households to improve and/ or restore their livelihoods?
3. What are the perceptions of Government officials on the impact of displacement on livelihood of affected households?

Justification of the study

Findings from this study will provide lessons for government and other implementing agencies in planning and managing projects which involve population displacement in order to minimize the adverse impacts to displaced households.

1.7 Scope of the study

The Kurasini Redevelopment Plan is being implemented in two phases. Phase one involved 190 housing units and phase two involves 7351 housing units. This study will only focus on households displaced in the first phase of the project.

1.8 Structure of the thesis

The thesis will be divided into five chapters:

- Chapter one will include introduction and context of the study, problem statement, objectives and research questions.
- Chapter two will present a review of literature on involuntary displacement and resettlement associated with development projects, theoretical approach and analysis of previous studies.
- Chapter three will present the research design.
- Chapter four will present research findings, analysis and interpretation
- Chapter five will present conclusions and recommendations.

Chapter 2: Literature review

2.1 Introduction

This chapter deals with the review of literature from different authors which are relevant to the study on the impact of development induced displacement on household's livelihoods. Various literatures will be reviewed to form the theoretical part of this study.

2.2 Definitions

2.2.1 Relocation and resettlement

Relocation refers to the physical transfer of individuals or groups from their usual home (place of origin) to another location (place of relocation). Relocation may be voluntary or involuntary as with migration of people from places of origin in the search of better economic opportunities in other places or involuntary as happen with forced displacement of people due to violent conflicts, may be temporary or permanent. (GLTN 2010: 156). According to Robinson (2003:4) voluntary movement can contain the elements of coercion just as involuntary movement is not without rational decision making strategic choice.

Resettlement involves the provision of shelter, basic services and infrastructure, livelihood opportunities and security of tenure to displaced households in the place of relocation or on return in their places of origin (GLTN 2010:156). Resettlement can be voluntary or involuntary. "Voluntary resettlement refers to any resettlement not attributed to eminent domain or other forms of land acquisition backed by power of the state" (World Bank 2004a:21). When resettlement is voluntary normally people involved are fully aware of the project and its implication and consequences and have power of choice on whether to agree to participate in the project or not and also have option to agree or disagree with land acquisition without adverse consequences imposed formally or informally by the state (ibid). According to the World Bank (2004b:9) resettlement becomes involuntary when actions are taken "without the displaced person informed consent or power of choice". Contrary to the voluntary resettlement, in involuntary resettlement "all who happen to be in the way must move regardless of whether they are fit to do so and/or able to readjust" (Cernea 1993:29). Cernea (1993) further argues that involuntary resettlement involves all groups of people regardless of their characteristics including children, aged, healthy and unhealthy, self employed, unemployed, full or incomplete families or dependants. In many cases resettlement is involuntary.

2.2.2 Development-Induced Displacement and Resettlement (DIDR)

Displacement involves physical eviction from a dwelling and the expropriation of productive land and other assets to make possible an alternative use (Downing,

2002:5). Development-Induced Displacement refers to displacement caused by implementation of development projects. According to Cernea (2003:2) displacement can start before people are physically evicted from the residence by legally stopping construction, entrepreneurial investment, and public infrastructure investments. This makes households suffer economically before actual removal from their land/houses and eventually leads them into impoverishment. According to Cernea & Kanbur (2000) displacement can be experienced in many forms including the people who realise less benefits as a result of development process and those who face severe consequences and for those individuals and communities who involuntarily move leaving behind homes, networks, jobs, social capital and emotional ties to place.

2.2.3 Causes of DIDR

Development projects have been identified as the main cause of DIDR. These type of development projects leading in causing DIDR include water supply projects (dams, reservoirs and irrigation), energy, Agricultural expansion; parks and forest reserves, population distribution schemes, and Urban infrastructure and transportation projects (Cernea 1999). In the urban context, the type of projects involving forced displacement and resettlement include environmental improvement projects (urban beautification, infrastructure and services projects like roads, education and health facilities, water supply and sewerage systems), slum upgrading programs and those related to urban economic growth (industrial estates, transport corridors, economic ancillaries and infrastructure) and non-urban programs which extend beyond the project location and pose a threat to urban inhabitants such projects are like reservoirs projects (Cernea 1993:14). Development induced displaced are distinguished by other types of displacement due to the fact that they are normally known in advance and therefore could be prevented (Cernea 1993:11). Koenig (2002:2) argues that DIDR can be mitigated by careful planning that includes development initiatives for the affected. According to Cernea (1997:1) implementation of development is important because they improve people's lives through employment creation and provision of better services, but such projects normally create groups of those who enjoy the benefits of the projects and those who bear its pains.

The number of people displaced by development projects annually is big and it is projected to increase over time, particularly in developing countries. For example, in early 1990s, the construction of 300 high dams (above 15 metres) each year had displaced 4 million people, urban and transportation infrastructure projects accounted for 6 million more displaced each year (Robinson, 2003:10). According to Cernea (2008:20) the number of people displaced keeps on increasing but development-induced displacees represent the single largest sub category within the global totality of Internally Displaced Persons (IDPs). During the 1990s period globally 10 million people were estimated to be forcibly displaced and relocated each year in the sectors of dams construction, urban and transportation development (World Bank 1994 as cited by Cernea (1999:34). In recent decades it is estimated that 15 million people are estimated to be annually displaced by development projects worldwide, and it is projected that over twenty years period between 280 – 300 million people will be displaced (Cernea, 2008:20). The

Majority of those displaced are poor people living in informal settlements/slums and the large part of those displaced is not resettled (ibid).

2.2.4 Effects of DIDR

The primary objectives of the projects involving population displacement is to contribute to poverty reduction but many development projects have been blamed to cause impoverishment by forcibly displacing people and lead them to stubborn poverty (Cernea, 2008:4). There are varieties of effects which displaced household's experience, but the major effects include reduction of income, loss of assets and means of livelihoods and reduction of production. Others include stress to the vulnerable people including women, children and elderly, disruption of social networks, loss of economic status, psychological and social stress and effects on human rights (Downing 2002:11). Robinson (2003:3) points out that displacement is associated with increased vulnerability including impoverishment, elevated morbidity and mortality, loss of social and economic rights and in many cases abuse of human rights. According to Koenig (2009:5) relocation from city centre increases travel time and expenses to get to work and lessen the availability of informal work. He further argues that urban DFDR is violating human rights when it deprives people of the communities in which they have created livelihoods, social structures and meaningful lives. Cernea (1993) asserts that the distance of relocation site from the original place and jobs often become insurmountable obstacles to maintaining prior employment. According to Cernea (1997:1) the major effect of involuntary displacement is the impoverishment of large number of people. According to Bartolome (et al, 2000) the loss of economic power with the breakdown of complex livelihood systems results in temporary or permanent, often irreversible decline in living standards and leads to marginalisation.

2.2.5 Effects on indigenous groups, ethnic minorities, women and children

The effects of DIDR on indigenous groups and ethnic minorities have mainly been reflected on dams' construction projects. Studies on these groups indicated that indigenous groups and ethnic minorities make up a disproportionately large percentage of those who experience adverse effects on livelihood due to development projects (Colchester, 2000:16). Downing (2002:11) further argues that displacement causes extreme effects to indigenous people, because indigenous people largely depend on their surrounding environment, alteration to the surrounding ecology are likely to overwhelm individual and community adoptive responses and result in displacement and also can adversely affect their culture. Other effects include loss of ancestral homeland, loss of burial land, loss of properties inherited over many generations, loss of livelihood resources and weakening of traditional values (Carino, 1999: 15-17).

Few studies have shown that women experience more severe effects of DIDR than men. Koenig (2002:33) asserts that there is increased stress on women than men due to loss of access to individual gardens, reduced ability to produce food, decreased fertility, and reduced women power within family due to grater

dependence on their husbands. Moreover DIDR decreases jobs available for women in the informal sector (Koenig 2009:131). Other effects include denial of compensation for women and exclusion of widows and female headed households in the resettlement package (ibid). Downing (2002:12) pointed out that in India women lost authority, rights, breakup of families, a weakening of kinship ties and a loss of the security and insurance created by family and kinship relationship. Decline of traditional economic activities as a result of displacement has also been reported to have specific impacts on women as it had affected their role in the family, “for example, amongst the Cree, women and children used to accompany males on hunting trips, these kinds of excursion are now curtailed or carried by men alone” (Colchester, 2000:26).

DIDR causes interruption in the function of schools and in children access to education, this can happen during the period of transfer or can last for a longer period of time (Downing, 2002:11).

2.2.6 DIDR numbers and trends over time

In the previous decades resettlement was very common in rural areas and was mainly attributed to dam construction and hydro power projects which involved massive displacement of people in rural areas. In recent decades the trend has changed and there are many cases of displacement in urban areas. The kinds of projects involving urban resettlement include environmental improvement projects, slum upgrading, infrastructure development and non urban programs which extend beyond the project location and pose a threat to urban inhabitants.

From 1945 to the 1960s DIDR was largely accelerated by dam construction and hydropower projects which involved massive removal of people in rural areas. Largely this was influenced by the then development paradigm “informed by modernization theory, which put crudely, saw development as transforming traditional simple, Third World societies into modern complex, westernized ones” (Robinson, 2003:10). During this period large scale capital intensive development projects were implemented in various third world countries with expectation to achieve economic growth and improving living standards of the people.

During 1970s there was a growing concern of social scientists on the political, economic and social costs resulted from major infrastructure projects on the livelihoods of the displaced communities. Researches were undertaken in different countries to study the impact of the projects on livelihood of the affected communities. Political activities as well raised the issue of displacement and resettlement

The 1980s period envisaged critics from researchers, scientist and scholars over state planned development that had justified economic growth at the expense of both individual and collective rights. There was a growing awareness amongst donors, governments and aid agencies and activists to mitigate the adverse effects through compensation and protection of minority rights (Koenig 2002:7). The World Bank developed policy guidelines at international level to be used in implementing projects to help in reducing the adverse effects of displacement and

resettlement, the policies were adopted by various donor originations including Asian Development Bank (ADB), African Development Bank (AFDB) and Organisation for Economic Co-operation and Development (OECD).

In the 1990s there was a growing awareness of negative effects, lead to a new trend. After the 1990s the trend has changed whereby there are many cases of forced displacement in urban areas (Koenig 2002). According to Robinson (2003:10) a new development paradigm has been articulated one that promotes poverty reduction, environmental protection, social justice and human rights whereby, development is seen as bringing benefits and costs. Among its greatest costs is involuntary displacement of millions of vulnerable people.

According to Cernea (2008:20) the number of people displaced keeps on increasing but development-induced displacees represent the single largest sub category within the global totality of internally displaced persons (IDPs). Cernea further states that in China the number of people displaced and resettled by development programs between 1950 and 2005 are now estimated at 70 million while in India during the same period over 60 million people were displaced by development programs and majority were not resettled and were thus left impoverished. Globally, it is estimated that up to 200 million people were displaced by development projects during the last decades of 20th century (Cernea, 2008:20).

2.2.7 Models to capture the effects of DIDR

Various models have been used to capture the effects of DIDR including the four stages model developed by Scudder and Colson (1982) and the Impoverishment Risks and Reconstruction model (IRR) developed by Michael Cernea in 1997. The four stage model includes the recruitment stage, the transition stage, the potential development stage and the handing over or incorporation stage. Stress that affects people includes psychological stress and social stress. Whereby, the IRR model is based on the three concepts i.e. Impoverishment, Risks and Reconstruction.

2.3 The Impoverishment Risks and Reconstruction Model

The Impoverishment Risk and Reconstruction Model (IRR) developed by Michael Cernea (1997) is a conceptual model which analyses key risks that are caused by involuntary displacement and resettlement that lead to impoverishment. The model also provides measure to mitigate the impoverishments risks caused by involuntary displacement and reconstruction of livelihood. The IRR model will be used as an analytical tool for this research. The eight risks as analyzed in the IRR model by Cernea (1997: 1572 -1575) include:

Landlessness: Landlessness happens due to land expropriation for project purposes. The expropriation of land deprives foundations of productive systems, commercial activities and other land based livelihood options. If measures are not taken to re-establish the productive system in another location or stable employments landlessness sets in and it leads to impoverishment of the resettled households.

Homelessness: loss of housing and shelter caused by involuntary displacement. To many households the loss of shelter can be temporary but some of the households remain permanently homeless or they end up in substandard housing. The loss of family home may lead to social exclusion and diminish social status of the individuals/households.

Joblessness: There is high risk of losing jobs particularly for people relying on wage employment both in rural and urban context especially those employed in enterprises or services, landless labourers, artisans or small businessmen. Creating new job is difficult and is a capital intensive investment, this leads to un/underemployment to displaced population and in some cases it last longer. According Cernea (1997) job loss due to displacement causes lasting painful economic and psychological effects

Marginalization: Occurs as a result of loss of economic powers by displaced families and “spiral on downward mobility path. People might fail to utilize their earlier skills after the project. This leads to deterioration of human capital and eventually to social and psychological marginalization, diminished social status and loss of confidence in society and individually. According to Fernandes (2008, 197) marginalisation goes beyond material impoverishment.

Food insecurity: Forced displacement poses high risk of food insecurity and undernourishment due to dropout in food production or income earning during relocation period. Re-establishing food production (means of income) may take longer period thus undernourishment becomes persistent

Increased morbidity and mortality: This is associated with diminishing health status resulted by involuntary displacement and resettlement including social stress and psychological trauma and other chronic epidemics. The vulnerable groups of society including elderly, children and the infant are in high risk.

Loss of access to common property: Lack of access to common property assets including burial grounds, open spaces, access to public services including schools and health services has adverse effects on livelihood.

Social disarticulation: Dismantling of communities leads to destruction of social organization and social ties including neighbourhood networks, life sustaining informal networks of reciprocal help, local voluntary association and self organized mutual services which form the basis of social capital. This loss has significant effects especially to the urban poor households who highly depend on social capital as complement to other assets. There is high loss of the social capital where relocation is not planned. According to Cernea (1997, 1575) the social capital lost through social disarticulation remains unperceived and uncompensated by planners.

According to Cernea (1997) affected population may suffer from these risks or beyond the above risks but the risks experienced varies in accordance to circumstances, season and sector whether rural or urban. Intensity of individual

risks also varies in accordance to context, season, groups, gender and individuals. For instance adults can become jobless, school children can spend more time to reach school or can stop schooling due to lack of resources during the early days of relocation while pregnant women can be far from health facilities.

Other risks include the risks of loss of access to public services, disruption of formal education activities and loss of civil and human rights (Downing, 2002:8). ADB (2007:10) classifies the eight impoverishment risks analysed in the IRR model in two groups being economic risks and social risks. The economic risks include landlessness, homelessness, joblessness and food insecurity and the remaining risks fall under social risks. Koenig (2002:7) asserted that the economic risk is the loss of resources to earn a viable living and reproduce the next generation.

In addition to the economic and social risks ADB further adds two sets of risks. They include legal and policy risks and organisational and management risks.

According to ADB (2007) the legal and policy risks include absent or weak political commitment, absent or inadequate legislative framework and absent or weak official commitment to address involuntary resettlement and displacement. The organisational and management risks include insufficient resources (financial and human), weak capacity of executing agency, poor resettlement planning and poor implementation, monitoring and evaluation with no mechanisms for follow up.

2.3.1 The risk reversal

According to Cernea (1997) the impoverishment risk that has been described earlier can be mitigated or minimized through the risk reversal model. The risk reversal is a framework for socio economic reestablishment of the displaced people. It predict adverse outcome of the involuntary displacement and resettlement and provides guidance to interact the impoverishment risks and resolving the problems caused by displacement and thus providing a way forward for livelihood reconstruction for the displaced households (ibid). Cernea (2000) further asserts that, the model can be fully utilized when used to predict the possible risks and provide mitigative measures or at least minimize prior to actual happening of the risks. In order to mitigate or minimise the risks of impoverishment the risk reversal model puts emphasis on two critical issues 1) need for focused strategies to prevent impoverishment and 2) the need for financial back up to support the strategies. Clear strategies and financial back stopping support will help to attack the risks and stop them from actual happening. “Reversing the risk model indicates which directions the action for safeguarding, reconstruction and development should take” (Cernea 2000:34).

According to Cernea 1997) in order to mitigate and minimise the risks of impoverishment an integrated approach should be used to deal with the problem. Application of single means-for instance just cash compensation do not respond to all risks” (Cernea 2003:9). He further argues that compensation alone is not a substitute for the absence of strategy and full-fledged resettlement programs

(Cernea, 2008:15). In order to help displaced people lift their livelihood to pre project level investment financing is recommended (Cernea, 2003: 9).The risk reversal model also recommends greater involvement of the affected population and other stakeholders in the resettlement process including the displaced population, local leaders, non governmental organisations and host population (Cernea: 1997). Cernea (2000:34) emphasises on need of involving the affected population and other stakeholders as of great significance, he argues that it would be unrealistic to conceive of reconstruction only as a top down, paternalistic, effort, without the participation and initiative of the displaced people themselves.

2.3.2 Components for reconstruction

The primary objective of any induced involuntary resettlement process should be to prevent impoverishment and to reconstruct and improve the livelihood of the affected people (Cernea 2000:29). In his risk reversal model Cernea (2000) recommends the following components for reversing the risks of impoverishment;

From landlessness and joblessness to land based rehabilitation and reemployment

A significant component in resettlement is to enable displaced people settle back in income generating employment. Various measures could be taken to ensure people resume to employment including identification of equivalent land and use of project to create investments for creating sustainable new employment in relocation sites (Cernea 2000).

From homelessness to house construction

According to Cernea (1997) better shelter is an easier component to achieve in reconstructing livelihood. Impoverishment through worsened housing can be effectively prevented by fair recognition of housing construction costs in the displacing budget. The cost could be minimized by incorporating the resettlers' initiative to improved housing condition. The strategies adopted can include mobilization of family labour, organizing mutual support or taking a loan to complement compensation, shifting parts of the compensation for land towards home building and incremental construction (Cernea, 2008)

Overcoming marginalization, social disarticulation and loss of community assets

According to Cernea (2000:41) overcoming social disarticulation involves reconstruction of group structures in community both formal and informal while overcoming marginalisation refers to individuals or households and reconstruction of community involves recreation of community owned assets/services. Different approaches can be applied in creating neighbourhoods as new social units that need new community assets and public services or in reconciling the host community with resettlers. However, reconstructing community structures and community owned resources is a complex and time taking process, resources have to be made available to facilitate successful take off at the new site (ibid).

From food insecurity to adequate nutrition and from increased morbidity to better health care

Health status and nutrition level of the displacees is determined by their economic recovery. To ensure adequate nutrition and better health care need for immediate counteraction in terms of organized assistance is recommended, (Cernea 1997:1582).

2.4 Conditions under which DIDR can improve people's lives

The problems that can be resulted by resettlement include problems of housing, disruption of community structures and systems, social networks and social services, loss of productive assets (land/small business), loss of cultural identity and potential for mutual help, environmental degradation, social tensions and eventually diminishing livelihood (ADB, 2004).

The involuntary displacement and resettlement particularly those implemented in developing countries have been criticized that they lack formal policies and laws to guide resettlement programs, they are underfinanced, inadequately planned and rely on compensation as the only means to restore and/ or improve living standards (Cernea 2008: 32-37).

Therefore, to successfully implement resettlement and minimize negative impacts on livelihood scholars promote proper planning and management of the project is essential prior to its implementation. Government and other implementing agencies need to define appropriate measures that are needed to avoid suffering and adverse effects on livelihood of the dislocated households/communities.

Koenig (2009) suggest that; in order to improve urban DFDR there is need to pay attention to the economy and target the risks of economic loss and specifically joblessness. He further suggests that it is important to develop comprehensive undertsnading of urban planning.

Participatory planning of urban development needs. Displaced residents
The failure to mitigate or avoid the risks may generate “new poverty” as opposed to the “old poverty” many Affected Persons (APs) already suffer (Cernea 2002 as cited by Downing 2002:8)

2.5 Rehabilitation and Compensation

Rehabilitation refers to “re-establishing incomes, livelihoods and social systems” of the displaced people to the standards prior to displacement. Rehabilitation is a long time process that involves rebuilding people’s physical and economic livelihood, their assets, their cultural and social links and psychological acceptance of a changed situation”. Fernandes (2008:183). Rehabilitation is a very important aspect in the whole process of resettlement and can either lead to successful resettlement or a failure with regard to livelihood improvement and/ or restoration. (According to Bartolome (et al 2000) rehabilitation can be envisaged as a process that would reverse the risks of resettlement. The proponents of displacement and resettlement studies denote that rehabilitation is supposed to begin prior to physical population displacement.

Compensation refers to payment in cash or in kind or both for a property or other resources acquired or affected by a project (may include land, house, plans and business). The payment of cash compensation alone as the only means of re-establishing livelihoods of the displaced population has been criticized by many scholars as well as donor organizations as an inadequate strategy in dealing with involuntary displacement caused by development projects (Cernea, 2003, Cernea, 2008, Downing 2002, Fernandes 2008). According to Cernea (2003: 11) full compensation for losses caused by involuntary resettlement is crucial and a legal entitlement to affected persons, but it is only a repayment of what was taken away from people it cannot produce an improvement in livelihood levels compared to pre-displacement levels.

2.5.1 Trends over time

According to Cernea (2008:2) the pre 1980s period was dominated by chaos, normlessness, lack of policy and rules in implementing displacement and resettlement projects. Furthermore, there was lack of proper plans, institutional capacity, competent social specialist expertise and low accountability for decision makers initiating or approving forced displacement. However, the grassroots opposition and civil society pressure against forced displacement as well as the contribution of scholarly research have largely changes the situation (ibid).

Cernea (2008:5-6) asserts that displacement “de-capitalizes” the affected population imposing opportunity costs in the forms of the lost natural capital, lost man made physical capital, lost human capital and lost social capital, if that capital is not recovered then impoverishment sets in. In order to succeed in resettling the displaced population Cernea, (2008:3) argues there is need of achieving not just a minimal restoration of pre displacement levels, but also a significant improvement in displacees’ livelihoods above their pre projects levels. This means the rehabilitation and compensation payment has to enable displaced households to have access and control over resources to enable them re-establish their lost assets in order to accomplish the goals of livelihoods. Cernea (2008:6) further argues that the routine design of projects causing forced displacement predicates the coverage of all the opportunity costs including all the costs of resettlers’ reconstruction and livelihood improvement upon compensation payment. Fernandes (2008:193) pointed out that compensation is inadequate to enable people begin life anew because most acquisition are in the backward areas where land price is low. Monetary compensation is inadequate to regain livelihood and other social consequences (Jayewardene 2008:233).

The payment of cash compensation has been criticized by not being able to meet its intended goals of rehabilitating and improving the livelihood of displaced households. In certain circumstances the compensation money has been used for households subsistence needs or respond to social and cultural demands (Syagga & Olima 1996, Mbuguru, 1994). Ultimately it has been difficult for displaced to recover the assets lost as a result of displacement hence, not being able to avoid impoverishment. According Cernea, 2003:12 the purchasing power of cash

compensation typically ends up being less than necessary to repurchase the assets lost even if it is paid at replacement costs.

Cernea (2003) argues that compensation has been ineffective in dealing with various kinds of losses, it only covers for the physical resources of livelihood but there are many things which are left out in calculating payment of compensation. The transaction costs are not considered, community properties are not covered, social capital lost is not compensated and what is actually paid is little as compared to the experienced losses (Cernea, 2008:6). As a consequence of such deprivations displaced people are not able even to restore their prior livelihood conditions and thus become impoverished.

Experience of projects involving displacement in Nairobi indicated that displaced households had to incur additional expenses which were not calculated in compensation payment, among other things households had to incur payment of taxes in the new settlement, travel expenses while searching for land, transport costs for personal effects, self help social amenities and purchase of food prior to resuming production (Syagga and Olima 1996:67).

In many developing countries resettlement policies rely on cash compensation as the only means for income and livelihood restoration however, in many cases it has proved failure in terms of being able to achieve full economic recovery of the displaced households.

Inadequate budgeting, under financing, weak policies and legal frameworks, weak methods of analysis and inadequate planning in developing countries have been attributed to the poor implementation of involuntary displacement programs. For displaced households to achieve full economic recovery it is proposed that implementing agencies compensate for the lost properties as well as invest in financing reconstruction of displaced households/communities (Cernea, 2003 Cernea, 2008: 31-35)

2.5.2 Models to improve compensation

The impoverishment risks are huge and according to Cernea (1999: 28), they can not be tamed solely through compensation for condemned assets. Although worldwide, compensation is used as a key strategy to re-establish displaced people's economy.

Cernea (2008) recommends that to make compensation functional and avoid impoverishment risks to the displaced communities it is important to introduce other rehabilitative measures along with compensation.

- The following improvements are advocated by the proponents of resettlements studies, to be implemented together with compensation in order to achieve the goal of improving and/ or restoring livelihoods of displaced population (Cernea, 2008:11-82).
- Complementing compensation with investment financing channelled to reduce poverty. I.e. projects should provide development oriented

- Introducing wider benefit sharing mechanisms which can secure part of the necessary financing.
- Introduce safety net programs to protect the interest and livelihoods of those displaced and counterbalance impoverishment risks and outcome.
- Policy corrections, better tailoring the institutional framework to the complicity of Forced Displacement and Resettlement (FDR), improve economic analysis and financing FDR projects.
- Diversifying compensation modalities e.g. land leasing to investors can help raise additional funds to support livelihoods of the displaced.

2.6 International guidelines on resettlement

2.6.1 Guidelines of International Financing Agencies

To decrease the negative impacts caused by involuntary resettlement International Financing Agencies including World Bank (1980s), Asian Development Bank (ADB 1998), and the African Development Bank (2003) amongst others have developed policy guidelines for handling involuntary resettlement resulted by development projects.

- A review of the policies mentioned above denotes that involuntary resettlement can have detrimental effects to environment; it can lead to physical displacement of individuals, households or communities and adversely impact their livelihoods. The policies prescribe on how resettlement programs could be handled so as to mitigate or at least minimize social-economic hardships to the displaced households/communities and environmental damages that may occur as a result of the project. The policies of international financing agencies advocate for support to the displaced people for re-establishing their livelihood and being treated as partners in development to enable them benefit with the projects. Below is a summary of the key directives of the guidelines in implementing involuntary resettlement:
- Avoidance of involuntary resettlement wherever feasible, or minimize by providing alternative options in order to avoid the impoverishment risks to the displaced persons (WB 2004).
- Project that involves involuntary resettlement should be conceived and executed as sustainable development programs by providing investment resources and give opportunities to displaced persons to enable them benefit with the project. Displaced person should be meaningfully consulted and should have opportunity to participate in planning and implementing resettlement program (WB 2004:2).
- Displaced person should be assisted in their effort to improve livelihoods and standards of living or at least restore them, in real terms, to pre displacement levels prevailing to them beginning of project implementation whichever is higher (WB 2004:2).

- Involvement of key stakeholders including the displaced people in planning and execution of the resettlement program (AfDB 2003)
- Displaced population should be fully informed and consulted on resettlement and compensation options (ADB 1998:2).

2.6.2 Guidelines and principles developed by the UN system

The UN Universal Declaration of Human Rights (1948) article 25 (1) provides everyone with “the right to a standard of living adequate for the health and well-being of himself and of his family, including food, clothing, housing and medical care and necessary social services and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control”

2.6.3 The International Covenant on Economic Social and Cultural Rights (CESCR)

Article 11 (1) of the Covenant on Economic, Social and Cultural Rights (CECR) recognizes right of everyone to an adequate standard of living and prohibits forced evictions. Governments are obliged to legally protect people against unfair evictions from their homes/land. “The states parties to the present Covenant recognize the right of everyone to an adequate standard of living for himself and his family, including adequate food, clothing and housing and to the continuous improvement of living conditions. The states parties will take appropriate steps to ensure the realization of this right. Recognizing to this effect the essential importance of international cooperation based on free consent”.

The UN Committee on Economic Social and Human Rights (1997) in its General Comment number 7 observed that forced evictions as incompatible with human rights and the state must avoid evictions and ensure that laws are enforced against state agents or third parties who carry out forced evictions.

However, in some circumstances evictions can be justifiable such as in cases of non payment of rent, or of damage to rented property without any reasonable cause but, the law obliges the state to explore all feasible alternatives in consultation with the affected persons, provision of legal remedies to the affected persons and adequate compensation for properties affected, particularly when it involves large group of people (General comment No. 11 & 13). Unless such measures are taken into consideration, any other condition against such condition is a violation of human rights.

2.6.4 National Guidelines on involuntary resettlement

2.6.4.1 Land policy and regulations

In 1995 Tanzania government formulated its new land policy to address the issues of land tenure, land use management and administration. Major issues addressed by the policy include; the ability to obtain the right of occupancy for term not exceeding 99 years, entitling women to the right to acquire land, recognising that

land has value in contrast to the historical notion in the region that it does not, ensuring that residents of unplanned settlements would have rights recorded and maintained by the relevant land-allocating authority and revisiting planning standards (Ndezi 2009:79).

The Tanzania's Land Policy (1995), the Land Act No. 1999 and the Land Acquisition Act (1967),(3) all give the President powers to acquire any land for any estate or term wherever the land is needed for public interest. The public interests analyzed by the law amongst others include provision of sites for industrial, commercial or agricultural development, sanitary improvement, social services and development of airfield, port or harbour (Land Acquisition Act 1967). The Land Policy (1995) stipulates that entitled persons should be given full, fair and prompt compensation against compulsory land taking. However, the policy is silent on issues of resettlement and rehabilitation of displaced people. According to Kironde (2009:14) there is universal complaints against compulsory land acquisition because the process of determining the rates used in determining the amount of compensation is not transparent and the affected always complain that they are underpaid. He further states that the compensation is normally in monetary terms, this has the potential of putting the affected persons and their families in a worse of situation. However, Mbuguru (1994) pointed out that in Kenya policy made the following assumption that are not based on facts; it assumed that cash compensation for land acquired by government represents the existing market value of the land as of the time of payment. He further pointed that policy assumes that land is always available in areas which are socially and culturally acceptable to resettles and finally it assumes that the resettlers will use the money wisely.

2.6.4.1 Land occupancy in unplanned settlements

In Tanzania the legal framework provides rights to occupy land for residents of unplanned settlements in urban or peri urban areas. The Land Act (1999) Section 23 (1&2) provides people residing in unplanned settlements who either have residential licenses or have occupied land for a period not less than three years in urban or peri urban areas in non hazardous land, land reserved for public utilities and surveyed land are conferred with land rights. Such residents are entitled for compensation when land is acquired for public interests.

2.6.4.2 Guiding principles for resettlement of people displaced by project (housing finance project)

In the year 2009 the Government of Tanzania developed a resettlement policy framework for the envisaged housing finance projects to be implemented under World Bank financing through the Central Bank (BoT). The following are the guiding principles for compensation and resettlement developed in the resettlement policy framework based on the World Bank Operation Policy on involuntary resettlement (URT, 2009:11-13).

- Broad application of the resettlement policy:

- All affected person will be taken care of regardless of the severity of impact and whether they have legal title to the land or not
- Direct economic and social impact caused by involuntary taking of land and other assets resulting in relocation, loss of shelter or loss of access to assets and loss of income or means of livelihoods
- In case of relocation or loss of shelter, measures to assist the displaced persons should be implemented in accordance to the resettlement policy and compensation plan of action

Resettlement measures are implemented according to Resettlement Action Plan:

- Ensure affected persons and the local authorities are genuinely informed and meaningfully consulted and encouraged to participate in the resettlement planning and implementation and adequately compensated to enable them restore their income
- Provision of resettlement measures to persons and entities with recognized property rights in accordance to countries land and compensation laws and practices. The assistance can include moving allowances in case of physical relocation, accommodation and disturbance allowance to enable them restore their livelihoods and standards of living

Provision of measures to affected persons and entities without recognized property rights including tenants and unlawful land users or occupiers, this includes:

- Cash compensation for loss of properties belong to them and for the case of tenants land lords are required to serve them with at least 3 months notice to vacate the premise and refund unused prepaid rent in case of rent prepayment, where landlord refuses to return rental deposit should be handed through local leaders, in case of failing resolution tenants will have access to legal assistance.
- Developers are supposed through municipality to provide alternative land to genuine people who are using private land without authorization, the land should be provided in advance of relocation to allow sufficient time for construction.

Consideration for the needs of the vulnerable:

- Attention to be given to the needs of vulnerable groups including those below poverty line, landless, elderly, women, children and indigenous people and ethnic minorities or other displacees not protected by Tanzania land compensation legislation

Preference for cash compensation

- Compensation for lost assets can be in cash, in kind or both, for affected persons whose livelihood is land based preference will be given to land based resettlement. But preference will be to provide cash compensation for loss of assets or access to assets, damage to assets and loss of business profit or income earning opportunities but, displacees should be offered

Also the policy includes the following:

- Displacement takes place after completion of compensation and other assistance.
- Compensation is determined on basis of market value or replacement costs and should include necessary additional costs incurred to achieve full restoration.
- Participation of impacted persons in the project activities, impacted communities will be consulted and take part in the planning process and offered opportunity for employment.
- Availability of complain and dispute registration and resolution mechanisms; this will include informing the affected persons about their options and rights pertaining to resettlement and about accessible complain and dispute resolution mechanisms available to them.

2.7 Livelihood strategies of the poor

Livelihood has many dimensions in terms of “ways and means” that individuals/households could use to make a living in relation to context where they live. Understanding these dimensions is critical especially when looking at issues of the poor households living in informal settlements. Because of the limited access to the various kinds of assets required for their well being poor people normally use mixed assets alternatively to make their survival (Rakodi 2002). Livelihood as defined by Chambers and Conway “comprises the capabilities, assets (including both material and special resources) and activities required for a means of living (Chamber: 1999:1).

Livelihood strategies involve combination of activities undertaken by households to accomplish their livelihood objectives. The strategies adopt by households are mainly dependent on their context, the type of assets they own as well as their ability to find and utilize livelihood opportunities. Urban inhabitants especially the poor have diversified portfolio of activities for their well being. Economic activities form the basis of a household coping strategy but to them, and overlapping with them may be added migration movements, maintenance of ties with rural areas, urban food production, and decisions about access to services such as education and housing and participation in social networks, Rakodi (2002:7).

Households with many livelihood strategies have potentials to own multiple assets and opportunity to alternate strategies to achieve their livelihood outcomes and those with a limited portfolio of assets are likely to become poorer. For the poor households living in informal settlement social networks and neighbourhood relation is a potential livelihood strategy that majority rely on.

2.8 Summary

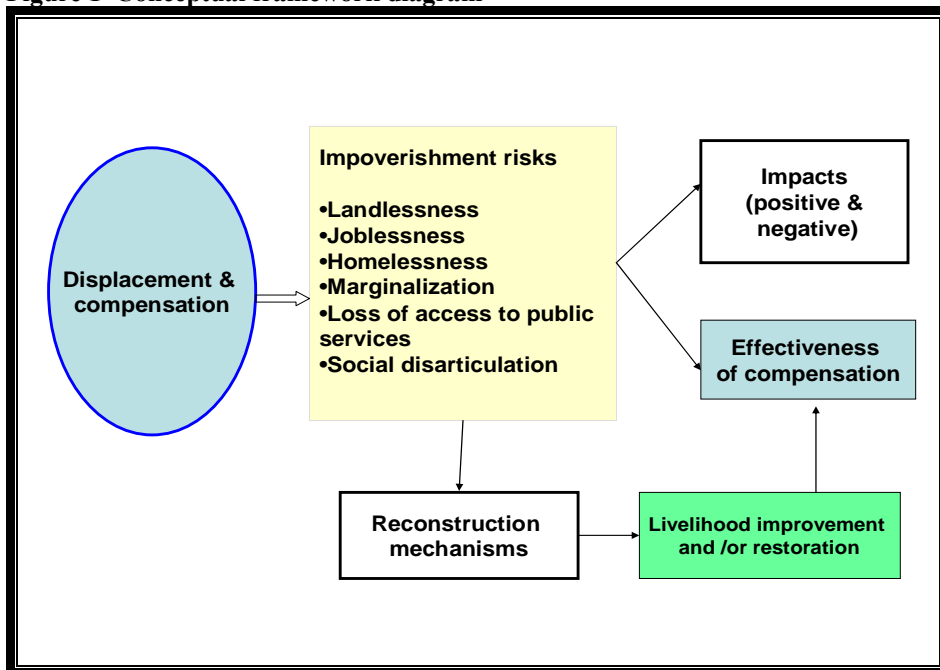
The thesis is based on the experienced impacts of households displaced in Dar es Salaam Tanzania. Various authors have talked about the displacement effects on livelihood. They put emphasis on the impoverishment risks resulted by displacement including reduction of income, loss of assets and means of livelihoods, stress to the vulnerable people including women and children and disruption of social networks. The authors also criticised the use of cash compensation as the only means to re-establish the affected livelihoods. They argued that monetary compensation has limited capacity to prevent the impoverishment risks caused by displacement. The limited capacity of monetary compensation is looked at its lack of rehabilitation measure to support the cash compensation. The authors also address various mechanisms which can be used together with monetary compensation and commented that without supplementing monetary compensation with benefit sharing mechanisms then monetary compensation is incapable to prevent the impoverishment risks of displacement.

2.9 Conceptual framework

The conceptual framework of this study is based on impoverishment Risks and Reconstruction Model (IRR) which is based on three concepts; impoverishment, risks and reconstruction. The model provides framework for assessing risks of impoverishment resulting from displacement and how to overcome these risks through risk reversal model. As it was already explained in the previous chapter households from Kurasini were displaced and they were paid cash compensation. The role of re-establishing livelihood was left to themselves. Government assumed that the cash compensation paid to displaced households would enable them to recover the costs of properties and re-establish the affected livelihood.

Based on IRR model this study has focused on the displaced households. This study is restricted to displacement caused by development projects. It focuses on various risks experienced by the displaced households economically and socially. The IRR model therefore forms the basis for research design in chapter 3

Figure 1 Conceptual framework diagram



Chapter 3: Research methodology

3.1 Description of the study location

Dar es Salaam is the major city of Tanzania and a city with the largest port and is the centre of administration, industry, banking and commercial activities. It hosts the highest government offices including the state house, state ministries, diplomatic missions and international organizations offices. The city is also an important economic centre within Tanzania and in the eastern Africa region.

Dar es Salaam is located in the eastern coast of Tanzania, bordered by Indian Ocean in the east and by Coast region in the remaining part. The city is formed by three municipalities which are Ilala, Kinondoni and Temeke. With reference to 2002 population and housing census Dar es Salaam city has a population of 2,487,288 (NBS 2002). Dar es Salaam is growing at a rate of approximately 8% per annum. High population growth due to natural growth and rural urban migration has been reported to fuel the rate of growth. About two third of the cities population resides in informal settlements (Kyessi & Kyessi 2007).

Originally Dar es Salaam was inhabited by Zaramo tribe who were the majority and Kwere and Ndengereko. Due to urbanization process people from different parts of Tanzania have migrated to Dar es Salaam and made the city very heterogeneous with people of mixed cultural, social and economic backgrounds.

Dar es Salaam is one of the largest growing cities in Sub Saharan Africa. The high population growth rate is highly influenced by natural growth, rural urban migration and “transient population”. The migration rate of permanent dwellers is considered to be 10% per annum and 1,000,000 transient populations respectively (DCC 2004). 75% of Dar es Salaam’s population is estimated to be living in informal settlements. According to Households Budget Survey 2007 wages and income from employment account for 36% of the households’ income while that generated from self employment account for 38% of the households’ income. Elementary occupation is the primary sources of income for the residents followed by service workers.

Dar es Salaam city has been chosen for this study due to the fact that it has various development programs implemented which causes displacement. Within Dar es Salaam Kurasini, Vijibweni and Mbagala wards have been selected as study locations. The selection of the three wards has been done purposely due to the fact that there is a relatively big group of the displaced households who have relocated in these wards.

Kurasini ward is one of the wards in an urban setting. It is located in Southern part of Dar es Salaam and is formed up by 5 sub wards (mitaa)¹ including Minazini,

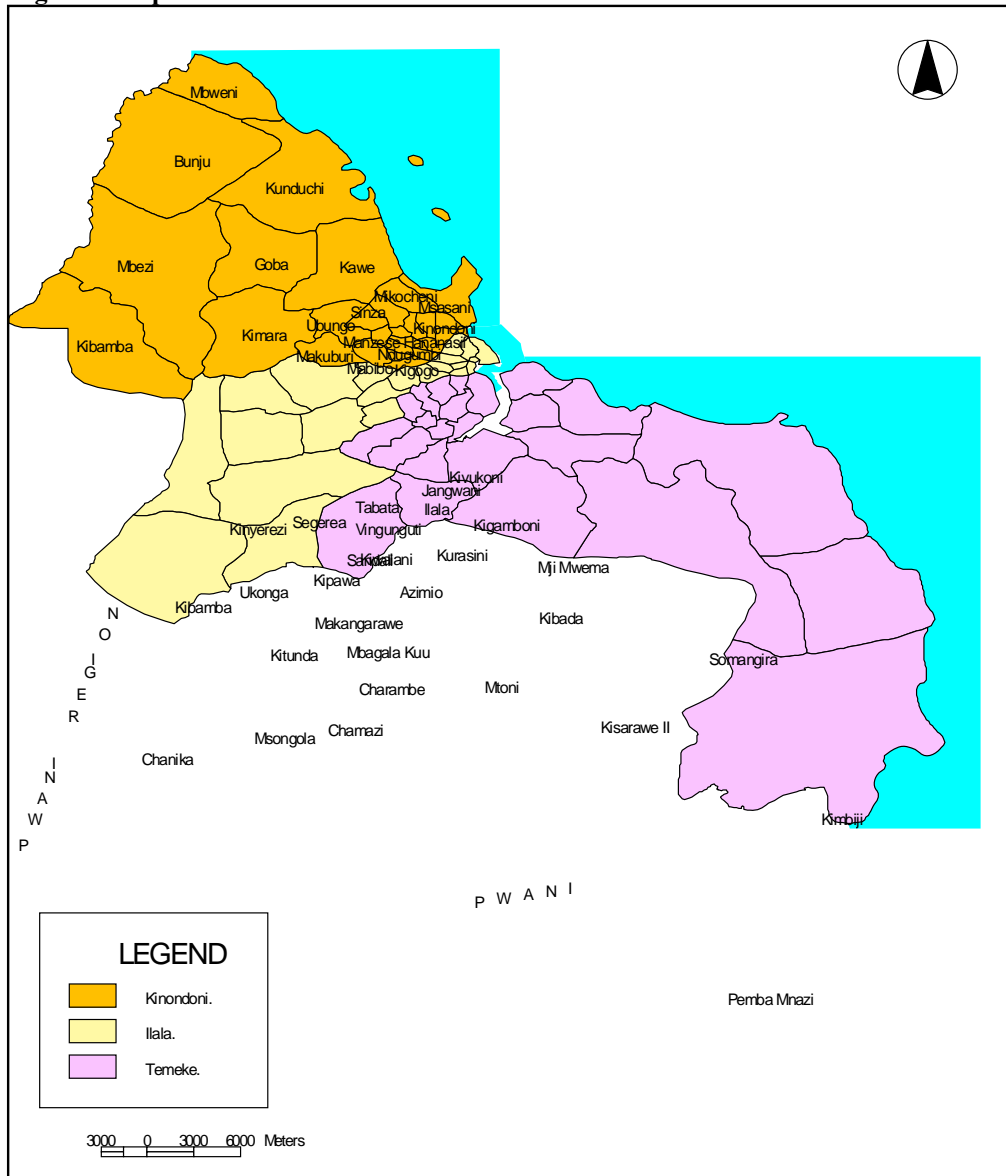
¹ Mtaa is a lowest administrative unit in the local government system in Tanzania (plural is mitaa)

Mivinjeni, Kiungani, Shimo la Udongo and Kurasini. According to 2002 Census the ward had a population of 34,501, but approximately half of the population has already been removed to provide space for the envisaged port expansion. Some of inhabitants have permanent employment within the public and private sectors. Many are working at the port as casual labourers and others are engaged in various self employment activities including petty trading, masonry, carpentry and selling food stuffs. Others are working as casual labourers in the construction activities.

Vijibweni ward is situated in the Eastern part of Dar es Salaam and it is one of the wards in peri urban setting. According to the 2002 population and housing census Vijibweni ward has a population of 7600. Vijibweni ward is formed up by 4 sub wards namely; Kisiwani, Mkwajuni, Kibene and Vijibweni. The main economic activities in the area include fishing, farming and small business. Very few people have permanent employment in the public and private sectors. People living in Vijibweni come from different parts of Tanzania. Large part of the land is traditionally owned. In Vijibweni settlement, some people have title deeds and in Mkwajuni they have residential licences while in the remaining two settlements, land is traditionally owned, people bought land from those who already settled and they lack any kind of tenure security. The households involved in this study were initially located at Kurasini. Following the implementation of Kurasini Redevelopment Plan by the Ministry of Lands, Housing and Human Settlements Development, those people who owned houses at Kurasini were paid cash compensation for their lost properties. Many of the displaced households purchased land in this area and re-established themselves there. They resorted to go to Vijibweni because of availability of land and proximity to Kurasini.

Mbagala Kuu ward is one of the wards in the peri urban setting of Dar es Salaam. It is made up of 9 sub wards including Mgeni nani, Mwanamtoti, Kichemchem, Mbagala kuu, Misheni, Kizuiani, Kibondemaji B, Makuka and Mtoni kijichi. Main economic activities in the area include small business and varieties of informal activities in the area. Like in Vijibweni some people who were displaced at Kurasini were able to get land and resettle in this area. All the three wards i.e. Kurasini, Vijibweni and Mbagala Kuu are amongst 24 wards forming up Temeke Municipality in Dar es Salaam city.

Figure 2 Map of Dar es Salaam



Source: Cities Alliance Dar es Salaam 2009

3.2 Research strategy and type

The research is exploratory. It seeks to find out the impact of displacement on livelihood of the displaced households (community). A case study strategy was used for the study as it allows a researcher to provide detailed description of an existing problem. According to Yin (2003:13) a case study investigate a contemporary phenomenon within its real-life context. Therefore, the researcher was able to conduct an in-depth investigation on the impact of displacement to the livelihood of the displaced households. Qualitative methods were used to collect information to answer the raised questions. Case study as a research strategy comprises an all encompassing method – covering the logic of design, data collection techniques and specific approaches to data analysis (Yin 1991:12). Therefore a case study of the people displaced from Kurasini provided a better understanding of the impacts of displacement that the households experienced.

3.3 Sampling Techniques

Sampling involves the selection of a group of people to be studied. Purposive sampling technique was used to select the targeted population for the study. Purposive sampling enables the researcher to purposely target a group of people felt to be a “representative sample” (Black 1993). In order to get a representative sample, purposive and simple random sampling techniques were used. The respondents included; households who relocated from Kurasini, those who are still living at Kurasini and key government officials who were involved in the planning and implementation of the Kurasini Redevelopment Plan at local and national government levels.

3.4 Research population and sample size

Research population refers to the people who will be the focus in the study. The research population for this study involved displaced households, non displaced households and government officials from Temeke Municipal Council and Ministry of Lands, Housing and Human Settlements Development. In total 32 respondents were selected as a sample for in-depth interviews. 17 respondents were from displaced households 15 from Vijibweni and 2 from Mbagala Kuu respectively. 15 respondents were from non displaced households at Kurasini. Purposive sampling was used to get the respondents from displaced households and the government officials. For the displaced households the researcher worked with sub ward leaders to identify displaced households in their respective locations prior to conducting interviews. At government level, key officials who were involved in coordination and implementation of the project were identified at Temeke Municipal Council and Ministry of Lands, Housing and Human Settlements development.

With regard to respondents from non displaced households at Kurasini, simple random sampling was used to get the respondents. A list of residents was obtained from sub ward leader at Kurasini, 15 respondents were randomly selected from the list.

Two focus group discussions were conducted one in each ward involving 8 members each. The focus group discussions involved 16 members in total mainly women. Similar methods used to get respondents for interviews were applied for the focus group discussions.

In order to capture the experienced impact of displacement on livelihood, this study compared the displaced households living in Vijibweni with non displaced households in Kurasini as a control group. The Kurasini respondents are carefully selected because they have similar socio-economic characteristics and live under similar conditions as those that were already displaced and now live in Vijibweni and Mbagala Kuu. Therefore, these groups were compared to identify the effects. In total 50 respondents were involved in the study.

3.5 Research instruments

Research instruments are the tools that the researcher uses to collect information from the respondents. Since the study is qualitative it used qualitative tools for

data collection in order to assess the perceptions of communities and government officials concerning the displacement impact on households' livelihood.

In-depth interviews were conducted as a main tool for data collection for household respondents. Focus group discussions and observations were also used as methods for data collection at community level while only key informants' interviews were used for government officials. The in-depth interviews were used in order to generate in-depth understanding of displacement impacts on household's livelihood. The study also made use of secondary data including journals, articles, books, policies as well as use of internet sources for data collection.

Observation was also used in order to document the general living conditions of the displaced households.

Data analysis was carried out based on qualitative methodology. It involved sorting and labelling of the data. Then presentation and analysis of the findings carried out qualitatively. Simple tables and graphs were used.

3.5 Unit of analysis

The unit of analysis was the households which have been displaced. The study mainly focused on households in the study location as elaborated in the study sample.

Validity and reliability

3.6.1 Validity

The validity of a test is a measure of how well a test measures what it is supposed to measure (Kombo and Tromp, 2006:97). In order to make sure the validity of the information collected the use of varieties of data collection techniques helped to validate the information from respondents. Furthermore, the research made comparison of the responses with other respondents to avoid such problem.

3.6.2 Reliability

Reliability is the degree to which an instrument measures the same way each time it is used under same condition with same subject (Centre for Social research Methods 1997:1). A research is considered to be reliable when it is able to produce same results if it has to be repeated under similar conditions. To ensure the reliability of the study, the researcher conducted a pre-test of the interview guide prior to the actual start of the field work in order to avoid ambiguous and repeating questions. Multiple ways of recording were used including note taking and electronic recording. Translation of the interview guide into Kiswahili was done to ensure that the respondents clearly understood the questions asked.

3.7 Research limitations

The limited time frame assigned for fieldwork (one month) presented limitation on the number of respondents that the researcher had to reach out to and in-depth

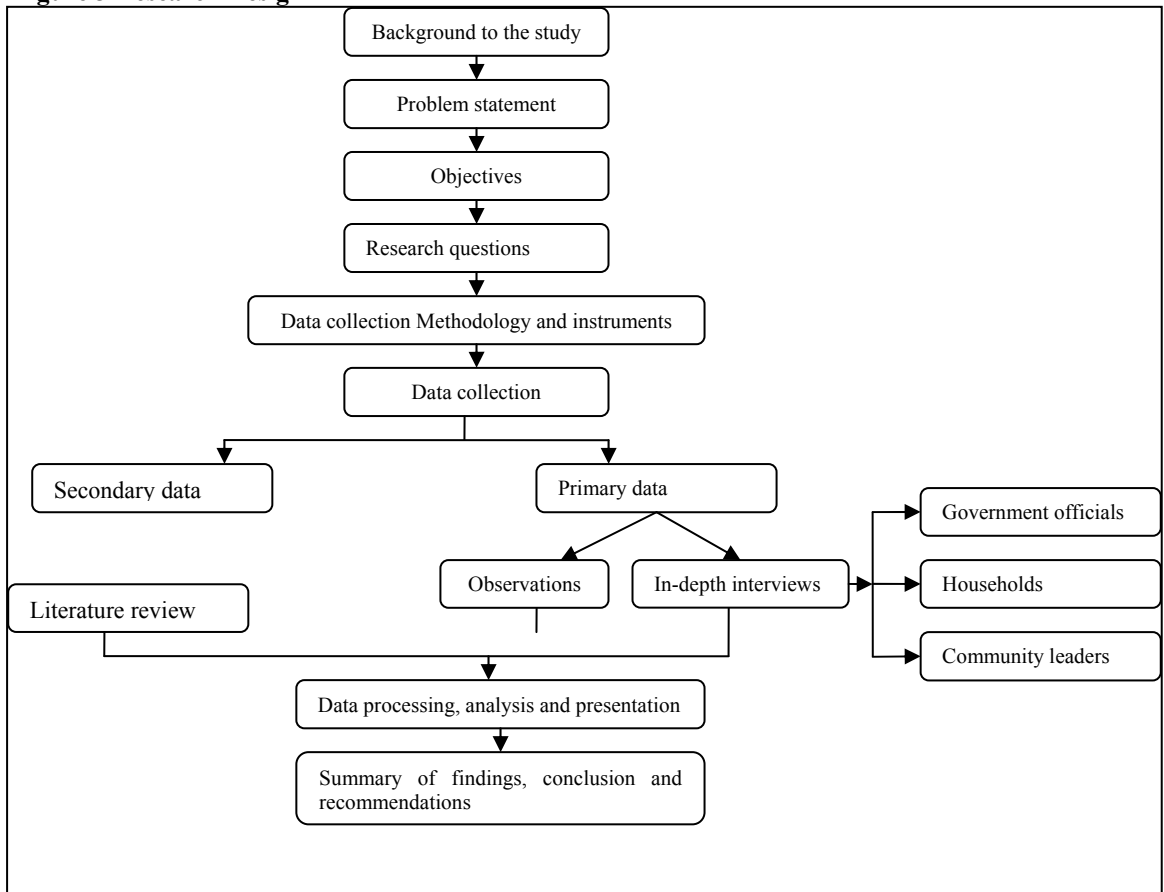
of information collected. Inability to access key projects documents posed challenges in obtaining secondary data.

Some respondents thought that the researcher was a government official who was coming to inform them of another displacement. This necessitated the researcher to clarify more that this was an academic research and is not related to what happened earlier.

Table 1 Variable and Indicators

<i>Research question</i>	<i>Variable</i>	<i>Indicators</i>	<i>Source of data</i>	<i>Research Instrument</i>
Q.1. What are the experienced impacts of displacement on household's livelihoods?	Economic impacts Social Impacts	-Loss/gain means of livelihood -Job opportunities -Ability to afford children education -Ability to use previous skills -Distance to work place -location quality -dwelling standards - Ability to maintain social networks - Impacts on women and children	-Displaced households -Non displaced households	-In-depth Interviews -Focus group discussions
Q2. To what extent has the compensation payment enabled displaced households to improve/restore their livelihoods?	Capacity of compensation to improve/restore livelihood	-Amount and Components of compensation -Promptness of compensation -Adequacy of compensation -Uses of compensation -Ability to own new assets	Respondents Displaced community	-In-depth Interviews -Focus group discussions
Q.3. What are the perceptions of Government officials on the impact of displacement to the livelihood of the affected households?	Capacity of displaced households to improve livelihoods	<ul style="list-style-type: none"> • Considerations for livelihood reestablishment • Measures to mitigate livelihood disruption 	Government officials	Key Informants Interviews

Figure 3 Research Design



Chapter 4: Research results and analysis

4.1 Introduction

This Chapter presents findings from field investigation to enable the researcher answer the research questions. In this Chapter, findings from both interviews and focus group discussions are presented and discussed analytically. The objectives of this research were; to assess whether policies that focus on cash compensation sufficiently prevent displacement and impoverishment; to assess experienced impact of displacement on household livelihood and to develop mechanisms to be used to handle projects that involves displacement to avoid adverse effects on household' livelihood.

Respondents from three communities were involved in the study. Two communities were those of the displaced households (Vijibweni and Mbagala Kuu) and the control group community involved non displaced households at Kurasini. Comparison will then be made between the two groups in order to draw out the impacts.

4.2 The experienced impacts of displacement on households livelihood

When people were displaced at Kurasini, many people went to buy land at Vijibweni because of its close proximity to Kurasini so that they can go back to Kurasini in order to easily search for some opportunities for supporting their livelihood. Preliminary study conducted in Vijibweni prior to this research found about 150 households from Kurasini shifted to Vijibweni. However, other households settled in other places such as Mbagala Kuu, Mbagala and Chamazi. Interviews were also conducted with two respondents who shifted to Mbagala Kuu. In the interviews with respondents from Mbagala Kuu, it was found that there decision to settle at this place was influenced by two things. Firstly, the highest land prices at Vijibweni because they received their compensation late when the land prices had already escalated. Secondly, the respondents felt that crossing the water everyday would be very inconvenient especially when the ferryboat is not working.

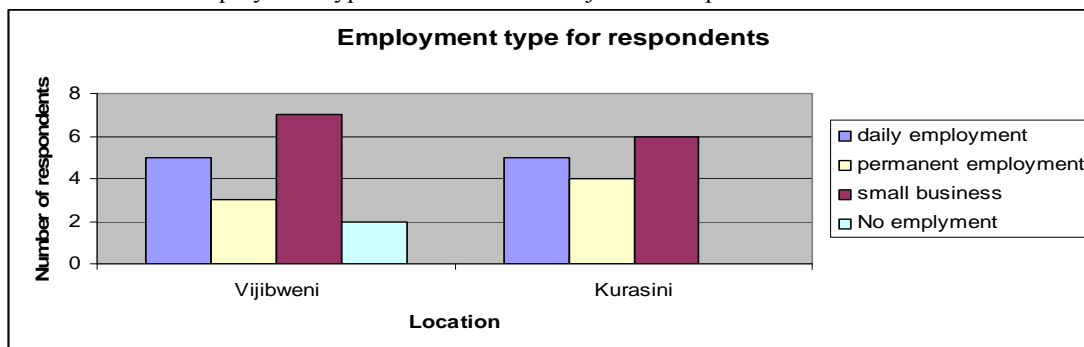
The findings show that there is no significant difference between those who live in Vijibweni and the ones in Mbagala Kuu. Since there is no significant difference noted the households at Mbagala Kuu will not be mentioned in the proceeding discussions.

4.2.1 Loss or gain of means of livelihood

Means of livelihoods are the different economic activities that people are doing to derive income for living. During the interviews, household were asked to mention their major means of livelihood and their income respectively. In total 32 respondents were interviewed 17 from displaced households at Vijibweni and 15 from non displaced households at Kurasini. The results of interviews from both communities revealed three major means of livelihood including permanent

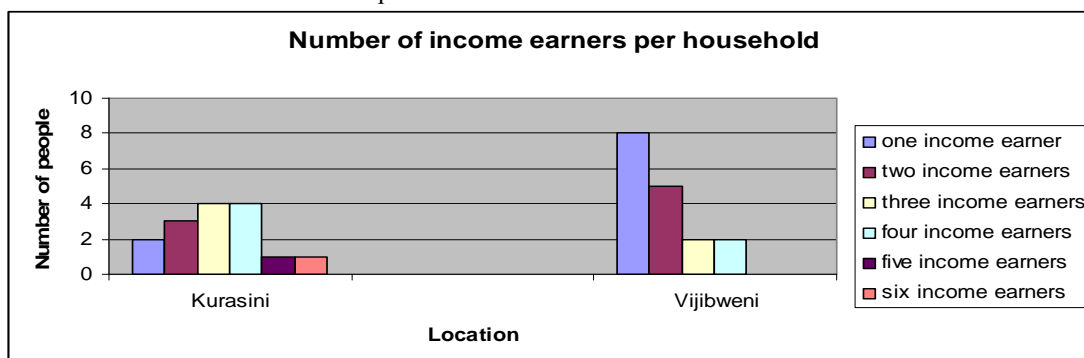
employment in public and private sector, daily employment and small business. Amongst the 17 interviews held with the displaced households, 3 respondents had permanent employment, 6 respondents work as daily labourers especially in construction activities and 6 respondents are involved in small business, 2 respondents were jobless they rely on relatives for their livelihood. While in Kurasini 4 respondents have permanent employment, 6 are engaged in small scale business and the remaining 5 work as daily labourers at the port, nearby warehouses and industries.

Chart 1 Employment type for Kurasini and Vijibweni respondents



Findings from both interviews and focus group discussions revealed that the displaced households mainly rely on a single type of income source for their livelihoods, while those living in Kurasini reported to have multiple sources of income to supplement their regular income sources. Those with permanent or daily employment are also engaged in small businesses as well as renting some of the rooms in their houses. Those with small business are also renting some of the rooms in their houses and in some cases they have more than one business. Both the interviews and focus group discussions further revealed that many households' members at Kurasini are earning an income including husbands, their wives, elder children and/or other extended family members and all together they contribute to the household's income. This situation is different from the one of the displaced households at Vijibweni where household heads, mainly men, are the only income earners and in few cases only the husband and the wife have income accompanied by a huge number of dependants.

Chart 2 Number of income earners per household

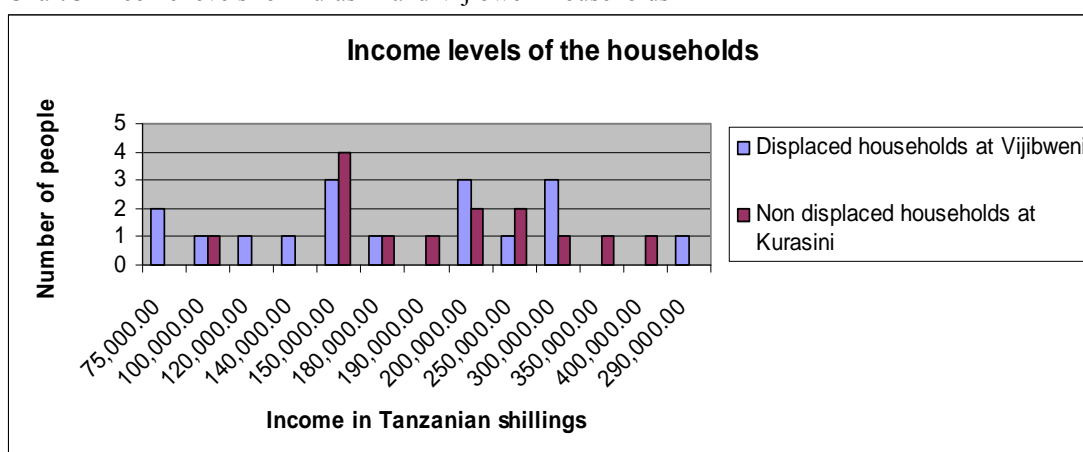


According to the research findings, respondents from displaced households who have permanent employment have continued with their work even after displacement but those engaged in small businesses and daily employment who shifted from Kurasini led to loss of their business or their jobs. Respondents reported that in the initial days when they shifted to their new location, joblessness was more severe.

The research findings indicate that currently the displaced households are engaged in various activities for earning their livelihood however, they still have uncertainties of getting jobs in the new location. But for those who have resumed businesses, the scale is smaller as compared to those in Kurasini. Out of the 6 respondents who are engaged in small businesses, 3 reported that they resumed their business after 2 years, 2 resumed after 18 months and 1 resumed her business in the past three months. Results from focus group discussions revealed that those engaged in small businesses many have stopped because of lack of customers in their new settlements especially women.

During the interviews, respondents from both displaced households as well as the control group were also asked about their incomes. The research findings show that the displaced households are earning between Tanzanian shillings 75,000/= to 300,000/= monthly (€ 39 – € 158)². The respondents from the control group are earning between Tanzania shillings 100,000/= to 400,000/= (€ 52.6 – € 210) monthly. These results indicate reduction of income for the displaced households by 25% of what they were earning at Kurasini on average.

Chart 3 Income levels for Kurasini and Vijibweni households



Respondents from Kurasini reported that they work within Kurasini or at the nearby locations. The displaced households reported high uncertainties in job availability at Vijibweni and therefore they go outside Vijibweni to find jobs. Those involved in small businesses also reported that they resorted to go back to Kurasini. During the interviews 3 respondents reported that they have to go to other places to find jobs, another 2 still go to Kurasini to work. 2 respondents reported that their spouses have shifted to other regions in search for job and 4

² According to the current exchange rates € 1 is equivalent to Tanzanian Shilling 1900/=

households resorted to go back to Kurasini to conduct their business. However, according to these respondents only small profit is realised because of the additional costs they meet on transport. Results from focus group discussions showed that women are highly affected for losing their business. Observations made during field work found out that in Vijibweni many women stayed idle at home unlike those at Kurasini who were busy preparing for their business.

“When I came here I restarted my business of selling food which I was doing in Kurasini, but here I could not sell there are no customers. I decided to go back to Kurasini to do business but here is far from Kurasini I can no longer go there. We have to carry everything and the children have to assist to carry the food, after paying transport for all of us the profit we get is very small, I decided to stop” (Mama Pili from Vijibweni).

Picture 1 Small business at Kurasini



Respondents from Kurasini reported that there are also informal money lenders where people can access loans to establish or expand their business. The existence of informal money lenders is a useful support to enable people get involved in income generation. When people face difficulties in getting capital to start or expand their businesses, they can easily access quick loans from informal lenders to start a business unlike in Vijibweni where the displaced households lack access to such facilities.

Both respondents at Kurasini and Vijibweni were asked about the existing job opportunities in their locations. Respondents from Kurasini reported that there are various opportunities at the port, industries and warehouses around the area where people could get jobs. Opportunities for small businesses are also high because of the high population density in Kurasini. Observation revealed that although currently nearly half of the population which was living at Kurasini has already shifted, the existing population offers good market for the small businesses in the area. Furthermore, people coming to work at Kurasini from other parts of the city also provide a reliable market for the small businesses conducted in the area. The

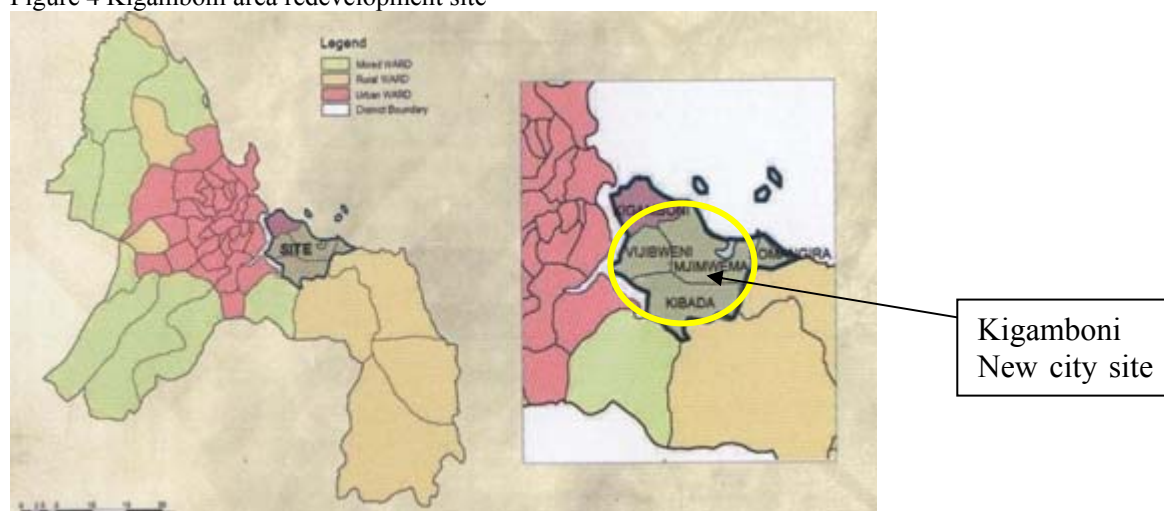
house owners at Kurasini are still getting income from renting their houses and many activities are still continuing.

“Here rent per room is between 10,000 - 35, 000 shillings per month, in my house I am renting three rooms for 20,000 shillings each per month, even when it happens the business does not move well, my children get food”. (Salum from Kurasini

Those from Vijibweni reported that there are few job opportunities in particular masonry activities but it has been difficult for them to get these jobs because they are not known in the area therefore the larger community does not trust them. In addition, the Ministry of Lands, Housing and Human Settlement Development is developing a redevelopment plan for Kigamboni area (Vijibweni is within Kigamboni) and construction of new buildings has been stopped in the area. Therefore, even the few opportunities that existed earlier have also been reduced. The redevelopment plan for Kingamboni does not only threaten the job availability of the displaced households but also puts them in a threat of another displacement and its related impacts. This information was also justified in the interview with the municipal official and information in the Kigamboni Redevelopment Plan briefing provided by Ministry of Lands Housing and Human Settlement Development.

Observation from the field revealed that opportunities for small business are minimal in Vijibweni because the area is less populated and there is no any economic activity that brings large number of people at Vijibweni as it is in Kurasini. Inability to conduct businesses is a major challenge reported by majority of the displaced households especially women because they have become jobless and they are experiencing difficult life contrary to how it used to be at Kurasini.

Figure 4 Kigamboni area redevelopment site



Source: Ministry of Lands, Housing and Human Settlement Development (2010)

Because of limited job opportunities in Vijibweni many households are forced to go outside Vijibweni to find jobs or do their business. Since Vijibweni is outside the city (10 kilometres away) and is separated by sea it is not possible to walk. Therefore the displaced households have to use different means of transport i.e. road and water transport, in order to reach their work places. The cost of transport to city centre and other important places in the city is higher at Vijibweni as compared to Kurasini. Respondents from Kurasini said they spend a maximum of Tanzanian shillings 500 (€ 0.26) per person per round trip for transport to work place (for those who need it), displaced households at vijibweni reported that they spend between Tanzanian shillings 1500 – 2000 (€ 0.79 – € 1.0) per person per round trip for transport to go to their work places. This has increased cost of life for the displaced households living in Vijibweni.

4.2.2 Ability to use skills

During interviews with displaced households they were asked about their skills and whether they have been able to utilize them in their new settlement. The interviews revealed that the respondents had the following skills; masonry, carpentry, dying batik, business and catering. The respondents reported that they have not been able to utilize the above skills in their new settlement. When asked about whether they changed their skills after shifting to Vijibweni, many reported that they have not changed their skills. They gave various reasons including lack of awareness and financial resources that would enable them learn the new skills. Apart from the financial constraints 5 respondents reported that at their age it would be difficult to learn new skills and 7, especially those who were engaged in small businesses, believed that they would be able to resume their businesses in the future. Only one respondent reported that she changed her skills from cooking doughnuts to dress making.

“At Kurasini my business was big I was buying a bag of 25 kilograms of wheat and cooked for two days here the same bag I cooked for two weeks. I stopped the business but it was difficult to stay without income when I was thinking what to do one of the days I passed somewhere they teach embroidery I got an idea to learn dress making. I was trained for three months and now I ma a dress maker, it is not a good business like doughnuts but at least I earn some income” Judy from Vijibweni

4.2.3 Children education

In Vijibweni there are two public secondary schools and two public primary schools respectively. Respondents from Vijibweni were asked if their children are still continuing with education after displacement. All displaced households interviewed who have school going children their children are still continuing with education even after shifting from Kurasini. While younger children have been transferred to the primary schools available at Vijibweni, many of the older children are still studying at Kurasini and other location in the city. 5 parents who have reported to transfer their younger children to Vijibweni they also have other children studying at Kurasini. One respondent said she rented a room for her children in another place near Kurasini, 2 respondents have sent their children to live with their relatives so as to enable their children continue with their education

at Kurasini. Households with more stable income decided to transfer their children to boarding schools.

In both interviews and focus group discussions respondents complained about the poor quality of education of those schools at Vijibweni. This has necessitated the children to cross the sea everyday to go back to Kurasini and other places in the city for schooling. However, children face a challenge of either taking a long route which takes at least one hour in order to cross the sea using the ferryboat which is safer. Alternatively some parents take their children to a shorter (not more than 10 minutes) and cheaper route using a small boat which is also risky. The research findings further revealed that because Vijibweni is sparsely populated and children have to leave early in the morning respondents who have their children studying outside Vijibweni are obliged to escort them to and from the bus stop or at the place where they can take a boat to protect them from various risks that may happen along the way. There is a very reliable and good ferry transport at Kigamboni centre, but due to limited public buses from Vijibweni to the ferry and high transport costs, parents prefer to use a small boat which is faster and affordable. The children who cross back to Kurasini everyday especially when using a small boat are facing high risk of crossing the sea. Out of 17 respondents interviewed only 5 transferred their children to Vijibweni schools. Others have either left them at Kurasini or other schools in down town Dar es salaam.

Table 2 Location of study for children of displaced households

Location	How do they manage	Number
Kurasini	Renting a room near Kurasini	1 respondent
Kurasini	Children living with relatives	2 respondents
Vijibweni	Children were still young they started school at Vijibweni	6 respondent
Boarding school	Children sent to boarding school	1 respondent
Mwenge	Children living in Vijibweni and study at Mwenge	1
Kurasini	Children living in Vijibweni and continue studying at Kurasini	4 respondents
Households without school going children	Households without school going children	2 respondent

In the interviews respondents were also asked about how they manage their children education. In their responses they said that during early days they used part of the compensation payment to pay for education costs for their children. One respondent accessed a loan from her work place and another one paid for education costs using savings from rotating savings group while others paid using income from their regular sources. Currently, three respondents who have permanent employment save from their salaries or get loans from their offices for children education while the majority of those who are self employed face difficulties in raising funds for their children's education. 3 respondents reported that they borrow from relatives and friends or sometimes their children have to temporarily stop going to school until they get money for school fees and one reported to get government assistance but this was possible because of her age.

Table 3 How displaced households manage the children education

Previous situation	Number of respondents	Current situation	Number of respondents
Used compensation money	9 households	Save from salary or get loan from office	3 households
Rotating savings scheme	1 households	Experiencing difficultness in raising fund for children education	5 households
Loan from office	1 households	Borrowing from relative	3 households
Income from regular sources	4 households	Children temporarily stop going to school	2 households
2 respondents have no school going children			

During the interviews the researcher also was interested to know whether displaced households pay for children's transport to school and this result was also compared with those living at Kurasini. It was found that many households at Kurasini do not incur any transport costs for children to school. Those who pay they spend not more than Tanzanian shillings 200 (€ 0.1) per child per round trip. Only one respondent at Kurasini reported to spend Tanzania shillings 500 (€ 0.26) per round trip for transport cost for children. This is because most of the schools are within walking distance. Those living at Vijibweni are spending between Tanzania shillings 500 – 1000 (€ 0.26 – € 0.53) per child per round trip as transport costs for children travelling to school. One parent reported to take his children to a boarding school to reduce inconveniences of travelling and crossing the water everyday. However, majority of the households are not able to afford the costs for boarding schools.

Table 4 Transport cost for children going to school

Displaced households	Number of respondents	Non displaced households	Number of respondents
No transport costs	5 households	No transport	8 households
TZS 500	6 households	TZS 200	4 households
TZS 1000	4 households	TZS 500	1 household
Households without school going children	2 households	Household without schooling children	1 household

4.2.4 Dwelling standard

The dwelling standard of the households was also assessed to get a clear picture on the impacts experienced by the households. The assessment criteria included construction materials used, completion of the house, water availability, power availability and type of toilet used by the household. Observations made during field work show that both in Kurasini and Vijibweni houses have been built using permanent materials i.e. built using cement blocks and roofed with iron sheets. In Kurasini many houses have been completed while in Vijibweni houses of the displacees are semi finished, they are partly roofed with many of them having only one door of the main entrance or only the parent's room. In Kurasini out of the fifteen households that were interviewed, it was observed that fourteen houses were completely built with proper roofing, ceiling board windows and doors while in Vijibweni only two houses were completed the remaining fifteen had been partly roofed, no windows, not plastered not painted, no doors and lacking other important amenities of a house such water and power supply.

Picture 2 Houses at Kurasini



Source: Field findings July 2010

From both interviews and focus group discussions it was found that respondents were not able to finish construction because the compensation money they had received was spent before they completed their construction work. From the observation the respondents appear desperate that they might not be able to complete construction in the near future. 4 households drilled their own boreholes for water supply and the remaining 13 households buy water from their neighbours. Regarding sanitary facilities 10 households interviewed at Vijibweni have built septic tank and 2 built pour flush toilets and 5 had pit latrines. The households which built septic tanks and pour flush toilets seem to be excited with them. On the other hand it was found that the respondents are worried about the high consumption of water especially those who do not have individual water supply.

*“I have a septic tank toilet, it is good, clean and no smell but this is a problem, we pretended that we are **wazungu** (white people) we no longer need the pit latrines but now you need a whole drum of water everyday for the toilet, where is the money to buy the water?” (Mama Amina from Vijibweni).*

Picture 3 Houses at Vijibweni



The research found that people living in Kurasini own houses with many rooms some of which are rented out and generate income for the households. Out of the fifteen houses observed at Kurasini, seven had at least 5 rooms each and the remaining houses had between 6 and 12 rooms each. The situation was different in Vijibweni whereby out of 17 houses observed, 13 houses had no more than four rooms, 3 houses had 5 rooms and remaining two had 6 rooms indicating that the displaced households are no longer able to rent their houses since the rooms acquired are only enough for households use.

Table 5 Housing conditions before displacement

Respondent	House Type	Finished/Se mi finished	Electricity	Water	Latrine type	House size
1	Permanent	√	X	X	Pour flush	5 rooms
2	Permanent	√	X	X	Pour flush	5 rooms
3	Permanent	√	√	√	Pour flush	8 rooms
4	Permanent	√	√	X	Pour flush	8 rooms
5	Permanent	√	√	X	Pour flush	4 rooms
6	Permanent	√	X	X	Pit latrine	5
7	Permanent	√	√	X	Pour flush	12
8	Permanent	√	√	X	Pour flush	8 residential commercial
9	Permanent	√	√	X	Pit latrine	6 rooms
10	Permanent	√	X	X	Pit latrine	8 rooms
11	Permanent	√	√	√	Pour flush	6 rooms
12	Permanent	√	X	X	Pit latrine	4 rooms
13	Permanent	√	√	√	Pit latrine	4 rooms
14	Permanent	X	X	X	Pit latrine	6 rooms
15	Permanent	√	√	X	Pour flush	5 rooms

Table 6 Housing conditions before displacement

Respondent	House Type	Finished/Se mi Finished	Electricity	Water	Latrine type	House size
1	Permanent	X	X	X	Septic tank	6 rooms
2	Permanent	X	X	X	Septic tank	4 rooms
3	Permanent	X	X	X	Septic tank	4 rooms
4	Permanent	X	√	√	Septic tank	4 rooms
5	Permanent	X	X	X	Pit latrine	4 rooms
6	Permanent	X	X	X	Septic tank	5 rooms
7	Permanent	√	√	√	Septic tank	5 rooms
8	Permanent	X	√	√	Septic tank	4 rooms
9	Permanent	X	X	X	Pit latrine	4 rooms
10	Permanent	X	√	X	Septic tank	4 rooms
11	Permanent	X	X	X	Pit latrine	5 rooms
12	Permanent	X	X	X	Pit latrine	4 rooms
13	Permanent	X	√	√	Pit latrine	4 rooms
14	Permanent	√	X	X	Septic tank	3 rooms
15	Permanent	X	√	X	Septic tank	4 rooms
16	Permanent	X	X	X	Pour flush	3 rooms
17	Permanent	X	√	X	Pour flush	4 rooms

4.2.5 Location quality

In order to understand better the impact of displacement to the livelihood of the displaced households the researcher assessed the quality of the location where displaced households live. The assessment criterion was accessibility to various services at Vijibweni and was compared with the situation at Kurasini. The study findings show that schools and health facilities are available at Vijibweni. In the interviews respondents reported they were happy with the health facilities in the area but showed dissatisfaction with the quality of the school at Vijibweni was poor because of the big number of pupils per class room. The findings further revealed that there is no market at Vijibweni. According to respondents the absence of market in the area makes commodities very expensive and increases

the cost of living. As concerns the road accessibility and transport infrastructure, it was found out that since Vijibweni is far and is more of peri urban area, there are limited transport facilities to and from city centre and the route is long.

Observation from field and findings from focus group discussions and in-depth interviews revealed that, in order to access the city centre and other places different modes of transport have to be used including water based transport and land based transport. The findings show that while there is a very reliable ferryboat at Ferry area, there are few commuter buses from Ferry area (which is the centre) to Vijibweni especially during off peak hours. During focus group discussion respondents reported that in some instances they have to either hire a taxi or walk to their homes.

According to the research findings, the travel time from Vijibweni to city centre is one hour. The ferry crossing takes not less than 45 minutes including queuing time. After crossing with the ferry for those going to Kurasini they have to take a commuter bus. Displaced households have to use a commuter bus from Vijibweni to the ferry and after crossing they have to take another commuter bus from ferry to Kurasini. In case they walk they spend approximately one hour.

“ If you delay to cross at Magogoni in the evening it is obvious that you will delay to come back home that day, after seven hours in the evening there is no bus from Ferry to vijibweni, you either have to hire a tax which is expensive or walk”. Kelindo from Vijibweni

Picture 4 Transport facilities for Vijibweni



Table 7 Summary of the location quality

Accessibility to various services	Kurasini	Vijibweni
Road accessibility	Kurasini is surrounded by two major roads (Mandela highway and Kilwa road) which facilitates access to transport facilities, people can easily reach various parts in the city. It also facilitates business to take place because people can easily reach suppliers and customers.	There is one major road which is going to Vijibweni and which was under construction. There are limited public transport facilities. This poses challenges to reach the other places because they need to cross the water to go to other places.
Accessibility to market	There is a market within Kurasini and proximity to largest market of Kariakoo enables residents to have access to varieties of commodities at cheaper prices and offers business opportunities for retail sellers who buy commodities from Kariakoo and sell at Kurasini. E.g a killograme of rice is sold at 700 – 1300 Tanzanian shillings and meat is 3500 – 5000.	There is no market at Vijibweni and it is far from city centre. Displaced households reported that the costs of common commodities especially food items is high, and thus they experience high cost of living costs e.g a killograme of rice is 850 – 1500 and that of meat is 4000 -6000.
Proximity to city centre	Kurasini is closer to city centre. People have easy access to important places and services in the city. They can easily use public transport at relatively low cost (Tshs 500 for a round trip) or walk to various locations. Kurasini residents also can easily access jobs and small business opportunities available in the city centre.	Vijibweni is 10 kilometres away from the city centre and is being separated by sea, Walking is not possible also people have to use land and water transport to reach the city centre, The cost is between Tshs 1000 – 2000 for a round trip).
Health services	Close to health clinics owned by institutions including the one owned by police force and several private clinics. Both district hospital and national referral hospital are not very far people can easily use public transport to reach health services.	There is a public hospital at vijibweni, people can easily access health services. To reach bigger hospital they need to cross the water.
Schools	Both public and private schools are available at Kurasini and residents are satisfied with the quality of education provided.	Public secondary and primary school available at Vijibweni, most of the displaced households complained on the quality of education especially for secondary schools therefore some children are staying outside Vijibweni.

4.2.6 Ability to maintain social relations

Interview and focus group discussions which were conducted at Kurasini revealed that there are strong social relations amongst neighbours. People are supporting each other during funerals, sickness, weddings and child care. There are also various social groups including self help groups, rotating savings schemes, federation groups, voluntary development groups including hygiene promotion and HIV/AIDS awareness creation groups. Respondents from Kurasini reported that they actively take part in these groups and by so doing they widen their social networks. In the interviews and focus group discussion with displaced households it was found that some of them had joined the federation, self help groups and the rotating savings groups when they were still living at Kurasini. Since they have shifted to Vijibweni their participation in the groups' activities has been difficult because of the long distance and the high transport costs they have to incur from their new location. In Kurasini also there are settlement contributions for various social issues which do not exist in Vijibweni. Some of the people have shifted to Vijibweni but there are many others who went to

different places and life pattern has completely changed for those who have moved out of Kurasini. This is one of the most experienced problems reported by the displaced households.

“At Kurasini we used to live like relatives, here there are no groups; there is no upatu (savings groups). In Kurasini we had our groups and upatu, upatu was very useful in raising capital for our business and solving other household’s problems”
(Salma from Vijibweni)

One of the days when I was out for work my child fell sick, the neighbours took him to hospital for medication and they took care of everything at the hospital, when I came back I found that the child was already medicated and is recovering”
(Khamis from Kurasini)

The study findings indicate that other experienced impacts by the displaced households are conflict with host population, family separation and increased economic dependence of women on men.

Interviews and focus group discussions revealed that the displaced households had experienced conflicts with the host population in their settlement. According to the respondents the host population has a perception that the *new comers* have come to grab their opportunities. Lack of cooperation and trust between the displaced households and the host population were reported to be major causes of conflicts amongst the two groups. *“The neighbour see us as enemies, when you have a problem you have to find your friends from Kurasini or call your relatives, if you sell something they will never buy from you they buy amongst themselves”*, Nuru from Vijibweni

Research findings further reveal family separation as one of the experienced impacts by the displaced households. The respondents reported that in some families children have been taken to live with relatives in areas near Kurasini so that they can easily go to school while others have rented rooms near Kurasini or transferred their children to boarding schools. Further investigations revealed that in two households men are now living in other regions and have temporarily separated with their families in search of job while the extended families have split and other relatives are leaving some where else.

During the focus group discussions increased women dependency on men was reported to be one of the experienced impacts of displacement. In Kurasini women reported to be economically active because they are engaged in various income generating activities such as selling clothes, food stuffs, local beer, poultry keeping and money lending among others. They reported that the income generated from these business contribute to family income as well as meeting their other daily needs. As contrary to Kurasini, women from displaced households in Vijibweni reported that they have become dependant on their husbands because of lack of income.

4.3 Extent to which compensation payment has enabled displaced households improve and/or restore their livelihoods

4.3.1 Compensation amount and assets compensated

Compensation is the payment in cash or in kind or both for a property or other resources acquired or affected by a project. In Tanzania the legal and policy framework emphasise on prompt and fair compensation when land is acquired for public interests. According to Section 3 (g) of the Land Act No. 4 of 1999, the various fringe benefits that affected people are supposed to be paid when land is acquired by government for public interests include; land and properties, transport allowance, disturbance allowance, loss of business or accommodation and any other developments made on the land based on the market value of the properties.

All households interviewed received compensation for their lost properties. Varied amounts of compensation have been received by the displaced households. The interviewed households received between 5 million and 32 million Tanzania Shillings as compensation for land, buildings, rent allowance for three years to enable households rent alternative accommodation while constructing a new house, transport allowance which was paid as a flat rate to all households (TShs. 30,000/=), disturbance allowance and loss of profit for those who were owning businesses. However, loss of profit was subject to paying of government tax. One respondent who claimed to own business at Kurasini had dissatisfaction that he was not paid the loss of profit even after submission of tax payment receipts, and reported to file a court case claiming the payment on loss of profit for business.

Table 8 Assets lost and compensation received

S/No	Lost assets	Compensation received(TZS)
1	Land and house	10,000,000
2	Land and house,	5,000,000
3	Land, main building and outer building, rental rooms	17,000,000
4	Land, main building outer building, business place pub	28,000,000
5	Land, house, plants, business place	30,000,000
6	Land, house, plants	12,000,000
7	Land and house carpentry workshop	26,000,000
8	Land, house, plants, business place	17,000,000
9	Land and house, plants, business place	7,000,000
10	Land, main building, outer building,	32,000,000
	Land, house, plants, business place (shop)	14,000,000
12	Land, house	9,790,000
13	Land, house, cowshed, outer building	18,970,000
14	Land, house, water well	26,000,000
15	Land, house	6,000,000
16	Land, house, toilet	7,500,000
17	Land, house, water well	5,600,000

4.3.2 Promptness of compensation

Promptness of compensation refers to the timeliness of the compensation payment to the affected people. For the compensation payment to be considered timely as provided by the laws should be made within six months after valuation of properties. But mostly procedures take longer than this period therefore “the compensation is mostly not paid timely” (refer Kironde in chapter 2).

The research findings reveal that compensation payment to the affected households was made in a period longer than 6 months after valuation of their properties. 13 respondents reported that they received the money a year after valuation and 2 other said that they received it after 8 months. Two respondents showed the researcher their valuation and compensation documents respectively to justify their responses. The documents provided by respondents showed that they received the compensation a year after valuation. According to government officials they conceded that people are supposed to be paid within six months after valuation, but because many procedures are involved the actual compensation payment extend beyond the mandatory six months.

4.3.4 Adequacy of compensation

Adequacy of compensation refers to the sufficiency of compensation to meet the anticipated needs. When asked about the adequacy of compensation, all respondents reported that they were able to buy land. 2 respondents reported to own smaller piece of land than what they had at Kurasini. 15 respondents said that the cash compensation they received could not finish construction of the replacement houses. During the study it was observed that many of the houses were semi finished and households had to shift in because of the lack of financial resources to complete construction.

The respondents reported that the inadequacy of compensation was largely contributed by the fact that they did not know the amount they were supposed to receive until after signing compensation documents. They also reported that there was no transparency in the payment since they were not given land form number 70 which is used to declare properties and their values.

“I received 5 million shillings, I spent half of the money to buy land, the remaining half was not enough to reach any where we spent all personal savings we had for the house to reach this stage” said Fatuma.

When the government officials were asked about their perception on the adequacy of the compensation they reported that the compensation paid was adequate to meet the needs of replacing the properties lost because it was paid on market value (20 million Tanzanian Shillings per acre) but the problem is, many households diverted the money into other uses like marrying new wives, buying cultivation land and other social needs.

4.3.5 Uses of compensation

Respondents were asked about the usage of the compensation received. In both focus group discussions and in-depth interviews various uses of compensation were reported by respondents. The major uses included purchase of land and construction of the new houses although the houses are at different stages of completion. Observations from the field indicate that many of the houses are semi finished and the money has already got finished. With regard to land respondents reported to own relatively bigger piece of land than what they had at Kurasini. All respondents reported that they purchased land and constructed new houses. 8

respondents reported that the land they own now is similar to what they owned at Kurasini, 6 respondents reported that they now own bigger land as compared to what they had at Kurasini. They said in Kurasini they owned between 100 and 300 square meters and now they own between 350 – 400 square metres. Three respondents reported that the land they own now is smaller than what they had at Kurasini. These findings contrast the theory of Impoverishment Risks and Reconstruction that displacees face a risk of landlessness (Cernea 1997). These results suggest that in some cases the displaced households do not become landless but can obtain more land as it has been the case for displacees from Kurasini.

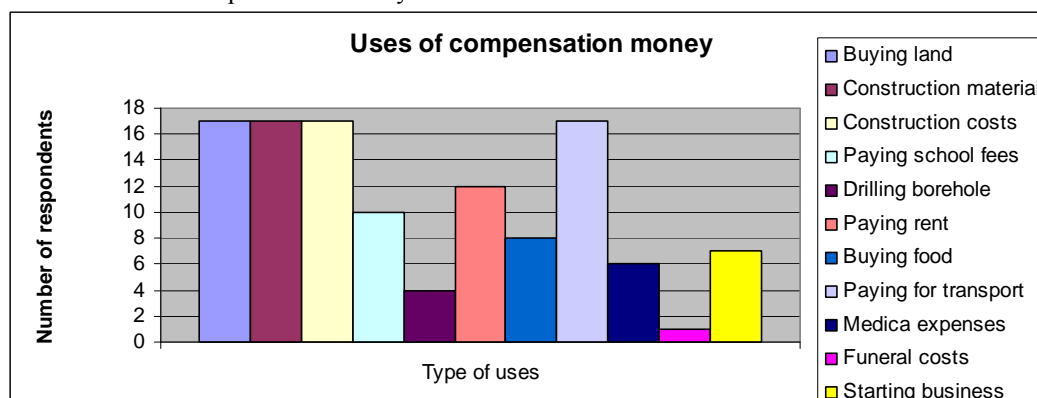
Other respondents reported that they used the money to rent alternative accommodation while constructing their new houses. They also reported that they used some of their compensation money for paying for children’s education, medical expenses and food during construction of the new houses. They reported that during construction they could not go to work to ensure that they manage to accomplish their houses to a stage which they could be able to shift in.

Building is difficult, you have to ensure that the construction materials are available and every stage needs supervision. We could not work during that time; our work was to supervise the construction, but also children needed food, what will you do? You can not leave the children to die. (Mama Eliza, Vijibweni)

I used the compensation money for everything, to buy land, construction, school fees, food, medical costs and all households needs, because I had to stop my business in order to supervise the construction. I also spent some other money to drill borehole, I thought that I will be selling water and will be able to earn income, but the money finished before the borehole was complete (Shamte, vijibweni)

It was also found that some respondents used part of the money as a start up capital for small businesses but due to lack of customers at Vijibweni, the business did not grow and the money was lost.

Chart 4 Uses of compensation money



4.3.6 Ability to own new assets using compensation payment

In order to find out whether the compensation payment has enabled the displaced households to improve and/ or restore their livelihoods displaced households were also asked if they have managed to gain new assets beyond land and construction of a house. From both focus group discussion and interviews it was found out that the significant usage of the compensation money for all respondents was the purchase of alternative land and construction related expenses including purchasing of construction materials and labour costs. Out of the 17 respondents interviewed only 2 respondents, reported that they managed to complete construction of the houses out of them 1 bought a car after adding some money from personal savings. 2 households reported that they purchased bicycles and other two purchased mobile phone using compensation payment. Respondents also added that they are now owning less assets than before because construction of their houses is incomplete and some of their properties especially households' furniture were destructed when they were shifting to Vijibweni. Two households reported they delayed to shift from Kurasini beyond 30 days which they were allowed after receiving compensation and therefore some of their household furniture was destructed by a bulldozer.

4.3.7 Deterioration/improvement of livelihoods

The findings indicate that the livelihood of the displaced households has generally deteriorated. As it was reported earlier, many households could not be able to complete the construction of their new houses. In addition the respondents also reported that they have experienced both economic and social losses. This implies the limited capacity of cash compensation to re-establish livelihoods of the displaced households. Observations from the field indicated that many people might take many years longer to finish the houses to the level they were at Kurasini and it is likely that some households might not complete the construction. One of the respondents said during interviews:

“ I was already settled at Kurasini and I was not thinking to build another house for accommodation, my plans was to build another house as an investment or buying a car and think on investing for children’s education but now I have to start from zero” (Oswald from Vijibweni).

Table 9 Reasons why compensation has deteriorated livelihood

Summary of the responses from displaced households on why they feel the compensation has deteriorated their livelihood	Number of people
Payment of compensation delayed construction cost escalated	1
Amount of money they received could not meet the needs of buying new land, finishing construction and start up income generation.	4
Follow up for compensation was too long and costly, and during this time I had to stop working	2
Much time was spent in supervising construction of houses which affected income	1
There is high living costs in the new settlement and there are no new sources of income	2
Loss of income sources (rental houses, small business, and wage employment)	7

4.3.8 Recommendations for future improvement

Displaced households were asked to give their recommendation for future improvement of similar projects in order to minimize the negative impacts of displacement. Some respondents suggested that government should provide both a house or alternative plot and cash compensation to help them reestablish income generation. Some said that in case government provides alternative plots they should also ensure that they provide basic infrastructure immediately so that people could be able to shift in the new area and make sure plots are provided without delays. Others recommended that households should be physically relocated instead of being given transport allowances in cash terms, because the government estimated a very small amount for transport. The actual amount that they spent is far beyond what they have received in the compensation package. In both interviews and focus group discussion majority of female respondents suggested to be resettled to another location as a group in order to sustain their social networks/groups which are very supportive to their livelihood. 2 respondents suggested that affected households should be given legal support and one respondent recommended that the affected population should be allowed to own shares in any new establishment for the benefit of both investors and the affected population. The fact that one side benefits and the other side is left to diminish is very unfair according to this respondent. The recommendations provided by the displaced households reflects the international guidelines on involuntary displacement caused by development projects which directs that the affected population to be resettled and rehabilitated, provided with legal support when required and be treated as development partners in order to ensure their livelihood is improved and/or restored.

Table 10 Recommendations of displaced households.

Recommendation	Number of respondents
Government should provide a house/plot and pay cash compensation	6
Infrastructure should be provided in new settlement (if they give plots)	2
Affected households should be given capital to restart their lost business and a surveyed plot	2
Affected households should be physically relocated instead of being given transport allowance	4
Affected households should be educated about their rights and given legal support	2
Affected households should be allowed to have shares in any new establishment so that both sides benefits investors and affected population	1

4.4 Government perceptions on the impacts of displacement on livelihood of affected households

Interviews were held with key government officials at the Ministry of Lands, Housing and Human Settlements Development and Temeke Municipal Council respectively. The objectives were to understand their perceptions on the impact of displacement to livelihood of affected household and to collect their views on policy aspects with regard to effectiveness of compensation to improve and /or restore the livelihoods of displaced households.

4.4.1 Perceived capacity of compensation to improve and /or restore livelihoods

According to the government official at the Ministry of Lands, Housing and Human Settlements Development, the cash compensation which were paid to the displaced households was adequate enough to enable them improve and/ or restore their livelihoods. The argument given by the government official is based on the premise that the cash compensation were made upon market value of their properties during the time of compensation which was at that time 20 million Tanzanian shillings per acre. On top of that they were paid a disturbance allowance. Therefore altogether they should have been in a position to have the capacity to improve and/ or restore livelihood of the displaced households. Furthermore, it was assumed by the government officials that the households would use the money to buy alternative land and construct another house and set aside some amount of money for livelihood reestablishment. However, compensation alone does not sufficiently prevent impoverishment even if it is paid at market value (Cernea 2008).

Observations from the field indicate that although the government had a presumption that the money was adequate to enable people own new properties the fact that the land prices in Dare es Salaam go up drastically especially when there is information that some displaced community has received compensation. In addition the fact that displaced households have to meet high costs of construction materials soon after receiving the compensation money resulted in many of them not having finished the construction. On top of that the displaced households could not resume their income generating activities.

4.4.2 Consideration for livelihoods reestablishment

Livelihood reestablishment can be referred to as the capacity of displaced households to have access to and control over important resources to enable them reconstruct their livelihood during post displacement period in order to overcome the risks of impoverishment. In the interviews with government officials they were asked about whether there was any consideration for livelihoods reestablishment in the payment of compensation and how was that considered. Generally livelihood reestablishment was not given any consideration. The objectives of the government were to make sure that people vacate the land at Kurasini so that they could get the land back. In the compensation package people were paid disturbance allowance and it was expected to rehabilitate their affected livelihood. The government officials feel that the livelihoods of the people has been affected because by moving out of Kurasini also means to move them away from their means of livelihoods, they admitted that there was no much consideration which was given to livelihood reestablishment. They also reported that the displaced households were paid disturbance allowances which they were supposed to use to re-establish their livelihood and also the project was working closer to ward officers and sub ward leaders it was expected that during the awareness creation meetings the sub ward leaders and ward officers would also use the opportunity to remind the affected households not to misuse the money but invest for their future livelihood. Furthermore, the government officials also had a

feeling that people were obliged to ensure that they make preparations prior to actual shifting from Kurasini because they were given enough time to do that.

“Kurasini was a port area people were doing good business, they can still come back to Kurasini to do business but they will have to bear high transport costs which will affect their profit. They will not be able to generate the same amount of profit like when they were still at Kurasini, on the part of land lords they also had good income from rent but it will take them so many years until they are able to have rental houses once again and for some this will be their end” (Municipal Official)

There was no much consideration on livelihood reestablishment but in the compensation package we paid disturbance allowance, we expected they would use the disturbance allowance as a rehabilitation measure for their lost income. Also during the awareness creation meetings they were informed so we expected them to prepare themselves because we gave them enough time. (Government official Ministry of Lands, Housing and Humans Settlements Development)

Government officials were also asked if the compensation has been able to achieve the goal of livelihood reestablishment, there were opposing perception between the Local Government and National Government officials. On the part of the National Government they had a perception that the compensation has enabled the displaced households to re-establish their livelihoods because the living environment at Kurasini was not good, now where they have shifted there is good leaving environment.

“Yes the compensation enabled improvement of livelihood because the environment at Kurasini was not decent, now they have shifted to better places” (Government official Ministry of Lands, Housing and Humans Settlements Development).

The official further reported that people were given time and they were also well informed during awareness creation meetings, therefore they were supposed to find new means of livelihoods prior to displacement. He added that the community did not believe that the project would take off and others did not understand it that is why many did not prepare themselves to find ways to sustain their livelihood.

On the part of Local Government they have a feeling that the compensation paid has not been able to help affected households re-establish livelihoods because currently they do not have the same economic and social opportunities that they had at Kurasini therefore, it is not easier for them to improve and /or restore their livelihood. Furthermore, the municipal official said that management of big sum of money is difficult to many; it is very likely that many people directed the money into various uses and for that reason not easier for them to use the money for livelihood reestablishment.

“The compensation has not achieved the objective of improving livelihoods. At Kurasini they were doing verities of business and they had assurance of market for their business. And where they live now the possibility of doing business (income generation) is very minimal because the settlements are smaller. Instead of improving or restoration they have been negatively affected. Even if they come to kurasini to do their business they have to meet extra costs on transport”. (Municipal official)

4.4.3 Government perceptions on compensation policy

The legal and policy framework in Tanzania entitles the land owners for compensation when the land is acquired for public use regardless of their ownership status (formal or informal) as long as they are recognised as owners. Section three of the Land Act (1999) clearly explains on the need to make prompt payment to the affected households in case their land is acquired by government. However, while the policy and laws provides for full, fair and prompt payment (within 6 months after valuation) of cash compensation to the owners of land, The Land policy was enacted in order to accommodate the aspect of the land value but the law is silent on resettlement and rehabilitation. In the interviews with government officials they said that the existing policy had considered problems which happened in the past that there were some people who did not prefer land compensation.

He added that there are so many inconveniences when government pays compensation. The current policy considered all those aspects. Furthermore, he commented that the laws have considered the project time limitation for implementation. Therefore the law took in consideration all these aspects. However, the government officials conceded that the policy has weaknesses in dealing with issue of rehabilitation and there is a need to do some amendments to accommodate the issues of resettlement and rehabilitation of displaced households. In addition sometimes government has limited funds for compensation payment and as a result people stay for longer period than the mandatory required time.

“There is no fund for making immediate payment of compensation. Normally affected families have a very long period waiting for their compensation. During such period they can neither invest nor move and their properties get deteriorated”. (Said government official, Temeke Municipal Council)

4.4.4 Measures to mitigate livelihood disruption

Government officials were asked to suggest innovative schemes that could be appropriate in addressing displacement effects. They suggested that it would be good to provide alternative plots to displaced households and or resettle them fully, the cost of land could be deducted from their total amount of compensation, but implementation of such scheme would require a study to be conducted in order to understand those who need cash compensation and those who would prefer resettlement. They further suggested that people need to be educated to build smaller houses which they could afford. The government official also

recommended that government should provide intensive educational program in case of displacement because many people do not know their rights yet with regard to issues of compensation and displacement

"I think it will be good if we will give people alternative plots and or fully resettle them and deduct the land costs from their money, because currently for many of them it is difficult to manage large sum of money"
(said Municipal official at Temeke Municipal Council)

4.5 Summary

Various impacts have been experienced by displaced households both economically and socially. With regard to economic impacts households have experienced loss of income sources and reduction of households' income due to limited job opportunities and lack of customers for small businesses in the new location. Number of households' members contributing to household's income has been reduced because many of them now are not engaged in income generation. High reliance on men for households income earning has been experienced by the displaced households. Loss of rental houses has also contributed to reduction of income by the displaced households.

Limited job opportunities exist in the new location and limited opportunity for business because of the small population size. Household members especially mason and those with business skills have not been able to use their skills. With regard to children education results show that they have experienced difficulties to reach schools and problems of raising funds for children education have been experienced mainly because of reduction of income by the parents. The findings also revealed the existence of semi finished houses and lack of basic services.

Socially the displaced households have not been able to maintain their social networks which were important for mutual support. Inability to sustain the self help groups was also experienced. Women have lost their business and currently are depending on men economically which also affect them in making important decision in family and psychologically when they ask money from their husbands. Separation of families has been experienced. Some children do not stay with their parents and some adult men have left their families in search of job in other places.

Overall all households received compensation in varied amounts. From the displaced households point of view the compensation received was unable to prevent displacement and impoverishment. This is justified by the fact that they were unable to complete construction of their houses using the compensation money. The compensation money was used for various purposes including land purchase and construction of houses, paying for children education, medical expenses and food. Other social uses reported include use of the money in funerals. Major assets owned by the displaced households include the land and houses. Others include bicycle, car and mobile phones. According to the displaced households the compensation has deteriorated their livelihood. Reasons given by

the displaced households include inability to complete construction, loss of jobs and income and loss of tenants.

The research findings revealed that compensation payment to the affected households was made in a period longer than 6 months after valuation of their properties. Government officials conceded that people are supposed to be paid within six months after valuation, but because many procedures are involved the actual compensation payment extend beyond the mandatory six months.

The research findings revealed that the compensation received could not enable the affected households to finish construction of houses. During the study it was observed that many of the houses were semi finished and households had to shift in because of the lack of financial resources to complete construction.

There was no livelihood consideration in the payment of compensation; government expected that because people were informed earlier they had enough time to prepare themselves. Government expected that the displaced households would make good use of the money to buy land construct house and set aside some amount for livelihood reestablishment since they were informed during awareness creation meetings.

The measures to mitigate livelihood disruption recommended by government include; provision of intensive educational program, resettling the displaced households or providing alternative plots and assist displaced households in designing and costing of houses.

Chapter 5: Conclusions and recommendations

5.1 Introduction

This Chapter answers the research questions as presented in Chapter One. The findings were discussed reflecting on the literature review as cited in Chapter Two. This section provides conclusions and recommendations. The study focused on the experienced impacts of displacement on household's livelihood and the capacity of compensation policy to sufficiently prevent displacement and impoverishment. The first part explored the experienced impacts by displaced households. The second part explored the capacity of compensation to re-establish livelihood and the displaced households' recommendations for future. The final part gave an insight of government official's perspective on the capacity of compensation to re-establish livelihood of affected households and recommendation on measures to mitigate livelihood disruption.

5.2 Experienced impacts of displacement on household livelihood

Loss of jobs has been experienced by displaced households. While households still living at Kurasini have access to various job opportunities existing in the area, they are engaged in small businesses and are also renting their houses which all together contribute to households income and livelihood, adverse results have been reported by the displaced households. Those in wage employment and small business are working in huge uncertainties because of limited job opportunities and lack of customers for small business. The displaced households are no longer able to get income from rent because their current houses are smaller, semi finished and there is less demand in their new location because of the sparse population. The study findings are in agreement with Cernea (2003), who mentions that loss of employment is common in DIDR, those losing jobs include service workers, artisans and small businessmen however creating new jobs is difficult and requires substantial investments.

Compared to the households still living at Kurasini, significant difference in reduction of household income exists between the two groups. Loss of income from rent and from small businesses and wage employment has been experienced by the displaced households in Vijibweni. All displaced households who were renting some of the rooms in their houses at Kurasini have lost this income. Some households have reportedly stopped doing businesses while others have reported to get small profit from their business because of lack of customers or the huge transport costs they pay while going back to Kurasini to do business.

The number of income earners in the displaced households has been reduced. While the findings show that many people in a household are earning income at Kurasini, of the displaced households only one or two are earning income mainly the households head and / or his wife and the rest of the members have no income. Households at Kurasini reported to have multiple income sources including wage employment, income from rent and small business. Unlike the Kurasini households the displaced households mainly rely on single income source for their

livelihood. Few households' members have been reported to be engaged in income generation as compared to those who are still in Kurasini. These findings are in line with that of Downing (2002) who pointed out that the major effects of displacement include; reduction of income, loss of assets and means of livelihoods and reduction of production.

Distance to some important places has significantly increased for all displaced households including work places, market, and schools (for children). Displaced households appear to be far from such important services. Transport costs for the displaced households as well have increased consistent with the increase in distance. An increased transport cost to the displaced households has increased costs of living. The research findings show that current transport paid by the displaced. This has definitely affected the livelihood of the displaced households. The fact that they have less income now but are obliged to spend more is an indication of impoverishment to the displaced households. This is in line with the view of Koenig (2009:5) that relocation from city centre increases travel time and expenses to get to work and lessen the availability of informal work.

With regard to education of younger children who are still in primary schools they have been transferred to Vijibweni to continue with their education while the older ones who are in secondary schools are continuing with their studies at Kurasini and other places. Displaced households expressed dissatisfaction with the quality of education in at Vijibweni especially the secondary schools. Children have to travel long distance and also need to cross the water everyday to go to school using a small boat. In some cases parents have been forced to leave their children with relatives or renting rooms in other places in order that their children can easily go to schools. Households are facing difficulties in raising income for children education, 3 households reported that they rely on borrowing and sometimes their children have to stop going to school until they are able to get the money for school fees. The study findings support the view of Downing (2002:11) that DIDR causes interruption in the function of schools and in children access to education which can happen during the period of transfer or can last for a longer period of time.

Dwelling standard, permanent housing materials have been used for construction by all respondents. Four households drilled their own borehole for water supply and they all have toilets. However, many houses are incomplete, some are partly roofed and many do not have proper windows, have only one door not painted and have no water or power connection. Households could not finish construction because the money finished. In terms of land 8 households reported to own relatively bigger land than what they had at Kurasini but generally the houses are smaller in terms of number of rooms. The findings are in agreement with the IRR Model that involuntary displacement leads to homelessness which can either be temporary or permanent. In some cases households may end up in substandard housing (Cernea 1997: 1572 -1575).

Location quality; In terms of proximity to various services, the results have indicated the following:

Health services are closer and school are available in the new location. While the displaced households are happy with the health facilities in their new location they raised complains on the quality of education in the nearby schools. There is no market in Vijibweni, the absence of market in the area makes commodities expensive and ultimately increase costs of living. With regard to transport infrastructure, Vijibweni is far from city centre and is separated by sea; different modes of transport have to be used to reach other places. There is reliable water transport however there is limited number of commuter buses going to Vijibweni. Higher transport costs are met by the displaced households because of the different modes of transport they have to use. These findings support the view that the distance of relocation site from the original place and jobs often become insurmountable obstacles to maintaining prior employment (Cernea 1993).

Social relations; at Kurasini people are supporting each other during funerals, sickness, weddings and child care. Various social groups exists in Kurasini including self help groups, rotating savings schemes, federation groups, hygiene promotion groups and HIV/AIDs awareness creation groups. Residents actively take part in such groups and by so doing they widen their social network. Weak relations among neighbours in Vijibweni have been experienced by displaced households. Some displaced households were members in various groups while they were at Kurasini some reported that they continued membership even after shifting however, due to high transport costs and long distance they have stopped their membership. Conflicts and mistrust among neighbours have been reported at Vijibweni and Mbagala Kuu. . The findings are in agreement with the IRR Model that there is high loss of the social capital where relocation is not planned. This is because displacement leads to dismantling of communities and destruction of social organizations and social ties such as neighbourhood networks, life sustaining informal networks, local voluntary association and self organized mutual services which form the basis of social capital (Cernea 1997, 1575).

Family separation and increased dependence of women on men were also reported by the displaced households. This supports the view that there is increased stress on women than men leading to reduced women power within family due to greater dependence on their husbands (Koenig 2002:33)

5.2.2 To what extent has the compensation payment enabled displaced households to improve/restore their livelihoods?

The research findings reveal that compensation payment to the affected households was made in a period longer than 6 months after valuation of their properties. 15 respondents reported that they received the money a year after valuation and 2 other said that they received it after 8 months. The documents provided by respondents showed that they received the compensation a year after valuation. The government officials they coincided that people are supposed to be paid within six months after valuation, but because many procedures are involved the actual compensation payment extend beyond the mandatory six months. This contracts the policy that the compensation has to be paid within six months after valuation.

Adequacy of compensation refers to the sufficiency of compensation to meet the anticipated needs. All respondents reported that they were able to buy land. 2 respondents reported to own smaller piece of land than what they had at Kurasini. 15 respondents said that the cash compensation they received could not finish construction of the replacement houses. During the study it was observed that many of the houses were semi finished and households had to shift in because of the lack of financial resources to complete construction. This supports Fernandes' (2008:193) view that compensation is inadequate to enable people begin life anew because most acquisition are in the backward areas where land price is low. It is in further agreement with that of Jayewardene (2008:233) who mentioned that monetary compensation is inadequate to regain livelihood and other social consequences. The findings also support Cernea's (2003: 11) argument that much as full compensation for losses caused by involuntary resettlement is crucial and a legal entitlement to affected persons it is only a repayment of what was taken away from people it cannot produce an improvement in livelihood levels compared to pre-displacement levels.

The research findings have shown compensation payment made to the displaced households was spent for various uses and could not complete construction of replacement houses. Households managed to buy alternative land and houses but many of the houses are semi finished. The compensation money has been fully spent. Fewer assets are owned by the displaced households than what they had before displacement. The households have not been able to find reliable sources of income after displacement. This reveals limited capacity of the compensation payment to establish a livelihood of displaced households. The research findings are in line with the argument of Cernea (2003:12) that the purchasing power of cash compensation typically ends up being less than necessary to repurchase the assets lost even if it is paid at replacement costs.

Various uses were made by households using the compensation payment including purchase of land and construction of house. The money was also used for household's subsistence needs and other social needs including paying for school fees, medical costs, funeral costs, transport costs and food. Some of the money was used as a start up capital for business though the business did not grow. In addition to that the money was also used for accommodation payment prior to building their current houses. The study findings are in agreement with that of Syagga & Olima (1996) & Mbuguru (1994) that in certain circumstances, the compensation money has been used for households subsistence needs or respond to social and cultural demands.

Generally, the research results show a mismatch between the policy objectives and the impacts experienced by community. This is because much as the policy provides for full, fair and prompt compensation, there is no section in the policy on rehabilitation of the affected households. The community is given compensation on monetary terms on market value. The policy expectation is, because people are paid on market value they will be able to improve their livelihood. However, because affected households were not resettled and

rehabilitated, no livelihood improvement and or restoration was realised. The policy and legal framework is contrary to the resettlement policies of donor organisations such as the World Bank, Asian Development Bank and African Development Bank which focus on poverty reduction by improving the livelihoods of the displaced population. This supports the argument of Mbuguru (1994) who pointed out that in Kenya the policy was made on the assumption that cash compensation for land acquired by government represents the existing market value of the land as of the time of payment and that land is always available in areas which are socially and culturally acceptable to resettle and that the resettlers will use the money wisely.

From the perspective of the displaced households in order to make improvement the following recommendations should be taken into consideration.

- Government should provide both a house or alternative plot and cash compensation
- Government should help displaced households to reestablish income generation activities.
- Government should immediately provide basic infrastructure if alternative plots are provided
- Government should physically relocate the displaced households instead of being given transport allowances in cash terms.
- Government should resettle the displaced community as a group in order to sustain their social networks/groups.
- Government should provide legal support to the affected households.
- The affected population should be allowed to own shares in any new establishment for the benefit of both investors and the affected population.

5.2.3 Perceptions of government officials on the impact of displacement to the livelihood of the affected households

No consideration was given by government regarding livelihood reestablishment. Government mainly relied on the disturbance allowances and the awareness creation meetings to help displaced households re-establish their livelihood.

The government recommended provision of plots as one mitigatory measure. It also recommended provision of education to help displaced households understand their rights and give them technical assistance in designing houses.

Generally, compensation cannot work if no remedial measures are made available to the displaced households. The main challenge is the lack of rehabilitation to the displaced households. The policy does not support rehabilitation as a result community is left over burdened with the work of reestablishing their livelihoods alone.

5.3 Recommendations

The objectives of the research were to find out if the policies which focus on cash compensation sufficiently prevent displacement and impoverishment and provide recommendations for improvement in order to avoid adverse effects on household

livelihood. Given the fact the fact that the cash compensation could not prevent displacement and impoverishment the following recommendations to the government:

1. In order for any plan to work, it must be backed by policy which will help to guide decision making. Amendment of policy and laws is needed to accommodate issues of resettlement and rehabilitation of the displaced household to enable them re-establish their livelihood.
2. Financial resources should be made available to support livelihood re-establishment. Government should set aside a budget it as part of the project budget.
3. Government/implementing agency should plan for job creation for the displaced population to avoid the risks of joblessness. Investments for creating sustainable employment should be made. In addition investment in entrepreneurship skills for the displaced population should be given a priority to enable them gain appropriate skills to cope with their new situation. Training and capacity building sessions should be prepared for the displaced population. They should also be linked with other institutions like micro enterprises to enable them access job opportunities. They can also be linked to micro finance institutions to enable them access financial resources to invest in income generation activities.
4. In planning and implementing projects which involve population displacement Government should ensure that the affected population are greatly involved in the whole process in order to enable them address the negative impacts of the project prior to its happening. Other key stakeholders including NGOs, CBOs, social scientists and other development experts should also be greatly involved to provide immediate and continued support to the displaced households to help them re-establish their livelihood and complement resources and expertise.
5. Key officials involved in the project should be empowered with appropriate skills and expertise to work with affected community, the issue of livelihood reestablishment should not be left to ward executive officers and sub-ward leaders alone who have limited capacity to deal with it and in this case the sub ward leaders are also part of the displaced community.
6. Technical advice should be provided to the affected households in particular regarding designing and costing of their houses to enable them build houses which they could affordable. This will help to address the problem of poor or substandard housing conditions
7. Prior to the start of the project that involves displacement, government need to conduct a comprehensive social- economic impact assessment to identify various needs of the households and needs of various groups within a community including women and children in order to come up with viable solutions
8. Other forms of compensation including provision of alternative land can be considered to ensure socio-economic reestablishment of the affected population

5.4 Areas of further research

This study could not exhaust all the information with regard to displacement effects to the affected households. The following areas of research are recommended for future researchers:

- Community participation in displacement projects
- Impacts of displacement on human rights

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Annex 1: Interview guides

INTERVIEW GUIDE FOR GOVERNMENT

Institution

Name of Interviewer.....

Date

General information

Name of respondent

What is your position in the organization/project?

.....

What was your role/responsibilities in the Kurasini redevelopment project?

.....

.....

Can you please describe the process which was undertaken to remove people from Kurasini?

.....

.....

Perceived capacity of compensation to improve livelihood

What was the average compensation paid to the displaced households?

.....

.....

Which items were involved in compensation payment paid to the displaced households?

.....

.....

.....

Do you think the compensation package provided to the displaced people was adequate?

.....

.....

If yes, can you justify

.....

.....

If no why

.....
.....

Was the compensation paid promptly

.....
.....

If no why,

If no were people paid interest for the delay of compensation

.....
.....

What is your perception on the levels of compensation paid to the displaced households?

.....
.....

Perceived capacity of compensation to improve and /or restore livelihoods

In what ways do you think the displacement has affected the livelihoods of the households?

.....
.....

Do you think the compensation paid to the people achieved the goal of improving and /or restoring their livelihoods?

.....
.....

Considerations for livelihood reestablishment

What considerations did the government had in place to ensure that the livelihoods of the displaced households could be re-established?

.....
.....

How effective was the implementation of these considerations in re-establishing the livelihoods of displaced households?

.....
.....

What challenges (if any) did the government face in implementing the reestablishment of the livelihoods of displaced households?

.....

In your opinion, do you think the existing laws and policies on compensation are effective in enabling the displaced households to improve and /or restore their livelihoods?

.....

Measures to mitigate livelihood disruption

What innovative schemes do you think could be appropriate in addressing displacement effects on livelihood?

.....

INTERVIEW GUIDE FOR DISPLACED HOUSEHOLDS

Ward.....Mtaa.....

Name of Interviewer.....

Date.....

I. General Information

1. Name of respondent.....
2. Sex..... age.....
3. Education.....

II. Experienced impacts of displacement

Households' characteristics

No	Name	Sex	Age	Education	employment daily labourers/ permanent job
1					
2					
3					
4					
5					

6					
7					
8					
9					
10					

4. Do they all live in the same house (address?)

Loss/gain means of livelihood

- 5. What do you do for income earning for your household
- 6. What is your average monthly income
- 7. How long have been doing that job
- 8. Have you ever lost your job, if yes why
- 9. How many household members are earning income
- 10. What is the average total monthly income of your household (including income of other members)

Ability to use previous skills

- 11. What kind of skills do you have?
- 12. In which ways have you been able to utilize your previous skills after shifting to this area?
- 13. Have you changed your job since you came in this area?
- 14. If no: has the displacement had any negative effect on accessing your job, if yes what?
- 15. If yes: why?
- 16. If yes, did you learn new skills?
- 17. If no, why not?
- 18. How do you cope with you new situation?

Ability to afford children education

- 19. Were your children studying before coming here
- 20. Are they still studying? if yes where?
- 21. If no, why (have they finished or stopped?)
- 22. If they have stopped (dropped out) why?
- 23. How do you manage to pay for children education
- 24. Have you ever experienced any problem in paying for children education
- 25. If yes why?
- 26. Were you incurring any transport costs for your children to go to school before shifting to this place?
- 27. If yes how much per day
- 28. Do you currently incur any transport costs for your children to go to school? if yes how much?
- 29. Did you transfer your children to another school?
- 30. Did you incur any cost in the transfer process?
- 31. Specify?
- 32. Was the cost affordable?

Job opportunities

33. As compared to the previous settlement is it easier to get job here?
34. If yes what kind of job opportunities exists?
35. Is it similar to what existed in the previous settlement?

Distance to work place

36. What kind of transport do you use to go to your work place?
37. How much cost do you pay for transport to work place every day?
38. How much were you paying before coming here?

Dwelling standards and services

Type of dwelling	Before	After
Permanent		
Semi-Permanent		
Temporary		
Type of building material		
Availability of basic services		
Power		
Water		
Toilet		
House size (number of rooms)		
Construction completed		
Construction not complete		

Social status

39. Have you been able to maintain your previous social networks?
40. Has your networks been affected in any way? Explain.
41. If no, have you managed to get any new friends and neighbours?
42. In case you have a problem where do you seek for support?
43. What kind of social associations exist in this area?
44. Have you been involved in any association (formal/informal)
45. How long have you lived in this place
46. Are you renting or owning this house
47. If renting why
48. If owning, how did you get land here.
49. How much was the cost of land
50. Was it affordable

Location quality

Accessibility to various services	Before	After
Accessibility to road		
Health facilities		
Schools, prayer houses		
Market		
Security situation		
Access to transport services		
Proximity to city centre		

III. Compensation payment

Amount and Components of compensation

51. What properties did you lose?
52. Were you paid compensation for your properties?
53. If yes, for which properties were you paid and how much were you paid?
(can be justified with compensation documents if available)
 - Land
 - House
 - Flowers/Vegetable garden
 - Transport allowance
 - Rent
 - Disturbance allowance
 - Loss of profit
 - Others (specify)

Ability to own new assets

54. Were you able to replace the assets lost after receiving compensation?

Type of assets acquired after receiving compensation

55. What type of assets did you acquire after receiving your compensation payment?
 - Land
 - House
 - Motor vehicle
 - Motor cycle
 - Bicycle
 - Tri cycle
 - TV/Radio
 - Refrigerator/freezer
 - Mobile phones
 - Other (specify)



Promptness of compensation

- 56. Did you receive your compensation at the appropriate time?
- 57. If no, how long did you take before you received your compensation
- 58. Did you receive any other payment after compensation
- 59. If yes, what for

Uses of compensation

- 60. In what ways have you made use of the compensation payment you received?

Adequacy of compensation,

- 61. Do you think the compensation was adequately paid in accordance to respective properties lost? Explain
- 62. Has the compensation improved/deteriorated your livelihood?
- 63. If improved, why do you think so?
- 64. If no, in which ways do you think the compensation has deteriorated your livelihoods?
- 65. If you were given opportunity to recommend for improving a project that involves displacement, which aspects would you like to be improved /changed for future improvement?
- 66. Would you have preferred to be resettled instead of only receiving compensation, if yes why?

INTERVIEW GUIDE FOR NON DISPLACED HOUSEHOLDS IN KURASINI

Ward.....Mtaa.....

Name of Interviewer.....

Date.....

General Information

- 1. Name of respondent.....
- 2. Sex..... age.....
- 3. Education.....

QUESTION 1 – Community respondents

Households' characteristics

No	Name	Sex	Age	Education	employment daily labourers/ permanent job
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

4. Do they all live in the same house (address?)

Means of livelihood

5. What do you do for income earning for your household.....
6. What is your average monthly income.....
7. How long have you been doing that job.....
8. Have you ever lost your job, if yes why.....
9. How many household members are earning income.....
10. What is the average total monthly income of your household (including income of other members
11. is the income you earn from your job enough to maintain your household needs?
12. Apart from this job, do you have any other source of income?
13. How long have you lived in this place
14. Are you renting or owning this house
15. Do own a business?
16. If yes, what kind of business?

17. Where did you get capital to start the business?

Ability to afford children education

18. How many children do you have?

19. Are they studying?

20. If yes where?

21. How do you manage to pay for children education?

22. Have you ever experienced any problem in paying for children education?

23. If yes why?

24. How do your children go to school (walking, bus, bicycle etc)?

25. Do you incur any transport costs for your children to go to school?

26. If yes how much per day?

27. Apart from transport expenses what other costs do you incur for children education?

28. Is the cost affordable?

Ability to use skills

29. What kind of skills do you have?

30. What types of job opportunity exist in this area?

31. Does your job in compliance with your skills?

32. Have you ever changed your job?

33. If yes, why?

34. Is it easier to get job in this area?

35. When you shift from this area, do you think you will still be able to use your skills?

Distance to work place

36. How far is your work place from home?

37. Do you use any kind of transport to go to your work place?

38. If yes, what kind of transport?

39. How much cost do you pay for transport to work place every monthly/day

Availability of basic services	
Power	
Water	
Toilet	
House size (number of rooms)	
Construction completed	
Construction not complete	
House size (Number of rooms)	

Type of dwelling	status
Permanent	
Semi-Permanent	
Temporary	
Type of building material	

Social status

40. What is your relationship with neighbors in this community?
41. In case you have a problem can you easily get support?
42. Where do you seek for support?
43. Are there any associations/ groups in this area? (formal/informal)
44. If yes are you involved in any association these associations?

Location quality

Accessibility to various services	Current status
Accessibility by road	
Health facilities	
Schools, prayer houses	
Market	
Access to transport services	
Proximity to city centre	

Ability to own assets

Type of assets owned

What type of assets do you have? (Things that you mostly value)

Land.....

House.....

Motor vehicle.....
Motor cycle.....
Bicycle
Tri cycle.....
TV/Radio.....
Refrigerator/freezer.....
Mobile phones.....
Other (specify).....

How did you manage to get these assets?

Generally, how do you see your life here, is it good or bad?

If good why?

If bad why?

Do you think you can maintain or improve your living standard if you shift to another place? Explain

Focus group discussion guide

General information

- When did you know that you were going to move from Kurasini?
- How did you feel about demolishing your houses and having to shift to another location?
- What was the feeling of other family members?
- How did you feel when you heard that you will be compensated for your properties?
- How is your life in general at Vijibweni?
- Did all family members at Kurasini shifted to Vijibweni?

Livelihoods

- In Kurasini there was high dependence on small business and daily labour at the port and the surrounding areas are you still going there for the jobs/business?
- How significant were your businesses?
- What challenges to you face

- Those who still go to work and or do business at Kurasini, are you able to generate some profit?
- How do you feel on changing job/business environment?
- What affected your business since you were still doing it at Kurasini?
- How do you feel on staying without job/business?
- How have you used the compensation money?
- What challenges do you face?

Compensation

- How much did you receive as your compensation?
- Did you receive other money after the initial compensation?
- What for?
- How was the money used?
- Did you manage to buy new assets?

Social relations

- How is your relationship with neighbors?
- How can resettlement programs be improved in the future?
- What type of difficulties have you experienced since you shifted to Vijibweni?

Annex 2: Valuation and compensation documents

NO BY: VAL/RED/KUR/554
KIEWANDA/MAN GASA Fomu ya Ardhi Na.69
MAHILI/SHARRY JAMHURI YA MUUNGANO WA TANZANIA
29/12/2006
KUWANAAS SHERIA YA ARDHI, 1999
(Na.4 ya 1999)
TAARIFA KWA MKAZI WA ARDHI KUDAI FIDIA
(Chini ya Kanuni ya 6 ya Kanuni za Madai ya Fidia ya Ardhi, 2001)

Kwa: OMARI RAJABU MHANDO Kumb. Na.....
Mimi: LUCY KABYEMELA
Afisa Mteule wa..... NINATOA TAARIFA kwamba unayohaki
ya kudai fidia chini ya fungu la..... la sheria kwa ajili ya haki yoyote itokanayo
au iwezayo kutokana kutokana na kuhuisha ardhi husika kwenye mpango wa
maendeleo ya kinji.

Unaweza kujaza fomu ya Ardhi Na.70 inayohusu Ombi la Mkazi wa Ardhi kulipwa
fidia na kuorodhesha madai yako.

Madai yako lazima yawasilishwe kwangu katika siku sitini (60) tangu kupokelewa
kwa taarifa hii.

Kama utahitaji msaada wakati wa kujaza fomu hii ya madai, unaweza kuomba
msaada kwangu au mtu yeyote unayedhani anaweza kukusaidia.

Imtoglewa hapa KURASINI siku ya 21..... mwezi
wa 12..... mwaka 2006

Imepokelewa hapa:
Mkazi wa Ardhi:
Jina: OMARI RAJABU MHANDO
Saini/Kidole gumba.....
[Signature]

[Signature]
K.n.y. Kamisari
**COMMISSIONER
LAND DEVELOPMENT SERVICES**

[Signature] na Andreas E. Mpesa
[Signature]

.....

DSM

26/11/2007

Katibu mkuu
Wizara ya Ardhi
S L P 9132
DAR ES SALAAM

AHADI YA KUHAMA ENEO/NYUMBA

Mimi OMARY RAJABU MHANDO


Nakiri kupokea fidia ya Ardhi /Mazao/Nyumba/Posho leo tarehe 26/11/07

Ya kiasi cha Tshs 15,346,500 (kig. 441639 tar. 20/11/07

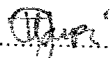
Kwa kumb.Na. VAL/RED/KUR/ 554

Na ninaahidi nitakua nimehama na kuondoa maendelezo yaliyofidiwa ndani ya siku 30 kuanzia leo kupisha uendelezaji upya wa eneo la kurasini.

Jina: OMARY RAJABU MHANDO

Saini: 

Tarehe: 26/11/2007

Afisa Mtendaji:  AFISA MTENDAJI WA KAZI KURASINI

Afisa Mlipaji: Flade
26/11/07