GOVERNMENT OF THE UNITED REPUBLIC OF TANZANIA

TANZANIA ELECTRIC SUPPLY COMPANY LIMITED

DISTRIBUTION AND TRANSMISSION REHABILITATION PROJECT (DAR ES SALAAM, MOSHI AND ARUSHA)

PROPOSED HIGH VOLTAGE TRANSMISSION LINES IN DAR ES SALAAM

RESETTLEMENT ACTION PLAN

FINAL
23 JULY 2007
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### ABBREVIATIONS AND ACRONYMS

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>DTRP</td>
<td>Distribution and Transmission Rehabilitation Project - Dar es Salaam, Moshi and Arusha</td>
</tr>
<tr>
<td>kV</td>
<td>kilovolt</td>
</tr>
<tr>
<td>TANESCO</td>
<td>Tanzania Electric Supply Company Limited</td>
</tr>
<tr>
<td>TANROADS</td>
<td>Tanzania Road Agency</td>
</tr>
<tr>
<td>TRC</td>
<td>Tanzania Railways Corporation</td>
</tr>
<tr>
<td>TSh</td>
<td>Tanzania Shilling</td>
</tr>
<tr>
<td>USD</td>
<td>United States Dollar</td>
</tr>
</tbody>
</table>

### RESETTLEMENT ACTION PLAN PREPARATION TEAM

<table>
<thead>
<tr>
<th>Name and Details</th>
<th>Tasks</th>
</tr>
</thead>
<tbody>
<tr>
<td>D C Hayward, Impacto, Lda., Maputo, Mozambique</td>
<td>Compilation of the resettlement action plan</td>
</tr>
<tr>
<td>TANESCO (Environmental Unit), Dar es Salaam</td>
<td>Environmental inputs, Confirmation of the location of project infrastructure and affected land</td>
</tr>
<tr>
<td>Nyinisaeli Palangyo, Independent Consultant (Sociologist), Dar es Salaam</td>
<td>Public consultation, Socio-economic inputs</td>
</tr>
<tr>
<td>Anna Stella Mwema Kaijage, Independent Consultant, Dar es Salaam</td>
<td>Public consultation, Socio-economic inputs</td>
</tr>
<tr>
<td>Dr M L Geho, University College of Lands and Architecture Studies, Dar es Salaam</td>
<td>Identification of affected properties and displaced people, Valuation of assets, Determination of compensation</td>
</tr>
<tr>
<td>F Komu, Majengo Estates Developers, Ltd., Dar es Salaam</td>
<td>Identification of affected properties and displaced people, Valuation of assets, Determination of compensation</td>
</tr>
</tbody>
</table>
SUMMARY

Introduction and background

The existing electricity supply system in Dar es Salaam, Tanzania, is unable to meet the growing demand for electricity by existing and potential consumers. As part of its distribution network improvement programme the Tanzania Electric Supply Company Limited (TANESCO), through a credit from the International Development Association, intends to implement the Distribution and Transmission Rehabilitation Project – Dar es Salaam, Moshi and Arusha (DTRP), in order to rehabilitate its distribution system and reinforce transmission networks in and around Moshi and Arusha in northern Tanzania and in the city of Dar es Salaam. In Dar es Salaam, implementation of the project will involve the installation of infrastructure, such as high voltage transmission lines and substations. TANESCO will need to acquire privately owned and occupied property (i.e. land and structures) to create wayleaves for the transmission lines and substations. This will affect, to varying extents, 2,212 properties and an estimated 11,060 people associated with these properties.

The purpose of this resettlement action plan is to present an agreed plan and implementation budget for the resettlement of displaced people who will be affected by the acquisition of land for project infrastructure in Dar es Salaam. The resettlement action plan has been prepared to meet the policy and operational requirements of the Government of the United Republic of Tanzania and the World Bank, particularly the World Bank Operational Policy 4.12 on Involuntary Resettlement.

The resettlement action plan follows the general policies, principles and guidelines presented in a resettlement policy framework for the Dar es Salaam component of the DTRP which was finalised in January 2006. The resettlement policy framework was prepared because, at the time that the DTRP was being appraised by the World Bank, project details, including the exact location of project infrastructure and the nature and extent of resultant displacement, were not sufficiently known to allow detailed resettlement planning.

Planning of the resettlement component commenced in early 2005. Public consultations with affected parties and stakeholders were carried out and socio-economic surveys undertaken in January, February and September 2005 and from May to July 2006 by independent sociologists engaged by TANESCO. The results of these socio-economic studies are presented in separate reports and summarised in the resettlement action plan.

From November 2005 to July 2006 independent valuation surveyors identified affected properties, served notices on the property owners, made inventories of each affected property (e.g. land, structures and fixed assets) and determined the value of the affected property, in accordance with legal requirements in force in Tanzania. This was done together with Ward Executive Officers and other local leaders. From June to November 2006 the valuation surveyors calculated the compensation payment due to the owners or occupiers of each affected property. Their findings are presented in separate valuation reports.

Consistent with the World Bank’s disclosure policy, the resettlement action plan will be publicly disclosed in Tanzania and in the World Bank Infoshop before construction of project infrastructure can commence. During this period members of the public will be given the opportunity to respond to the resettlement action plan.

1 The term “resettlement” includes all aspects of compensation, physical relocation and support for the restoration of livelihoods.

2 The resettlement component of that part of the project being implemented in the Moshi and Arusha areas is covered by a separate resettlement action plan.
Project description and land requirements

The DTRP in Dar es Salaam has two infrastructure related components. Component 1 involves the improvement of the high voltage transmission system and is designed to improve the supply of bulk power to areas with high load densities and to new supply areas, particularly in the north eastern and southern parts of the city. Component 2 involves the improvement of the medium voltage distribution system and is not expected to cause much, if any, displacement.

Since early 2005 TANESCO has considered a number of design and routing alternatives in order to minimise land acquisition and displacement, minimise resettlement and compensation and minimise construction costs while still achieving overall project objectives. Design alternatives included the use of: standard steel lattice towers, requiring wayleaves 40 m wide and with relatively inflexible routing options; tubular steel poles, requiring wayleaves of up to 15 m wide and with more flexible routing options; and buried underground cables, requiring wayleaves 5 m wide or less and with very flexible routing options. Underground cable are considerably more expensive to install than the other options but cause much less displacement. Routing alternatives included the use of land owned by TANESCO and existing electricity, road, rail and pipeline wayleaves and corridors.

Consideration was also given to allowing affected parties to continue to live within or use land within the proposed wayleaves but for health, safety and security reasons, TANESCO does not believe that this would be advisable.

According to the current revised transmission line plan four new high voltage transmission lines, together with associated infrastructure, will be installed in parts of Kinondoni, Temeke and Ilala Municipalities in Dar es Salaam (see Figure 2 in the resettlement action plan). These are from:

- Ubungo substation to a proposed new substation at Victoria (New Millennium area), north east of Ubungo;
- Ubungo to a proposed new substation at Kinyerezi, (south west of Ubungo) via the existing Kurasini, Mbagala and Factory Zone II substations;
- Factory Zone II substation to Factory Zone III substation at Kipawa, near Dar es Salaam International Airport; and
- the proposed Kinyerezi substation to a T-off point at Kimara on the existing Morogoro to Ubungo 220 kV transmission line.

New 132 kV components will be installed within the Ubungo and Factory Zone II substations to serve the new transmission lines. The existing primary substations at Kurasini, Mbagala and Factory Zone II will each be enlarged by about 2 000 m² to accommodate the required 132/33 kV components. Two new substations will be constructed at Victoria (on about 3 000 m² of vacant land to be acquired by TANESCO) and at Kinyerezi (on a plot belonging to TANESCO). Table S1 summarises the current (October 2006) infrastructure plan and land requirements for the Dar es Salaam component of the DTRP. Land will only need to be acquired for the Kurasini to Kinyerezi sections of the Ubungo to Kurasini transmission line and for the entire length of the Kinyerezi to Kimara T-off transmission line. Approximately 120 ha of land will need to be acquired for the wayleaves which will affect a total of 2 212 properties. It is estimated that 11 060 people are associated with these properties.
Table S1  Infrastructure plan, land acquisition and displacement for the Dar es Salaam component of the DTRP

<table>
<thead>
<tr>
<th>NEW TRANSMISSION LINE</th>
<th>UBUONGO TO VICTORIA</th>
<th>UBUONGO TO KINYEREZI</th>
<th>Mbagala to Factory Zone II</th>
<th>Factory Zone II to Kinyerezi</th>
<th>FACTORY ZONE II TO FACTORY ZONE III</th>
<th>KINYEREZI TO KIMARA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capacity</td>
<td>132 kV</td>
<td>132 kV</td>
<td>132 kV</td>
<td>132 kV</td>
<td>132 kV</td>
<td>220 kV</td>
</tr>
<tr>
<td>Length</td>
<td>7 km</td>
<td>11 km</td>
<td>12 km</td>
<td>15 km</td>
<td>6 km</td>
<td>8 km</td>
</tr>
<tr>
<td>Routing</td>
<td>Along Sam Nujoma and New Bagamoyo Roads</td>
<td>Along Nelson Mandela Highway</td>
<td>Across estuary, then through private properties.</td>
<td>Through private properties, then Gongo la Mboto army reserve</td>
<td>Through private properties</td>
<td>Along railway line</td>
</tr>
<tr>
<td>Design</td>
<td>Tubular steel poles</td>
<td>Tubular steel poles</td>
<td>Steel lattice towers</td>
<td>Steel lattice towers</td>
<td>Steel lattice towers</td>
<td>Steel lattice towers</td>
</tr>
<tr>
<td>Measure to limit land acquisition</td>
<td>Use part of TANROADS road reserves</td>
<td>Use part of TANROADS road reserves</td>
<td>Use part of TAZAMA pipeline corridor where possible</td>
<td>Use part of TAZAMA and SONGAS pipeline corridors where possible</td>
<td>Next to SONGAS pipeline corridor where possible</td>
<td>Use 10 m of SONGAS pipeline corridor where possible</td>
</tr>
<tr>
<td>Additional strip of land needed</td>
<td>None</td>
<td>None</td>
<td>35 to 40 m wide (average)</td>
<td>40 m wide (average)</td>
<td>None</td>
<td>30 m wide (average)</td>
</tr>
<tr>
<td>Substations</td>
<td>New substation at Victoria on vacant plot to be acquired</td>
<td>Expansion of Kurasini substation</td>
<td>Expansion of Mbagala substation</td>
<td>Expansion of Factory Zone II substation</td>
<td>New substation at Kinyerezi on plot owned by TANESCO</td>
<td>-</td>
</tr>
<tr>
<td>Displacement</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Affected wards</td>
<td>Ubungo, Sinza, Mwenge, Kijitonyama</td>
<td>Ubungo, Mabibo, Tabata, Buguruni, Sandali, Tembeke, Miburani, Kurasini</td>
<td>Kurasini, Mtoni, Vijibwani, Kibada, Toangoma, Mbagala Ku, Charambe</td>
<td>Charambe, Kitunda, Chanka, Ukonga</td>
<td>Ukonga</td>
<td>Ukonga, Kipawa</td>
</tr>
<tr>
<td>Type of settlement</td>
<td>Urban. Mainly low to medium density. Mostly planned.</td>
<td>Urban. Mainly low to medium density. Mostly planned.</td>
<td>Semi-rural, low density. Then peri-urban, high density. Some planned areas</td>
<td>Mostly peri-urban with some semi-rural. Mainly medium density. Planned and unplanned areas</td>
<td>Semi-rural and peri-urban. Low to medium density. Mostly unplanned, some planned areas</td>
<td>Semi-rural. Low to medium density. Mostly unplanned but many newly planned areas</td>
</tr>
<tr>
<td>Type of properties</td>
<td>Mainly medium to high value residential and commercial</td>
<td>Mainly long established, medium to high value residential and commercial</td>
<td>Farm plots. Then mainly low to medium value residential</td>
<td>Mainly medium value residential</td>
<td>Mainly low to medium value residential. Some high value residential, Some farm plots</td>
<td>Farm plots. Mainly low and medium value residential. Some high value residential</td>
</tr>
<tr>
<td>Affected properties</td>
<td>0</td>
<td>0</td>
<td>1 871</td>
<td>9 355</td>
<td>0</td>
<td>341</td>
</tr>
<tr>
<td>Affected people</td>
<td>0</td>
<td>0</td>
<td>9 355</td>
<td>0</td>
<td>0</td>
<td>1 705</td>
</tr>
</tbody>
</table>

Impacto Lda – Projectos e Estudos Ambientais
Land to be acquired for the wayleaves is located in urban, semi-rural or peri-urban and mixed wards of Dar es Salaam. In affected urban wards population densities range from medium to high. In these wards settlement ranges from planned, well established and relatively well serviced suburban areas with medium to high value properties, owned mainly by people with title documents, to unplanned settlements, with smaller plots and lower value properties, usually occupied by people without title documents but with recognised occupancy rights. Properties are used for residential, commercial and, in a few cases, industrial purposes.

In affected semi-rural or peri-urban wards population densities range from low to relatively high. Most of the affected properties are in unplanned settlements with unsurveyed plots for which the owners do not have title documents (but do have legally recognised occupancy rights). The affected properties are mainly used for residential and/or smallholder farming purposes. Property values generally vary from low to medium. Other affected properties are situated within planned settlement areas and are held through a granted right of occupancy. They are mainly used for residential purposes and are often of medium to high value.

**Nature and extent of displacement**

Displaced persons will suffer the loss of one or more of the following:

- land or access to land, including land used for outdoor business activities and farming;
- title or the right of occupancy;
- infrastructure, such as houses, business premises and farm buildings (e.g. cow sheds), and other fixed assets, such as boundary walls, hedges, wells, garden plants, standing crops and fruit trees; and
- graves.

More than 120 ha of land will be acquired for the project, thousands of structures within the wayleaves will be affected and a total of 161 graves will have to be exhumed and relocated. The impacts of these losses vary from one displaced person to another and include:

- the need to relocate the displaced person, business or farming operation;
- the loss of the value of land, buildings and fixed assets;
- the loss of accommodation while residents and businesses rebuild houses and premises or find alternative accommodation;
- the loss of profit or sources of livelihood while businesses (including farmers) re-establish their operations; and
- the costs incurred for moving furniture, equipment, business inventory and other assets to temporary or new accommodation.

The seriousness of the impacts on a displaced person also varies considerably from one displaced person to another. Impacts will be:

- minor - a small part of a plot is acquired (partial loss). Houses and structures and most of a displaced person’s productive land are within the residual part of the plot and are not affected. The residual can continue to be used without much loss or disturbance. Physical relocation is not necessary;
- moderate - a part of a plot is acquired (partial loss). Houses and major structures are within the residual and not affected but other assets (e.g. boundary walls, kiosks

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3 I.e. a granted right of occupancy (effectively a lease from the State)
4 I.e. a deemed right of occupancy based on customary tenure arrangements (which has, in most respects, the same legal status as a granted right of occupancy) or occupancy based on proven long standing occupancy.
and fruit trees) may be affected. Where this occurs, displaced persons are able to re-establish these on the residual. Physical relocation is not necessary;

- moderate to severe - a part of a plot is acquired (partial loss). Houses, major structures or most of the productive land are within the residual and are affected (total loss). Where the residual is large enough and viable for continued use a displaced person is able to re-establish infrastructure and operations on the residual. Physical relocation to the residual is necessary. Temporary losses of accommodation and livelihood sources are incurred while re-establishing; and

- severe – the whole plot is acquired or the residual is not viable for continued use (total loss). Physical relocation to a new site is necessary. Temporary losses of accommodation and livelihood sources are incurred while re-establishing.

Of the 2212 displaced households and other entities 955 (43%) will have to physically relocate to either the residual portions of their plots or to new locations.

**Resettlement measures and entitlements**

Tanzanian legislation\(^5\) provides for privately occupied land to be compulsorily acquired for public purposes and requires the State to pay full, fair and prompt compensation. According to Tanzanian law only people who are considered to be lawfully occupying or using the acquired land are eligible for compensation or resettlement measures. Lawful land occupiers or “owners” are people with:

- a granted right of occupancy - this is a long term, registered lease of (surveyed) land from the State, issued for varying terms and accompanied by official title documents; or

- a deemed right of occupancy – this is the occupation and use of land based on customary laws and practices or on proven *bona fide* long standing occupation, commonly found in rural villages and unplanned urban settlements. “Landowners” do not have title documents but a deemed right of occupancy has, in most respects, the same legal status as a granted right of occupancy.

The cut off date for eligibility for benefits was the date that official notices (i.e. Land Form 69) were served on displaced persons along particular sections of the proposed wayleaves. However, people and entities who subsequently claim to be eligible but whose property was missed out or not assessed during the asset inventory survey will be entitled to lodge a claim with TANESCO or the respective Municipal Director.

The 2212 affected properties identified by the valuation surveyors were considered to be lawfully occupied by their “owners” who will be eligible for compensation in accordance with the Land Regulations\(^6\), made under the Land Act\(^7\). In line with the Regulations compensation will be paid in the form of cash as this will enable the recipients to acquire replacement properties how, when and where they chose or to utilise the compensation payment for other purposes according to personal choice. Because the affected land is in or near urban areas and replacement properties are generally available this is not at variance with the World

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\(^5\) Land administration in mainland Tanzania is governed by the Land Act (No. 4 of 1999), the Village Land Act (No. 5 of 1999), the Land Acquisition Act (No. 47 of 1967), their associated Regulations as well as other relevant legislation.

\(^6\) The Land (Compensation Claims) and Land (Assessment of the Value of Land for Compensation) Regulations, 2001.

\(^7\) The Regulations do provide for, at the option of the Government, compensation to be paid in the form of replacement land and/or buildings.
For each eligible displaced person the assessment of compensation will be based on:

- the market value of the real property (i.e. land, structures, crops and other unexhausted improvements);
- a disturbance allowance;
- a transport allowance;
- loss of accommodation; and
- loss of business profit or accommodation;

The RAP, in the form of an entitlement matrix (Table 8), lists the resettlement (i.e. compensation) measures that eligible property owners will receive for each type of loss incurred. The RAP also describes in more detail the elements of compensation and the calculation methods used.

The valuation surveyors determined the market value of land by using the direct comparison method. Lists of recent sales transaction in different areas were examined and unit rates were agreed with the relevant Municipal Land Officer and then applied to the affected land area of each affected property. The direct comparison method was also used to determine the market value of houses and other structures. For the market value of crops and trees the valuation surveyors used crop compensation rates, based on the incomes approach, provided by the Ministry of Lands and Human Settlements Development. These rates were then applied to the affected area under a particular crop (or to the number of affected trees).

Displaced persons who lose most of their land and/or other assets, or where the residual part of a plot or building is no longer viable for continued use, have been given an option to require the project to acquire the residual (i.e. total acquisition). Where there is total loss of land displaced persons are to be given the opportunity to purchase, using the cash compensation received, a surveyed replacement plot from the municipalities, on which to rebuild houses and infrastructure and re-establish business or farming activities. A displaced person will not be compelled to accept replacement land and may opt to retain and use the cash compensation as he or she pleases, such as for purchasing alternative land at a location of his or her choice.

To calculate the disturbance allowance the valuation surveyors multiplied the assessed value of the affected land (not assets) by the average percentage rate of interest offered by commercial banks on twelve month fixed deposits (currently 4%).

Eligible property owners who will need to relocate furniture, equipment, business inventory and other movable assets to a new location, even if only over a short distance, will be paid, in cash, a transport allowance. This was assessed as the equivalent of the prevailing cost of hauling 12 t of goods by road or rail over a distance of 20 km. A standard rate provided by the municipalities of TSh 150 000 per eligible claimant was used by the valuation surveyors.

Displaced persons who will lose houses and other structures are to receive an allowance to cover the cost of renting similar houses or structures for a period of three years, while re-

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8 World Bank Operational Policy 4.12 (Paragraph 12) suggests that cash compensation may be more appropriate where active markets for land, housing and labour exist; where livelihoods are not land based or, even where livelihoods are land based, when only a small fraction of a landholding is acquired and the residual remains viable.

9 As evidenced by actual recent offerings and sales of similar properties in the area.

10 The production capacity of an average tended crop is estimated, the net annual value of crop production is calculated and then capitalised at the average lending rate of banks in the country.

11 The municipalities in Dar es Salaam have recently made available over 30 000 plots in planned settlement areas, some of which will be available to people displaced by the project.
establishing themselves elsewhere. The valuation surveyors calculated the allowance by multiplying the assessed monthly market rent for the affected house (or part of house) by 36 months. Value bands, based on a market survey of rental properties in the respective areas, were used to determine monthly rentals.

When a business operation is affected a displaced person will be paid an allowance to cover the loss of profits for three years while the business is being re-established. This is supposed to be calculated as the net monthly profit of the business, as evidenced by audited accounts, where available, multiplied by 36 months. However, many of the small businesses that will be affected do not keep proper records. Alternatively, the Regulations permit a displaced person to be paid an accommodation allowance to cover the cost of renting alternative business premises\(^\text{12}\) for a period of three years. This was calculated by multiplying the assessed monthly market rent for the affected building by 36 months. The loss of profit and accommodation allowances will not to be paid concurrently in respect of the same property, except where the property is used for both residential and business purposes.

Where land to be acquired contains graves the legislation\(^\text{13}\) require compensation, to cover the costs of exhumation, reburial and necessary rituals, as well as alternative burial sites to be provided to the relatives of the deceased. For graves, the valuation surveyors used a standard value provided by the municipalities, i.e. TSh 75 000 per grave. If requested by the displaced persons, the municipalities will provide alternative burial plots.

These resettlement measures - for people legally recognised as property holders in Tanzanian law – conform with those required by the World Bank Operational Policy 4.12\(^\text{14}\). By omission, the legislation does not consider “non-landowners”, such as opportunistic or unlawful land occupiers (e.g. squatters and encroachers) to be eligible for compensation. These are people who typically use open access land, road reserves and wayleaves for residential, business, farming and other purposes, without any legally recognised right of occupation, even if their occupation is officially tolerated and, sometimes, registered or licensed. The legislation also does not consider tenants (residential, business or farming) to be eligible for compensation. The World Bank Operational Policy 4.12 recognises that while non-landowners may have no right to compensation for the loss of the land that they are occupying (since they do not “own” the land), they should be provided with certain resettlement measures, provided that they occupy the project area prior to a cut off date\(^\text{15}\).

According to their records, the valuation surveyors did not encounter any land within the wayleaves being occupied by opportunistic land users. There is a large number of tenants and lodgers renting property within the proposed wayleaves although the valuation surveyors did not identify and assess these. Since the serving of official notices (i.e. Land Form 69) on property owners, landlords have had sufficient time to serve their tenants and lodgers with notice to vacate the rented premises and seek alternative premises and re-

\(^{12}\) E.g. factories, workshops, shops, kiosks, sheds, farm buildings and livestock pens.

\(^{13}\) The Land Acquisition Act and the Graves Removal Act.

\(^{14}\) In summary the World Bank Operational Policy 4.12 (Paragraphs 15 and 16) states that such displaced persons are to be provided with (a) compensation for the land they lose and other assistance in accordance with the Policy; such as moving allowances, replacement land, where appropriate, and assistance to help them to restore their livelihoods over a transitional period; and (b) compensation for the loss of assets other than land.

\(^{15}\) According to the World Bank Operational Policy 4.12 (Paragraphs 15 and 16) such measures include, where appropriate (a) compensation for the loss of assets owned by the displaced person (other than land), (b) resettlement assistance (e.g. replacement land, cash, other assets and employment) in lieu of compensation for the land that they occupy and (c) other assistance, as necessary (e.g. moving assistance), to achieve the objectives of the Policy such as restoration of livelihoods over a transitional period.
The project will provide tenants and lodgers with free mediation and legal assistance in cases where disputes arise with landlords concerning the non-refund of advance rental deposits and payments and concerning other issues.

Any specially vulnerable people, such as the poor, widows, single mothers, handicapped people, HIV/AIDS victims and the elderly, identified by local leaders will be provided with necessary assistance by the project on a case by case basis.

During construction it is possible that unplanned damage to property outside the wayleaves may be caused by construction teams. Such affected property owners will be able to lodge compensation claims with TANESCO through their local leaders. Such claims will be assessed on a case by case basis but the assessment will follow the compensation principles and entitlements stipulated in the resettlement action plan.

For individual sections of the proposed wayleaves the valuation surveyors prepared valuation reports, containing valuation details and a valuation summary, which have been approved by the Chief Government Valuer. Table S2 is a summary per ward of the total amounts of compensation and allowances to be paid to eligible property owners as assessed by the valuation surveyors. The total value of compensation and allowances to be paid to property owners is TSh 15 119 404 866 at an average of TSh 6 835 174 per property (2 212 properties).

Implementation arrangements and issues

Staff in the TANESCO Projects Directorate and the Corporate Planning and Research Directorate are responsible for implementing the resettlement action plan in co-operation with staff from other relevant organisations. TANESCO has established a DTRP Compensation Steering Committee, comprising representatives from the TANESCO Projects Directorate, the Ministry of Energy and Minerals, the Ministry of Lands and Human Settlements Development, the National Environment Management Council, the Kinondoni, Ilala and Temeke Municipalities and an independent sociologist and independent valuation surveyors. Among other duties, this committee provides overall oversight and co-ordination and deals with complaints and disputes brought to its attention.

TANESCO has also established a Project Compensation Committee made up of staff from most of the TANESCO Directorates, the relevant Regional Offices and other units within TANESCO. This committee is responsible for internal management of the resettlement implementation process. A Project Resettlement Unit has been established to: manage field and day to day activities; co-ordinate and manage specialist teams; liaise with municipalities, utilities, government agencies and other stakeholders; and prepare periodic progress reports for submission to the Steering Committee via the Project Compensation Committee. The unit includes staff from the TANESCO Directorate of Corporate Planning and Research, transmission and distribution engineers and surveyors, representatives from construction contractors and consultants engaged to provide specialist advice or services.

TANESCO has also established a Dispute Resolution Team to address complaints and disputes lodged by displaced persons and other parties. This team comprises Municipal Land Officers and Valuers, an independent legal expert and an independent sociologist. It is recommended that TANESCO engages the services of a legal consultant to deal with problems that tenants might have with landlords regarding issues such as the refund of advance rental payments.

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16 Landlords may at any time and for good reason give notice to tenants. The compulsory acquisition of a landlord's property in the public interest is considered to be a valid reason for terminating a lease agreement with a tenant.
### Table S2
Summary of compensation and allowances to be paid to eligible property owners

<table>
<thead>
<tr>
<th>AFFECTED WARD</th>
<th>NUMBER OF AFFECTED UNITS</th>
<th>COMPENSATION (TSh)</th>
<th>ALLOWANCES (TSh)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>LOSS OF LAND</td>
<td>LOSS OF BUILDINGS</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2 615 684 150 000</td>
<td>7 200 000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>DISTURB. TRANSPORT</td>
<td>ACCOMOD. LOSS OF BUSINESS PROFIT GRAVE REMOVAL WARD TOTAL (TSh)</td>
</tr>
<tr>
<td>Kurasini</td>
<td>2</td>
<td>65 392 110 90 792 000 2 934 300</td>
<td>0 0 169 084 094</td>
</tr>
<tr>
<td>Mtoni</td>
<td>5</td>
<td>17 290 372 158 330 500 422 740</td>
<td>791 615 750 000 16 020 000</td>
</tr>
<tr>
<td>Vjiibwene</td>
<td>217</td>
<td>149 600 295 303 735 400 21 267 520 5 983 658 4 950 000 37 080 000 2 160 000 3 450 000 528 226 873</td>
<td></td>
</tr>
<tr>
<td>Kibada</td>
<td>95</td>
<td>143 730 994 38 100 900 34 075 245 5 749 240 6 600 000 10 800 000 0 3 450 000 242 506 379</td>
<td></td>
</tr>
<tr>
<td>Toangoma</td>
<td>6</td>
<td>87 585 559 0 974 860 3 503 422</td>
<td>0 0 92 063 841</td>
</tr>
<tr>
<td>Mbagala Kuu</td>
<td>128</td>
<td>143 713 893 1 244 531 750 15 424 540 6 248 556 11 850 000 229 680 000 10 980 000 750 000 1 663 178 779</td>
<td></td>
</tr>
<tr>
<td>Charabme</td>
<td>666</td>
<td>357 364 044 4 013 279 790 19 133 630 14 310 422 60 300 000 526 680 000 268 458 000 0 5 259 525 886</td>
<td></td>
</tr>
<tr>
<td>Kitunda</td>
<td>497</td>
<td>403 569 722 2 342 379 350 124 645 907 16 715 293 30 900 000 373 680 000 892 160 000 225 000 4 184 275 272</td>
<td></td>
</tr>
<tr>
<td>Chanika</td>
<td>116</td>
<td>73 569 704 605 249 800 12 943 287 2 942 788 6 300 000 105 300 000 8 550 000</td>
<td></td>
</tr>
<tr>
<td>Ukonga</td>
<td>139</td>
<td>138 843 559 469 219 950 30 719 798 5 553 744 6 600 000 88 220 000 3 240 000 0 740 397 051</td>
<td></td>
</tr>
<tr>
<td>Kinyerezi</td>
<td>135</td>
<td>171 950 475 451 140 100 49 780 393 6 878 019 7 200 000 42 660 000 20 340 000 1 500 000 751 448 987</td>
<td></td>
</tr>
<tr>
<td>Kimara</td>
<td>206</td>
<td>108 707 424 286 882 390 24 698 835 5 788 249 7 650 000 28 440 000 17 920 000 150 000 480 236 898</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>2 212</td>
<td>1 861 318 151 10 003 641 930 337 021 095 77 080 690 143 250 000 1 463 760 000 1 223 808 000 9 525 000 15 119 404 866</td>
<td></td>
</tr>
</tbody>
</table>
Using the valuation reports the next step will be for the valuation surveyors to complete consolidated compensation schedules which will also have to be approved by the Chief Government Valuer and to submit these to TANESCO. Approval of the compensation schedules signifies the official instruction to TANESCO to pay compensation to the affected parties.

Upon receipt of the approved compensation schedules, TANESCO will make out cheques in the name of the Land Compensation Fund\(^{17}\) and forward these, together with the compensation schedules, to the relevant municipalities. TANESCO will post notices in the affected areas advising beneficiaries to collect their compensation payments from the relevant municipal offices. The municipalities, overseen by the relevant District Commissioners, will be responsible for the actual payment of compensation, by cheque, to each beneficiary upon production of suitable identification. In the presence of local leaders, each beneficiary will be required to sign for the receipt of the compensation due on the compensation schedule.

Demolition of structures and destruction of crops and trees will not commence until beneficiaries have received their entitlements. Displaced property owners will have the right to salvage material and assets from their plots and harvest and standing crops before a date advised at the time of compensation payment.

Details and findings of the public consultation process carried out are presented in separate reports prepared by independent sociologists and are summarised in the resettlement action plan. Communication between TANESCO resettlement planning teams and the affected population has been undertaken using the well established local government channels, particularly through ward and sub-ward officials and leaders.

The resettlement action plan describes the procedure adopted for displaced persons and other parties to register complaints regarding resettlement and compensation issues and for dealing with complaints and disputes. In the first instance complaints are registered with TANESCO, either directly with the TANESCO Project Resettlement Unit or through ward and municipal offices. If complaints cannot be satisfactorily resolved immediately they are referred to the Dispute Resolution Team which makes recommendations to the Compensation Steering Committee. Where complaints and disputes cannot be resolved at this level a complainant may refer the matter to the appropriate level of land courts or, eventually, the High Court of Tanzania, whose decision will be final.

The resettlement action plan sets out elements important for monitoring and evaluating the process and impacts of the resettlement component of the DTRP in Dar es Salaam. It includes: on-going process monitoring; a validation survey to ensure that beneficiaries have received adequate and appropriate compensation and resettlement measures; the monitoring of socio-economic impacts against baseline conditions established during the baseline socio-economic survey; and external evaluation to be undertaken as part of the evaluation of the overall project by the World Bank.

However, socio-economic monitoring and evaluation will be very difficult to undertake because the area affected by project infrastructure is linear in nature and the socio-economic characteristics of displaced people varies considerably from one affected area to another. In addition, it is expected that many displaced persons will relocate to other, widely scattered parts of Dar es Salaam and that project staff will seldom know where the displaced persons have initially or later relocated to. It is expected that it will be almost impossible to locate them in the future in order to undertake periodic monitoring.

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\(^{17}\) Established in terms of the 1999 Land Act.
Indicative budget

An indicative budget for the resettlement component of the DTRP to be implemented by TANESCO in Dar es Salaam is presented in Table S3. The estimated total resettlement cost, including planning and preparation costs and a 20% contingency, is TSh 18,976,085,839 or approximately USD 14,596,990. The cost per displaced family or entity (2,212 units) is TSh 8,578,701 or nearly USD 6,600.

Table S3     Indicative resettlement budget

<table>
<thead>
<tr>
<th>BUDGET ITEM</th>
<th>COST (TSh)</th>
<th>COST (USD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public consultation &amp; socio-economic survey</td>
<td>70,000,000</td>
<td>53,846</td>
</tr>
<tr>
<td>(Consultant)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Land and asset valuation surveys</td>
<td>464,000,000</td>
<td>356,923</td>
</tr>
<tr>
<td>(Valuation Surveyors)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preparation of resettlement action plan document</td>
<td>70,000,000</td>
<td>53,846</td>
</tr>
<tr>
<td>(Consultant – 3 months)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TANESCO management and supervision</td>
<td>50,000,000</td>
<td>38,462</td>
</tr>
<tr>
<td>Cash compensation and allowances</td>
<td>151,194,048</td>
<td>11,630,311</td>
</tr>
<tr>
<td>Internal monitoring</td>
<td>20,000,000</td>
<td>15,385</td>
</tr>
<tr>
<td>External evaluation</td>
<td>20,000,000</td>
<td>15,385</td>
</tr>
<tr>
<td>Sub-total</td>
<td>158,134,048</td>
<td>12,164,158</td>
</tr>
<tr>
<td>20% contingency</td>
<td>3,162,680,973</td>
<td>2,432,832</td>
</tr>
<tr>
<td>TOTAL</td>
<td>18,976,085,839</td>
<td>14,596,990</td>
</tr>
</tbody>
</table>

18 1 USD is approximately TSh 1,300.
1 INTRODUCTION

1.1 PURPOSE OF THIS REPORT

Nearly all the generation, transmission and distribution of electricity in mainland Tanzania is undertaken by the Tanzania Electric Supply Company Limited (TANESCO) which is a public company that is wholly owned by the Government of the United Republic of Tanzania. TANESCO is responsible for about 98% of the country’s electricity supply. With assistance from the International Development Association, TANESCO is planning to implement the Distribution and Transmission Rehabilitation Project - Dar es Salaam, Moshi and Arusha (DTRP) in the City of Dar es Salaam and in the area between and around Moshi and Arusha, in northern Tanzania. In Dar es Salaam the project involves the construction of new high tension transmission lines and the installation of other infrastructure.

During early 2005 a social impact assessment of the project was undertaken for TANESCO by an independent consultant19, covering the transmission line routes in Dar es Salaam that were proposed at the time. The results of the social impact assessment were presented in a final report submitted to TANESCO in November 200520. Preliminary results from the assessment (April 2005) were also incorporated in an environmental and social impact assessment report prepared by TANESCO in April 2005. According to these studies a positive impact of the project will be an improved supply of electricity to consumers in many parts of Dar es Salaam. This has positive downstream impacts for businesses, income generation, health, education and general wellbeing. However, the studies found that the project will also have a number of negative social and economic impacts on people due to the need to compulsorily acquire land for project infrastructure.

The purpose of this resettlement action plan is to present an agreed plan and implementation budget for the resettlement of 2,212 property owners who will be affected by the acquisition of land for project infrastructure in Dar es Salaam21. The term “resettlement” includes the:

- payment of compensation, in cash or kind, for permanent or temporary losses of land, physical assets or access to resources;
- physical relocation, where necessary, of affected families and businesses to other areas; and
- provision, where necessary, of other assistance and measures to enable the affected families and businesses to restore and improve their livelihoods.

1.2 RELEVANT POLICIES AND GUIDELINES ADDRESSING INVOLUNTARY RESETTLEMENT

Although there is no specific policy or procedural guideline on involuntary resettlement planning in Tanzania, the Government has set out three overriding objectives to guide resettlement planning and implementation, i.e. avoidance, compensation and replacement. The basic premise is that the affected people should not be left in a worse position than they were before project implementation.

Tanzanian environmental regulations and guidelines require that, for projects involving the displacement of people and property, the arrangements for compensating and resettling displaced people must be included in the environmental studies which are required in terms

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19 Nyinisaeli K Palangyo, independent consultant, Dar es Salaam.
21 This resettlement action plan focuses on that part of the project which will be implemented in Dar es Salaam. The resettlement component of that part of the project being implemented in the Moshi and Arusha areas is covered by a separate resettlement action plan.
of the legislation\textsuperscript{22}. The resettlement arrangements may be presented as a separate compensation and resettlement plan. Resettlement planning is required to follow the legal provisions contained in the Land Acquisition Act (No. 47 of 1967), the Land Act (No. 4 of 1999), the Village Land Act (No. 5 of 1999) and their associated Regulations.

The World Bank requires that its Operational Policy 4.12 on Involuntary Resettlement\textsuperscript{23} must be applied to any Bank-assisted project that results in involuntary resettlement\textsuperscript{24}. The overall objectives of the Bank's policy on involuntary resettlement are that:

- involuntary resettlement should be avoided where feasible or minimised, exploring all viable alternative project designs;
- where it is not feasible to avoid resettlement, resettlement should be conceived and executed as sustainable development programmes, providing sufficient resources to enable persons displaced by the project to share in project benefits. Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programmes; and
- displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or levels prevailing prior to the beginning of project implementation, whichever is higher.

The World Bank policy on involuntary resettlement covers direct economic and social impacts that result from projects where these impacts are caused by:

1) the involuntary taking of land that results in:
   - relocation or loss of shelter;
   - the loss of assets or access to assets or;
   - the loss of income sources or means of livelihood, whether or not the affected persons must move to another location; or
2) the involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the displaced persons.

As a condition of appraisal of the project by the World Bank the Borrower is required to prepare and publicly disclose a resettlement action plan or resettlement policy framework. To address the impacts caused by the taking of land these resettlement instruments must include:

1) measures to ensure that displaced persons are:
   - informed about their options pertaining to resettlement;
   - consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives;
   - provided prompt and effective compensation at full replacement cost for losses of assets attributable directly to the project;
2) if the impacts include physical relocation, measures to ensure that displaced persons are:
   - provided assistance (such as moving allowances) during relocation;
   - provided with residential housing, or alternative housing sites, or, as required, agricultural sites for which a combination of productive potential, locational advantages and other factors is at least equivalent to the advantages of the old site;

\textsuperscript{22} This includes, for example, environmental impact assessments and management plans.

\textsuperscript{23} December 2001.

\textsuperscript{24} The term "resettlement" includes all aspects of compensation, physical relocation and support for the restoration of livelihoods.
3) where necessary to achieve the objectives of the safeguard policy, measures to ensure that displaced persons are:

- offered support after displacement for a reasonable transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihoods and standards of living; and
- provided with development assistance in addition to compensation measures, such as land preparation, credit facilities, training or job opportunities.

1.3 RESettlement POLICY FRAMEWORK

Where project design details, including the location of project infrastructure and the nature and extent of potential displacement, are known in insufficient detail at the time of project appraisal by the World Bank, the Bank’s Operational Policy 4.12 requires that Borrower must prepare a resettlement policy framework. The purpose of a resettlement policy framework is to clarify resettlement principles, organisational arrangements and design criteria to be applied to the project. Once project details and the location of project infrastructure become more accurately known, one or more detailed resettlement action plans must be prepared and approved before project implementation (e.g. construction) begins.

During the appraisal phase of the Dar es Salaam component of the DTRP the location of project infrastructure (e.g. transmission line routes) had not been finalised and a resettlement policy framework was prepared by a resettlement planning consultant and submitted to TANESCO in January 2006. The resettlement policy framework established agreed resettlement policies and guidelines to be followed for the preparation of one or more resettlement action plans once the final design and location of project infrastructure was decided. The resettlement policy framework covered a number of issues, including:

- Tanzanian and World Bank policies regarding planning for involuntary resettlement;
- alternatives considered by TANESCO to minimise land acquisition and displacement;
- principles and objectives covering resettlement planning for the DTRP in Dar es Salaam;
- procedures for preparing and reviewing detailed resettlement action plans;
- the legal and institutional framework covering land acquisition, compensation and resettlement in Tanzania and differences between these and World Bank policy requirements;
- estimations of the number of directly affected people, family units, businesses and other entities and estimates of the type and extent of affected land, property and business operations;
- standard entitlement packages for different categories of people eligible for resettlement entitlements;
- the methods to be used to determine the value of affected land and assets;
- the mechanism to be used for airing and resolving complaints and disputes;
- procedures (activities) and responsibilities for implementing resettlement action plans;
- implementation progress monitoring and evaluation of outcomes and impacts; and
- estimates of resettlement costs for the DTRP in Dar es Salaam.

The resettlement policy framework recommended that a pre-resettlement data baseline should be compiled and that a number of planning and implementation committees and working groups be established.

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25 Impacto, Lda – Projectos e Estudos Ambientais
1.4 METHODOLOGY AND INFORMATION SOURCES USED FOR THE PREPARATION OF THE RESETTLEMENT ACTION PLAN

Preparation of the resettlement action plan document took place from September 2006 to March 2007. Subsequent to the approval of the resettlement policy framework in early 2006 a number of activities necessary for the preparation of the more detailed resettlement action plan were undertaken by TANESCO and its agents. These included:

- finalisation of the transmission line designs and routes;
- demarcation, by TANESCO survey teams, of the centre line and outer limits of the proposed wayleaves required for the transmission lines (and thus identification of the land to be acquired);
- identification and registration, by independent valuation surveyors, of directly affected properties and landowners within the proposed wayleaves;
- compilation by the valuation surveyors of detailed loss inventories for each affected property (e.g. type, size and characteristics of affected land, buildings, other structures, trees, crops and income sources);
- calculation by the valuation surveyors of the value of losses and determination of cash compensation and other allowances to be paid to individual beneficiaries; and
- preparation, by an independent sociologist, of an additional social impact assessment covering the route of a proposed new 220 kV transmission line from Kinyerezi to Kimara and an additional baseline study covering areas to be affected by the project. These studies included public consultation meetings in the affected wards and sub-wards.

The resettlement action plan follows the general policies, principles and guidelines presented in the resettlement policy framework (January 2006) that covered the Dar es Salaam component of the DTRP. Elaboration of the resettlement action plan document involved the following:

- review of the resettlement policy framework and extraction of background and other relevant information for inclusion in the detailed resettlement action plan;
- field visits to proposed wayleave and substation sites;
- discussions with TANESCO management and technical personnel and with other stakeholders;
- review of socio-economic and baseline documents prepared by the independent sociologists and extraction of relevant information;
- review of property inventory, valuation and compensation documents prepared by the valuation surveyors and extraction of relevant data; and
- elaboration of the detailed resettlement action plan document for the DTRP in Dar es Salaam, following the format provided by TANESCO.

1.5 DISCLOSURE, REVIEW AND APPROVAL OF THE RESETTLEMENT ACTION PLAN

In Tanzania resettlement plans are an integral part of the environmental studies required in terms of the legislation. The environmental studies have to be reviewed and approved by the National Environment Management Council that draws its mandate from the Environmental Management Act (No. 20 of 2004). The Council has to be satisfied that appropriate arrangements have been planned to adequately and appropriately compensate the affected people for their losses including, where necessary, arrangements for relocation.

26 Messrs Majengo Estates Developers Limited and the University College of Lands and Architectural Studies.
27 Ms Anna Stella Mwema Kaijage, Independent Consultant, Dar es Salaam.
28 Additional to the social impact assessment documents prepared for routes identified and assessed during 2005.

Impacto Lda – Projectos e Estudos Ambientais
On the basis of the recommendation of the Council, the Minister responsible for the environment may issue an environmental permit to the project developer or proponent. Such a permit is required for many projects, including the construction of high voltage transmission lines, before implementation of the project may commence.

Consistent with the World Bank’s disclosure policy, the resettlement action plan will have to be disclosed prior to appraisal. Disclosure will take place in Tanzania as well as in the World Bank Infoshop. In Tanzania the resettlement action plan will be made available to the public for a period of six weeks in the relevant municipal and ward offices. This fact will be advertised in newspapers and on radio stations commonly accessed by the local population. It will be available in full in English and in summary form in Kiswahili. During this period members of the public will be given the opportunity to respond to the resettlement action plan, in writing or verbally, to the relevant Municipal Director or Ward Executive Officer who will then pass on the responses to TANESCO.
2 PROJECT DESCRIPTION

2.1 BACKGROUND TO THE PROJECT

Dar es Salaam is situated on the east coast of Tanzania (Figure 1). With a population of nearly 2.5 million people (2002 census), it is the largest city in Tanzania and is the country’s largest sea port and principal commercial, industrial and educational centre. Although Dodoma is the capital of Tanzania most government ministries and administrative institutions are still located in Dar es Salaam. Nearly 60% of households in the city have access to electricity. The backbone of the electricity supply system in Dar es Salaam is an existing high voltage (132 kV) transmission network (see Figure 2) which consists of:

- Ubungo substation, located some 12 km north west of the city centre along the Morogoro Road. This is a 220/132/33/11 kV substation that draws from the 220 kV national grid;
- three bulk distribution/load centres at Tegeta (to the north of Ubungo), Ilala (to the south east) and Factory Zone III (to the south). These are 132/33/11 kV substations that are supplied from Ubungo; and
- high voltage (132 kV) overhead transmission lines linking Ubungo to Tegeta, Ilala and Factory Zone III substations. The high voltage conductors (i.e. cables) are carried by self supporting steel lattice towers that have been constructed within corridors of varying widths.

From Ubungo, Tegeta, Ilala and Factory Zone III medium voltage (33 kV) distribution or sub-transmission lines supply industrial areas, other single large consumers and around twenty primary (33/11 kV) substations. The 33 kV conductors are usually carried by treated wooden poles with horizontal cross arms and post type insulators. The lines are usually located alongside roads and both single and double circuit lines exist.

From the main substations and primary substations radial networks of medium voltage (11 kV) and low voltage (0.4 kV or 0.23 kV) distribution lines supply individual consumers.

The existing electricity supply system in Dar es Salaam is unable to meet the growing demand for electricity by existing and potential consumers. The existing high voltage bulk transmission system does not extend to many parts of the city, particularly in the north east and south and most of the equipment is old and overloaded. The existing medium voltage distribution system is inadequate and overloaded. Line tripping occurs frequently and many of the lines are extremely long which contributes to distribution losses and the low voltages experienced by consumers. In order to cover the full power demand in Dar es Salaam, reduce losses, decrease voltage drops and increase the reliability of the system additional high voltage bulk supply as well as the rehabilitation and expansion of the existing distribution system are urgently needed.

As part of its distribution network improvement programme TANESCO, through a credit from the International Development Association, intends to implement the DTRP in order to rehabilitate its distribution system and reinforce transmission networks in and around Moshi and Arusha in northern Tanzania and in the city of Dar es Salaam. The DTRP is a follow-on component of the Songo Songo Gas Development and Power Generation Project (credit 3569-TA).  

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29 This is the population of Dar es Salaam Region which comprises three municipalities (i.e. Temeke, Kinondoni and Ilala) and covers the area known as the City of Dar es Salaam.

30 The Songo Songo Project was implemented during the late 1990s to improve the availability of electricity in Tanzania, and in Dar es Salaam in particular. It involved the development of the Songo Songo natural gas field in Kilwa District, southern Tanzania, the construction of gas processing facilities on Songo Songo Island, the construction of a 300 mm pipeline to transport the gas to Ubungo in Dar es Salaam and the construction of a gas...
The overall objective of the DTRP is to improve reliability and quality of power supply to its customers. The expected project outputs include:

- reduction of the duration and frequency of power interruptions;
- improvement of voltage conditions at consumers’ premises;
- reduction of power system technical and non-technical losses;

Turbine power station at Ubungo. The Songo Songo Project was implemented by SONGAS, a company specifically established for this purpose. TANESCO is one of the partners in SONGAS.
• connection of more customers;
• improvement of TANESCO’s public image (e.g. less complaints from customers);
• attraction of more revenue to the Company; and
• continued improvement of the livelihoods of ordinary Tanzanians in line with the National Strategy for Economic Growth and Poverty Reduction (MKUKUTA).

2.2 PROJECT COMPONENTS

In Dar es Salaam the DTRP has two principal infrastructure related project components, i.e. the improvement of the high voltage transmission system (Component 1) and the improvement of the medium voltage distribution systems (Component 2). Component 1 is designed to improve the supply of bulk power to areas with high load densities and to new supply areas, particularly in the north eastern and southern parts of the city. This will involve the:

• installation of new high voltage transmission lines (i.e. 132 kV and 220 kV) using either self supporting, steel lattice towers or tubular steel poles to carry the cables;
• installation of one new modular high voltage substation (220/132/33/11 kV). The high voltage part will be of the open air type with two line bays and two transformer bays. The 33/11 kV part will be housed in a metal clad, prefabricated indoor type unit;
• addition of new components to existing high voltage substations. Additional 132/33 kV transformers and line bays will be installed in some of the existing 132/33/11 kV substations to serve the proposed new 132 kV transmission lines; and
• expansion and upgrading of existing medium voltage substations to high voltage substations. Some existing 33/11 kV substations will be expanded and upgraded to 132/33/11 kV substations with the addition of new 132/33 kV transformer and line bays (usually two of each) to serve the proposed new 132 kV transmission lines.

Component 2 of the DTRP in Dar es Salaam will involve the:

• construction, repair and upgrade of 33 kV and 11 kV distribution lines to feed load centres from various substations. For these medium voltage distribution lines single or double circuit lines, carried by wooden or reinforced concrete poles; or buried cables will be used; and
• rehabilitation of existing 33/11 kV primary substations: Around 18 existing 33/11 kV primary substations will be rehabilitated to metal clad, prefabricated indoor type substations, composed of individual cubicles.

2.3 LOCATION OF PROJECT INFRASTRUCTURE

Four new high voltage transmission lines, together with associated infrastructure, will be installed in a number of wards in Temeke, Kinondoni and Ilala municipalities in Dar es Salaam (Figure 2). These are a:

• 7 km long 132 kV transmission line from Ubungo substation to a proposed substation at Victoria (New Millennium area), north east of Ubungo;
• 44 km long 132 kV transmission line from Ubungo to a proposed substation at Kinyerezi, (south west of Ubungo) via the existing Kurasini, Mbagala and Factory Zone II substations;
Figure 2  Approximate location of proposed project infrastructure in Dar es Salaam (October 2006)
8 km long 132 kV transmission line from Factory Zone II substation to Factory Zone III substation at Kipawa, near Dar es Salaam International Airport. This transmission line will be used to close a 132 kV circular link in the southern part of the city from Ubungo to Kurasini to Mbagala to Factory Zone II to Factory Zone III and back to Ubungo; and

6 km long 220 kV transmission line from the proposed Kinyerezi substation to a T-off point at Kimara on the existing Morogoro to Ubungo 220 kV transmission line. The main purpose of this proposed line will be to transport energy to Ubungo and the national grid from a proposed new 200 MW gas fired power plant at Kinyerezi.

Ubungo substation to the proposed Victoria substation

From Ubungo substation the proposed 132 kV transmission line to the proposed 132/33/11 kV substation at Victoria (New Millennium area) will utilise existing road reserves along Sam Nujoma Road (past the University of Dar es Salaam) and New Bagamoyo Road. These roads pass through areas in Ubungo, Sinza, Mwenge and Kijitonyama Wards that are characterised by relatively low to medium density residential and commercial properties of medium to high value, many of which are in planned settlements with surveyed plots. The line will be a compact, multi-circuit design using tubular steel poles.

A new 132/33/11 kV substation will be constructed on vacant land to be acquired by TANESCO at Victoria. New 132 kV components will be installed in Ubungo substation to serve the new 132 kV transmission line.

Ubungo substation to the proposed Kinyerezi substation

From Ubungo substation to the existing 33/11 kV substation at Kurasini the proposed 132 kV transmission line will be of compact, multi-circuit design using tubular steel poles. From Ubungo the line will utilise the road reserve along the Nelson Mandela Highway until it reaches Kurasini substation. This road passes through typically medium to high density built up areas in Ubungo, Mabibo, Tabata, Buguruni, Sandali, Temke, Miburani and Kurasini Wards which have long established residential and commercial properties of varying sizes and values. Most of the plots have been surveyed.

From Kurasini substation to the proposed substation at Kinyerezi self supporting steel lattice towers will be used for the rest of the transmission line. From Kurasini the line will pass, for a short distance, through built up areas in Kurasini and Mtuni Wards until it crosses the estuary into Vijiweni Ward. From the estuary it will, in a number of places, utilise part of the TAZAMA pipeline corridor (wayleave). After the estuary the line is routed through typically semi-rural and peri-urban areas in Vijiweni, Kibada and Toangoma Wards. These areas are characterised mainly by small farm plots, some of which have houses and buildings on them. At one point it passes through an area which has recently been planned for urban settlement. Before reaching the existing 33/11 kV Mbagala substation the transmission line will then enter a much more highly built up (but unplanned) and very densely populated area in Mbagala Kuu Ward.

Between Mbagala substation and the existing 33/11 kV Factory Zone II substation the transmission line again utilises portions of the TAZAMA pipeline corridor for part of the way and then runs adjacent to the SONGAS pipeline wayleave until it enters the Factory Zone II substation. Between Mbagala and Factory Zone II it passes through Charambe, Kitunda, Chanika and Ukonga Wards. All these wards are becoming more urban in nature and the line passes through numerous, fairly small residential properties in unplanned settlements.

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31 The Tanzania Road Agency (TANROADS) has offered TANESCO and other utilities corridors of varying widths within some of its road reserves.
Just before entering Factory Zone II the line passes through the Gongo la Mboto army reserve.

From Factory Zone II until the proposed 220/132/33/11 kV substation at Kinyerezi the transmission line will mostly be erected adjacent to the existing SONGAS pipeline corridor although it will deviate form this alignment in some areas. On leaving Factory Zone II it will pass through a part of Kinyerezi Ward that is very much more rural to per-urban with small farming plots. Houses are generally small and of low to medium value although there are a number of larger, higher value properties being constructed.

A new 220/132/33/11 substation will be constructed on a plot belonging to TANESCO at Kinyerezi. This substation will serve both the new 132 kV line from Factory Zone II and a new 220 kV line to be constructed to Kimara (see below). The existing 33/11 kV primary substations at Kurasini, Mbagala and Factory Zone II will be enlarged and upgraded to 132/33/11 kV substations to cater for the new line with the installation of additional 132/33 kV components. New 132 kV components will also be installed in Ubungo substation to serve this new 132 kV transmission line.

Factory Zone II substation to Factory Zone III substation

A new transmission line from Factory Zone II substation to the existing 132/33/11 kV Factory Zone III substation will be of a compact, multi-circuit design using tubular steel poles. The two substations are adjacent to the existing Tanzania Railways Corporation (TRC) railway reserve within which the transmission line will be constructed\(^\text{32}\). The railway passes through medium sized residential properties and some large industrial properties in Ukonga and Kipawa Wards.

The existing Factory Zone II substation will be expanded and new 132/33 kV components installed. Although new 132/33 kV components will be installed in the Factory Zone III substation to serve the new line it will not need to be expanded.

Proposed Kinyerezi substation to Kimara T-off junction

From the proposed Kinyerezi substation a 220 kV transmission line will be constructed to link it, by means of a T-off junction at Kimara, to the main 220 kV line that runs from Morogoro to Ubungo. For much of the way the line, which will be constructed using self supporting steel lattice towers, will utilise part of the SONGAS pipeline corridor. From the Kinyerezi substation site the corridor passes through farming plots and scattered unplanned settlements in Kinyerezi Ward. In some areas plots have been recently surveyed and there are some large houses of medium to high value. In other areas the houses are smaller, simpler and more scattered.

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\(^{32}\) TANESCO has obtained permission from the Tanzania Railways Corporation (TRC) to utilise this stretch of the railway reserve.
3 LAND ACQUISITION AND POTENTIAL IMPACTS

3.1 THE NEED TO ACQUIRE LAND FOR PROJECT INFRASTRUCTURE

New transmission lines, new substations and extensions to existing substations to be established under Component 1 of the project will occupy land permanently. For high tension overhead transmission lines self supporting steel lattice towers and tubular steel poles individually occupy relatively small areas of land. However, for health, safety, security and maintenance purposes a cleared strip of land is required underneath the conductors and between the towers or poles. Such transmission lines, therefore, require a wayleave, the standard width of the wayleave varying according to the type of transmission line structure used.

For the installation of new project infrastructure TANESCO will, where possible, utilise land over which it already has the right of occupation or use. This includes existing transmission line and distribution line corridors and substations (although these may need to be expanded) and vacant plots of land owned by TANESCO.

However, the amount of such land allocated to TANESCO in the project area is very limited. Where possible, public land and other land used for public safety zones, such as unallocated and unoccupied State land, "waste" land along water courses, road and railway line reserves and existing water, natural gas and petroleum pipeline corridors, will be utilised. However, it will not be possible to locate all project infrastructure within such land.

Therefore, TANESCO will need to permanently acquire a significant amount of land in Dar es Salaam which is currently owned, occupied or being used by people and institutions for residential, commercial, industrial, agricultural (e.g. crop and/or livestock farming) and other purposes. TANESCO will acquire the land by application of the relevant provisions of the Land Acquisition Act (No. 47 of 1967) and the Land Act (No. 4 of 1999).

The land to be acquired for the wayleaves is mainly located in:

- medium to high population density built up urban residential, commercial and industrial areas: These range from planned, well established and relatively well serviced suburban areas with medium to high value properties, owned mainly by people with title documents, to unplanned settlements, with smaller plots and lower value properties, usually occupied by people without title documents but with recognised occupancy rights; and
- low to medium population density semi-rural or peri-urban mixed residential and agricultural areas (e.g., consisting of small farm plots): Residential structures are often situated on the small plots. Occupants may have title deeds or other legally recognised occupancy rights.

3.2 POTENTIAL IMPACTS OF LAND ACQUISITION ON PEOPLE AND PROPERTY

The main negative impacts of the project will arise from the need to acquire land for wayleaves for new transmission lines and for other associated infrastructure, such as substations. The impacts of land acquisition will vary from one affected person or entity to another but may include (in part or full):

- the permanent loss of the market value of acquired land and assets;

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33 I.e. a granted right of occupancy (effectively a lease from the State)
34 I.e. a deemed right of occupancy based on customary tenure arrangements (which has, in most respects, the same legal status as a granted right of occupancy) or occupancy based on proven long standing occupancy.
the permanent loss of the productive potential of the acquired land and resources and, therefore, the loss of future food supplies or business income (including rental income and farming income);

- the permanent loss of recreational, community and other use of acquired land;

- the permanent loss of residential accommodation and business (including farming) premises and structures acquired by the project;

- the temporary loss of land and assets during the construction phase of the project (e.g. damage to property outside the wayleaves); and

- the possible loss of social cohesiveness and social networks when affected people or entities are required to move away from the project area.

Displacement will, generally, be permanent. The most extreme impacts will be felt by people who will have to relinquish all or most of their land and other property and move to other locations which may be some distance from the affected project area. Less extreme impacts will be felt by people who will lose smaller portions of their land and assets and who will not need to physically relocate. Losses will not only be limited to property owners with legally recognised property rights but some impacts could possibly be felt by people without ownership rights, such as tenants and informal or itinerant land users and occupiers.

New medium voltage distribution lines, under Component 2 of the project, will require very narrow land corridors and it is not expected that land will need to be acquired, except in a few exceptional cases.

Although not directly related to the acquisition of land for project purposes it is possible that construction teams may adversely impact on (e.g. damage) land or property located outside the wayleaves. The affected people will, therefore, suffer losses which may be temporary or permanent and such displacement will need to be dealt with in accordance with the requirements of the resettlement action plan.

### 3.3 MEASURES TO MINIMISE LAND ACQUISITION AND POTENTIAL IMPACTS

Since early 2005 TANESCO has considered a number of project design alternatives in terms of transmission line structure design and transmission line routing to reduce project construction costs, minimise displacement and social disruption and to reduce associated resettlement costs while still meeting project objectives. For each alternative considered reconnaissance surveys of the proposed routes were carried out to identify the number, type, size and characteristics of affected properties in order to estimate the cost of compensation.\(^{35}\)

#### 3.3.1 Design alternatives for transmission line structures

The type (i.e. design) of transmission line infrastructure used determines the width of the wayleave required, the area of land required and, therefore, the amount of resulting displacement and resettlement. Standard wayleave widths and land requirements for different types of project infrastructure are listed in Table 1.

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\(^{35}\) The reconnaissance exercises did not determine the amount of physical relocation that would be caused.
Table 1  Standard land requirements for project infrastructure

<table>
<thead>
<tr>
<th>TYPE OF INFRASTRUCTURE</th>
<th>WIDTH OF WAYLEAVE</th>
<th>LAND AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>220 kV transmission line – standard, self supporting, steel lattice towers</td>
<td>60 m</td>
<td>-</td>
</tr>
<tr>
<td>132 kV transmission line - standard, self supporting, steel lattice towers</td>
<td>40 m</td>
<td>-</td>
</tr>
<tr>
<td>132 kV transmission line – compact design, steel tubular poles</td>
<td>15 m</td>
<td>-</td>
</tr>
<tr>
<td>132 kV transmission line – buried cables (underground)</td>
<td>5 m</td>
<td>-</td>
</tr>
<tr>
<td>New 132/33/11 kV substation</td>
<td>-</td>
<td>± 3 200 m²</td>
</tr>
<tr>
<td>Expansion of 33/11 kV substation to 132/33/11 kV substation (additional)</td>
<td>-</td>
<td>± 2 000 m²</td>
</tr>
<tr>
<td>33 kV distribution line</td>
<td>10 m</td>
<td>-</td>
</tr>
<tr>
<td>11 kV distribution line</td>
<td>5 m</td>
<td>-</td>
</tr>
</tbody>
</table>

Transmission line alternatives considered by TANESCO included the use of:

- self supporting steel lattice towers (to support the high tension cables) that normally require a 40 m wide wayleave. The routing options are somewhat inflexible, with little opportunity to frequently change direction so as to avoid property and structures. This option usually has the lowest construction and maintenance costs;
- tubular steel poles (with a more compact arrangement of the high tension cables) that normally require a 15 m wide wayleave, although TANESCO believes that a wayleave of between 5 and 7 m wide may often be acceptable. The structures can carry more than one circuit (e.g. a 132 kV line and a 11 kV line), thus saving space. Routing options (i.e. change of direction) are more flexible than with the steel lattice tower alternative. This option has higher construction and maintenance costs than those for steel lattice towers; and
- underground cables that require a surface wayleave with a width of 5 m or less. This alternative has very flexible routing options but construction and maintenance costs are higher than for the other two alternatives.

Based on the original transmission line structural design and routing plan36, using self supporting steel lattice towers and 40 m wide wayleaves it was estimated that 1 977 properties37 (and around 9 975 people) would be affected and the cost of financial compensation would be considerably high. More importantly, a considerable amount of physical relocation in addition to financial compensation would be necessitated. With underground cables along the same route requiring a 5 m wide wayleave it was estimated that 637 properties (3 205 people) would be affected. However the construction costs would be excessively high.

3.3.2 Routing alternatives for transmission lines

While each type of transmission line requires a wayleave with a specific width, the need for resettlement measures and the associated costs may be reduced by routing transmission lines through land for which no or minimal compulsory acquisition is required or on which there is no or minimal settlement and/or development. Routing alternatives considered by TANESCO included the installation of new transmission lines thorough:

- land owned by TANESCO, including existing transmission line and distribution line corridors and substations (although these may need to be expanded) and vacant plots of land owned by TANESCO. For example, in an existing corridor an existing

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36 This was based on the plan alternatives described in the Feasibility Study for the DTRP submitted by Lahmeyer International in December 2004 and is described in the resettlement policy framework for the Dar es Salaam component of the DTRP (January 2006).
37 “Properties” refers to land and structures belonging to people and entities with legally recognised property rights and not to land and structures occupied or used by non-landowners, such as tenants, opportunistic settlers and encroachers and permanent employees who may also be adversely affected by the project.
33 kV line may be replaced by a new multi-circuit line carrying 132 kV and 33 kV circuits. However, the availability of such land and corridors in the project area is very limited;

- unallocated and unoccupied State land and “waste” land, such as along water courses;
- existing road, railway, pipeline and other utility reserves or wayleaves. In many cases only parts of these reserves will be available to TANESCO and an additional strip of land, less than that normally required, will need to be acquired to increase the width of the existing wayleaves and corridors;
- wherever possible, low population density areas; and
- individual private properties, where unavoidable, but avoiding major infrastructure (e.g. houses) as much as possible in order to reduce the amount of physical displacement caused and resettlement needed.

### 3.3.3 Possible continued use of wayleaves

It is common practice in many parts of Tanzania for people to continue to use parts of wayleaves for various other purposes, such as crop farming and vending. However, they do so without authority from TANESCO.

An additional alternative considered by TANESCO was to allow people to continue to live within and use land in the wayleaves, as much as possible, after construction of the transmission lines, taking into account that a strip of land immediately under the conductors would need to be kept permanently cleared. Allowing people to live and work within the wayleaves, provided a minimum clearance under the conductors (e.g. 8 m) was maintained, would not only accommodate the wishes of affected people who generally are reluctant to move, but would considerably reduce the amount of displacement and the cost of relocation and/or compensation. However, it is the opinion of TANESCO that, for health, safety and security reasons, it is not advisable to allow people to live in a wayleave used for high tension transmission lines. The Electricity Ordinance (Cap. 131 of 1931, Supplementary 57) also legally prevents people living in such a wayleave.

### 3.3.4 Results of analysis of alternatives

In August 2005 a revised plan was considered using alternative routes and using different types of transmission line structures and wayleave widths for various sections of the transmission lines. Based primarily on the examination of available maps and visual observations in the field, it was estimated that land acquisition would affect an estimated 1,788 properties (8,940 people). While this revised estimate of the number of affected property units and people was not much less than that estimated for the original plan, fewer houses and other buildings would need to be demolished within these properties. Compensation costs would be lower and less physical relocation would be needed.

The current revised transmission line plan (described in Section 2) will affect 2,212 properties (estimated 11,060 people). Table 2 summarises the current revised transmission line plan in terms of measures to minimise land acquisition and the additional land that TANESCO needs to acquire. Table 3 summarises the current revised plan and additional land requirements for substations.

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38 The Tanzania Road Agency (TANROADS) has offered TANESCO corridors of varying widths (usually 3 m wide) within some of its road reserves. The Tanzania Railways Corporation (TRC) has agreed to allow TANESCO to utilise wider corridors within some of its railway reserves. The Tanzania and Zambia Pipeline Company Limited (TAZAMA) has also offered TANESCO the use of the outer sections of its pipeline corridors.

39 The revised plan is described in the resettlement policy framework prepared for the Dar es Salaam component of the DTRP (January 2006).
Table 2  Summary of current revised transmission line plan and measures to minimise land acquisition

<table>
<thead>
<tr>
<th>NEW TRANSMISSION LINE</th>
<th>SECTION</th>
<th>LINE DESIGN</th>
<th>TOTAL WIDTH OF WAYLEAVE NEEDED</th>
<th>MEASURES TO REDUCE ADDITIONAL LAND REQUIRED</th>
<th>ADDITIONAL STRIP OF LAND TO BE ACQUIRED FOR WAYLEAVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ubungo to Victoria (132 kV)</td>
<td>Ubungo substation to proposed Victoria substation</td>
<td>Compact, multi-circuit, tubular steel poles</td>
<td>5 m – 7 m</td>
<td>Use part of TANROADS road reserves</td>
<td>None</td>
</tr>
<tr>
<td>Ubungo to Kinyerezi via Kurasini, Mbagala, and Factory Zone II (132 kV)</td>
<td>Ubungo substation to Kurasini substation</td>
<td>Compact, multi-circuit, tubular steel poles</td>
<td>5 m – 7 m</td>
<td>Use part of TANROADS road reserves</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>Kurasini substation to Mbagala substation</td>
<td>Standard steel lattice towers</td>
<td>40 m</td>
<td>Use part of TAZAMA pipeline corridor where possible</td>
<td>35 to 40 m average</td>
</tr>
<tr>
<td></td>
<td>Mbagala substation to Factory Zone II substation</td>
<td>Standard steel lattice towers</td>
<td>40 m</td>
<td>Use part of TAZAMA pipeline corridor where possible</td>
<td>35 to 40 m average</td>
</tr>
<tr>
<td></td>
<td>Factory Zone II substation to proposed Kinyerezi substation</td>
<td>Standard steel lattice towers</td>
<td>40 m</td>
<td>Next to SONGAS pipeline corridor where possible</td>
<td>40 m average</td>
</tr>
<tr>
<td>Factory Zone II to Factory Zone III (132 kV)</td>
<td>Factory Zone II substation to Factory Zone III substation</td>
<td>Compact, multi-circuit, tubular steel poles</td>
<td>5 m – 7 m</td>
<td>Use TRC railway reserve</td>
<td>None</td>
</tr>
<tr>
<td>Kinyerezi to Kimara (220 kV)</td>
<td>Proposed Kinyerezi substation to Kimara T-off point on Morogoro to Ubungo 220 kV line</td>
<td>Standard steel lattice towers</td>
<td>40 m</td>
<td>Use 10 m of SONGAS pipeline corridor where possible</td>
<td>30 m</td>
</tr>
</tbody>
</table>

Table 3  Summary of current revised substation plan and land requirements

<table>
<thead>
<tr>
<th>SUBSTATION</th>
<th>ASSOCIATED TRANSMISSION LINE SECTIONS</th>
<th>NEW OR ADDITIONAL INFRASTRUCTURE</th>
<th>ADDITIONAL LAND TO BE ACQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ubungo</td>
<td>• Ubungo to Victoria</td>
<td>• Addition of 132/33 kV components</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>• Ubungo to Kurasini</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Victoria (proposed)</td>
<td>• Ubungo to Victoria</td>
<td>• New 132/33/11 kV substation on vacant plot be acquired by TANESCO</td>
<td>± 3 200 m²</td>
</tr>
<tr>
<td>Kurasini</td>
<td>• Ubungo to Kurasini</td>
<td>• Expansion of existing 33/11 kV substation</td>
<td>± 2 000 m²</td>
</tr>
<tr>
<td></td>
<td>• Kurasini to Mbagala</td>
<td>• Addition of 132/33 kV components</td>
<td></td>
</tr>
<tr>
<td>Mbagala</td>
<td>• Kurasini to Mbagala</td>
<td>• Expansion of existing 33/11 kV substation</td>
<td>± 2 000 m²</td>
</tr>
<tr>
<td></td>
<td>• Mbagala to Factory Zone II</td>
<td>• Addition of 132/33 kV components</td>
<td></td>
</tr>
<tr>
<td>Factory Zone II</td>
<td>• Factory Zone II to Kinyerezi</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Factory Zone II to Factory Zone III</td>
<td>• Expansion of existing 33/11 kV substation</td>
<td>± 2 000 m²</td>
</tr>
<tr>
<td>Kinyerezi (proposed)</td>
<td>• Factory Zone II to Kinyerezi</td>
<td>• Addition of 132/33 kV components</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Kinyerezi to Kimara T-off point (220 kV)</td>
<td>• New 220/132/33/11 kV substation on TANESCO plot</td>
<td>None</td>
</tr>
<tr>
<td>Factory Zone III</td>
<td>• Factory Zone II to Factory Zone III</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Impacto Lda – Projectos e Estudos Ambientais
4 LEGAL BACKGROUND

Land administration in mainland Tanzania is governed by the Land Act (No. 4 of 1999), the Village Land Act (No. 5 of 1999), the Land Acquisition Act (No. 47 of 1967), their associated Regulations as well as other relevant legislation.

4.1 LAND OWNERSHIP

All land in Tanzania is public land and is vested in the President as trustee on behalf of the citizens of Tanzania (Land Act' Section 3(1)(a)). Land is classified into three categories, i.e.: General Land; Village Land; and Reserved Land. Human settlement is generally confined to General and Village Land, the latter being administered and managed by local communities. Reserved Land is land that is set aside for conservation, protection, certain public utilities and for other public purposes. In Dar es Salaam the proposed transmission lines pass through areas of mainly General Land that vary from densely populated urban areas to more sparsely populated peri-urban and semi-rural areas.

One of the fundamental principles of the National Land Policy is that where a person (or entity) is lawfully occupying land the occupation of such land is deemed to be property (Section 3(3) of the 1999 Land Act). Tanzanian law recognises both statutory and customary rights to occupy and use land and there are two main forms of legally recognised rights of occupancy. These are:

- granted right of occupancy. This is a long term, registered lease of land from the State issued for varying terms. It is granted in respect of land which has been formally surveyed and demarcated, such as in planned settlements in urban areas. “Landowners” (people or entities) are issued with a title document (i.e. certificate of right of occupancy) by the Lands Commissioner in the name of the President. Transaction involving land are governed by statutory regulations; and

- deemed right of occupancy. This is the occupation and use of land based on customary laws and practices for land transactions and inheritance (i.e. in usufruct and in perpetuity). The land in question is usually unsurveyed and undemarcated and is found in rural villages and urban areas (e.g. unplanned settlements). The “landowners” do not have title documents but a deemed right of occupancy has, in most respects, the same legal status as a granted right of occupancy. Land transactions are made informally between individuals with no or minimal official knowledge or involvement.

The Land Act states that any person who occupies or uses land (or removes resources and produce from land) without lawful authority, a granted or deemed right, a licence or permission from the lawful owner (e.g. in the case of tenants) is doing so unlawfully (Section 175(1)). Obstruction of and encroachment on a public right of way may, in some circumstances, be considered to be wrongful (Section 176(1)).

Another principle of the National Land Policy enshrined in the Land Act is that an interest in land has value and that this value is to be taken into consideration in any transaction affecting that interest (Section 1(1)(f)). Thus an interest in land may, depending on the circumstances, be transferred (e.g. leased, sold, mortgaged or otherwise disposed of)

40 Land rights may be held by individuals, associations of two or more people and by communities.
41 In rural villages a Village Council may, in respect of Village Land, issue a title document (i.e. a certificate of customary right of occupancy), covering a fixed or indefinite period, to those wishing to more formally secure their land rights or to applicants from outside the village. Such a certificate can only be issued once the land in question has been surveyed and demarcated.
among parties and an active market for land is growing in the country, particularly in the urban areas, with market prices reflecting the value of the land and improvements. The land market is much weaker in rural areas. Normally, land without unexhausted improvements is deemed to have no value and may not be transferred (Section 37(8)).

4.2 LAND ACQUISITION AND REQUIREMENT TO PAY COMPENSATION

Both the Land Acquisition and Land Acts provide for privately occupied land to be compulsorily acquired for public purposes, such as for the installation of electricity transmission and distribution infrastructure. Section 3(1)(g) of the Land Act requires the State to “pay full, fair and prompt compensation to any person whose right of occupancy or recognised long standing occupation or customary use of land is revoked or otherwise interfered with to their detriment by the State under the Land Act or is acquired under the Land Acquisition Act.”

The Land Act (Section 151) also empowers the Minister of Lands and Human Settlements Development to create a public right of way, referred to as a wayleave, to enable a public authority or body (e.g. TANESCO) to carry out its functions. However, such a wayleave is “attached to and runs with” the affected land and there is no implicit requirement for the affected land to be acquired compulsorily by the President. However, the applicant for the creation of a wayleave is required to pay compensation to lawful landowners for the use of the land and for any damage to trees, crops and buildings (Section 152).

4.3 RESETTLEMENT MEASURES FOR LAWFUL LAND OCCUPIERS

4.3.1 Eligibility for compensation according to Tanzanian law

The Land Act (Section 3(1)(g)) lists the categories of people who are eligible for compensation (i.e. resettlement measures, by implication) when their land rights are revoked or otherwise interfered with to their detriment. These include landowners lawfully occupying and using land on the basis of:

- a right of occupancy;
- their recognised long standing occupation of land; and
- their customary use of land.

All three categories of land occupiers are found along the routes of the proposed transmission lines in Dar es Salaam.

4.3.2 Possible forms of compensation and resettlement measures

According to the provisions of the Land (Compensation Claims) Regulations, 2001 (Section 10) compensation should be in the form of monetary (e.g. cash) compensation but may, at the option of the Government, take the form of all or a combination of any of the following:

- a plot of land of comparable quality, extent and productive potential to the land lost;
- a building or buildings of comparable quality, extent and use comparable to the building or buildings lost;

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42 The Land Acquisition Act (Section 3) bestows powers on the President to acquire land for any estate or term where land is needed for any public purpose. The Land Act (Section 45(3)) empowers the President to revoke a right of occupancy if, in his opinion, it is in the public interest.

43 The term “resettlement measures” in this resettlement action plan refers to compensation, physical relocation and/or other resettlement or rehabilitation assistance.
• plants and seedlings; and
• regular supplies of grain and other basic foodstuffs for a specified time.

Currently, it is preferred practice in Tanzania to pay cash compensation (and allowances) to displaced persons rather than to provide alternative land and buildings in lieu of cash. The cash compensation is intended to enable a recipient to acquire a replacement property how, when and where he or she chooses or to utilise the compensation payment for other purposes according to personal choice. This is not at variance with the World Bank Operational Policy 4.12 (Paragraph 12) which suggests that cash compensation may be more appropriate where active markets for land, housing and labour exist; where livelihoods are not land based or, even where livelihoods are land based, when only a small fraction of a landholding is acquired and the residual remains viable. This is the prevailing situation in most of the areas through which the proposed transmission lines are to be routed.

4.3.3 Proscribed elements of compensation

The Land (Assessment of the Value of Land for Compensation) Regulations, 2001 list the elements that the assessment of compensation is to be based on as well as the method of assessment to be used. The assessment of compensation is to be based on:

• the market value of the real property;
• a disturbance allowance;
• a transport allowance;
• loss of accommodation;
• loss of business profit or accommodation;
• the cost of acquiring or getting the affected land; and
• any other loss or capital expenditure incurred to the development of the subject land.

Compensation has to be paid promptly. If payment is delayed for any time after six months after the affected property has been valued interest, at the market rate, is charged on the unpaid amount of compensation until the date that it is paid.

These resettlement measures - for people legally recognised as property holders in Tanzanian law – conform with those required by the World Bank Operational Policy 4.12 (Paragraphs 15 and 16) which states that displaced persons with formal legal rights to land (including customary and traditional rights recognised under the laws of the country) and those displaced persons who do not have formal legal rights to the land at the time the census begins but have a claim to such land or assets (provided that such claims are recognised under the law of the country or become recognised through a process identified in the resettlement plan) are to be provided with:

• compensation for the land they lose and other assistance in accordance with the Policy; such as moving allowances, replacement land, where appropriate, and assistance to help them to restore their livelihoods over a transitional period; and
• compensation for the loss of assets other than land.

Table 4 describes the various elements that are prescribed for determining the total amount of compensation to be paid to a displaced person in accordance with the Land (Assessment of the Value of Land for Compensation) Regulations, 2001 and the methods to be used for calculating the compensation due.

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44 According to the World Bank Operational Policy 4.12 (Paragraph 11) preference should be given to land based resettlement strategies for displaced persons where livelihoods are land –based (e.g. in rural areas) in which they may be provided with replacement land, houses, housing sites and productive land (Paragraph 6(b)(ii)).
### Table 4 Prescribed compensation elements and calculations

<table>
<thead>
<tr>
<th>COMPENSATION ELEMENT</th>
<th>EXPLANATION</th>
<th>CALCULATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real property (land and improvements)</td>
<td>Real property refers to the land and unexhausted improvements, such as buildings, fixed structures, land preparation and standing crops and trees. Cash compensation, assessed at the market value(^{45}) of the property, is intended to enable displaced persons to acquire replacement land and property and, where necessary, construct replacement houses and structures. Where only a portion of a displaced person’s property holding needs to be acquired the displaced person may request that the entire property be acquired if the residual portion would become non-viable or of little use to the displaced person. No compensation is supposed to be paid for land that is considered to be vacant ground, although this has happened in some past cases.</td>
<td>The market value is to be arrived at by the use of: - the comparative method, evidenced by actual recent sales of similar properties; - the income approach; or - the replacement cost(^{46}) approach where the property is of special nature and not saleable.</td>
</tr>
<tr>
<td>Disturbance allowance</td>
<td>Intended to help alleviate possible suffering, hardship and other adverse impacts resulting from the process of land acquisition, demolition, physical relocation (where applicable) and other issues that are not specifically covered by other forms of compensation.</td>
<td>Calculated by multiplying the assessed value of the acquired land by the average percentage rate of interest on twelve-month fixed deposits offered by commercial banks at the time the land is acquired.</td>
</tr>
<tr>
<td>Transport allowance</td>
<td>Paid to cover the cost of moving assets such as furniture, equipment and business inventory to a new location when a displaced person has to physically relocate to. It is not paid when a displaced person does not have to relocate nor in respect of unoccupied property.</td>
<td>Calculated as the cost of hauling, by road or rail, 12 tonnes of goods over a distance not exceeding 20 km. The rate is usually fixed by the municipalities.</td>
</tr>
<tr>
<td>Accommodation allowance</td>
<td>Intended to assist a displaced person who loses his or her place of residence (or part of a residential structure) to rent similar accommodation for a maximum of three years while he or she is building or purchasing a replacement house. It is not paid in respect of unoccupied property.</td>
<td>Calculated as the market rent of a similar house or affected property (or part of a house) multiplied by 36 months.</td>
</tr>
<tr>
<td>Loss of business profit or accommodation</td>
<td>When a business operation is affected by land acquisition a displaced person has to be paid compensation to cover the loss of profits while the displaced person is re-establishing the business at a new location – for a maximum period of three years. It is not paid in respect of unoccupied property. Alternatively, a displaced person may be paid an accommodation allowance to cover the cost of renting, for a maximum of three years, alternative business premises(^{47}) at a new site. The loss of profit and accommodation allowances cannot be paid concurrently in respect of the same property, except where the property is used for both residential and business purposes.</td>
<td>The loss of profit allowance is assessed by establishing the net profit per month and multiplying this by 36 months. The net monthly income is supposed to be established from audited accounts but most small and informal businesses do not have records and audited accounts. In such cases (the majority) the net monthly income is estimated, based on typical incomes for similar businesses (or the accommodation allowance is paid instead).</td>
</tr>
</tbody>
</table>

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\(^{45}\) Market value may be defined as the highest price in terms of money that a property would be expected to bring in a competitive and open market under conditions requisite for a fair sale.

\(^{46}\) Replacement cost is the cost of putting up a structure equivalent to the existing structure at the time of valuation and making allowances for age, state of repair and economic obsolescence.

\(^{47}\) Business premises include, among others, factories, workshops, shops, kiosks, sheds, farm buildings and livestock pens.

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The methods of valuing land and assets are consistent with those recommended by World Bank Operational Policy 4.12 (Annex a, Note 1) for determining compensation for urban land\(^48\) and for houses and other structures\(^49\).

4.3.4 Relocation of graves

Where land to be acquired contains graves the Land Acquisition Act (Section 12(3) and the Graves Removal Act (1968) require compensation and alternative burial sites to be provided to the relatives of the deceased. The compensation is meant to cover the costs of exhumation, reburial and necessary rituals. The amount of compensation is set by the Chief Government Valuer and relevant local authorities (e.g. municipalities) who are also responsible for providing alternative burial plots.

4.4 OTHER OBLIGATIONS TO ACHIEVE THE OBJECTIVES OF THE WORLD BANK POLICY ON INVOLUNTARY RESETTLEMENT

By omission, the 1999 Land Act does not consider “non-landowners”, such as tenants (residential, business and farming) and people occupying private or public land without the owner’s authority (e.g. unlawful squatters and encroachers), to be eligible for compensation. Because most of the land in Dar es Salaam is occupied in terms of granted rights of occupancy or in accordance with customary laws and practices, there are only very few situations where land occupation can be termed “unauthorised” or “illegal”.

The World Bank Operational Policy 4.12 (Paragraphs. 15 and 16) recognises that while non-landowners may have no right to compensation for the loss of the land that they are occupying (since they do not “own” the land), they should be provided with certain resettlement measures, provided that they occupy the project area prior to a cut off date. Such measures include, where appropriate:

- compensation for the loss of assets owned by the displaced person (other than land);
- resettlement assistance (e.g. replacement land, cash, other assets and employment) in lieu of compensation for the land that they occupy; and
- other assistance, as necessary (e.g. moving assistance), to achieve the objectives of the Policy such as restoration of livelihoods over a transitional period.

4.5 GUIDING PRINCIPLES FOR RESETTLEMENT OF PEOPLE DISPLACED BY THE PROJECT

The resettlement policy framework prepared for the DTRP in Dar es Salaam sets out a number of principles to guide the resettlement of affected people. These are summarised as follows:

- displacement will be avoided or minimised;
- displaced persons and local authorities (e.g. municipalities) will be regularly and genuinely informed and consulted with. They will be encouraged and assisted to participate in resettlement planning and implementation;

\(^{48}\) According to the World Bank Operational Policy 4.12, for urban land compensation may be determined on the basis of the pre-displacement market value of land of equal size and area, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes.

\(^{49}\) For houses and other structures, World Bank Operational Policy 4.12 defines compensation as being the market cost of the materials to build a replacement structure with an area and quality similar to or better than those of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, plus the use of any labour and contractor’s fees, plus the cost of any registration and transfer taxes. Depreciation of the asset and the value of salvage materials are not taken into account.
displaced persons will be informed about their options and rights pertaining to resettlement and about easily accessible complaint and dispute registration and resolution mechanisms available to them;

- resettlement measures will be provided to persons and entities with recognised property rights in accordance with Tanzanian land and compensation laws and practices as a minimum. Where necessary they will be supplemented with additional measures to meet the World Bank Operational Policy 4.12 requirements;

- In order to meet the requirements of the World Bank Operational Policy 4.12 displaced persons without recognised rights to compensation in terms of Tanzanian law (e.g. tenants and unlawful land users or occupiers) will be provided with resettlement measures that are similar to those that lawful landowners are entitled to, although the form of the measures may differ (see below).

where physical relocation is involved, eligible displaced persons will be provided with assistance, such as moving allowances;

- transitional support, such as a disturbance allowance and an accommodation allowance, will be provided to displaced persons to enable them to restore their livelihoods and standards of living;

- special assistance will be provided to vulnerable persons and groups, as necessary;

- preference will be to provide displaced persons with compensation in cash for the loss of assets (including land, housing and other structures), for loss of access to assets, for damage caused to assets and for loss of business profits or income earning opportunities. However, displaced persons will be offered replacement plots which they can purchase and develop with the cash compensation received;

- The value of compensation will be determined on the basis of the market value or replacement cost (whichever is the highest) and will include necessary additional costs incurred to achieve full restoration; and

- no person or entity will be required to vacate acquired land until resettlement entitlements have been delivered.

Resettlement measures in respect of identified displaced persons who are not eligible for compensation in terms of Tanzanian law will be provided on a case by case basis in accordance with specific needs and circumstances. Generally, the following resettlement measures will be applied to any “non-landowners” identified during the census:

- as with recognised landowners, they will be provided with cash compensation for the loss of permanent structures, trees and crops that belong to them personally;

- landlords will be required to serve tenants with at least three months’ notice to vacate the premises. In those instances where the tenant has paid rent in advance (e.g. for the coming year) the landlord will be required to refund the amount of the unused advance payment. Cases where a landlord refuses to return rental deposits and advance payments to a tenant will be handled through the well established community systems involving sub-ward leaders. Failing resolution at this level, a tenant will have access to legal assistance provided by the project; and

- the project, through the municipalities, will provide alternative land to genuine “landless” people who are occupying or using private or public land without authorisation. This will be provided well in advance of relocation to ensure that a

50 According to TANESCO (October 2006) the three municipalities are surveying and developing more than 30 000 plots, some of which will be made available to displaced persons who wish to purchase them.

51 Most tenancies in the unplanned settlements are informal, although there is usually some documentation. Tenants pay their rents monthly or for longer periods (up to 12 months) and landlords may serve notice on a tenant to vacate a premises at any time and for any good reason. In those instances where the tenant has paid rent in advance (e.g. for the coming year) the landlord will be required to refund the amount of the unused advance payment.

52 Alternative land is available in a number of areas that have recently been surveyed, demarcated and provided with services by the municipalities as part of their town planning programmes.
displaced person has sufficient time to construct replacement structures. Moving assistance will be provided where necessary.

4.6 ORGANISATION FRAMEWORK FOR COMPENSATION IN TANZANIA

4.6.1 Ministry of Lands and Human Settlements Development

The Ministry of Lands and Human Settlements Development is responsible for policy, regulation and co-ordination matters pertaining to land in Tanzania. The Ministry administers the Land Acquisition Act, the Land Act and the Village Land Act and the Commissioner of Lands administers most issues to do with land allocation, acquisition, registration and land management in general. All instances of acquisition of land for public purposes and the need for resettlement and/or compensation have to be referred to the Commissioner.

Land offices have been established at the municipal levels in Dar es Salaam. Personnel relevant to land affairs, resettlement and compensation include Land Officers, Land Surveyors, Valuers and Town Planners. Their day to day work is co-ordinated at the municipal level by the Municipal Planner. They are supported by similar technical staff at the headquarters of the Ministry of Lands and Human Settlements Development.

4.6.2 Local authorities

Tanzania is divided into 26 regions and each region is divided into a number of districts. In Dar es Salaam Region (i.e. the City of Dar es Salaam) its three districts are constituted as municipalities. These are Kinondoni, Ilala and Temeke. The municipalities are governed by Municipal Councils and are administered by Municipal Directors who co-ordinate administrative and technical service personnel at this level. There is also a District Commissioner in each of the three municipalities who is responsible for co-ordination and managing central government affairs53. In Dar es Salaam a City Council has also been established which deals with issues common to the three municipalities in the city.

Each municipality is divided into a number of wards which are administered by Ward Executive Officers. Ward authorities have powers and responsibilities for implementing, overseeing and monitoring development activities. In the urban areas of Dar es Salaam the wards are further subdivided into a number of sub-wards or “streets” known as mtaa.

4.6.3 Summary of current practices for assessing and paying compensation

According to the Land Act (Section 156) the duty to pay compensation when wayleaves are created lies with the Government department, local or public authority or corporate body that applies for their creation. For the Dar es Salaam component of the DTRP this refers to TANESCO.

However, the current legislation requires certain procedures to be followed for acquiring land and for determining and paying compensation. Local authorities (e.g. district or municipal council officials) are largely responsible for assessing and paying compensation on behalf of the central government although they are permitted to delegate some activities to other institutions and the private sector (e.g. registered and licensed valuation surveyors). While there are certain statutory procedural requirements, the process used can vary from one situation to another, depending on particular circumstances. The standard procedure is as follows:

53 There is also a Regional Commissioner’s Office with a small number of technical staff.
• after identifying the properties to be acquired (in full or in part) the municipal officials (in the case of Dar es Salaam) are required to physically serve notice (i.e. Land Form 69) on each lawful landholder, requiring the landholder to complete and submit a claim for compensation (Land Form 70). Claimants are required to submit the completed claim forms to the relevant Municipal Land Officer via Ward Executive Officers;

• municipal officials (e.g. Municipal Valuers) are then required to inspect each affected property and assess the value of the property using field data sheets;

• for acquired land and fixed assets it is usual practice to determine the amount of compensation to be paid on the basis of current market rates as evidenced by actual recent offerings and sales of similar properties in the area, in terms of condition, quality, age, location, timing, financing terms and the motivation of sellers and buyers. In practice, the market value of land in urban areas generally includes the value of unexhausted improvements on the land, including buildings, structures, other fixed assets (e.g. boundary walls and garden vegetation), land clearing and land preparation or development. Average values per square metre for land and structures or for specific items are usually determined for specific areas by the Municipal Valuers. These are then applied to each affected property and adjusted for discernable differences;

• compensation for standing crops and trees is usually based on their market value, determined using the income approach. This is based on estimating the production capacity of an average tended crop that is normally found in the area. The net annual value of crop production is then determined and capitalised at the average bank lending rate of banks in the country. Crop compensation rates for a variety of crops, trees and other plants are determined by the Ministry of Lands and Human Settlements Development for different areas. Adjustments may have to be made for local and crop specific differences;

• detailed valuation reports are then prepared, containing inventories of land and assets valued, the owner’s particulars, the specific location of the affected property and compensation sums payable (according to each element making up the total compensation package). The valuation reports are then submitted to the Chief Government Valuer for approval;

• subsequent to approval of the valuation reports the Municipal Valuers are required to prepare consolidated compensation schedules listing each claimant and the amount of compensation due to each claimant.

• the compensation schedules are then sent to the relevant District Commissioner’s office which is responsible for administering and making compensation payments from the Land Compensation Fund. Compensation is normally paid in the form of cheques. Claimants are required to sign for the receipt of their compensation payment on the compensation schedules which are normally countersigned by the relevant Ward Executive Officer, Municipal Land Officer, District Commissioner and the Regional Commissioner; and

• once compensation payments have been made occupancy rights relating to the land acquired are then revoked by the President by notice in the Gazette. With specific reference to the creation of wayleaves, the Minister for Lands and Human Settlement Development may, not less than ninety days after the serving of notices, publish an order in the Gazette creating the wayleaves. The wayleaves are deemed to be officially created 30 days after publication in the Gazette. (i.e. 120 days after the notices have been served on the affected parties).
4.6.4 Legal provisions for complaints and disputes

The Land Acquisition Act prescribes procedures for dispute resolution with respect to compensation. If disputes and disagreements are not resolved by the parties involved within six weeks after the date of publication of the notice of intention to acquire the land for a public purpose, the Minister of Lands and Human Settlements Development, or any person holding or claiming any interest in the land, may institute a suit in a court of law for the determination of the dispute. More specifically, Section 156 of the Land Act makes provision for an aggrieved party to refer disagreements among any person or entity entitled to claim compensation and the body with a duty to pay the compensation on the amount or method of payment or the time taken to make, negotiate or process an offer of compensation, to refer the matter to the High Court of Tanzania.

However, in practice this is difficult and costly for most displaced persons so that in cases of conflicting interests between stakeholders, local leaders and Municipal Director’s offices, in the first instance, often play the role of arbitrators before the matter is taken to the appropriate courts of law.
5  SOCIO-ECONOMIC STUDIES

5.1  INTRODUCTION

In January and February 2005 an independent sociologist engaged by TANESCO carried out a socio-economic assessment of the DTRP, covering the transmission line routings originally proposed in early 2005. In May and June 2006 a further social impact assessment was undertaken by another independent consultant engaged by TANESCO to cover the additional transmission line section from the proposed Kinyerezi substation to its junction with the main Morogoro to Ubungo 220 kV line at Kimara. As part of the social impact assessment process the sociologists undertook public consultation meetings in the project affected areas identified during the transmission line design and routing optimisation process\(^54\). The objective was to introduce the project, explain the need for land acquisition, explain the resettlement principles to be applied as well as to solicit feedback. The results of the consultation process are presented in the two final social impact assessment report documents submitted to TANESCO in November 2005\(^55\) and in September 2006\(^56\).

In June and July 2006 one of the independent sociologists also carried out a sample survey of affected households along the (final) transmission line routes to establish socio-economic baseline data against which the impacts of resettlement measures, the eventual adequacy of compensation and the recovery of incomes and restoration of living standards can be measured (i.e. for future monitoring and evaluation). The results of the sample baseline survey were presented to TANESCO in October 2006\(^57\).

5.2  GENERAL OVERVIEW OF SOCIO-ECONOMIC CHARACTERISTICS

A total of 2,212 properties and an estimated 11,060 people will be affected by the acquisition of land for wayleaves (see Section 6 and Table 5). The proposed transmission lines will pass through medium to high density urban wards and more sparsely populated semi-rural and peri-urban wards of Dar es Salaam. Most of the affected properties are in unplanned settlements where properties are usually very small and there is little free space around individual homesteads. Figure 3 shows examples of the types of areas through which the transmission lines will be routed and typical examples of affected properties.

The two social impact assessment reports and the additional baseline study report include general descriptions of the socio-economic conditions prevailing in most of the affected wards\(^58\). The following is a brief overview of the socio-economic characteristics of the wards in which people will be displaced by the project\(^59\), based on the findings of the independent sociologists.

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\(^{54}\) Some of the areas in which public consultation was undertaken are no longer included within the project.


\(^{58}\) The social impact assessment reports and additional baseline study do not include information about Mtoni, Toangoma and Charambe Wards.

\(^{59}\) The overview does not cover sections of the transmission lines where people will not be displaced (e.g. along road and railway reserves).
Along the entire route of the proposed wayleaves there is generally no dominant ethnic group as the population is a mix of people from all regions of Tanzania. However, in some areas certain ethnic groups tend to dominate. For instance, in Kibada Ward the original Zaramo group is still dominant. In Kitunda Ward Wakunya people from Mara region form the majority of residents. In Kinyerezi Ward the indigenous Zaramo and Ndegereko groups are still dominant while in Kimara Ward people from the Zaramo and Luguru groups are in the majority.
Kurasini Ward

Within Kurasini Ward the transmission line will pass through Mivinjeni and Minazini Hamlets which are urban in nature. Most of the properties are owned by middle to high income families. Many families own their own motor vehicles. The area is mainly residential but there are numerous small scale industries based on mechanical repairing, carpentry, welding services and grain milling. A few people are engaged in fishing. Most of the affected houses in Mivinjeni Hamlet were constructed by the Tanzania Harbours Authority for its staff. These are well constructed and of relatively high value. In Minazini Hamlet the houses vary in quality and value. The ward is served by a good paved road network and is well served by public transport, such as mini busses. There is one primary school, one secondary school and several colleges within Kurasini Ward. The residents of the area are generally fairly well educated, many of them having secondary and graduate education. Kurasini Ward is also well served with health facilities, including a good number of dispensaries and medical stores. Nevertheless, as in most of the affected wards, diseases, such as malaria, typhoid, dysentery and diarrhoea are prevalent. There are numerous small shops and a few fuel stations in the ward. Electricity is the main source of energy for lighting and cooking but kerosene, liquid petroleum gas and charcoal are also used. Many properties are also connected to the fixed line telephone network.

Vijibweni Ward

From Kurasini Ward a very small section of the transmission line will pass through Mtoni Ward before crossing the estuary. After crossing the estuary the transmission line enters Vijibweni Ward which has a relatively low population density compared to most of the other affected wards. Vijibweni is mainly a rural ward where land use is in a transitional stage from farming to residential. There are numerous small scale farms used for growing crops such as sweet potatoes, cassava, paddy rice, vegetables, mangoes and coconuts. There are a few small scale industries, such as welding and brick making. Some of the residents are also involved in fishing. There are many types of houses within the area along the proposed wayleave. Some have been constructed using wood, mud and grass thatch. Others are more modern and of higher value, built using cement blocks, iron roofing sheets or roof tiles. These are often situated on medium size plots with some open space available. There is only one primary school serving the affected area. There is only one dispensary providing health services to the people of the affected area, although there are a number of medical stores selling basic medicines. Water is mainly obtained from hand dug wells. There are a few small shops supplying basic household requirements. Charcoal and firewood are generally used for cooking while electricity and kerosene are the main sources of energy for lighting.

Kibada Ward

Between Vijibweni and Toangoma Wards the transmission line will pass through the western portion of Kibada Ward which has a low to medium population density and is semi-rural in nature. Agriculture is the main form of land use in this area. Crops grown include sweet potatoes, cassava, vegetables and a variety of fruit trees. Some residents operate or work in shops, kiosks and other small businesses. The majority of houses are built using wattle, mud and grass thatch. There are two primary schools and one secondary school in Kibada Ward but there is only one dispensary serving the residents of the affected area within the ward. Water is mainly obtained from numerous privately owned hand dug wells although stagnant and contaminated streams are also used. Very few houses are connected to the electricity grid and kerosene, firewood and charcoal are the main sources of energy used by residents of the ward.
Mbagala Kuu Ward

After Kibada Ward the proposed transmission line will pass through the northern part of Toangoma Ward and then enter Mbagala Kuu Ward. The socio-economic characteristics of the affected area in Toangoma Ward are similar to those found in Kibada Ward. Mbagala Kuu Ward has a medium to high population density. Land is used for residential purposes, for small scale farming on small and medium sized plots (e.g. dairying and vegetable gardening) for small-scale industrial enterprises (e.g. mechanical repairing, welding, furniture manufacturing and brick making) and for vending (e.g. of water and carpentry products). Most of the houses within and along the proposed wayleave are plastered and painted cement block structures with iron roof sheets but there are also a number of houses made with local materials such as wattle and poles. There are also some larger, well designed houses, most of which have security fences. Most of the affected area is well served by public transport (e.g. mini busses) due to the existence of a fairly well developed paved road network. Residents of the ward have reasonable access to education facilities, such as one primary school, one secondary school and one vocational training centre, and most residents have at least primary level education. There are a large number of very busy small and medium sized shops, kiosks, bars and restaurants. Both electricity and kerosene are used for lighting and charcoal and firewood are most commonly used for cooking. The area is also served by the fixed line telephone network.

Kitunda Ward

From Mbagala Kuu the transmission line will pass through the northern part of Charambe Ward which has similar socio-economic characteristics to Mbagala Kuu Ward. It then passes through Kipunguni Machimbo and Mwangati Mzinga Hamlets in Kitunda Ward which is a newly developed area with many self employed residents. In Kipunguni Machimbo Hamlet most of the employed residents are teachers and military personnel. Land is mainly used for residential purposes. Some land is used for backyard dairying, poultry enterprises, vegetable gardening and other small businesses. As in most affected wards the houses are mainly built with cement blocks and iron roof sheets. House sizes and designs vary considerably, depending on the income levels of the owners. There are no permanent roads and access to the area is difficult. There is only one primary school in Kipunguni Machimbo Hamlet, while in Mwangati Mzinga Hamlet there are two primary schools. A military hospital and numerous medical stores in Kipunguni Machimbo Hamlet serve most of the population of that area. There are no health facilities in Mwangati Mzinga Hamlet so that residents have to use facilities in neighbouring hamlets. Water is mainly obtained from hand dug-wells but some residents have their own shallow wells from which they sell water to other residents. There is a good number of small shops and bars serving residents in the ward. Many properties, especially in Mwangati Mzinga hamlet, are connected to the electricity network and use this for lighting. Other residents use kerosene for lighting. Energy for cooking is usually supplied from firewood and charcoal.

Chanika Ward

From there the transmission line passes through Chanika Ward which is a densely populated ward with a rapidly growing population due to recent migration into the area. Land is primarily used for residential purposes although a few people keep cattle and chickens in their backyards. Many of the houses in the area are currently under construction and are unoccupied. The houses are mainly being built with concrete block walls and iron roofing sheets, although a few home owners have used cement roof tiles. Roads in the area are sandy and only usable using four wheel drive vehicles. People living along the proposed wayleave do not have easy access to schools and there are no nearby health facilities. Water, which is very saline and of very poor quality, is mainly obtained from hand dug wells. There are few shops and most people obtain their basic supplies from neighbouring hamlets.
Electricity is not available in Chanika Ward and people depend on firewood and charcoal for cooking and kerosene for lighting.

**Ukonga Ward**

From Chanika the transmission line will pass through Langoni and Guluka Kwalala hamlets in Ukonga Ward until it reaches the proposed Kinyerezi substation. The affected area is fairly densely populated. The average household size is 4.5 persons. In Ukonga Ward land is mainly used for residential purposes, a small amount of gardening and poultry and cattle keeping. Some land is also allocated to social amenities, small shopping centres and numerous makeshift markets. The affected area is fairly well established although many of the houses in Langoni Hamlet are recently built and appear to be well planned. Most houses are built using cement block walls and iron roofing sheets. The area can be reached using a paved road which is used by mini-busses. Compared to Chanika Ward, Ukonga Ward is better served with education facilities with one nursery school, two primary schools and two secondary schools. There are few health facilities in the ward but the affected population in Guluka Kwalala Hamlet has access to a nearby military health facility. In Langoni Hamlet there is one deep well that requires a diesel powered motor to pump water. There are also numerous hand dug shallow wells. Many of the affected residents do have access to electricity which they mainly use for lighting. However, the majority of affected residents use kerosene for lighting and firewood or charcoal for cooking. Some residents in the area have access to fixed line telecommunications.

**Kinyerezi Ward**

From the proposed Kinyerezi substation the transmission line will be routed northwards through parts of Kinyerezi Ward. The affected area of the ward is fairly rural in nature and has a fairly low population density, although there is a rapid influx of people into the area due to the anticipated development of the area in terms of roads and electricity. However, very little infrastructure has been developed.

The area through which the transmission line will pass is mainly lowland. Most of the land is under customary tenure but the Ilala Municipality has recently initiated a land development exercise in part of Kinyerezi Ward and land surveying and allocation is underway. The proposed transmission line will cross part of the surveyed area. Subsistence agriculture is the main form of land use in the affected part of Kinyerezi Ward, with land being used for both small scale crop and livestock production. Crops grown include cassava, maize, sweet potatoes, paddy rice, vegetables and a variety of fruit trees (e.g. oranges, mangoes, bananas and coconuts). Most of the production is for home consumption but part is sold locally and nearby for cash. Livestock include cattle, goats, pigs and poultry. Zero grazing is a common practice. Livestock and livestock products are mainly sold to individual consumers in Dar es Salaam. Other economic activities in the area include petty trading, water vending and working on building sites in the area.

There are only a few modern, well constructed houses in the area although there are a number of such houses currently under construction. Most houses have been built either with cement walls and iron roofing sheets or with mud plastered wooden frames and iron roofing sheets. The road network is very poor, particularly in the low lying swampy areas, and accessibility during the rainy season is very difficult. There is at least one primary school within walking distance of the affected residents but there is no secondary school in Kinyerezi Ward. Available health facilities in the ward include one dispensary and a number of pharmaceutical shops. Water for domestic purposes is normally obtained from unprotected hand dug wells or open pools. There is no market in the area but there are a number of small shops selling basic household goods. Nearly all household use kerosene for lighting.
for lighting and firewood or charcoal for cooking. Only about 20% of households in Kinyerezi Ward have electricity.

Kimara Ward

After leaving Kinyerezi Ward the transmission line will pass through Kimara Ward before reaching the proposed T-off point on the main Morogoro to Ubungo 220 kV transmission line. This affected area is relatively sparsely populated and is semi-rural. It is, however, becoming increasing urban. The affected area is mainly hilly and undulating and there is little developed infrastructure. Most of the land (i.e. around 85%) is under customary tenure but some individuals have had there plots surveyed and registered. Land use is similar to that in Kinyerezi Ward although small scale livestock production is more prevalent in Kimara.

As in Kinyerezi, most of the houses are poorly constructed using cheap or locally available materials. The hilly nature of the terrain and the lack of a good road infrastructure makes access to the area very difficult, especially during the rainy season. Children living in the affected area have access to at least one primary school and there is also one secondary school in the ward. The nearest public health facility for residents living within or close to the proposed wayleave is 5 km away and most residents use local pharmaceutical shops without obtaining medical advice. Water for domestic purposes is normally obtained from unprotected hand dug wells. People obtain basic household goods from a number of small retail outlets as there are no markets or larger shops. In Kimara about 40% of households have electricity which they mainly use for lighting. Otherwise people use kerosene for lighting and firewood and charcoal for cooking.

5.3 BASELINE SOCIO-ECONOMIC SURVEY

A sample household socio-economic survey was undertaken in June and July 2006 to provide baseline information and indicators for future monitoring and evaluation. The survey covered 15% of affected properties which were grouped into ten clusters according to the type of affected property. The results of the sample survey are presented in a draft report submitted to TANESCO in October 2006. A summary of the main findings of the survey is presented below.

Fifty eight percent of respondents are living within the proposed wayleaves. Although they have land within the wayleaves, the remaining 42% of respondents live outside the wayleaves and their houses will not need to be demolished. However, 13% of these have other buildings on their land within the wayleaves. The sample survey results indicate that 46% of the sampled properties have accommodation for tenants.

Most of the affected land is used for buildings or for crop and tree framing. The survey results indicate that in 37% of cases the primary use of a household’s plot is for residential purposes, followed by business purposes (27%), cultivation (24%) and brick making (2%). For the remaining 10% of cases the land is vacant. For cultivated land 93% of cultivators use hand hoes and only 7% use tractors. Only 15% of households keep livestock and very little land is used for livestock grazing.

Most of the houses and other buildings are constructed with cement block walls (46%). Nineteen percent are made with burnt clay brick walls, 17% with plastered mud block walls and the remaining 18% are built using reeds, plastic sheets, mud blocks or iron sheets for the walls. Floors are usually made with cement (67%) or compacted earth (24%). The most

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common material used for roofs are iron sheets (50%) followed by tin and grass thatch (19%).

Fifty five percent of property owners or occupiers derive their income mainly from informal employment, usually carried out from their own buildings or from simple and movable structures. Of these, 55% run small shops, kiosks or grocery stores, 20% are tailors, 13% are brick makers, 8% run pharmacies and 2% are water vendors. Eight percent of property owners or occupiers derive their income primarily from formal employment, a further 8% from pensions and 12% from subsistence farming. The remaining 17% are unemployed. For most families (61%) their income flows are intermittent but generally stable. Regular and stable income flows were reported by only 17% of respondents while 22% of respondents said that their income flows are usually irregular and insecure. Thirty seven percent of respondents said that the household experiences food shortages during the year.

The ownership of certain assets may sometimes be used as an indicator of family wealth and wellbeing. Eighty three percent of respondents own at least one radio, 71% have a fixed line telephone, 60% own a refrigerator, 22% own a sewing machine and 8% own a wheelbarrow.

Fifty one percent of households obtain water from communal pumps situated some distance away, 12% from nearby communal pumps, 12% from open wells and 2% from rivers. Two percent of households rely on collected rainwater. However, 23% of households have to buy water from water vendors. According to the survey most households (62%) spend between 20 and 30 minutes fetching water, 19% spend less than 20 minutes while 9% spend more than 30 minutes.

Seventy one percent of respondents have toilet facilities of one kind or another. Forty six percent of respondents reported that malaria was the main disease occurring within the household. This was followed by diarrhoea (42% of households), skin flush (10%) and tuberculosis (2%).

People living in planned settlement areas tend to have higher education than those living in unplanned areas, especially in the peri-urban and rural areas, where most of them only have primary education. Overall, the survey found that 12% of respondents have no education, 64% have primary education and the remaining 24% have secondary education or higher. Most children are attending school within relatively short distances but seven percent of respondents said that the nearest schools were too far away. The survey also found that 88% of respondents were able to read and write.

Kerosene is the most popular source of energy for lighting (51% of households), followed by electricity (42%) and candles (7%). For cooking, 45% of households use charcoal as the main source of energy, 37% use kerosene as the main source and 18% use firewood as the main source. Most (71%) households collect kerosene, charcoal or firewood daily and nearly all (98%) households have to travel up to 5 km to obtain these. Two percent have to travel more than 5 km.
6 THE NATURE AND EXTENT OF DISPLACEMENT

6.1 FIELD SURVEYS OF AFFECTED PROPERTIES AND ASSETS

Nearly all the displacement in the project will be caused by the permanent acquisition of land needed for wayleaves for transmission lines and other project infrastructure in Dar es Salaam. Because the transmission line project is mostly linear in nature, the affected population is mainly confined to people occupying and using land within the long but narrow strip of land which will be acquired for the creation of wayleaves. Road and railway reserves will be used for some sections of the transmission lines so that the project will only need to acquire land for wayleaves in certain wards as shown in Table 5.

Table 5  Affected wards and number of affected properties and people in each ward

<table>
<thead>
<tr>
<th>NEW TRANSMISSION LINE SECTION</th>
<th>WARD</th>
<th>MUNICIPALITY</th>
<th>NUMBER OF AFFECTED PROPERTIES</th>
<th>ESTIMATED NUMBER OF AFFECTED PEOPLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ubungo to Victoria</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Ubungo to Kurasini</td>
<td>Kurasini</td>
<td>Temekte</td>
<td>2</td>
<td>10</td>
</tr>
<tr>
<td></td>
<td>Mtoni</td>
<td>Temekte</td>
<td>5</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td>Vijibweni</td>
<td>Temekte</td>
<td>217</td>
<td>1 085</td>
</tr>
<tr>
<td></td>
<td>Kibada</td>
<td>Temekte</td>
<td>95</td>
<td>475</td>
</tr>
<tr>
<td></td>
<td>Toangoma</td>
<td>Temekte</td>
<td>6</td>
<td>30</td>
</tr>
<tr>
<td></td>
<td>Mbagala Kuu</td>
<td>Temekte</td>
<td>128</td>
<td>640</td>
</tr>
<tr>
<td></td>
<td>Charambie</td>
<td>Temekte</td>
<td>666</td>
<td>3 330</td>
</tr>
<tr>
<td></td>
<td>Kitunda</td>
<td>Ilala</td>
<td>497</td>
<td>2 485</td>
</tr>
<tr>
<td></td>
<td>Chanika</td>
<td>Ilala</td>
<td>116</td>
<td>580</td>
</tr>
<tr>
<td></td>
<td>Ukonga</td>
<td>Ilala</td>
<td>139</td>
<td>695</td>
</tr>
<tr>
<td>Factory Zone II to Factory Zone III</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Kinyerezi to Kimara</td>
<td>Kinyerezi</td>
<td>Ilala</td>
<td>135</td>
<td>675</td>
</tr>
<tr>
<td></td>
<td>Kimara</td>
<td>Kinondoni</td>
<td>206</td>
<td>1 030</td>
</tr>
<tr>
<td>TOTAL:</td>
<td></td>
<td></td>
<td>2 212</td>
<td>11 060</td>
</tr>
</tbody>
</table>

The identification of affected properties, the valuation of affected property and assets and the calculation of compensation payable to displaced persons is usually undertaken by the relevant municipal authorities. However, it was agreed with the Municipal Land Officers that the exercise would be undertaken by two teams of fully registered and licensed valuation surveyors engaged by TANESCO61.

From November 2005 to July 2006 the centre lines and outer limits of the proposed wayleaves were surveyed and marked on the ground by TANESCO survey teams. All buildings and structures within the wayleaves were marked with red paint. The survey teams were accompanied by the two teams of valuation surveyors which, in the presence of sub-ward and other local leaders:

- identified properties that were fully or partially within the proposed wayleaves and other sites proposed for new substations and the expansion of existing substations;
- identified the owners of the affected properties. Ownership was confirmed by: (a) examination of title deeds where these existed; and (b) records kept by local leaders and officials at the sub-ward level;

61 Messrs Majengo Estates Developers Limited and the University College of Lands and Architectural Studies.
provided each displaced person with an identity card which included a property reference number. Where a property owner was absent the identity card was left with other household members or with the sub-ward leaders who later handed the card to the owner. In a few cases where the property owner could not be immediately identified the property was inspected with the local leaders;

explained to each displaced person the project, land acquisition, valuation and compensation processes. Most residents were already aware of the project through the earlier public consultation meetings;

handed each property owner Land Form 69 (Notice to Land Occupier to Apply for Compensation) and Land Form 70 (Application for Compensation by Land Occupier). The displaced persons were asked to complete Land Form 70 and to submit them to their respective sub-ward leaders within 60 days; and

advised each property owner of the proposed date for a full inspection of the affected property by the valuation surveyors.

At a later date the teams of valuation surveyors and local leaders returned to each affected property and:

confirmed property boundaries;

for each affected property, obtained detailed information (e.g. type, size and condition) of all affected land, structures, trees, crops and other fixed assets (i.e. inventory of assets) and recorded these on field inspection sheets. In cases where the major portion of a displaced person’s property was within the wayleave and it was clear that the residual portion (outside the wayleave) would no longer be viable as a single unit, the full property was assessed for compensation purposes;

took photographs of each property owner in front of affected buildings;

identified potential losses of business income or profit and examined relevant accounts and records, where available;

ensured that the field inspection sheets were counter checked and signed by the property owners and local leaders; and

collected completed Land Forms 70 from local leaders who had collected them from displaced persons.

6.2 AFFECTED PROPERTIES AND DISPLACED PEOPLE

The resettlement policy framework lists five possible categories of displaced persons, i.e. property owners (with a legally recognised right of occupancy, whether officially registered or not); opportunistic occupiers or users of public land (without a legally recognised right to occupy the land); tenants, permanent employees; and persons or families with graves on affected land.

6.2.1 Legally recognised property owners

During the field survey the valuation surveyors identified 2,212 properties that will be affected by the creation of the wayleaves (Table 5). These are properties for which the owners have legally recognised rights of occupancy (and are eligible for compensation) in Tanzanian law (i.e. the 1999 Land Act). They include displaced persons with a granted right of occupancy (i.e. long term lease from the Sate with title documents) or a deemed right of

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62 In such cases the Land Act requires that the assessed compensation be retained in the Land Compensation Fund until the rightful owners come forward or are identified.
occupancy (i.e. legally recognised occupancy based on customary laws and practices but, usually, with no official supporting documentation)\textsuperscript{63}.

No full census of the affected population living in or using land within the wayleaves was carried out but it is estimated that there are around 11,060 people associated with the 2,212 identified properties (Table 5). This estimate was derived by applying an average “household” size of five person to each property. Displaced persons include individuals, families (i.e. households), groups, companies, institutions and other entities.

The affected properties are mainly used for residential purposes, formal and informal business and income generating activities, a limited amount of farming (mainly small-scale crop production) or for a mix of these types of land use\textsuperscript{64}. Some of the affected properties contain graves.

6.2.2 Other categories of displaced people

Opportunist or unlawful occupiers are people who typically use open access land, such as public land or safety zones (e.g. road reserves, wayleaves and land along streams and rivers), for residential, business, farming (e.g. cultivation) and other purposes, without any officially recognised ownership rights over the land that they are occupying or using. Their activities are usually considered to be “illegal”, even if officially tolerated and, sometimes, registered or licensed. They include, for example, informal settlers or “squatters”, small business operators and itinerant street vendors using public land opportunistically, as well as cultivators encroaching on public land. They may or may not have invested in permanent structures or assets that are not easily movable (e.g. disused shipping containers) or in crops, trees and other assets. According to their records, the valuation surveyors did not encounter any such situations within the wayleaves that they surveyed\textsuperscript{65}.

Tenants are people renting land, houses or business premises from landlords. A tenant may have a formal, registered lease contract with the landlord (more common in low and medium density suburbs) or only an informal agreement with the landlord (more prevalent in high density urban areas). Tenants sometimes install fixed assets. On rented farmland standing crops and trees usually belong to the tenant. During the asset inventory survey the valuation surveyors did not identify and assess tenants or lodgers\textsuperscript{66}.

6.3 TYPES OF LOSSES INCURRED BY PROPERTY OWNERS

During the asset inventory surveys the valuation surveyors recorded, on the field inspection sheets, detailed information about the affected land and fixed assets (e.g. structures, crops and trees) of each of the 2,212 affected properties on the field inspection sheets. This included, where applicable, information on the type, size, (e.g. area), construction materials and condition or quality of the affected assets. From the information supplied by the

\textsuperscript{63} The detailed valuation reports prepared by the valuation surveyors do not distinguish between properties for which the owners have title documents (i.e. granted right of occupancy) or properties that are lawfully occupied in terms of a deemed right of occupancy.

\textsuperscript{64} The detailed valuation reports prepared by the valuation surveyors do not include information on the main use of each of the identified properties.

\textsuperscript{65} Public utilities, such as TAZAMA, SONGAS and TRC, have generally kept their corridors and reserves free of such opportunistic and unlawful occupiers. The Dar es Salaam municipalities have recently moved informal occupiers (e.g. kiosk operators, traders and vendors) from road reserves to a number of planned market sites throughout the city.

\textsuperscript{66} The reason given for this is that tenants will be provided timely notice by their landlords to vacate the rented premises and find alternative accommodation. Landlords may at any time and for good reason give notice to tenants and are not liable to pay compensation to the tenants. The compulsory acquisition of a landlord’s property in the public interest is considered to be a valid reason for terminating a lease agreement with a tenant.
valuation surveyors the types of physical losses that will be incurred by displaced persons are listed in Table 6. Displaced persons will suffer the loss of one or more of the following:

- land or access to land, including land used for outdoor business activities and farming;
- title or the right of occupancy;
- infrastructure, such as houses, business premises and farm buildings (e.g. cow sheds);
- other fixed assets, such as boundary walls, hedges, wells, garden plants, standing crops and fruit trees; and
- graves.

More than 120 ha of land will be acquired for the project, thousands of structures within the wayleaves will be affected and a total of 161 graves will have to be exhumed and relocated.

6.4 NATURE AND SEVERITY OF IMPACTS ON PROPERTY OWNERS CAUSED BY THE LOSS OF PROPERTY

6.4.1 Nature of impacts

Table 6 lists the types of impacts that the loss of land, assets and right of occupancy will have on displaced persons. These impacts vary from one displaced person to another and include:

- the need to relocate the displaced person, business or farming operation;
- the loss of the value of land;
- the loss of the value of buildings and fixed assets;
- the loss of accommodation while residents rebuild houses or find alternative accommodation;
- the loss of income or profit while businesses re-establish their business operations;
- the loss of food sources and income while farmers re-establish farming operations; and
- the costs incurred for moving furniture, equipment, business inventory and other assets to temporary or new accommodation.

6.4.2 Severity of impacts

The seriousness of the impacts on a displaced person also varies considerably from one displaced person to another. In Table 6 the different types of losses and their resultant impacts on displaced persons have been grouped according to the severity of the impacts on the displaced persons67.

Minor impacts occur when, for example, only a small part of a plot is acquired (i.e. partial loss), without the need to demolish major structures or abandon most of a displaced person’s productive land (e.g. land used for cultivation or outdoor business activities) and the displaced person can continue to live and/or operate on the residual part of the property (i.e. the non-acquired part outside of the wayleave) without much disturbance.

67 The detailed valuation reports prepared by the valuation surveyors do not classify displaced persons according to these categories so that the number of displaced persons within each category is unknown.
Table 6  Types of affected assets and impacts incurred by property owners

<table>
<thead>
<tr>
<th>LOSS OF ASSETS</th>
<th>RELOCATION IMPACT</th>
<th>OTHER IMPACTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Permanent loss of small part of plot.  <strong>residual viable</strong> for residential</td>
<td>• Displaced person can remain on residual part of plot</td>
<td>• Loss of value of <strong>land and fixed assets</strong> (minor)</td>
</tr>
<tr>
<td>purposes, business activities or farming</td>
<td>• Displaced person can continue to use exiting house, business structures,</td>
<td>• Other minor impacts</td>
</tr>
<tr>
<td>• Loss of occupancy rights (with or without title) to acquired portion of land</td>
<td>outdoor business site, farm structures and cultivated land</td>
<td></td>
</tr>
<tr>
<td>• <strong>No loss</strong> of house, business structures, outdoor site for business activities</td>
<td>• Displaced person can re-arrange residual</td>
<td></td>
</tr>
<tr>
<td>(e.g. timber yard, plant nursery), farm structures (e.g. livestock sheds) or</td>
<td></td>
<td></td>
</tr>
<tr>
<td>land under cultivation (e.g. areas plated to crops or trees)</td>
<td><strong>Displaced person does not need to relocate</strong></td>
<td></td>
</tr>
<tr>
<td>• Possible permanent loss of other fixed assets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(e.g. walls, hedges, wells, crops and trees)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Permanent loss of part of plot - <strong>residual viable</strong> for residential purposes,</td>
<td>• Displaced person can remain on residual part of plot</td>
<td></td>
</tr>
<tr>
<td>business purposes or farming</td>
<td>• Displaced person can continue to use residual part of house, business structures,</td>
<td></td>
</tr>
<tr>
<td>• Loss of occupancy rights</td>
<td>outdoor business site, farm structures and cultivated land</td>
<td></td>
</tr>
<tr>
<td>• Permanent loss of minor part of house, business structures, outdoor site used</td>
<td>• Displaced person can re-arrange residual and build replacement part of houses,</td>
<td></td>
</tr>
<tr>
<td>for cultivation - <strong>residual viable</strong> as residential unit, business unit or farm</td>
<td>business structures, farm structures and/or establish replacement part of</td>
<td></td>
</tr>
<tr>
<td>unit</td>
<td>outdoor business site or cultivated land</td>
<td></td>
</tr>
<tr>
<td>• Possible permanent loss of other fixed assets</td>
<td>• <strong>Displaced person does not need to relocate</strong></td>
<td></td>
</tr>
<tr>
<td>(including crops and trees)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Permanent loss of part of plot - <strong>residual viable</strong> for residential purposes,</td>
<td>• Displaced person can remain on residual part of plot</td>
<td></td>
</tr>
<tr>
<td>business activities or farming activities</td>
<td>• Displaced person must vacate existing (or major part of) house, business</td>
<td></td>
</tr>
<tr>
<td>• Loss of occupancy rights</td>
<td>structures, outdoor business site, farm structures and cultivated land</td>
<td></td>
</tr>
<tr>
<td>• Permanent loss of all or major part of house, business structures, outdoor</td>
<td>• Displaced person can re-arrange residual and build replacement house (or part</td>
<td></td>
</tr>
<tr>
<td>site used for business activities, farm structures or land under cultivation</td>
<td>of) house, business structures, farm structures and cultivated land</td>
<td></td>
</tr>
<tr>
<td><strong>residual not viable</strong> as residential unit, business unit or farm unit</td>
<td>• Displaced person can relocate to replacement house, business premises or</td>
<td></td>
</tr>
<tr>
<td>• Possible permanent loss of other fixed assets</td>
<td>farming plot on residual</td>
<td></td>
</tr>
<tr>
<td>(including crops and trees)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Impacto Lda – Projetos e Estudos Ambientais
### LOSS OF ASSETS

- Permanent loss of all or part of plot - **residual non existent or not viable** for residential purposes, business activities or framing activities
- Loss of occupancy rights
- Permanent loss of all or part of house, business structures, outdoor site used for business activities, farm structures or land under cultivation - **residual non-exist or not viable** as residential unit, business unit or farming unit
- Possible permanent loss of other fixed assets (including crops and trees)

### RELOCATION IMPACT

- Displaced person must abandon plot
- Displaced person must vacate existing house, business structures, outdoor business site, farm structures and cultivated land
- **Displaced person must relocate to replacement plot and house, business premises or farming plot at new location**

### OTHER IMPACTS

- Loss of value of **land and fixed assets**
- Loss of use and value of **residual** (if any)
- Temporary loss of **accommodation** while finding replacement plot or house and re-establishing residence at new location
- Temporary loss of **income or profit** while finding replacement plot or premises and re-establishing business at new location
- Temporary loss of **food sources** and/or **income or profit** while finding replacement farming plot and re-establishing farming activities at new location
- **Moving costs** for assets (e.g. furniture, equipment and business inventory)

- **Loss of value of fixed assets** (e.g. tombstone)
- **Moving costs** of grave to new location

<table>
<thead>
<tr>
<th>LOSS OF ASSETS</th>
<th>RELOCATION IMPACT</th>
<th>OTHER IMPACTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Permanent loss of all or part of plot - <strong>residual non existent or not viable</strong> for residential purposes, business activities or framing activities</td>
<td>• Displaced person must abandon plot</td>
<td>• Loss of value of <strong>land and fixed assets</strong></td>
</tr>
<tr>
<td>• Loss of occupancy rights</td>
<td>• Displaced person must vacate existing house, business structures, outdoor business site, farm structures and cultivated land</td>
<td>• Loss of use and value of <strong>residual</strong> (if any)</td>
</tr>
<tr>
<td>• Permanent loss of all or part of house, business structures, outdoor site used for business activities, farm structures or land under cultivation - <strong>residual non-exist or not viable</strong> as residential unit, business unit or farming unit</td>
<td>• <strong>Displaced person must relocate to replacement plot and house, business premises or farming plot at new location</strong></td>
<td>• Temporary loss of <strong>accommodation</strong> while finding replacement plot or house and re-establishing residence at new location</td>
</tr>
<tr>
<td>• Possible permanent loss of other fixed assets (including crops and trees)</td>
<td></td>
<td>• Temporary loss of <strong>income or profit</strong> while finding replacement plot or premises and re-establishing business at new location</td>
</tr>
<tr>
<td>• Loss of graves (possibly including tombstone)</td>
<td>• <strong>Grave must be relocated to new location</strong></td>
<td>• Temporary loss of <strong>food sources</strong> and/or <strong>income or profit</strong> while finding replacement farming plot and re-establishing farming activities at new location</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• <strong>Moving costs</strong> for assets (e.g. furniture, equipment and business inventory)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• <strong>Loss of value of fixed assets</strong> (e.g. tombstone)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• <strong>Moving costs</strong> of grave to new location</td>
</tr>
</tbody>
</table>
Moderate impacts occur when a displaced person loses a part of his or her plot and part of the structures on his or her plot (i.e. partial loss) but can continue to occupy and use the residual part of the plot and affected structures. In many cases, for example, the affected portion of a plot contains a boundary wall or extensions erected for business purposes (e.g. a kiosk). These extensions often abut the main house or building, boundary wall or are outright, stand alone, containerised shelters. In some cases the main house or building on a plot is unaffected (i.e. is located on the residual part of the plot) and there is no need for physical relocation of people. Where there is, many displaced persons have indicated that they will re-arrange or reconstruct houses, rooms and kiosks within the boundaries of the unaffected, residual portion of the plot.

Moderate to severe impacts occur where a part of the land is acquired (i.e. partial loss) but the main residence, structures or business or farming operation are on the acquired part of the property (i.e. total loss). Where the residual remains large enough and viable for continued use a displaced person will usually rebuild structures or re-establish operations on the residual. The displaced person has to physically relocate (over a short distance) to the residual part of the property and may incur temporary losses of accommodation, income or food sources.

Severe impacts occur when the whole landholding belonging to a displaced person is to be acquired (i.e. total loss). This occurs when the total landholding is within a proposed wayleave or when only a portion of the landholding is within a wayleave but the residual part is rendered non-viable for continued use in its present form. In such cases the displaced person has to physically relocate to a completely new location. Losses of accommodation, income and/or food sources are usually more severe and relocation costs are greater.

Of the 2,212 displaced households and other entities 955 (43%) will have to physically relocate to either the residual portions of their plots (i.e. the non-acquired portion outside of the wayleaves) or to new locations.

6.5 CALCULATION OF THE VALUE OF AFFECTED PROPERTY

Using the detailed information recorded on the field inspection sheets the valuation surveyors then assessed the value of affected land and assets for each displaced person. The valuation followed the requirements of the 1999 Land Act and the 2001 Land Regulations. Assessed values were recorded on the field inspection sheets and copied to detailed valuation reports.

To determine the value of land to be acquired the valuation surveyors used the market value of land, determined using the direct comparison method as evidenced by actual recent offerings and sales of similar properties in the area, in terms of condition, quality, age, location, timing, financing terms and the motivation of sellers and buyers. Lists of recent sales transaction in the different areas to be affected by the project were examined and unit rates (e.g. Shillings per hectare or per square metre) were agreed with the relevant Municipal Land Officer. These rates were then applied to the affected land area of each affected property to determine the value of the land to be acquired. In cases where the residual portion of a property (i.e. the part remaining outside the wayleave) was not considered to be viable as a single unit the whole property was considered to be affected and to be acquired by the project.

The valuation surveyors also used the market value, based on the direct comparison method, to determine the value of affected houses, buildings and other fixed structures. Where necessary, unit rates were adjusted to take into consideration discernable differences in the quality and condition of structures by applying a reduced floor area factor. The rates
were then applied to the area of each affected structure to arrive at an assessed value of the affected structures of each displaced person.

To determine the value of affected crops and trees the valuation surveyors used the market value, determined using the income approach. This is based on estimating the production capacity of an average tended crop that is normally found in the area in question. The net annual value of crop production is then determined and capitalised at the average lending rate of banks in the country. Crop compensation rates for a variety of crops, trees and other plants are calculated periodically by the Ministry of Lands and Human Settlements Development and were supplied to the valuation surveyors by the municipalities. These rates were then applied to the affected area under a particular crop (or to the number of affected trees) to determine the value of affected crops and trees for each displaced person.

For graves, the valuation surveyors used a standard value provided by the Chief Government Valuer and the municipalities, i.e. TSh 75,000 per grave.

A summary of the market values of affected land and assets calculated by the valuation surveyors is presented in Table 7. The total assessed value of affected property is TSh 12,211,506,176 at an average of TSh 552,057 per affected property.
Table 7  
Summary of the assessed value of affected land and assets of property owners

<table>
<thead>
<tr>
<th>AFFECTED WARD</th>
<th>NUMBER OF AFFECTED PROPERTIES</th>
<th>VALUE OF LAND (TSh)</th>
<th>VALUE OF BUILDINGS (TSh)</th>
<th>VALUE OF CROPS (TSh)</th>
<th>VALUE OF GRAVES (TSh)</th>
<th>WARD TOTAL (TSh)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kurasini</td>
<td>2</td>
<td>65 392 110</td>
<td>90 792 000</td>
<td>2 934 300</td>
<td>0</td>
<td>159 118 410</td>
</tr>
<tr>
<td>Mtoni</td>
<td>5</td>
<td>17 290 372</td>
<td>158 330 500</td>
<td>422 740</td>
<td>0</td>
<td>176 043 612</td>
</tr>
<tr>
<td>Vijibweni</td>
<td>217</td>
<td>149 600 295</td>
<td>303 735 400</td>
<td>21 267 520</td>
<td>3 450 000</td>
<td>478 053 215</td>
</tr>
<tr>
<td>Kibada</td>
<td>95</td>
<td>143 730 994</td>
<td>38 100 900</td>
<td>34 075 245</td>
<td>3 450 000</td>
<td>219 357 139</td>
</tr>
<tr>
<td>Toangoma</td>
<td>6</td>
<td>87 585 559</td>
<td>0</td>
<td>974 860</td>
<td>0</td>
<td>88 560 419</td>
</tr>
<tr>
<td>Mbagala Kuu</td>
<td>128</td>
<td>143 713 893</td>
<td>1 244 531 750</td>
<td>15 424 580</td>
<td>750 000</td>
<td>1 404 420 223</td>
</tr>
<tr>
<td>Charambe</td>
<td>666</td>
<td>357 364 044</td>
<td>4 013 279 790</td>
<td>19 133 630</td>
<td>0</td>
<td>4 389 777 464</td>
</tr>
<tr>
<td>Kitunda</td>
<td>497</td>
<td>403 569 722</td>
<td>2 342 379 350</td>
<td>124 645 907</td>
<td>225 000</td>
<td>2 870 819 979</td>
</tr>
<tr>
<td>Chanika</td>
<td>116</td>
<td>73 569 704</td>
<td>605 249 800</td>
<td>12 943 287</td>
<td>0</td>
<td>691 762 791</td>
</tr>
<tr>
<td>Ukonga</td>
<td>139</td>
<td>138 843 559</td>
<td>469 219 950</td>
<td>30 719 798</td>
<td>0</td>
<td>638 783 307</td>
</tr>
<tr>
<td>Kinyerezi</td>
<td>135</td>
<td>171 950 475</td>
<td>451 140 100</td>
<td>49 780 393</td>
<td>1 500 000</td>
<td>674 370 968</td>
</tr>
<tr>
<td>Kimara</td>
<td>206</td>
<td>108 707 424</td>
<td>286 882 390</td>
<td>24 698 835</td>
<td>150 000</td>
<td>420 438 649</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2 212</strong></td>
<td><strong>1 861 318 151</strong></td>
<td><strong>10 003 641 930</strong></td>
<td><strong>337 021 095</strong></td>
<td><strong>9 525 000</strong></td>
<td><strong>12 211 506 176</strong></td>
</tr>
</tbody>
</table>
7 ELIGIBILITY AND ENTITLEMENTS

7.1 ELIGIBILITY FOR COMPENSATION AND OTHER RESETTLEMENT MEASURES

According to the resettlement policy framework all people and entities who suffer losses and incur negative impacts due to the acquisition of land for the proposed wayleaves and other project infrastructure will be considered to be eligible for resettlement entitlements, provided that they own, occupy or use the affected land prior to a cut off date. Displaced persons will be considered to be eligible regardless of their tenure status with respect to the land that they own, occupy or use and may include:

- property owners – people and entities whose occupation or use of the acquired land is recognised in Tanzanian law (e.g. through a granted right of occupancy, a deemed right of occupancy based on customary laws and practices or proven and bona fide long standing occupation);
- opportunistic land occupiers – people not considered to be property owners in Tanzanian law (e.g. squatters, encroachers and roadside traders with permanent or semi-permanent structures) who occupy and use public and other land without permission from the State or the respective landowners. While they do not “own” the land that they are using they may incur other losses;
- tenants and lodgers – people and entities renting acquired land or premises (for residential, business or farming purposes) who do not own the rented property but may incur other losses; and
- people with graves in the proposed wayleaves.

According to the resettlement policy framework these categories of displaced persons will be eligible for resettlement entitlements, the nature and extent of which will differ according to their legitimate claims, the type and extent of negative impacts incurred and other criteria applied to meet the objectives of the World Bank Operational Policy 4.12.

During the field survey the valuation surveyors identified affected 2212 properties belonging to people and entities who have legally recognised rights of occupation and are thus eligible for resettlement entitlements. According to their records, the valuation surveyors did not encounter and assess any opportunistic land occupiers. There is a large number of tenants and lodgers renting property within the proposed wayleaves although the valuation surveyors did not identify and assess tenants and lodgers. Since the serving of official notices (i.e. Land Form 69) on property owners, landlords have had sufficient time to serve their tenants and lodgers with notice to vacate the rented premises and seek alternative premises and re-establish themselves. As non-landowners, tenants and lodgers will not be eligible for benefits in respect of the loss of land but will, if necessary, be eligible for other resettlement assistance.

The cut off date for eligibility for benefits was the date that official notices (i.e. Land Form 69) were served on displaced persons along particular sections of the proposed wayleaves. However, people and entities who subsequently claim to be eligible but whose property was missed out or not assessed during the asset inventory survey will be entitled to lodge a claim with TANESCO or the respective Municipal Director.

7.2 ENTITLEMENTS PACKAGES FOR ELIGIBLE PROPERTY OWNERS

After completing a land and asset inventory in respect of each eligible property assessed during the field surveys, the valuation surveyors calculated the compensation and resettlement allowances due to each displaced person, based on the standard compensation package stipulated in the 1999 Land Act and 2001 Land Regulations and on
other resettlement measures required by the World Bank Operational Policy 4.12. Table 8 lists, in the form of an entitlement matrix, the resettlement (i.e. compensation) measures that eligible property owners will receive for each type of loss incurred. The assessed compensation and allowances were recorded on the field inspection sheets for each identified property.

7.2.1 Compensation for the loss of real property

Eligible property owners (i.e. people and entities with legally recognised rights of occupation or proven long standing occupation) are to be paid cash compensation for partial or total losses of land and un-exhausted improvements, such as buildings, other fixed structures, standing crops and trees).

In accordance with the provisions of the Land (Assessment of the Value of Land for Compensation) Regulations, 2001, the compensation to be paid for real property is the assessed market value of the affected land or assets, as determined by the valuation surveyors (see Section 4).

Cash compensation for affected land and infrastructure belonging to displaced property owners normally covers those parts of the land (e.g. plot) and infrastructure actually affected by the creation of the wayleaves. Many displaced property owners will lose only small strips of land and most of their property will be unaffected. In other cases displaced persons are able and willing to re-arrange the residual parts of their plots (i.e. the non-acquired part that lies outside the wayleave) and relocate to the residual where they can build replacement houses and buildings and continue business, farming and other activities. However, displaced persons who lose most of their land and/or other assets (e.g. more than 50%), or where the residual part of a plot or building is no longer viable for continued use, have been given an option to require the project to acquire the residual. In effect, this is equivalent to total acquisition of the affected land and/or assets.

In addition, there are many situations where a property owner will lose:

- all of his or her landholding;
- most of his or her landholding (e.g. greater than 50%); or
- a part of his or her landholding but where the residual part (i.e. outside the wayleave) is no longer considered to be viable for continued use.

It is estimated that 955 property owners will be in this situation. However, such a property owner will be given the opportunity to use the cash compensation received to purchase a new plot, rebuild infrastructure and re-establish business or farming activities at a new site. The municipalities in Dar es Salaam have recently made available over 30 000 plots in planned settlement areas, some of which will be available to people displaced by the project. A displaced person will not be compelled to accept replacement land and may opt to retain and use the cash compensation as he or she pleases, such as for purchasing alternative land at a location of his or her choice.

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68 The percentage used to determine whether most of a landholding is acquired varies from one case to another, depending on the size, use and existing development of the holding.
### Table 8  Entitlement matrix

<table>
<thead>
<tr>
<th>CATEGORY OF DISPLACED PERSON</th>
<th>TYPE OF LOSS</th>
<th>CASH COMPENSATION FOR LAND AND STRUCTURES</th>
<th>ENTITLEMENTS</th>
<th>TRANSITIONAL ASSISTANCE</th>
<th>OTHERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property owners</td>
<td>Land</td>
<td>Cash compensation determined at determined market value of land (direct comparison method)</td>
<td>-</td>
<td>Disturbance allowance (land value multiplied by average percentage interest rate offered by commercial banks on fixed deposits)</td>
<td>Option for displaced person to acquire and relocate to replacement plot provided by municipalities, using cash compensation, for total or more than 50% loss of land or when residual is non-viable</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Option for displaced person to receive cash compensation for residual part of plot when residual is non-viable or loss is greater than 50%</td>
</tr>
<tr>
<td></td>
<td>Buildings, structures and fixed assets (including crops and trees)</td>
<td>Cash compensation determined at market value of asset (direct comparison approach for buildings and structures and earnings approach for crops)</td>
<td>Transport allowance (actual cost of transporting 12 t of goods by road for 20 km)</td>
<td>Residents: Accommodation allowance (market rent for affected buildings multiplied by 36 months) OR Businesses: Loss of business profit allowance (assessed net monthly profit multiplied by 36 months or market rent for land and/or buildings multiplied by 36 months) OR Farmers: Loss of farm income or food sources covered by cash compensation for crops</td>
<td>Option for displaced person to receive cash compensation for residual part of buildings when residual is non-viable or loss is greater than 50%</td>
</tr>
<tr>
<td>Tenant (formal or informal)</td>
<td>Access to rented land, accommodation and premises</td>
<td>No loss of land and buildings belonging to tenant</td>
<td>-</td>
<td>Loss of accommodation or business premises. No loss. Tenant to be provided with three months’ notice by landlord</td>
<td>Free mediation and legal assistance by project to obtain refund of advance rental payments from owner</td>
</tr>
<tr>
<td>Residential, business, farming or mixed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Relatives of people buried in graves</td>
<td>Graves and tombstones</td>
<td>Cash compensation to relocate graves at standard municipal rates</td>
<td>-</td>
<td>-</td>
<td>Option for displaced person to relocate grave in alternative burial site provided by municipality</td>
</tr>
<tr>
<td>Specially vulnerable people</td>
<td>As for other categories</td>
<td>-</td>
<td>-</td>
<td></td>
<td>Special assistance from project on a case by case basis</td>
</tr>
</tbody>
</table>
7.2.2 Disturbance allowance

A disturbance allowance, in cash, is to be paid to eligible property owners as transitional assistance. Following the Land (Assessment of the Value of Land for Compensation) Regulations, 2001, the valuation surveyors calculated the disturbance allowance for each displaced person by multiplying the assessed value of the affected land (not assets) by the average percentage rate of interest offered by commercial banks on twelve month fixed deposits (currently 4%).

7.2.3 Transport allowance

Those eligible property owners who will need to relocate furniture, equipment, business inventory and other movable assets to a new location, even if only over a very short distance, are to be paid a transport allowance, paid in cash. The allowance is not paid when a displaced person does not have to physically move goods and equipment.

In accordance with the provisions of the Land (Assessment of the Value of Land for Compensation) Regulations, 2001, the transport allowance is the equivalent of the prevailing cost of hauling 12 t of goods by road or rail over a distance of 20 km. A standard rate provided by the three municipalities of TSh 150 000 per eligible claimant was used by the valuation surveyors.

7.2.4 Accommodation allowance

Those displaced persons who lose houses and other structures are to receive a cash allowance to cover the cost of renting similar houses or structures for a period of three years, while re-establishing themselves elsewhere.

The Land (Assessment of the Value of Land for Compensation) Regulations, 2001, stipulate that the accommodation allowance is to be calculated by multiplying the assessed monthly market rent for the affected house or part of house by 36 months. For the monthly market rent the valuation surveyors applied value bands based on a market survey of rental properties in the respective areas.

7.2.5 Allowance for loss of business profit or accommodation

When a business operation is affected by land acquisition the displaced person is to be paid an allowance to cover the loss of profits for three years while the displaced person is re-establishing the business at a new location. Alternatively, the displaced person may be paid an accommodation allowance to cover the cost of renting alternative business premises69 for a period of three years, while re-establishing the business elsewhere. The loss of profit and accommodation allowances are not to be paid concurrently in respect of the same property, except where the property is used for both residential and business purposes. Loss of income or food sources in respect of small plot farmers will be covered by cash compensation paid for standing crops and trees.

The Land (Assessment of the Value of Land for Compensation) Regulations, 2001, require the loss of profit allowance to be calculated as the net monthly profit of the business carried out on the affected property, as evidenced by audited accounts, where available, multiplied by 36 months.

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69 Business premises include, among others, factories, workshops, shops, kiosks, sheds, farm buildings and livestock pens.
However, many of the small businesses that will be affected by the project do not keep proper records so that valuation surveyors generally found it more appropriate to substitute the loss of profits allowance with a loss of accommodation allowance. This was calculated by multiplying the assessed monthly market rent for the affected building by 36 months.

7.2.6 Allowance for removal of graves

Families who will need to exhume and relocate graves at another site will be paid the standard municipal rate of TSh 75 000 per grave. If requested by the displaced persons, the municipalities will provide alternative burial plots.

7.2.7 Valuation reports

For individual sections of the proposed wayleaves the valuation surveyors have prepared valuation reports, containing detailed valuation reports and a valuation summary. The detailed valuation reports include a photograph and the following details for each eligible property:

- property reference number;
- name of property owner;
- location of property;
- affected land area;
- market value per unit area of land;
- total market value of affected land;
- market value of affected crops and trees;
- description of affected buildings and structures;
- affected area of buildings and structures;
- adjusted market value of affected buildings and other structures;
- disturbance allowance;
- transport allowance;
- accommodation allowance;
- loss of business profit or accommodation allowance; and
- total compensation and allowances due.

Table 9 is a summary per ward of the total amounts of compensation and allowances to be paid to eligible property owners as assessed by the valuation surveyors. The total value of compensation and allowances to be paid to property owners is TSh 15 119 404 866 at an average of TSh 6 835 174 per property (2,212 properties).

7.3 ENTITLEMENTS PACKAGES FOR OTHER ELIGIBLE DISPLACED PERSONS

The project will provide tenants and lodgers with free mediation and legal assistance in cases where disputes arise with landlords concerning the non-refund of advance rental deposits and payments and other issues. This will be effected through the complaint and dispute mechanism established by the project (see Section 10).

Both the Government and the World Bank Operational Policy 4.12 recognise that some displaced persons may be specially vulnerable and require special assistance. They include the poor, widows, single mothers, handicapped people, HIV/AIDS victims and the elderly. Vulnerable people identified by local leaders will be provided with necessary assistance by the project on a case by case basis.
### Table 9  Summary of compensation and allowances to be paid to eligible property owners

<table>
<thead>
<tr>
<th>AFFECTED WARD</th>
<th>NUMBER OF AFFECTED UNITS</th>
<th>COMPENSATION (TSh)</th>
<th>ALLOWANCES (TSh)</th>
<th>GRAVE REMOVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>LOSS OF LAND</td>
<td>LOSS OF BUILDINGS</td>
<td>LOSS OF CROPS</td>
</tr>
<tr>
<td>Kurasini</td>
<td>2</td>
<td>65 392 110</td>
<td>90 792 000</td>
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<tr>
<td>Chanika</td>
<td>116</td>
<td>73 569 704</td>
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<td>12 943 287</td>
</tr>
<tr>
<td>Ukoanga</td>
<td>139</td>
<td>138 843 559</td>
<td>469 219 950</td>
<td>30 719 798</td>
</tr>
<tr>
<td>Kinyerezi</td>
<td>135</td>
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</tr>
<tr>
<td>TOTAL</td>
<td>2 212</td>
<td>1 861 318 151</td>
<td>10 003 641 930</td>
<td>337 021 095</td>
</tr>
</tbody>
</table>
During the detailed design and construction phases of the project it is possible that additional but small areas of land may need to be acquired and that unforeseen damage may also be caused by construction teams to properties lying outside the proposed wayleaves. Such affected property owners will have to lodge compensation claims with TANESCO through their local leaders. Their claims will be assessed on a case by case basis but they will be eligible for the same entitlements stipulated in the resettlement action plan for eligible property owners.
8 IMPLEMENTATION ARRANGEMENTS

8.1 MANAGEMENT AND CO-ORDINATION OF IMPLEMENTATION ACTIVITIES

Once the resettlement action plan has been prepared, disclosed (both locally and in the World Bank Infoshop) and approved, implementation of the resettlement action plan and delivery of entitlements will commence.

Responsibility for implementing the resettlement measures of the resettlement action plan and delivering entitlements to displaced persons will be with TANESCO, particularly staff in the Projects Directorate and the Corporate Planning and Research Directorate. TANESCO will also work closely with other institutions, many of which have legal obligations to carry out functions related to resettlement and/or compensation. These include the Ministry of Lands and Human Settlements Development and the relevant municipal and ward authorities.

TANESCO has established a number of committees, units and teams to supervise, manage and carry out the implementation of resettlement measures. These are the DTRP Compensation Steering Committee, the TANESCO Project Compensation Committee, the TANESCO Project Resettlement Unit and a Dispute Resolution Team. The constituent membership and functions of these bodies are listed in Table 10.

It is believed that there is sufficient and adequate capacity within TANESCO to fulfil these functions. The Project Resettlement Unit and the field teams will work closely with displaced persons and other stakeholders, such as the local authorities (at municipal and ward levels), local leaders and staff from the Ministry of Lands and Human Settlements Development.

It is recommended that TANESCO engages the services of a legal consultant to deal with problems that residential and business tenants might have with landlords. Such problems could include failure by landlords to refund deposits and advance rental payments, even when landlords are in receipt of accommodation allowances or loss of profit compensation.

8.2 ACTIVITIES AND RESPONSIBILITIES FOR DELIVERY OF ENTITLEMENTS

A summary of the remaining activities required for the implementation of resettlement measures and delivery of entitlements to displaced persons, together with the suggested responsible agencies, is presented in Table 11.

8.2.1 Compensation schedules

The valuation reports prepared by the valuation surveyors have been approved by the Chief Government Valuer and, together with the field inspection sheets for each affected property, have been lodged with TANESCO. The next step will be for the valuation surveyors to prepare consolidated compensation schedules which will also have to be approved by the Chief Government Valuer. Approval of the compensation schedules signifies the official instruction to TANESCO to pay compensation to the affected parties.
Table 10: Organisational units for implementation of the resettlement action plan

<table>
<thead>
<tr>
<th>UNIT</th>
<th>RESPONSIBILITIES</th>
<th>MEMBERS</th>
</tr>
</thead>
</table>
| **DTRP Compensation Steering Committee** | • overall oversight and co-ordination  
  • ensure consensus and as wide a reach as possible  
  • facilitate communication with and participation of displaced persons  
  • provide technical information to TANESCO management and Project Resettlement Unit  
  • resolve grievances and disputes where necessary  
  • review progress | • TANESCO Projects Directorate  
  • Ministry of Energy and Minerals  
  • Ministry of Lands and Human Settlements Development  
  • National Environment Management Council  
  • Kinondoni, Ilala and Temeke municipalities (e.g. Municipal Directors or their representatives)  
  • a socio-economic consultant appointed by TANESCO  
  • valuation surveyors appointed by TANESCO |
| **TANESCO Project Compensation Committee** | • internal management of the resettlement implementation process  
  • guide the TANESCO Projects Directorate and the Project Resettlement Unit  
  • ensure that resettlement implementation is consistent with the technical and financial objectives of the project | • TANESCO Projects Directorate  
  • TANESCO Corporate Planning and Research Directorate  
  • TANESCO Finance Directorate  
  • TANESCO System Control and Transmission Directorate  
  • TANESCO Company Secretary  
  • TANESCO Legal Unit  
  • TANESCO Regional Office representatives |
| **TANESCO Project Resettlement Unit** | • management of field and day to day activities  
  • co-ordination and management of specialist teams  
  • liaison with municipalities, utilities, government agencies and other stakeholders  
  • preparation of periodic progress reports | • TANESCO Directorate of Corporate Planning and Research (i.e. environmental specialists)  
  • TANESCO transmission and distribution engineers and surveyors  
  • representatives from construction contractors  
  • consultants engaged to provide specialist advice or services |
| **Dispute Resolution Team** | • advise displaced persons and stakeholders on mechanisms for registering complaints and disputes at various levels  
  • address, at the local level in the first instance, complaints and disputes registered by displaced persons and other stakeholders  
  • refer unresolved disputes to the Compensation Steering Committee and other authorities (e.g. Municipal Directors)  
  • liaise with the Project Resettlement Unit and valuation surveyors | • independent legal expert  
  • independent sociologist  
  • Municipal Land Officers and Valuers |

8.2.2 Payment of compensation

Upon receipt of the approved compensation schedules, TANESCO will make out cheques in the name of the Land Compensation Fund\(^70\) and forward these, together with the compensation schedules, to the relevant municipalities. TANESCO will post notices in the affected areas advising beneficiaries to collect their compensation payments from the relevant municipal offices.

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\(^{70}\) The Land Compensation Fund is established through the provisions of the 1999 Land Act and is administered at the local level by the relevant District Commissioners.
Table 11 Summary of activities and responsibilities for implementation of the resettlement action plan

<table>
<thead>
<tr>
<th>ACTIVITY/TASK</th>
<th>ACTIONS</th>
<th>AGENCIES INVOLVED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preparation and approval of compensation schedules</td>
<td>Preparation of compensations schedules</td>
<td>Valuation Surveyors</td>
</tr>
<tr>
<td></td>
<td>Approval of compensation schedules</td>
<td>Chief Government Valuer</td>
</tr>
<tr>
<td></td>
<td>Submission of schedules to TANESCO</td>
<td></td>
</tr>
<tr>
<td>Preparation for payment of compensation</td>
<td>Instruction to TANESCO to commence payment of compensation</td>
<td>TANESCO Project Resettlement Unit</td>
</tr>
<tr>
<td></td>
<td>Posting of notices advising displaced persons to collect compensation payments</td>
<td>Municipal officials (e.g. Municipal Land Officers and Valuers)</td>
</tr>
<tr>
<td></td>
<td>Hold preparatory workshop with main agencies involved</td>
<td>Ward and sub-ward leaders</td>
</tr>
<tr>
<td></td>
<td>Payment of compensation by TANESCO to municipalities</td>
<td></td>
</tr>
<tr>
<td>Payment of compensation to displaced persons</td>
<td>Payment of compensation (usually by cheque) to individual displaced persons in accordance with compensation schedules</td>
<td>Municipalities</td>
</tr>
<tr>
<td></td>
<td>Obtain signatures from displaced persons for receipt of entitlements on compensation schedules</td>
<td>Displaced persons</td>
</tr>
<tr>
<td></td>
<td>Attend to disputes regarding compensation</td>
<td>Ward and sub-ward leaders</td>
</tr>
<tr>
<td>Preparation for abandoning acquired land and relocation of eligible displaced persons to new sites</td>
<td>Assistance to tenants to obtain refunds of advance rental payments from landlords</td>
<td>Dispute Resolution Team</td>
</tr>
<tr>
<td></td>
<td>Salvaging of materials from wayleaves by displaced persons</td>
<td>Sub-ward leaders</td>
</tr>
<tr>
<td></td>
<td>Relocation of graves</td>
<td>Independent legal consultant</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Municipal officers (e.g. Planners and Land Officers)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Displaced persons</td>
</tr>
<tr>
<td>Demolition and construction activities in wayleaves</td>
<td>Authority from TANESCO to contractors to demolish remaining structures in wayleaves</td>
<td>TANESCO Project Resettlement Unit</td>
</tr>
<tr>
<td></td>
<td>Demolition of infrastructure and construction of transmission lines and other project infrastructure</td>
<td>Contractors</td>
</tr>
<tr>
<td>Re-establishment of residences, businesses and farming activities</td>
<td>Construction by eligible property owners of replacement infrastructure on residual parts of acquired plots or on replacement plots in other areas</td>
<td>Displaced persons</td>
</tr>
<tr>
<td></td>
<td>Relocation of eligible property owners to residual parts of acquired plots or to replacement plots in other areas</td>
<td>TANESCO Project Resettlement Unit</td>
</tr>
<tr>
<td></td>
<td>Issue of permits to people permitted to continue to carry out activities in wayleaves</td>
<td></td>
</tr>
<tr>
<td>Monitoring and evaluation</td>
<td>Periodic (weekly, monthly) progress reporting</td>
<td>TANESCO Project Resettlement Unit</td>
</tr>
<tr>
<td></td>
<td>Impact monitoring and evaluation (annual)</td>
<td>World Bank</td>
</tr>
<tr>
<td></td>
<td></td>
<td>External monitoring and evaluation consultants</td>
</tr>
</tbody>
</table>

The municipalities will be responsible for the actual payment of compensation, by cheque, to each beneficiary upon production of suitable identification. However, the process will be overseen by the relevant District Commissioners. Municipal and ward authorities have attained considerable experience in dealing with similar compensation issues associated with recent projects. Each beneficiary will be required to sign for the receipt of the compensation due on the compensation schedule. Payment will be made in the presence of the relevant sub-ward leader. In cases where compensation remains unclaimed it will be retained in the Land Compensation Fund until the rightful beneficiary does come forward to claim it. The TANESCO Project Resettlement Unit will handle complaints and disputes in the field before referring any unresolved issues to the municipal authorities, the Compensation Steering Committee and the Dispute Resolution Team.
8.2.3 Reporting and recording

Field identification sheets, valuation reports and completed compensation schedules will be retained by TANESCO. Throughout the resettlement implementation process the Project Resettlement Unit will maintain records of all progress and submit regular reports to the Project Compensation Committee which will also report to the Compensation Steering Committee.

8.3 OTHER IMPLEMENTATION ACTIVITIES

8.3.1 Creation of wayleaves

Not less than ninety days after the serving of notices the Minister for Lands and Human Settlements Development may, based on the information provided to him by the Commissioner of Lands concerning the compensation exercise, publish an order in the Gazette creating the wayleaves. The wayleaves are deemed to be officially created 30 days after publication in the Gazette. (i.e. 120 days after the notices have been served on the affected parties).

8.3.2 Amendment or and cancellation of rights of occupancy

For registered properties the Registrar of Lands will amend certificates of occupancy or other title documents held in any office of the Land Registry as well as the copies of certificates kept by the holders. Where the whole of a landholding is acquired for a wayleave the certificate of occupancy will be cancelled and the fact published in the Gazette.

8.3.3 Demolition of acquired property

Demolition of structures and destruction of crops and trees will not commence until beneficiaries have received their entitlements. Displaced property owners will have the right to salvage material and assets from their plots. If this is not done by a fixed date (to be advised at the time of compensation payment) TANESCO will provide, in writing, the contractor with permission to remove all affected structures in order to clear the wayleave and construct the transmission lines. Displaced persons will also be encouraged to harvest any standing crops prior to acquisition to reduce the losses and minimise possible losses of income and/or food sources to be potentially incurred by displaced persons.
9 PUBLIC CONSULTATION AND PARTICIPATION

During the preparation of both the resettlement policy framework and the resettlement action plan for the Dar es Salaam component of the DTRP TANESCO and its agents, such as the valuation surveyors, have maintained close contact with officials from relevant institutions. These have included: Municipal Directors and staff; Ward Executive Officers and staff; sub-ward leaders, the Chief Government Valuer; officials from the Ministry of Agriculture, Food Security and Co-operatives; and representatives of other utilities, such as TANROADS, TRC, TAZAMA and SONGAS. Liaison has been effected through the establishment of the Compensation Steering Committee and the TANESCO Project Compensation Committee and Project Resettlement Unit. Ward and sub-ward officials have been a very important channel for maintaining communication between TANESCO, project planners and the affected communities.

During the preparation of the resettlement policy framework and the resettlement action plan several public consultation meetings were held in those areas that will be affected by the project to: introduce the project; explain the need for land acquisition; explain the resettlement principles to be applied; explain procedures for registering and dealing with complaints and disputes; and solicit comments and feedback from affected parties. The meetings were facilitated by the two independent sociologists engaged by TANESCO. The minutes and summaries of these meetings are included in their reports submitted to TANESCO71. Table 12 lists the consolation meetings that were held72.

Because the affected people are spread along the length of the proposed transmission lines it is difficult to deal with a single community or community representative body. Nevertheless, it is proposed that the project continues to utilise the well established local government channels for ensuring that the affected communities are fully consulted and participate in project implementation.

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72 Some of the consultation meetings were held in areas which, subsequently, have been excluded from the project.
Table 12  Public consultation meetings

<table>
<thead>
<tr>
<th>WARD</th>
<th>PUBLIC CONSULTATION MEETING</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ubungo</td>
<td>Abiani residents</td>
<td>22 January 2005</td>
</tr>
<tr>
<td>Sinza</td>
<td>Sinza A residents</td>
<td>12 January 2005</td>
</tr>
<tr>
<td></td>
<td>Sinza C residents</td>
<td>12 January 2005</td>
</tr>
<tr>
<td>Kawe</td>
<td>Mialakwuwa Savei residents</td>
<td>16 January 2005</td>
</tr>
<tr>
<td>Msasani</td>
<td>Bonde La Mpunga residents</td>
<td>21 January 2005</td>
</tr>
<tr>
<td></td>
<td>Bonde La Mpunga residents</td>
<td>6 February 2005</td>
</tr>
<tr>
<td>Mchikichini</td>
<td>Ilala Kota residents</td>
<td>19 January 2005</td>
</tr>
<tr>
<td>Kurasini</td>
<td>Mivinjeni residents</td>
<td>20 January 2005</td>
</tr>
<tr>
<td></td>
<td>Minazini residents</td>
<td>21 January 2005</td>
</tr>
<tr>
<td>Vjibweni</td>
<td>Residents</td>
<td>20 January 2005</td>
</tr>
<tr>
<td>Kibada</td>
<td>Residents</td>
<td>23 September 2005</td>
</tr>
<tr>
<td>Mbagala Kuu</td>
<td>Residents</td>
<td>18 January 2005</td>
</tr>
<tr>
<td>Yombo Vituka</td>
<td>Yombo Buza residents</td>
<td>22 January 2005</td>
</tr>
<tr>
<td>Kiwalani</td>
<td>Residents</td>
<td>17 January 2005</td>
</tr>
<tr>
<td>Kipawa</td>
<td>Residents in TAA area</td>
<td>18 January 2005</td>
</tr>
<tr>
<td>Charambe</td>
<td>Nzasa and Mji Mpya residents</td>
<td>19 February 2005</td>
</tr>
<tr>
<td></td>
<td>Rangitatu residents</td>
<td>20 February 2005</td>
</tr>
<tr>
<td>Ktunda</td>
<td>Kipunguni Machimbo residents</td>
<td>26 September 2005</td>
</tr>
<tr>
<td></td>
<td>Mzinga Mwanagati residents</td>
<td>5 November 2005</td>
</tr>
<tr>
<td></td>
<td>Mzinga Mwanagati residents</td>
<td>13 September 2005</td>
</tr>
<tr>
<td>Chanika</td>
<td>Mji Mpya residents</td>
<td>25 September 2005</td>
</tr>
<tr>
<td>Ukonga</td>
<td>Ulongoni residents</td>
<td>24 September 2005</td>
</tr>
<tr>
<td></td>
<td>Ulongoni residents</td>
<td>24 September 2005</td>
</tr>
<tr>
<td>Kinyerezi</td>
<td>Female-headed households</td>
<td>20 May 2006</td>
</tr>
<tr>
<td></td>
<td>Male-headed households</td>
<td>20 May 2006</td>
</tr>
<tr>
<td></td>
<td>Kinyerezi Women’s Group</td>
<td>20 May 2006</td>
</tr>
<tr>
<td></td>
<td>Imana Finca Women’s Group</td>
<td>22 May 2005</td>
</tr>
<tr>
<td></td>
<td>Mama Mkubwa Group</td>
<td>22 May 2005</td>
</tr>
<tr>
<td></td>
<td>Kaanga Kibana Football Team</td>
<td>22 May 2005</td>
</tr>
<tr>
<td></td>
<td>Wazee wa Sokoni / Maarufu</td>
<td>24 May 2006</td>
</tr>
<tr>
<td></td>
<td>Wazee wa Sokoni / Maarufu</td>
<td>26 May 2006</td>
</tr>
<tr>
<td></td>
<td>Kibo Kids Youth Group</td>
<td>24 May 2006</td>
</tr>
<tr>
<td></td>
<td>Business Community</td>
<td>24 May 2006</td>
</tr>
<tr>
<td></td>
<td>Zimbili Group</td>
<td>26 May 2006</td>
</tr>
</tbody>
</table>
10 COMPLAINTS AND DISPUTES

The resettlement policy framework requires that a mechanism be established by which people can register complaints or objections related to activities undertaken during the planning and implementation of the project. It also requires that a mechanism be set up for redressing grievances. Typical complaints and disputes may be related to:

- the identification of affected property and people within the wayleaves;
- property ownership (including inheritance and divorce related disputes);
- land and asset valuation;
- other compensation and relocation entitlements; and
- the process and timing of compensation payment and delivery of other entitlements.

The 1999 Land Acquisition Act prescribes procedures for dispute resolution with respect to compensation. If disputes and disagreements are not resolved by the parties involved within six weeks after the date of publication of the notice of intention to acquire the land for a public purpose, the Minister, or any person holding or claiming any interest in the land, may institute a suit in a court of law for the determination of the dispute. More specifically, Section 156 of the Land Act makes provision for an aggrieved party to refer disagreements among any person or entity entitled to claim compensation and the body with a duty to pay the compensation on the amount or method of payment or the time taken to make, negotiate or process an offer of compensation, to refer the matter to the High Court of Tanzania. However, in practice this is usually very difficult and costly for most displaced persons.

TANESCO has established a mechanism for stakeholders to register complaints and for resolving complaints and disputes before these are taken to the appropriate courts of law. In the first instance any party with a complaint may register the complaint with TANESCO, either directly with the TANESCO Project Resettlement Unit or through the relevant ward and municipal offices. If the complaint or dispute cannot be satisfactorily resolved by the Project Resettlement Unit it will be referred to the DTRP Compensation Steering Committee which will instruct the Dispute Resolution Team to look into the issue and make appropriate recommendations. The Dispute Resolution Team comprises Municipal Land Officers and Valuers, an independent legal expert and an independent sociologist.

Where complaints and disputes cannot be resolved at the level of the Compensation Steering Committee a complainant may refer the matter to the appropriate level of land courts or, eventually, the High Court of Tanzania, whose decision will be final.

During the project planning phase and the property valuation exercises undertaken to date a number of complaints have been registered with TANESCO. These have mainly been related to the inclusion or exclusion of infrastructure within the proposed wayleaves and have usually been resolved after the wayleave survey teams and the valuation survey teams have revisited the areas concerned and discussed the matter with the complainants and local leaders.
11 MONITORING AND EVALUATION

Monitoring and evaluation is required to check on implementation progress, to ensure that targets are being met, to assess the processes used to plan and implement the resettlement exercise and to measure the socio-economic impact of resettlement on the affected population against baseline conditions. The objective is to ensure that affected persons are adequately catered for and are left in a position no worse off than they were prior project commencement. Monitoring and evaluation will be part of, or be closely aligned to, the environmental monitoring and evaluation process to be undertaken for the project in accordance with the environmental management plan for the DTRP presented in the project environmental and social impact assessment report.

11.1 PROGRESS MONITORING AND REPORTING

Throughout the implementation process the TANESCO Project Resettlement Unit will be required to keep records of all progress and to submit regular reports to the Project Compensation Committee and the Compensation Steering Committee. Progress monitoring and reporting should be frequent during implementation and should take place at least monthly. The following issues should be monitored:

- progress and completion of scheduled activities;
- extent to which targets have been met;
- payment of compensation and delivery of other entitlements;
- disputes and complaints and action taken;
- meetings with affected persons and other stakeholders;
- the financial status of the project;
- deviations and corrective action taken; and
- general issues related to the success of the resettlement exercise.

11.2 VALIDATION SURVEY

One of the final steps of progress monitoring will be, if practically possible, to conduct a validation survey among a sample of displaced persons. The objective of the survey will be to assess the following:

- whether compensation and other entitlements have been delivered in accordance with those listed in the field inspection sheets, the valuation reports and the compensation schedules;
- satisfaction of the beneficiaries with the compensation and entitlements and the level of adequacy of the compensation and entitlements;
- the need to address any deficiencies (e.g. the possible need for additional compensation and resettlement measures);
- satisfaction with the resettlement process; and
- the need to address complaints and other issues mentioned by displaced persons

The survey should take place a few weeks after the displaced persons have received their compensation and other entitlements. It should be carried out by an independent team (e.g. a local non-governmental organisation) using a standard questionnaire. The results of the survey will be used by TANESCO to take any necessary corrective action. A second re-validation survey may need to be carried out to determine whether any subsequent corrective actions have been adequate and effective.
11.3 MONITORING AND EVALUATION OF SOCIO-ECONOMIC IMPACTS

The objective of socio-economic monitoring and evaluation is to assess positive or negative changes in the livelihoods and standards of living of affected parties brought about by the displacement of people by the project. Both qualitative and quantitative methods can be used.

One aspect of this normally involves undertaking a post-resettlement sample household survey of displaced persons to collect quantitative information which can be measured against the results of the sample baseline socio-economic survey undertaken during project preparation (see Section 5). Among others, the survey should collect information on the availability and adequacy of housing and shelter, health and education status, relative wealth and access to services, such as water supplies, public transport, schools and health facilities. The survey should normally be undertaken periodically (e.g. once a year) by an independent monitoring team or a non-governmental organisation.

A second aspect of socio-economic monitoring is participatory qualitative monitoring. This involves the use of participatory techniques, such as focus group meetings and key informant interviews. The objective is to assess, from the perspective of the affected people:

- attitudes to key resettlement initiatives (e.g. adequacy of compensation and delivery and use of services);
- perceptions and suggestions relating to project impacts, both positive and negative (e.g. income generation, food security, access to services and development of social pathologies such as crime);
- changes to the social practices and fabric of the affected people and communities;
- satisfaction regarding the level of community consultation and participation;
- host community concerns; and
- levels of satisfaction with the resettlement process and outcomes.

However, in practice, such socio-economic monitoring and evaluation will be very difficult to undertake. Firstly, as is common with linear projects, it is individual families and entities rather than clearly defined communities that are affected. Secondly, it is expected that many displaced persons will relocate to other, widely scattered parts of Dar es Salaam and that project staff will seldom know where they have initially relocated to or, as may be expected in typical urban situations, where they may have subsequently moved to. It is thus expected that it will be almost impossible to locate them in the future in order to undertake periodic monitoring. It will thus be difficult to obtain representative data and to draw accurate and meaningful conclusions.

11.4 EXTERNAL EVALUATION

External evaluation should be conducted through World Bank missions deployed to monitor and evaluate the overall DTRP. The objectives of external evaluation will largely be the same as those for internal monitoring and evaluation.
12 INDICATIVE RESETTLEMENT BUDGET

An indicative budget for the resettlement component of the DTRP to be implemented by TANESCO in Dar es Salaam is presented in Table 13. The cost of compensation and other allowances is TSh 15 119 404 866 or approximately USD 11 630 311 (see Section 7). The estimated total resettlement cost, including planning and preparation costs and a 20% contingency, is TSh 18 976 085 839 or approximately USD 14 596 990. The cost per displaced family or entity (2 212 units) is TSh 8 578 701 or nearly USD 6 600.

Table 13 Indicative resettlement budget

<table>
<thead>
<tr>
<th>BUDGET ITEM</th>
<th>COST (TSh)</th>
<th>COST (USD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public consultation &amp; socio-economic survey (Consultant)</td>
<td>70 000 000</td>
<td>53 846</td>
</tr>
<tr>
<td>Land and asset valuation surveys (Valuation Surveyors)</td>
<td>464 000 000</td>
<td>356 923</td>
</tr>
<tr>
<td>Preparation of resettlement action plan document (Consultant – 3 months)</td>
<td>70 000 000</td>
<td>53 846</td>
</tr>
<tr>
<td>TANESCO management and supervision</td>
<td>50 000 000</td>
<td>38 462</td>
</tr>
<tr>
<td>Cash compensation and allowances</td>
<td>15 119 404 866</td>
<td>11 630 311</td>
</tr>
<tr>
<td>Internal monitoring</td>
<td>20 000 000</td>
<td>15 385</td>
</tr>
<tr>
<td>External evaluation</td>
<td>20 000 000</td>
<td>15 385</td>
</tr>
<tr>
<td><strong>Sub-total</strong></td>
<td><strong>15 813 404 866</strong></td>
<td><strong>12 164 158</strong></td>
</tr>
<tr>
<td>20% contingency</td>
<td>3 162 680 973</td>
<td>2 432 832</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>18 976 085 839</strong></td>
<td><strong>14 596 990</strong></td>
</tr>
</tbody>
</table>

Note: 1 USD = TSh 1 300 (approximately)

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73 1 USD is approximately TSh 1 300.