

RESETTLEMENT AUDIT AND CORRECTIVE ACTION PLAN FOR MBEYA SUBSTATION



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LIST OF ACRONYMS

GRM	Grievance Redress Mechanism
kV	Kilovolt
MBS	Mbeya Substation PAP
OP	Operational Policies
PAPs	Project Affected Persons
RAP	Resettlement Action Plan
ReAP	Remedial Action Plan
TANESCO	Tanzania Electric Supply Company Limited
ToR	Terms of Reference
TL	Transmission Line
WB	World Bank
WB OP	World Bank Operational Policy

EXECUTIVE SUMMARY

Background and Project Information

Currently, Government of Tanzania through TANESCO is in the process of obtaining financial assistance from the World Bank (WB) for implementation of energy projects including the proposed construction of the Iringa to Mbeya 400kV Power Transmission line (TL) covering about 292.2km. TANESCO will in addition also construct 4 Substations of Kisada, Mbeya, Tunduma and Sumbawanga. TANESCO had already acquired the land for Mbeya Substation during the project preparation without preparing a Resettlement Action Plan (RAP), and as prerequisite in compliance with the WB OP4.12 policy on involuntary resettlement, a resettlement audit has been carried out.

Mbeya substation is located at Ikhanga Mtaa, Iganjo Ward in Mbeya City, Mbeya Region. The area is about 17 Kilometers from Mbeya City accessed by a good tarmacked road for a distance of 10 Kilometers to Uyole Junction then 4 Kilometers along the Mbeya-Tukuyu road, turn off to the left for a distance of 3 kilometers on a murrum road. The proposed Mbeya substation occupies 17.1 hectares (42.3 acres) of land.

Magnitude of Displacement

Altogether 139 PAPs in Ikhanga, Iganjo Ward were identified to be impacted by the land acquisition for Mbeya Substation; these include 96 males and 42 female. The Audit review has verified the same number of PAPs as was determined during the initial assessment at the time of the land acquisition. All of the PAPs were using the land for farming; 2 households experience physical displacement as their homes are located in the substation area. At the time of the Audit, one of these two households moved to a new location voluntarily after receiving compensations and both household continued cultivating the land, as the land clearance was not enforced by TANESCO. One PAP MBS 139 refused to be assessed and hence not paid because he was not happy with the whole process of acquiring land. Even after being compensated the PAPs have continued growing crops in the land since they have not been restricted. TANESCO is yet to clear the area. A total of 117 graves belonging to 7 PAPs are also affected and already have been paid compensation but have not yet been relocated.

PAP category	Number of PAPs	type and scale of impact
Physically relocated	2 PAPs	The entire homestead will be affected by the project and would need to be relocated prior to start of works. The total members for two households relocated are 19 people whereby MBS 89 has 13 people and MBS 86 has 6 people.
Economically affected	139 PAPs 138 PAPs have been	These are farm land plots without any structures on them

	paid compensation	The range of the plot size within project area are as follows: -Owned 0.5- 1 Acres are 116 PAPs -Owned 1.0-2.0 acres are 22 PAPs
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Compensation

In total **767,151,282.00** Tanzanian Shillings was paid out to the 138 PAPs as compensation for their land, crops/trees and structures in April 2017. TANESCO followed the national legal requirements as stipulated in the Land (Assessment of the Value of Land for Compensation) Regulations, 2001 during the process of acquiring the Mbeya Substation land.

Key Findings:

- The land acquisition process at Mbeya substation has followed national legal requirements and there are gaps between national and WB requirements related to land acquisition and resettlement.
- PAPs were consulted and informed about project early enough, however the information was inadequate in terms of processes and procedures as stipulated in the Land Act. During valuation PAPs were given forms bearing the lost properties, signed on the forms which indicated the type of properties affected and the size and their photographs were captured as per national legal requirements on land acquisition.
- PAPs confirmed receipt of full payment and are aware that the land has changed ownership to TANESCO which previous was individual land customary owned and the PAPs no longer have any legal rights to the land¹, but they are still cultivating crops there. Nonetheless, PAPs are not satisfied with the amounts paid and say they have not been able to adequately replace the lost assets.
- PAPs are not happy with the compensation amounts, wish TANESCO could provide some top up for them given the time lag of almost 3 years between the valuation process and payment and need to relocate. The physical inspection for the land acquisition started in September, 2014 whereby TANESCO team and Mbeya City Officers visited the place that was earmarked for the substation. Valuations were conducted in May 2015 and compensation was paid in April, 2017. PAP's were in theory required to relocate after being paid compensation but due to the fact that TANESCO has not fenced the area PAP's are still utilizing the land. Notices were served in April 2017 to all PAPs to vacate the land within 90 days after receiving their compensation. There was, however, an unofficial agreement that since the land was not immediately utilized, they can continue using the land for temporary crops until when the land is needed for construction whereby they will be notified in advance not to plant new crops and the project will give time for the PAPs to harvest their crops. So legally, they have been displaced but TANESCO has not yet cleared the site and, in fact, most of the PAPs have continued using the land for farming. Some of the PAPs have voluntarily gone away from the site. Hence, it is important for TANESCO to suspend evicting the PAPs to vacate the land due to the previously notices issued in April, 2017 until a Remedial Action Plan (ReAP) has

¹ This mean PAPs have no rights of sell, lease, inherit the land because the land has been acquired and compensation paid and received by the PAPs.

been prepared in line with this Corrective Action Plan and the RPF, and been implemented in full. Also TANESCO will issue internal memo to all its departments including Mbeya Regional and Zonal Office, Estate Department, Projects Department, Zambia-Tanzania-Kenya Project Office, Transmission and Substation Office etc that we have agreed with the WB that those utilizing the land at Mbeya Substation area should not be disturbed until preparation and implementation of the ReAP. The ReAP will outline additional measures, including top-up payments and any additional allowances and its full implementation. The notices to the PAPs to vacate the land will be resumed after the ReAP has been implemented in full. The PAPs will then have 3 months to vacate the land and to harvest their crops. TANESCO will coordinate with the farmers to make sure the distribution of notices and the harvesting schedules are properly coordinated.

- PAPs request TANESCO to immediately relocate the graves because this is affecting the continuity of burying their relatives.

Key Recommendations/Corrective Actions

No.	Issue	Corrective Action Plan	Proposed timetable for close out./ dedicated Human Resource	Budget (TShs)
1	Suspend evicting the PAPs to vacate the land due to the previously notices issued in April, 2017 until a Remedial Action Plan (ReAP) has been implemented full before any displacement.	TANESCO will have public meetings in April with the PAPs in the Mbeya s/s to inform them about preparation of the ReAP, which they can continue using the land and notices are suspended until ReAP is implemented, after that they will be given 3 months to vacate the area.	TANESCO safeguards team by April, 2018.	TZS 5million.
2	A full socio-economic census has not been conducted during preparation of this Audit Report and Corrective Action Plan	TANESCO to prepare a full socio-economic census in line with the requirements of the RPF prepared under the project to address the identified gaps in the resettlement process and in compensations paid to the PAPs in the Mbeya substation area. The finalized Remedial Action Plan (ReAP) should include a full socio-economic census of the PAPs, follow resettlement principles outlined in the RPF and provide detail account of top up measures based on the findings of the census and given the compensations already paid to the PAPs. The ReAP is to put forward clear measures to assist	TANESCO safeguards team with the help of an independent consultant will finalize Remedial Action Plan by end of April, 2018. The ReAP will be publicly consulted and disclosed per the Bank requirements. It will be implemented in full prior to start of any civil works and any displacement of PAPs in the Mbeya	TZS 50million.

		vulnerable PAPs and to help restore livelihoods where there was impact on livelihoods.	substation area	
3	The un assessed land belonging to MBS 139 who refused his property to be valued. His piece of land is very crucial because it is located right in the middle of the project area and cannot easily be ignored.	TANESCO to initiate discussions with him on the possible way out and agree on the terms of payments and explore possibility of allocating an alternative land plot. After talking to him he was willing to be engaged in talks with TANESCO. Resettlement process and compensation amount calculation for this PAP will be included in the ReAP.	TANESCO will start with the finalization of the ReAP in mid-April, 2018. (Including possibility of allocating an alternative land plot.)	TZS 15million. (This is not amount for compensation; This is figure for valuation exercise, Amount of Compensation for MBS 139 will be determined after valuation). This amount will be built in in the total amount for the ReAP preparation.
4	Relocation of MBS 89, 10 family members' includes the 6 graves. Age (72yrs)	TANESCO will work closely with village and district officials to find an alternative land plot for this PAP to ensure that his household is not harmed by the resettlement process. Additional measures, including top-up payments and any additional allowances, will be detailed in the ReAP.	TANESCO will immediately engage with village and district officials to find alternative land plot for this PAP. The ReAP preparation will commence in mid-April, 2018	TZS 20million.
5	Relocation of 117 graves in the project area.	The reburial process is also to be included in the ReAP and carried out in line with the principles outlined in the RPF. To reallocate it is responsibility of TANESCO in collaboration with Mbeya City Council and grave owner to find another area or using the existing burial sites operated by Mbeya City Council which is near to the project sites (less than 50km). The families will need to agree to the selected sites.	TANESCO will notify PAPs that no new burial can take place in the substation area once a new burial site has been identified. TANESCO is to work with the PAPs and local village official to find appropriate and acceptable alternative burying ground	TZS 35million. (This is total cost for process of reallocation of graves which will be implemented by TANESCO and Health department of Mbeya City Council.) This amount will be built in in the

				RAP budget
6	Additional measures to assist Vulnerable PAPs (ex. MBS 86 75 years, widow)	TANESCO to verify the status of vulnerable PAPs through the socio-economic census carried out during the ReAP preparation to determine eligibility and measures for any additional assistance to the vulnerable PAPs.	Part of the Remedial Action Plan preparation and implementation	TZS 10 million. This amount will be built in the Remedial Action Plan budget
7	Continued utilization of the area by PAPs for growing crops.	<p>TANESCO to fence off the area and put up a sign post. TANESCO will conduct a meeting with PAP's who are still using the area to inform them on the last date to use the land for agricultural activities. Before giving them the date TANESCO will have to consider the time for harvesting their crops (normal 3 months for seasonal crops but it will depend on status of those crops). Immediately after harvesting TANESCO will fence the area. TANESCO will have to work with local leaders in identifying crops that are within the substation area at the moment before conducting meeting with PAP's in order to make sure that no more crops will be grown and PAP's will be informed accordingly.</p> <p>After payment of compensation and settling of all land issues including top-up calculation as per WB requirements, TANESCO will initiate the process of land title deed from Mbeya City Council.</p>	<p>Process to start with the notification sent to the PAPs only once the Remedial Action Plan has been consulted, cleared by the Bank, publicly disclosed and implemented in full.</p> <p>Process to be finalized ahead of the start of any construction under the project.</p>	<p>TZS 50 million. (Cost of construction of bubble wire fence at Substation areas).</p> <p>This amount will be built in the Remedial Action Plan budget</p>

8	<p>Top up allowance for PAPs considering that the process took 3 years before the actual payment was received. The value of the lost assets was affected by inflation. Also due to fact that land acquisition process take place in 2014-2015 whereby rate per square meter was TShs. 1,000.00 but PAPs paid compensation on 2017 whereby about 2-3 years passed and paid some amount instead of add interest due to delayed.</p>	<p>TANESCO to carry out a socio-economic census as part of the ReAP preparation to assess livelihood status of all the PAPs. This will then provide the basis for determination of the top up allowance. When calculating the top up TANESCO will have to meet the WB requirements as outlined in the RPF. World Bank requirement will be followed and depreciation for the two houses that was counted during valuation will be calculated and paid to the PAP's as per bank policy. The formula for top-calculations will be prepared by Mbeya City Valuer or Independent Valuer and share with TANESCO and WB for approval.</p> <p>Also due to delaying of payment of compensation (about 2-3 years), during the top-up calculations TANESCO will consider inflation rate and add interest and top up for replacement cost to meet the WB requirements in accordance with the RPF. The formula for top-calculations will be prepared by Mbeya City Valuer or Independent Valuer as part of the ReAP and share with TANESCO and WB for approval.</p>	<p>Process to start once the Remedial Action Plan has been consulted, cleared by the Bank and publicly disclosed.</p>	<p>TZS 200 million</p> <p>(The actual cost will be determined during calculation of top-up as part of the ReAP preparation)</p>
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Conclusion

Based on the preliminary assessment and findings of this Resettlement Audit, TANESCO will finalize a Remedial Action Plan (ReAP) which will outline additional measures, including top-up payments and any additional allowances, assistance and consultations required per the terms of the RPF. It is important for TANESCO to suspend evicting the PAPs to vacate the land due to the previously notices issued on April, 2017 until a Remedial Action Plan (ReAP) has been prepared in line with this Corrective Action Plan and the RPF, and been implemented in full. TANESCO will fence the area after that. The notices to the PAPs to vacate the land will be resumed after the ReAP has been implemented in full whereby the PAPs will then have 3 months to vacate the land by harvest their crops. TANESCO will coordinate with the farmers to make

sure the distribution of notices and the harvesting schedules are properly coordinated. The ReAP will incorporate additional information obtained per above and that follows the requirements RPF developed under the project to fully reflect and implement the corrective actions as per items identified and provided in the above table.

TANESCO will implement Grievance Redress Mechanism (GRM) developed under this project and detailed in safeguards instruments, such as the ESIA and RAP study for Iringa-Mbeya TL portion to deals with all E&S issues that may arise regarding acquisition of Mbeya Substation as part of proposed TL project. There will be designated specialists at TANESCO who will manage the GRM and the GRM will be operational during planning, pre-construction, construction, operations and decommissioning phases of the project. A designated safeguards specialist in TANESCO safeguards unit will regularly visit the substation site to monitor implementation of the Corrective Action Plan during its implementation and report to the WB on the status of activities. Once finalized, TANESCO will prepare a Corrective Action Plan implementation report, which will also be included in the Project-level Resettlement Implementation Report and submitted to the Bank immediately after all resettlement activities have been completed.

CHAPTER ONE: INTRODUCTION

1.1 Background and Project Information

Currently, Government of Tanzania through TANESCO is in the process of obtaining financial assistance from World Bank (WB) for implementation of energy projects including the proposed construction of this Iringa to Mbeya 400kV Power Transmission line (TL) covering about 292.2km, 340km long 400kV transmission line between Mbeya, Tunduma and Sumbawanga and section of 4km from Tunduma Substation and Tanzania-Zambia Border as part of ZTK Interconnector power project. TANESCO will in addition also construct 4 Substations of Kisada, Mbeya, Tunduma and Sumbawanga. TANESCO had already acquired 17.1 hectares (42.3 acres) of the land for Mbeya Substation in April, 2017.

The construction of this transmission line and associated substation will require land acquisition and resettlement. The project has triggered the World Bank's Operational Policy 4.12 (OP 4.12) on Involuntary Resettlement. OP 4.12 must be applied to any project that may displace people from the land or productive resources, and which results in relocation, the loss of shelter, the loss of assets or access to assets important to production, the loss of income sources or means of livelihood, or the loss of access to locations that provide higher incomes or lower expenditures to businesses or persons. The policy applies whether or not the affected persons must move to another location.

Under the proposed 400kV Iringa – Mbeya Transmission Line and associated Substation, TANESCO has already acquired 17.1 hectares (42.3 acres) of land for proposed Mbeya substation in April, 2017. Due to that fact, Mbeya Substation is not covered in updated Resettlement Action Plan (RAP) for proposed 400kV Iringa – Mbeya Transmission Line. Since the land acquisition and resettlement took place during the project preparation and without a proper Resettlement Action Plan, there is a need to prepare a Resettlement Audit and Corrective Action Plan for Mbeya Substation as free-standing document.

1.2 Objective

The main objective is to review the land acquisition process and the manner in which it was carried out and identify gaps in compliance with the World Bank's Safeguard Policy OP4.12 on Involuntary Resettlement, propose mitigation measures, and provide corrective action plan.

The consultant mainly used qualitative methods that involved review of the valuation report of May, 2015 from the Mbeya City Valuer's Office because they were the ones who handled the land acquisition on behalf of TANESCO and compensation schedule from TANESCO which used for payments in 2017. During the meeting, all the PAPs confirmed having the compensation form. There was no other document reviewed because preparation of a formal RAP report is not a regulatory requirement by the GoT. Key informant interviews with the Mbeya City Council staff, TANESCO experts responsible for the acquisition of the Mbeya Substation land, and consultation with the PAPs using a checklist were also used. See attached **annex 1**.

Consultations started with the Mbeya City Authorities on 13th March 2018 first to make appointment with relevant technical City officials in charge of land acquisition in Mbeya City. A

meeting was scheduled on 14th March 2018 and was attended by the City Valuer, Land Surveyor, Assistant Land Officer, City Community Development Officer, and Acting CD. On 15th March 2018, the team visited Ikhanga Mtaa and Iganjo Ward to inform them about the intended meeting with the PAPs and to request for their support in mobilizing the PAPs for the meeting scheduled on 18th March 2018. On 18th March 2018 a brief meeting was held with 5 PAPs and an additional meeting was scheduled for 20th March, 2018.

The few PAPs plus Mtaa and Ward Officials who were present were told about the importance of the meeting and asked to re-mobilized, even the PAPs present were asked to each look for all their colleagues and all agreed to meet on 20th March 2018 in a central place easily accessible to all PAPs and this was at the Mtaa Offices.

In total there were 26 PAPs who managed to come for the meeting and these are the ones who remained in vicinity of the project area. There were 14 male and 12 Female PAPs who attended the meeting. Efforts to get all PAPs was challenging because most of them moved away after getting their payment in May 2017. Even their telephone numbers were not available any in record.

Apart from that many PAP's were not staying at the proposed substation area, they were doing agricultural activities in that land and stay far away and local leaders was not aware where these people are staying. The exact number of PAPs who still use the Substation areas out of 138 PAPs paid compensation at the time of audit was difficult, but as part of corrective action plan TANESCO will have to conduct meeting with PAPs and assess how many PAP's are still using the land at the moment and thereafter give them the time for harvesting their crops (at least 3 months).

This process will start once the Remedial Action Plan is finalized, cleared by the World Bank, and publicly disclosed per the OP 4.12 requirements. The ReAP will be implemented in full prior to start of any civil works in the Mbeya substation area.

1.3 Mbeya substation

Mbeya substation is located at Ikhanga Mtaa, Iganjo Ward in Mbeya City, Mbeya Region. The area is within the peri-urban section of Mbeya city with scattered settlements of both permanent and semi-permanent houses along the roads. The proposed sub-station area is 17 Kilometers from Mbeya City accessed by a good tarmac road for a distance of 10 Kilometers to Uyole Junction then 4 Kilometers along the Mbeya-Tukuyu road, turn off to the left for a distance of 3 kilometers on a murrum road though narrow at some points and hence may require widening during the construction period. The proposed Mbeya substation occupies a total of 17.1 hectares (42.3 acres) of land. The red line with dots in the Google map below shows the total area of substation land.

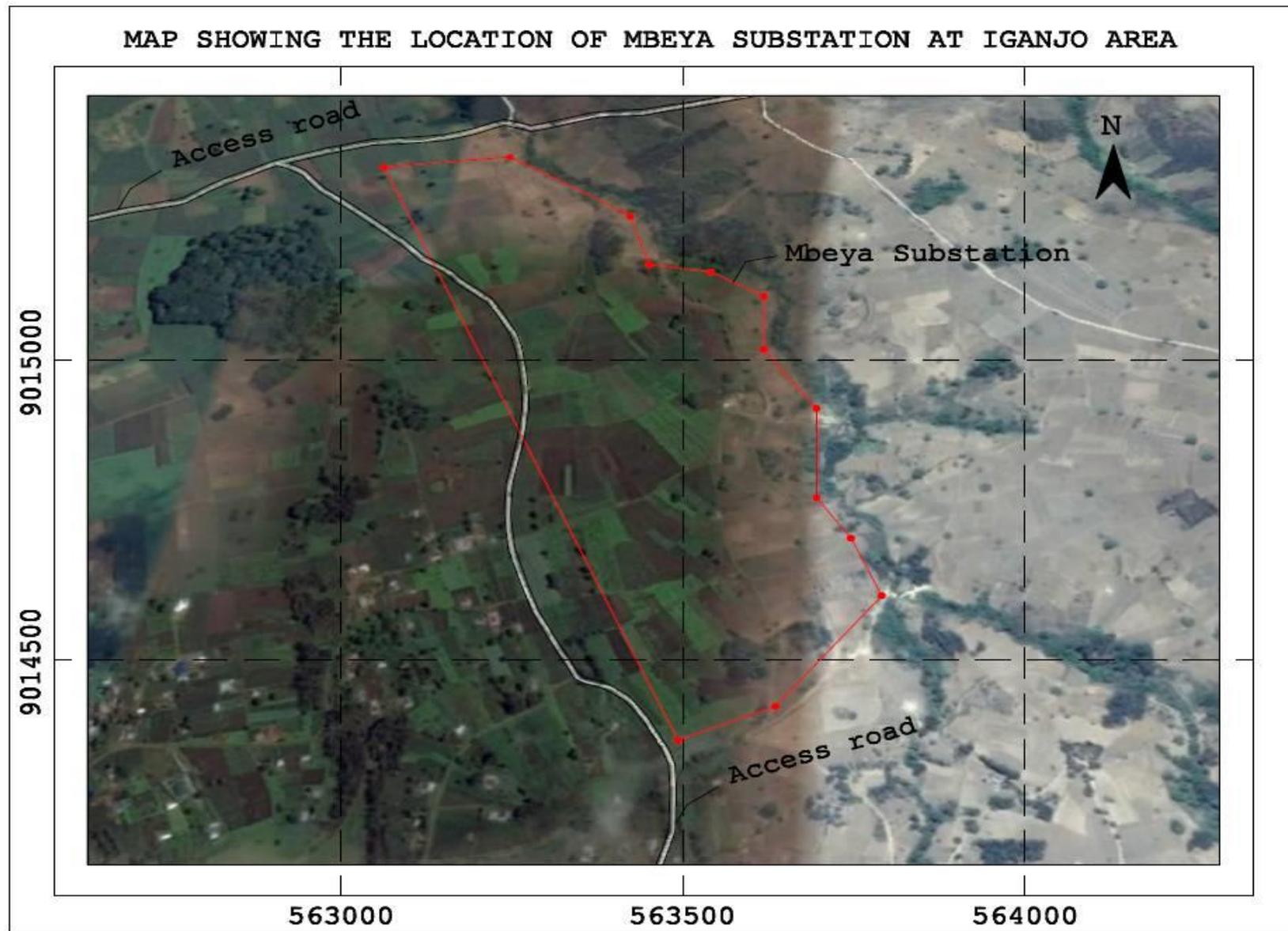


Figure 1: Google map (2017) show the proposed Mbeya Substation area

Ikhanga-Iganjo area is endowed with rich volcanic soils coupled abundant rainfall making agriculture the main source of income and livelihood for the people living in the area. The main crops grown include; maize, beans, Irish potatoes, sweet potatoes, tomatoes, carrots, cabbages and vegetables. Eucalyptus trees, natural trees, bananas and coffee trees were also seen in the area. Residents are also seen engaged in trading of food items along the road. The main ethnic group living in this area is called Wasafwa who are the most predominant ethnic group in Mbeya District. The total population of the Ikhanga Mtaa is 1351 with 605 male and 746 female and the number of households is 812 according to data collected from Iganjo Ward Office which was collected on 2017 by the Ward office. Some of the social services in the area include Igawilo City Hospital, schools such as Igawilo Secondary Schools and Ijombe Primary School are located on the way to the Substation area.

1.4 Magnitude of Displacement

Altogether 139 people of Ikhanga, Iganjo Ward, now referred to as Project Affected Persons (PAPs) were identified to be impacted by the land acquisition for Mbeya Substation; these include 97 males and 42 females. All of the PAPs were mainly using the area for farming with only two people permanently staying there.

One out of the 139 PAPs MBS 139 was not valued for the reason that he refused to be assessed because he was not happy with the process of compulsory land acquisition by government and also claims the rates that were offered were too low to enable him to purchase another fertile land in another area similar to that of Ikhanga, Iganjo ward.

1.5 Key Impacts

1.5.1 Impact on Land

The affected land of Ikhanga, Iganjo ward belonged to private individuals, who mainly owned it under customary rights of occupancy and the affected people have lost their land rights. The land is mainly used for growing crops, structures and some open land used for grazing cows. The total amount of land impacted is 17.1 hectares (42.3 acres) belonging to the 139 PAPs.

1.5.2 Physical Structures

Two PAPs were both physically and economically displaced and these are MBS 89 , 72 years old, and MBS 86, 75years old, they received compensations, at the time of the Audit, one of these two households moved to a new location voluntarily after receiving compensations and both household continued cultivating the land, as the land clearance was not enforced by TANESCO.

They happen to be related (brother and sister). MBS 86 has already relocated to his new house with two rooms at Iganjo area near to Iganjo Street office where she stay with his 6 peoples who was member of his household. Her brother MBS 89 married with two wives, and children altogether there are 13 members of the household still living in the project area. The reason being he bought land for replacement with the compensation paid to him in the area that was already demarcated for building Hayombo Secondary school by Mbeya City authorities. At this point he is unable to move to a new location. See details about his predicaments in **annex 2**.

1.5.3 Impact on Crops/Trees

All PAPs (100%) sustained economic impact since the acquired land was their main source of livelihood through farming. Even after receiving their compensation money the PAPs have continued growing crops in the land since they have not been restricted. Currently the crops being grown in the substation land is seasonal crops and includes; maize, sunflower, Irish potatoes, sweet potatoes, tomatoes, carrots, cabbages and vegetables. The trees in the area include - Eucalyptus trees, pine trees, natural trees (indigenous trees-trees that grown itself by nature), bananas and coffee trees. Fruit tree are avocado, guava, orange and lemon trees and all these have been paid compensation. They are aware that the land no longer belongs to them and are willing to vacate upon notice by TANESCO.

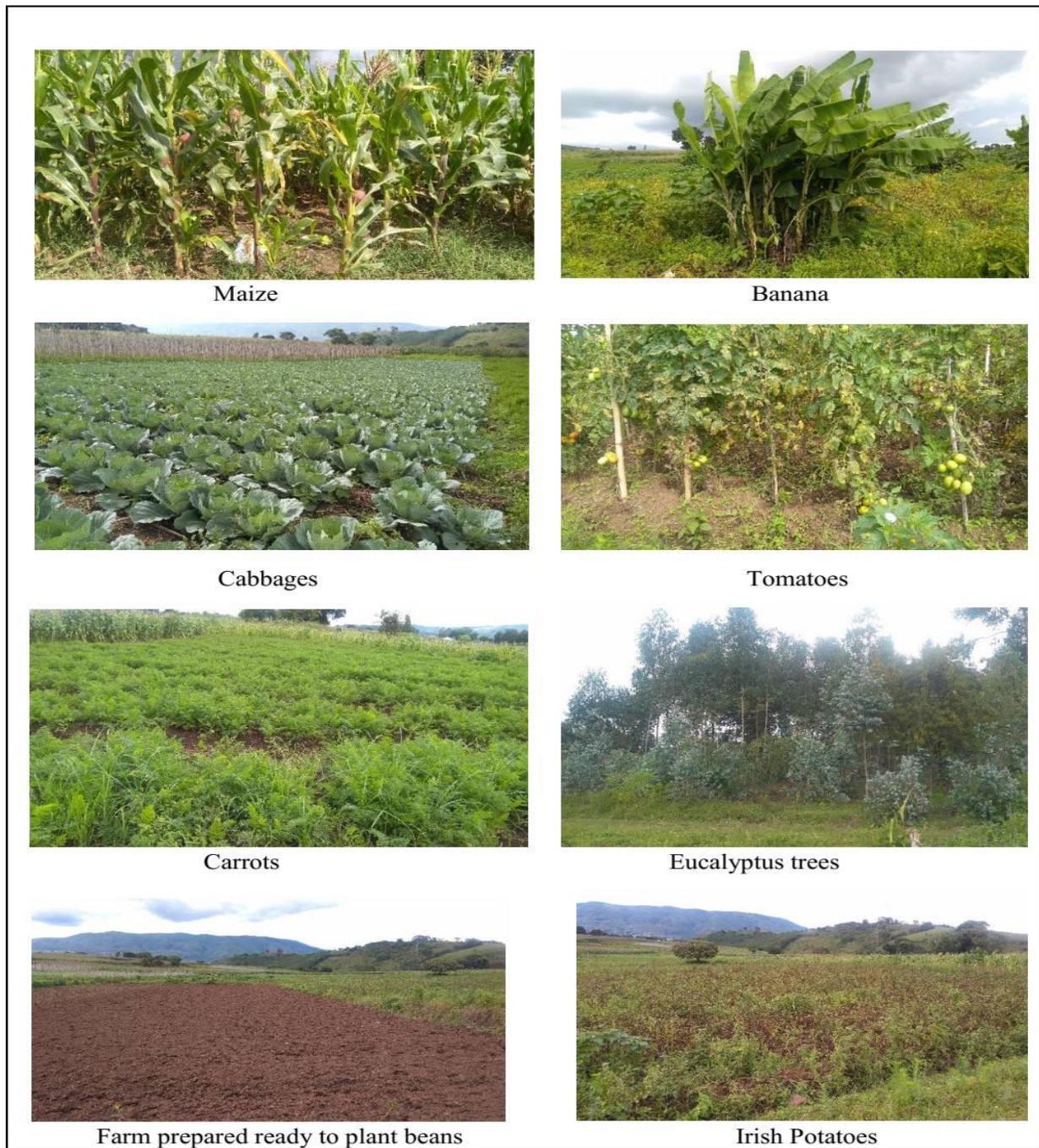


Figure 2: Pictures showing crops and trees at the substation area.

1.6 Impact on Physical Cultural Resources

1.6.1 Graves

Seven families were using the place as the burial grounds and up now a total of 117 graves are still in the project area. The PAPs confirmed receiving payment for graves but are waiting for TANESCO to initiate the process of relocating them. The PAPs are concerned that the delay in relocating the graves is affecting them when it comes to where to continue to bury. Although all

seven families are aware that they are not allowed to bury at that place but they may be forced to continue using the same grounds since they have not yet been shown by TANESCO or Mbeya City Council where to bury after their land was acquired. Table 1 below shows the details of PAPs with graves still in the project area.

Table 1: Details of PAPs with graves still in the project area

No.	Name of PAP	Number of Graves	Amount received (100,000/= per grave)
1.	MBS 81	40	4,000,000
2.	MBS 89	6	600,000
3.	MBS 91	20	2,000,000
4.	MBS 92	20	2,000,000
5.	MBS 102	1	100,000
6.	MBS 134	15	1,500,000
7.	MBS 136	15	1,500,000
	Total	117	11,700,000



Black arrows shows stones as an indication of graves

Figure 3: Pictures showing graves found at the substation area.

1.6.2 Natural Assets:

Gogo River is one of the natural resources found in the project area and this was being used as a source of water for irrigation during the dry season. One PAP who refused to be assessed mentioned that this river has been very useful to him enabling him to farm throughout the year because its water does not reduce even during dry season.

1.6.3 Compensation

In total **767,151,282.00** Tanzanian Shillings was paid in April, 2017 out to the 137 PAPs as compensation for their land, crops, structures, graves and allowances as summarized in the table below.

Table 2: Summary of compensation

Type of property impacted	Number of household received compensation	Total Amount
Land -	138	612,563,190.00
Structures (5 Houses)	2	12,031,600.00
Crops (Perennial crops such as banana, Coffee, Peaches. Orange, Guava etc). Note that seasonal crops were not paid compensation because PAPs were given time to harvest.		34,788,100.00
Trees (Natural Trees and Timber Trees such as Eucalyptus trees, pine trees)		38,740,200.00
Disturbance Allowance	138	62,110,193.20
Transport Allowance	2	170,000.00
Accommodation Allowance (36 Months)	2	900,000.00
Graves	7	11,700,000.00

1.6.3.1 Calculation of compensation already paid to the PAPs

Compensation was calculated basing on the Tanzania land acquisition and compensation laws. Our country law specify market value as method of calculating compensation cost. During valuation, Valuer 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 Mbeya City 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 Valuers used crop compensation rates, based on the incomes approach provided by the Ministry of Lands, Housing and Human Settlements Development. These rates were then applied to the affected area under a particular crop (or to the number of affected trees).

A number of allowances are applicable, including (i) disturbance allowance (ii) accommodation allowance (iii) transport allowance. These are described in more detail below.

- **Disturbance Allowance**

Disturbance allowance is payable as a percentage of land, buildings, crops and any other development value in compliance with the provisions of the Land Act of 1999. It is calculated by

charging interest on the value of land buildings, crops and any unexhausted improvements by average percentage rate of interest offered by commercial banks on fixed deposits such as the 12 Months fixed deposit at the time of loss of interest in land.

Hence: Disturbance allowance = (Land value + Building Value) x i. Where: i. = interest rate offered by commercial banks on 12 Months fixed deposits.

- **Accommodation allowance**

According to the Land (Assessment of the Value of Land for Compensation) Regulations, 2001 Accommodation allowance is calculated by considering market rents of affected properties. The allowance will enable them to cover costs for renting similar houses or structures for a period of three years while reestablishing themselves elsewhere. These are multiplied by 36 months being the duration of constructing another house.

Accommodation Allowance = Rent/p.m. x 36 Months

Market rent was established through inquiries made in the locality where land was to be acquired.

- **Transport allowance**

Transport allowance is calculated by considering the actual cost of transporting 12 tons of luggage by road within 20 Kilometres from the point of displacement. Transport Allowance is computed on the basis of prevailing market rates within an area. It is the average cost of transporting 12 tons over a distance of 20km.

Valuation was conducted using Tanzanian legal requirements. At that time it was not known if the project will be funded by the WB. The Valuer who did the valuation used his professional judgement and research on how land is sold out in the project area to determine value of the land at that time. He based his valuation also on the price recommended by the Government and at the same time what rates were applicable at the time of valuation.

TANESCO worked with the Mbeya City Council, Mtaa and Ward local authorities to process the payments to the PAPs by supporting and assisting them to open bank accounts on which their money was deposited. During the Resettlement audit consultations with the PAPs, all the 138 PAPs confirmed receipt of all their compensation amounts due to them in full. The list of PAP's indicating properties that were affected and amount paid is attached as annex 4.

CHAPTER TWO: LEGAL FRAMEWORK USED TO GOVERN RESETTLEMENT (LAND ACQUISITION)

2.1 Introduction

The Constitution of the United Republic of Tanzania provides for the protection of the rights and interest of citizens in matters concerning their property and acquisition. Under article 24 (1), every person is entitled to own property, and has a right to the protection of his property held in accordance with the law. Sub- article (2) prescribes that it is unlawful for any person to be deprived of property for any purposes without the authority of law, which makes provision for fair and adequate compensation. The legal and policy frameworks that deal with land acquisition in Tanzania include:

- ✓ National Land Policy (1997)
- ✓ The Land Acquisition Act, 1967 (Act No 47/1967)
- ✓ The Land Act, 1999 (Act No 4/1999)
- ✓ The Village Land Act, 1999 (Act No.5/1999)
- ✓ Land (Assessment of the Value of Land for Compensation) Regulations, 2001
- ✓ The Land (Compensation Claims) Regulations, 2001
- ✓ The Land Use Planning Act, 2007 (Act No.6/2007)
- ✓ The Urban Planning Act, 2007 (Act No. 8/200 7)
- ✓ The Graveyard Act, 1969 (Act No. 9/1969);

First during the site screening process, TANESCO utilized the Village land Act No. 5 provides a basis for ensuring that resettlement is avoided completely or a few people as possible are resettled in the implementation of sub projects. Hence the site of Ikhanga, Iganjo Ward fitted into this requirement and only two qualified for physical relocation while 136 people were affected economically.

Using *The Urban Planning Act, 2007 (Act No. 8/200 7*: that provides power for creating plans in advance of development and a comprehensive system of development control, TANESCO requested Mbeya City Council to carry out physical inspection and thereafter report on the market value of the land parcels with all its developments for the purpose of compensating the owners so as to vacate the land for the purpose of constructing Mbeya Substation.

Mbeya City Authorities therefore utilized the Land (Assessment of the Value of Land for Compensation) Regulations, 2001, The Land (Compensation Claims) Regulations, 2001 and The Graveyard Act, 1969 (Act No. 9/1969); to come up with the methodology for computation of the compensation values as clearly explained in the compensation book they prepared for TANESCO dated May 2015. The Land Act, 1999 (Act No 4/1999) was also used for determining eligibility and entitlement criteria, for the people of Ikhanga, Iganjo Ward to be compensated for their land and properties that was earmarked for the construction of Mbeya Substation.

Table 3: Comparison between National Policies and Legislations versus International Policies on Resettlement and Compensation

TYPES OF AFFECTED PERSONS/LOST ASSETS	TANZANIAN	WORLD BANK OP 4.12	COMPARISON/GAPS	COMMENT OF BRIDGING GAP
Prior information and consultation	Tanzanian legal framework requires that before commencing the valuation of people's properties, meetings are to be organized in order to create awareness amongst people. These meetings are to be directed by the District Councillor, members of parliament, investment representatives or those making the compensation payments.	World Bank OP 4.12 requires that displaced persons should be meaningfully consulted and they should have opportunities to participate in the planning and implementing resettlement programs. Further it requires that displaced persons are consulted on... offered choices among, and provided with technically and economically feasibility alternatives	Key aspects of the WB OP 4.12 such as prior intimation and awareness creation are similar to the what is followed in practice in Tanzania prior to acquisition of assets	Meetings to inform the PAPs about the land acquisition were mentioned to have taken place but there was no evidence to prove this. TANESCO will organize additional consultations in the context of the preparation of the ReAP and will provide written notification and as well as make public announcement through village leaders about the project and the need to vacate the area once the ReAP has been implemented in full. Notices to vacate the area will only be sent to all PAPs after implementation in full of the ReAP, and PAPs will then be given three Months to vacate in order to allow them harvest their crops
Minimization of Displacement	Avoidance or minimization of resettlement is not discussed.	Resettlement be avoided, and where not possible, minimized to the extent possible.	National law does not require efforts to minimize resettlement. However, in	TANESCO has considered different alternatives for the location of the substation and selected the one that

			normal practice minimization is always practiced to reduce compensation cost	will have smaller resettlement impact. The areas identified had only 2 PAPs to be physically relocated with other PAPs sustaining economic impact
Baseline Surveys	Law requires asset inventories for the purpose of valuation, in the presence of owners and local authorities.	Comprehensive baseline surveys are required detailing demographic and socio-economic characteristics of communities and households, as well as asset inventories, for the development of appropriate compensation, resettlement and livelihood measures, as well as M&E.	National law only requires asset survey for valuation purposes.	No socio-economic survey of all affected households was undertaken. The Audit has recommended to prepare a Remedial Action Plan to gain socio-economic data on all the PAPs in the area in order to develop appropriate additional measures to meet the Bank policy requirements.
Cut-off date	There is no clear guidance on the cut-off date in the national legislation. Requires that a Cut-Off Date is ideally agreed between parties and enacted following the inventory of all assets. PAPs shall be provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary if they occupied the project	Requires that in the absence of host government procedures on cut-off dates, the borrower or client establishes a cut-off date for eligibility that is acceptable to the Bank. The cut-off date per the WB OP 4. 12 is the first day of the census. Any PAPs who occupy the project area of influence after the cut-off date are not eligible for compensation.	Cut-off date per WB OP 4.12 is the first day of the census, while as per National laws stated that PAP are not allowed to develop anything on his/her area a day when the valuation exercise done.	There was no cut-off date provided for the resettlement that is why the PAPs are continuing to utilize the land despite having been paid. The Audit has recommended to fencing of the land and providing the PAPs using the land notice to harvest their crops per the principles and timeline that will be outlined in the Remedial Action Plan.

	<p>area prior to a cut-off date established.</p> <p>Persons who encroach on the area after the cut-off date will not be entitled to compensation or any other form of resettlement assistance.</p>			
Land Owners with legal or customary titles	<p>Land owners, with or without formal legal rights, are entitled to full, fair and prompt compensation plus disturbance allowance, transport allowance, accommodation allowance and loss of profit if they were in actual occupation of the acquired property.</p> <p>Lost assets are limited to “unexhausted improvements”, that is the land and developments on the land.</p> <p>The law does not cover economic and social impacts of relocation and as such socio-economic surveys are not part of the</p>	<p>PAPs are classified into 3 groups:</p> <p>(a) those who have formal legal rights including customary and traditional rights;</p> <p>(b) those who do not have formal legal rights to the land but have a claim to such land or assets provided that such claims are recognized under the law of the country; and</p> <p>(c) Those who have no legal rights to the land they are occupying.</p> <p>Persons covered under categories (a) and (b) above, are among PAPs who are entitled to full, fair and prompt compensation as well as other relocation assistance.</p>	<p>The lost assets in Tanzania are restricted to land and developments on land, and where relevant, loss of profits. The lost assets under OP 4.12 are much wider than land and include loss of access to livelihoods and standard of living and seeks to improve them or at least to restore them to pre-displacement levels</p> <p>Tanzania law provides some allowances to PAPs which do support to re-coup the livelihood</p>	<p>All Land owners with or without legal or customary titles were compensated according to the national law. RAP audit recommends that any gaps identified should meet WB OP 4.12.</p>

	land acquisition process.			
Tenants/ squatters,	The law is limited to those who can prove <i>de jure or de facto</i> land ownership.	Tenants/Squatters are provided with resettlement assistance in lieu of compensation for the land they occupy as well as other relocation assistance.	WB OP 4.12 recognizes a wider spectrum of PAPs. The Tanzania spectrum is limited to those who can prove proprietary rights. It does not include tenants	No tenants or squatters were in the area all were owning the land customarily.
Owners of non-permanent buildings	Tanzanian law makes no differentiation between owners of permanent and non-permanent buildings.	Permanent and non-permanent buildings need to be compensated. Resettlement assistance as well as other assistance	The gap is about eligibility, which is hinged upon formal or informal ownership.	Owners of Buildings were assessed as per Tanzania law. The Audit recommends that gap be identified and topped up to meet replacement cost (excluding depreciation) in accordance with WB OP 4.12 and this will be further outlined in the Remedial Action Plan.
Owners of permanent buildings	As long as ownership can be proved compensation is payable. Determination of compensation is based on the market value of the property. In practice though, the depreciated replacement cost approach is used, meaning that PAPs do not get the full replacement cost of the lost assets.	Cash compensation levels should be sufficient to replace the lost asset at full replacement cost in local markets. Recommends in-kind compensation	While, in Tanzania, compensation is based on market value, determined using the depreciated replacement cost approach for developments on land, WB OP 4.12 requires that compensation should be sufficient to replace the lost land and other assets at full replacement cost.	
Timing of compensation payments	Tanzanian law requires that compensation be full, fair and prompt. Section 34 (3), (b), (i) provides for not less than one hundred and eighty	Displaced persons are provided prompt and effective compensation at full replacement cost for losses of assets directly attributable to the project. Payments should be made prior to	In terms of timing, both Tanzanian laws and WB OP 4.12 requires that compensation be paid promptly. However, this rarely	The compensation was not prompt payment of compensation though it was done before commencement of construction activities.

	days' notice of any requirement to move persons occupying the land under customary law	projects implementation with the view to improve the former living standards, income earning capacity and production levels of the affected population.	happens in practice due to huge sum of money required for compensation and other lengthy approval procedures	Due to delaying of payment of compensation (about 2-3 years), during the top-up calculations TANESCO will consider inflation rate and add interest to meet the WB requirements. The formula for top-calculations will be prepared by Mbeya City Valuer or Independent Valuer and share with TANESCO. It will be included in the Remedial Action Plan.
Calculation of compensation and valuation	According to the Land Assessment of the value of Land for Compensation) Regulations, 2001, as well as the Village Land Regulations, 2001, compensation for loss of any interest in land shall include the value of unexhausted improvements, disturbance allowance, transport allowance, accommodation allowance, and loss of profits. The basis for assessment of any land and unexhausted improvement for purposes of compensation is the	Displaced persons should be provided with prompt and effective compensation at full replacement cost for losses of assets attributable direct to the project. Replacement cost is the method of valuation of assets that helps determine the amount sufficient to replace lost assets and cover transaction costs. Depreciation is not to be taken into account when applying this method. For losses that cannot easily be valued or compensated in monetary terms (e.g. access to public services, customers and suppliers, or to fishing, grazing or forest areas) attempts are made to	Tanzania law provides for the calculation of compensation on the basis of the market value of the lost land and unexhausted improvements, plus a disturbance, accommodation allowance, and loss of profits where applicable. Since depreciation is applied, the amount paid does not in most cases amount to that required to replace the lost assets. Besides, other types of assets (besides land) are not taken into consideration.	The Remedial Action Plan will follow the principles included in the RPF prepared under the project.

	<p>market value of such land. The market value is arrived at by the use of comparative method evidenced by actual recent sales of similar properties; or by the use of the income approach, or replacement cost method, where the property is of special nature and not saleable.</p>	<p>establish access to equivalent and culturally acceptable resources and earning opportunities.</p>		
Relocation and Resettlement	<p>Tanzanian laws do not provide for relocation and resettlement. However, there are a few cases where the government has provided both compensation and alternative land, but this has been done at its discretion. In general however, the government feels that it has discharged its duty once compensation is paid, and it is up to the displaced persons to resettle and re-establish themselves elsewhere. Transport allowance and accommodation allowance</p>	<p>WB OP 4.12 stipulate that where project impacts include physical relocation, measures should be taken to ensure that the displaced persons are: (i) provided with assistance (such as moving allowance) during relocation; and (ii) provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, locational advantages and other factors is at least equivalent to the advantages lost. Where livelihoods are land based, preference should be granted to land for land compensation.</p>	<p>There are some similarities between Tanzanian and WB policies. Tanzanian law provides for transport allowance for 12 tons of luggage for up to 20 kilometres from the acquired land, provided the displaced person was living on that land. In lieu of housing accommodation allowance is made in the form of rent for 36 months for similar type of housing. Occasionally, in a discretionary manner alternative land is awarded.</p>	<p>TANESCO will implement the Remedial Action Plan once it is approved by the World Bank and publicly disclose it. The ReAP will follow the principles outlined in the RPF prepared under the project.</p>

	are provided.			
Completion of resettlement and compensation	<p>The government can, under the law, take possession of the acquired land at the end of the notice to acquire period, before paying compensation.</p> <p>Current practice however is such that possession is usually after the payment of compensation whereby the displaced persons are given time to vacate the land, which is usually as soon as possible</p>	<p>WB OP 4.12 stipulates that it is necessary to ensure that displacement or restriction to access does not take place before necessary measures for resettlement are in place. In particular, taking of land and related assets may take place only after compensation has been paid, and where applicable, resettlement sites and moving allowance have been provided to the displaced persons.</p>	<p>The Land Acquisition Act, 1967, allows the government to take possession of the acquired land before paying compensation.</p> <p>Current practice, endeavours to pay compensation before taking possession of the land.</p>	<p>The project will take the possession of the land after top-up is effected fully while all grievances are addressed adequately, and the Remedial Action Plan is implemented fully.</p>
Livelihood restoration and assistance to Vulnerable groups	<p>There are no legal provisions requiring the government to restore livelihood or to provide assistance towards the restoration of such livelihoods.</p> <p>Indeed, compensation is not payable in the case of restrictions to access to areas of livelihood opportunities.</p> <p>Moreover there are no provisions that require the</p>	<p>WB OP 4.12 provides that the resettlement plan or policy include measures to ensure that the displaced persons are (i) offered support after displacement for a transitional period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standard of living; and, (ii) provided with development assistance in addition to compensation measures, such as land preparation, credit facilities, training or job opportunities.</p>	<p>There are no transitional measures provided for under Tanzanian law and practice; nor are there provisions for compensation as a result of restrictions to access to livelihood.</p> <p>The Tanzanian law does not make provisions requiring the government to pay special attention to vulnerable groups in the administration of compensation</p>	<p>Livelihood restoration measures have been recommended on a case by case basis. This will be reflected in the Remedial Action Plan.</p> <p>Special attention will be given to vulnerable groups to meet WB policy requirements.</p>

	government to pay special attention to vulnerable groups or indigenous peoples			
Consultation and disclosure	<p>There are scanty provisions related to consultation and disclosure in Tanzanian law.</p> <p>The notice, under the Land Acquisition Act, informs land owners about the President's need to acquire their land, and their right to give objections. The Land Act allows displaced persons to fill in forms requiring that their land be valued, and giving their own opinion as to what their assets are worth.</p> <p>Since resettlement is not provided for legally, there are no provisions about informing the displaced persons about their options and rights; nor are they offered choice among feasible resettlement alternatives.</p>	<p>WB OP 4.12 requires that displaced persons are (i) informed about their options and rights pertaining to resettlement; and, (ii) consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives. Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs. PAPs should be consulted throughout the process and a Stakeholder Engagement Plan prepared.</p>	<p>The provisions in WB OP 4.12 requiring consultation and disclosure is somewhat practiced in Tanzanian law particularly in CAP 191</p>	<p>Apart from following Tanzania requirement the project will follow WB guidelines and will disclose the ReAP to stakeholders through TANESCO website, distribute the report to project area like Iganjo Street office and Mbeya City Office after translation into understandable language (Swahili language)</p>

<p>Grievance mechanism and dispute resolution</p>	<p>Under s. 13 of the Land Acquisition Act, where there is a dispute or disagreement relating to any of the following matters: the amount of compensation; the right to acquire the land; the identity of persons entitled to compensation; the application of section 12 to the land; any right privilege or liability conferred or imposed by this Act; the apportionment of compensation between the persons entitled to the same and such dispute or disagreement is not settled by the parties concerned within six weeks from the date of the publication of notice that the land is required for a public purpose the Minister or any person holding or claiming any interest in the land may institute a suit in the High</p>	<p>WB OP 4.12 provides that displaced persons and their communities, and any host communities receiving them, are provided with timely and relevant information, consulted on resettlement options, and offered opportunities to participate in planning implementing and monitoring resettlement. Appropriate and accessible grievance mechanisms must be established for these groups</p>	<p>The law in Tanzania does provide for the establishment of grievance resolution mechanisms for land related issues at village, Ward and district. in practice grievances mechanisms are always present and when they fail a court of law is always open to resolve the dispute</p>	<p>The RAP has proposed the grievance Resolution mechanisms for the project affected persons starting at Village level</p>
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	<p>Court of Tanzania for the determination of the dispute.</p> <p>In practice the government resolves grievances through many ways including public meetings with the affected persons, Village and Ward tribunals, etc.</p>			
Notification Period/Timing of Displacement	<p>Prior notification shall be provided that indicates the period (not less than six weeks) by when the land should be vacated</p>	<p>Article 10 of World Bank OP/4.12 requires that the resettlement activities linked to the implementation of the project construction to ensure that displacement or restriction of access does not occur before necessary measures for resettlement are in place. In particular, taking of land and related assets may take place only after compensation has been paid, and, where applicable resettlement sites and moving allowances have been provided to displaced persons</p>	<p>No difference</p>	<p>PAPs to be given notice to vacate the project area only after ReAP has been implemented in full.</p> <p>TANESCO will conduct a meeting with PAP's who are still using the area to inform them on the last date to use the land for agricultural activities. Before giving them the date TANESCO will have to consider the time for harvesting their crops (normal 3 months for seasonal crops but it will depend on status of those crops), as well as other considerations per the ReAP.</p>
Monitoring & Evaluation	<p>Law does not specify procedures for monitoring and evaluation of projects.</p>	<p>Monitoring and evaluation activities should be integrated into the overall project management process, and the RAP must provide</p>	<p>National law does not detail M&E procedures for projects. However in some cases such as CAP 191</p>	<p>The Audit recommends a Monitoring and Evaluation process involving participation of stakeholders, which will continue for the duration of the</p>

		a coherent monitoring plan that identifies organizational responsibilities, methodology, and the schedule for monitoring and reporting	monitoring and evaluation is conducted to determine the efficacy of the mitigation measures and project cost	project and during the implementation of livelihood restoration measures. The M&E will be detailed in the Remedial Action Plan
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CHAPTER THREE: KEY FINDINGS OF AUDIT

3.1 Key Findings:

Consultations were held with PAPs and they provided their views regarding the compensation process and procedures. Using a checklist their responses (verbatim) are attached in **annex 3**.

Table 4: Summary of the issues raised by the PAPs during consultation

Extent of Public Information and Consultation: PAPs were aware about project development and that the project is for the national benefit, however, no information was given on how they are going to benefit from the proposed project. PAP's were informed by TANESCO and Mbeya City Official of the intention to acquire land for constructing the substation. Meetings were held between PAP's, TANESCO, Mbeya City Office, Ward and Mtaa village leaders.

“Sensitization meetings were done but some of the information was not clear/transparent like how much we were to be paid for the graves, disturbance allowance etc.” (PAP Mbeya substation)

PAPs were not aware if the procedures of land acquisition were followed as stipulated in the Land Act. Though, during valuation they were given forms which indicated the affected properties, their photographs were taken and they signed on the forms.

“in reality it is difficult for us to tell if they were followed or not because we are not aware of all procedures that should be followed during valuation processes”.(PAP Mbeya Substation)

Compensation: The PAPs were paid for their land, crops, trees, graves, structures and the necessary allowance according to the national law requirements. However, they are not satisfied with the valuation rates for 1 square meter. They needed to be paid 10,000 per square meter but they were paid 2,000. This was considered very low because they depended much on that land due its fertility so they deserved to be paid more than what was paid.

Response: At the time of the assessment, the Mbeya City Valuer said the rate used per square meter of land in that area was TShs. 1,000.00 but due to important of the proposed project and noted that this area was selected as alternative location of Substation after the previous one being near to residential houses, schools and many graves, TANESCO agreed to add another TShs. 1,000.00 per square meter to make TShs. 2,000.00. This was fair rates at that time in 2014-2015 due to fact that even Government rate was low compared to that offered by TANESCO.

Justification of TShs. 10,000.00 per square meter was very difficult since the Valuer who did the valuation used his professionalism and research on how land is sold out in the project area to determine value of land at that time. She/he based on the price recommended by the Government and at the same time what rates were applicable at the time of valuation.

Adequacy of compensation: PAPs are not satisfied with the amounts paid and say they have not been able to adequately replace the lost assets. They claim not to be listened during the bargaining for better rates and also say that the land acquisition process was not transparent. The process also took long; consultations RAP process started in September 2014 and completed in May 2015. The compensation was paid in April 2017.

Entitlements: Despite being compensated for the land, they were not told details on who is entitled to be paid what. Hence PAPs were not aware of their rights concerning entitlements, valuation processes and calculations.

Replacement land and assets

All PAP's who were compensated were farmers who were using land for cultivating crops. These PAP's reported in a meeting that they were not able to buy new plots of the same size and quality somewhere else with the amount of compensations provided to them because they were paid small amount of compensation and few who managed to buy another land had to top up the money. When asked what they did with the compensation money most of them were not free to express themselves on the matter.

There was **no income restoration and livelihood** sustainability measures accorded to the PAPs since the Tanzanian law on land acquisition does not provide that.

Grievances: The PAPs are not happy with compensation amounts, the PAPs wish TANESCO could provide some top up for them. Putting in consideration that the process started in September 2014 and was completed in May 2015 but the actual payment was received in April 2017.

Recommendation by PAPs

- Before acquiring land for any other project, TANESCO and Valuers should clearly explain all the processes and procedures of land acquisition according to the land act.
- Graves should be relocated immediately after paying compensation. This is affecting them in terms of where to bury the next.
- Should be considered for top up payments to enhance their livelihoods.

Key Findings during Audit Exercise:

- The land acquisition process at Mbeya substation has followed national legal requirements and there are gaps between national and WB requirements related to land acquisition and resettlement.
- PAPs were consulted and informed about project early enough, however the information was inadequate in terms of processes and procedures as stipulated in the Land Act. During valuation, PAPs were given forms bearing the lost properties, signed on the forms which indicated the type of properties affected and the size and their photographs were captured as per national legal requirements on land acquisition.
- PAPs confirmed receipt of full payment and are aware that the land has changed ownership to TANESCO which previous was individual land customary owned and the PAPs no longer have any rights to land², but they are still cultivating crops there. TANESCO has not enforced land clearance and has an informal agreement with the farmers to allow them land use until the land is needed for construction. Nonetheless, PAPs are not satisfied with the amounts paid and say they have not been able to adequately replace the lost assets.

² This mean PAPs have no rights of sell, lease, inherit the land because the land has been acquired and compensation paid and received by the PAPs.

- PAPs not happy with the compensation amounts, wish TANESCO could provide some top up for them given the time lag of almost 3 years between the valuation process and payment and need to relocate. The physical inspection for the land acquisition started in September, 2014 whereby TANESCO team and Mbeya City Officers visited the place that was earmarked for substation. Valuations were conducted in May 2015 and compensation was paid in April, 2017. PAP's were in theory required to relocate after being paid compensation but due to the fact that TANESCO has not fenced the area PAP's are still utilizing the land. Notices were served to all PAPs in April 2017 to vacate the land within 90 days after receiving their compensation. There was, however, an unofficial agreement that since the land was not immediately utilized, they can continue using the land for temporary crops until when the land is needed for construction whereby they will be notified in advance not to plant new crops and the project will give time for the PAPs to harvest their crops. So legally, they have been displaced but TANESCO has not yet cleared the site and, in fact, most of the PAPs have continued using the land for farming. Some of the PAPs have voluntarily gone away from the site. Hence, it is important for TANESCO to suspend evicting the PAPs to vacate the land due to the previously notices issued in April, 2017 until a Remedial Action Plan (ReAP) has been prepared in line with this Corrective Action Plan and the RPF, and been implemented in full. Also TANESCO will issue internal memo to all its departments including Mbeya Regional and Zonal Office, Estate Department, Projects Department, Zambia-Tanzania-Kenya Project Office, Transmission and Substation Office etc that we have agreed with the WB that those utilizing the land at Mbeya Substation area should not be disturbed until preparation and implementation of the ReAP. The ReAP will outline additional measures, including top-up payments and any additional allowances and its full implementation. The notices to the PAPs to vacate the land will be resumed after the ReAP has been implemented in full. The PAPs will then have 3 months to vacate the land by harvest their crops.
- PAPs request TANESCO to immediately relocate the graves because this is affecting the continuity of burying their relatives.

3.2 Key Recommendations/Corrective Actions

Table 5: Outstanding issues of grievance, proposed timetable for close out

No.	Issue	Corrective Action Plan	Proposed timetable for close out./ dedicated Human Resource	Budget (TShs)
1	Suspend evicting the PAPs to vacate the land due to the previously notices issued in April, 2017 until a Remedial Action Plan (ReAP) has been implemented full before any displacement.	TANESCO will have public meetings in April with the PAPs in the Mbeya s/s to inform them about preparation of the ReAP, which they can continue using the land and notices are suspended until ReAP is implemented, after that they will be given 3 months to vacate the area.	TANESCO safeguards team by April, 2018	TZS 5million.
2	A full socio-economic	TANESCO to prepare a full socio-	TANESCO	TZS 50 million.

	census has not been conducted during preparation of this Audit Report and Corrective Action Plan	economic census in line with the requirements of the RPF prepared under the project to address the identified gaps in the resettlement process and in compensations paid to the PAPs in the Mbeya substation area. The finalized Remedial Action Plan (ReAP) should include a full socio-economic census of the PAPs, follow resettlement principles outlined in the RPF and provide detail account of top up measures based on the findings of the census and given the compensations already paid to the PAPs. The ReAP is to put forward clear measures to assist vulnerable PAPs and to help restore livelihoods where there was impact on livelihoods.	safeguards team with the help of an independent consultant will finalize Remedial Action Plan by end of April, 2018. The ReAP will be publicly consulted and disclosed per the Bank requirements. It will be implemented in full prior to start of any civil works and any displacement in the Mbeya substation area	
3	The un assessed land belonging to MBS 139 who refused his property to be valued. His piece of land is very crucial because it is located right in the middle of the project area and cannot easily be ignored.	TANESCO to initiate discussions with him on the possible way out and agree on the terms of payments and explore possibility of allocating an alternative land plot. After talking to him he was willing to be engaged in talks with TANESCO. Resettlement process and compensation amount calculation for this PAP will be included in the ReAP.	TANESCO will start with the finalization of the RAP in mid-April, 2018. (Including possibility of allocating an alternative land plot.)	TZS 15million (This is not amount for compensation; This is figure for valuation exercise, Amount of Compensation for MBS 139 will be determined after valuation). This amount will be built in in the total amount for the ReAP preparation.
4	Relocation of MBS 89, 10 family members' includes the 6 graves. Age (72yrs)	TANESCO will work closely with village and district officials to find an alternative land plot for this PAP to ensure that his household is not harmed by the resettlement process. Additional measures, including top-up payments and any additional allowances, will be detailed in the ReAP.	TANESCO will immediately engage with village and district officials to find alternative land plot for this PAP. The ReAP preparation will commence in mid-April, 2018	TZS 20 million

5	Relocation of 117 graves in the project area.	The reburial process is also to be included in the ReAP and carried out in line with the principles outlined in the RPF. To reallocate it is responsibility of TANESCO in collaboration with Mbeya City Council and grave owner to find another area or using the existing burial sites operated by Mbeya City Council which is near to the project sites (less than 50km). The families will need to agree to the selected sites.	TANESCO to immediately notify PAPs that no new burial can take place in the substation area. TANESCO is to work with the PAPs and local village official to find appropriate and acceptable burying ground	TZS 35 million (This is total cost for process of reallocation of graves which will be implemented by TANESCO and Health department of Mbeya City Council.) This amount will be built in in the RAP budget
6	Additional measures to assist Vulnerable PAPs (ex. MBS 86 75 years, widow)	TANESCO to verify the status of vulnerable PAPs through the socio-economic census carried out during the ReAP preparation to determine eligibility and measures for any additional assistance to the vulnerable PAPs.	Part of the Remedial Action Plan preparation and implementation	TZS 10 million. This amount will be built in in the Remedial Action Plan budget
7	Continued utilization of the area by PAPs for growing crops.	TANESCO to fence off the area and put up a sign post. TANESCO will conduct a meeting with PAP's who are still using the area to inform them on the last date to use the land for agricultural activities. Before giving them the date TANESCO will have to consider the time for harvesting their crops (normal 3 months for seasonal crops but it will depend on status of those crops). Immediately after harvesting TANESCO will fence the area. TANESCO will have to work with local leaders in identifying crops that are within the substation area at the moment before conducting meeting with PAP's in order to	Process to start with the notification sent to the PAPs once the Remedial Action Plan has been consulted, cleared by the Bank, publicly disclosed and implemented in full.	TZS 50 million (Cost of construction of bubble wire fence at Substation areas). This amount will be built in the Remedial Action Plan budget

		<p>make sure that no more crops will be grown and PAP's will be informed accordingly.</p> <p>After payment of compensation and settling of all land issues including top-up calculation as per WB requirements, TANESCO will initiate the process of land title deed from Mbeya City Council.</p>	<p>Process to be finalized ahead of the start of any construction under the project.</p>	
8	<p>Top up allowance for PAPs considering that the process took 3 years before the actual payment was received. The value of the lost assets was affected by inflation. Also due to fact that land acquisition process take place in 2014-2015 whereby rate per square meter was TShs. 1,000.00 but PAPs paid compensation on 2017 whereby about 2-3 years passed and paid some amount instead of add interest due to delayed.</p>	<p>TANESCO to carry out a socio-economic census as part of the ReAP preparation to assess livelihood status of all the PAPs. This will then provide the basis for determination of the top up allowance. When calculating the top up TANESCO will have to meet the WB requirements as outlined in the RPF. World Bank requirement will be followed and depreciation for the two houses that was counted during valuation will be calculated and paid to the PAP's as per bank policy. The formula for top-calculations will be prepared by Mbeya City Valuer or Independent Valuer and share with TANESCO and WB for approval.</p> <p>Also due to delaying of payment of compensation (about 2-3 years), during the top-up calculations TANESCO will consider inflation rate and add interest and top up for replacement cost to meet the WB requirements in accordance with the RPF. The formula for top-calculations will be prepared by Mbeya City Valuer or Independent Valuer as part of the ReAP and share with TANESCO and WB for approval.</p>	<p>Process to start once the Remedial Action Plan has been consulted, cleared by the Bank and publicly disclosed.</p>	<p>TZS 200 million (The actual cost will be determined during calculation of top-up as part of the ReAP preparation)</p>



Mr Solo Mwamboneke expressing himself why he refused to be assessed



RAP Audit consultation meeting with PAP's who were paid compensation held on 20th March, 2018 at Ikhanga Street, Iganjo Ward - Mbeya City

Figure 4: Pictures showing meeting with PAPs found at the substation area.

CHAPTER FOUR: CONCLUSION AND RECOMMENDATION

4.1 Introduction

The RAP implementation was generally carried out in compliance with the Tanzanian legal and policy framework which provide the processes and procedure to be taken during land acquisition for government projects that benefit the whole nation. The gaps identified in comparison with the WB OP4.12 policy on involuntary resettlement include:

- Tanzanian laws lack the requirement to prepare a RAP report prior to RAP implementation,
- The law does not mention provision of land for land as another form of compensation,
- Tanzanian Land Act stops at provision of compensation in terms of cash, what happens to the PAPs after that is not the concern of the acquiring authority,
- The Tanzanian law does not talk about how to deal with the vulnerable PAPs, income and livelihood restoration measures.
- There is a difference in defining what constitutes replacement cost. The definition of replacement per WB OP 4.12 is broader.

It is therefore recommended that TANESCO adapts to the best practices entrenched in the WB OP 4.12 policy on involuntary resettlement especially on ensuring that vulnerable groups are given support and extra assistance.

Based on the preliminary assessment and findings of this Resettlement Audit, TANESCO will finalize a Remedial Action Plan (ReAP) which additional measures, including top-up payments and any additional allowances. The notices to the PAPs to vacate the land will be resumed after the ReAP has been implemented in full whereby the PAPs will then have 3 months to vacate the land by harvest their crops and TANESCO will fence the area after that. This ReAP will incorporate additional information obtained per above and that follows the requirements RPF developed under the project to fully reflect and implement the corrective actions as per items identified and provided in the above table.

Also TANESCO will implement Grievance Redress Mechanism (GRM) developed under this project and detailed in safeguards instruments, such as the ESIA and RAP study for Iringa-Mbeya TL portion to deals with all E&S issues that may arise regarding acquisition of Mbeya Substation as part of proposed TL project. There will be designated specialists at TANESCO who will manage the GRM and the GRM will be operational during planning, pre-construction, construction, operations and decommissioning phases of the project.

A designated safeguards specialist in TANESCO safeguards unit will regularly visit the substation site to monitor implementation of the Corrective Action Plan during its implementation and report to the WB on the status of activities. Once finalized, TANESCO will prepare a Corrective Action Plan implementation report, which will also be included in the Project-level Resettlement Implementation Report and submitted to the Bank immediately after all resettlement activities have been completed.

ANNEXES

Annex 1: Checklist for PAPs consultation

CHECKLIST FOR DOING Resettlement AUDIT AT MBEYA SUBSTATION

1. Were the project communities /PAPs informed about the project?
2. Were they aware of the project development and benefits?
3. Were the PAPs informed about their rights and entitlements on involuntary resettlement
4. Were the procedure of the Land Use Act followed prior to acquisition of land?
5. Are there evidence of compliance with the provision of the Land Use Act followed such as forms signed and given to the PAP?
6. Have all the affected persons been fully compensated for their physical displacement?
7. Have all allowances such as transport, accommodation and disturbance been paid?
8. Were they happy with the process of land acquisition?
9. If no what was wrong with the process and what should be done to improve the process?
10. What was the magnitude of impact in each plot (i.e., was the user dependent on this land for survival, were crops grown here, was this barren or non-agricultural land?).
11. Was there any delay in paying compensation? What was the cause?
12. What was the method used to pay the PAP's, were they been paid cash money or their money was deposited in their bank account?
13. Do you have complaints against the proposed project in your area?
14. Have all land complaints been settled? (if any)
15. Are there protected forest/cultural site that was likely to be affected?
16. What were the main livelihoods of the people who were relocated in the area?
17. After being relocated how their life is now, was it improved or not improved? Did they manage to maintain their former livelihood standards in their new situations?
18. Are PAP's satisfied with the community consultation/engagement done by the TANESCO during acquisition of land?
19. What were the activities conducted in the land that has been acquired?
20. What crops were grown on that land?
21. What types of houses were there in the substation area and were used for what purposes (residential/business)
22. Were there any public structure that was affected by the project like school, church, water source
23. Were there any vulnerable person among the PAP's household? If yes what type of vulnerability?

Annex 2: MBS 89 story

During a consultation meeting the team had an interview with him in order to know why he has not shifted and it was realized that the old man has not moved because he has family problems. After being paid compensation MBS 89 bought a land and started to construct a new house but unfortunately he was given stop order by the Mbeya City Director Office with the reason that the land that was sold to him belongs to a school known as Hayombo Secondary school. Different meetings were held in order to make decision concerning the issue but at the end it was concluded that MBS 89 should not continue with construction activities.



Figure 5: Photos showing MBS 89 and his houses which are still at the substation area

Annex 3: Responses from the PAPs during the consultation about the RAP processes (Verbatim)

S/N	QUESTIONS	RESPONSE FROM THE PAP'S
1.	✓ Were the project communities /PAPs informed about the project?	✓ Yes we were informed by TANESCO and Mbeya City Official the intention of acquiring land for constructing substation. We had a meeting between us (PAP's), TANESCO, Mbeya City Office and Mtaa village leaders
2.	✓ Were they aware of the project development and benefits?	✓ Yes we were aware about project development and that the project is for the national benefit but no awareness were given on how we are going to benefit from the proposed project.
3.	✓ Were the PAPs informed about their rights and entitlements on involuntary resettlement?	✓ Yes we were informed that compensation will be paid to us but it was not detailed on who is entitled to be paid what. So we were not much familiar with our rights concerning valuation processes and calculations
4.	✓ Were the procedure of the Land Use Act followed prior to acquisition of land?	✓ Somehow yes, but in reality it is difficult for us to tell if they were followed or not because we were not much aware with all procedures that should be followed during valuation processes.
5.	✓ Are there evidence of compliance with the provision of the Land Use Act followed such as forms signed and given to the PAP?	✓ Yes, during valuation we were given forms which indicated our properties that are affected and pictures were also taken.
6.	✓ Have all the affected persons been fully compensated for their physical displacement?	<p>✓ Yes all of us who signed the valuation forms have been paid in full apart from 1Solo.</p> <p>✓ Total number of PAP's is 138. Valuation of properties for 137 PAP's were conducted and 137 PAP's were paid compensation. 1 PAP MBS 139 valuation of his properties was not conducted because he refused with the reason that he is not happy with process of acquiring land and the proposed rate to be paid is very small. So he did not allowed Mbeya City Valuers and TANESCO experts to enter his land for valuation.</p>
7.	✓ Have all allowances such as transport, accommodation and disturbance been paid?	<p>✓ We don't know if we were paid those allowances.</p> <p>✓ We were paid for graves but TANESCO told us that they will relocate the graves so we are waiting for TANESCO to come and relocate them.</p> <p>✓ TANESCO will pay facilitation cost to Mbeya City office for relocating the grave. During grave relocation TANESCO representative, Health Department from Mbeya City, Religious Leaders, Deceased relatives and Mtaa leaders will participate in the whole process.</p>

8.	✓ Were they happy with the process of land acquisition?	<ul style="list-style-type: none"> ✓ We were not happy because we were not satisfied with the land acquisition processes, we needed to be paid 10000 per square meter but we were paid 2000 and we depended much on that land for our livelihood so we have been affected a lot. ✓ Sensitization meetings were done but some of the information were not clear/transparent like how much we will be paid for the graves, disturbance allowance etc
9.	✓ If no what was wrong with the process and what should be done to improve the process?	<ul style="list-style-type: none"> ✓ We were not satisfied with the amount of compensation. ✓ Land acquisition processes were not transparent ✓ Before acquiring land for the project, awareness raising should be clearly done by TANESCO and Valuers should explain all the process that needs be followed according to the land act ✓ Graves should be relocated immediately after paying compensation
10.	✓ What was the magnitude of impact in each plot (i.e., was the user dependent on this land for survival, were crops grown here, was this barren or non-agricultural land?).	<ul style="list-style-type: none"> ✓ The land that was affected was agricultural land and different types of crops were grown there such as maize, beans, carrots, tomato, potatoes, cabbage, onion etc. ✓ All PAP's had to move from the proposed substation area. There were two PAP's who were physically affected but only one PAP has relocated and another one is still at the substation area.
11.	✓ Was there any delay in paying compensation? What was the cause?	<ul style="list-style-type: none"> ✓ Yes there was delay as we were paid two years since valuation was conducted. ✓ TANESCO and Mbeya City internal process such as preparing valuation reports and signing the compensation schedules ✓ The RAP process started in September and was completed in May 2015. The compensation was paid in April 2017.
12.	✓ What was the method used to pay the PAP's, were they been paid cash money or their money was deposited in their bank account?	<ul style="list-style-type: none"> ✓ Yes Money were deposited in our bank account, all of us were given cheque.
13.	✓ Do you have complaints against the proposed project in your area?	<ul style="list-style-type: none"> ✓ Yes, we are not satisfied with the rate of compensation that was calculated for 1 square meter. We needed to be paid 10000 per square meter but they paid us 2000. ✓ We depended much on that land as it is very fertile so we depended to be paid more than what was paid
14.	✓ Have all land complaints been settled? (if any)	<ul style="list-style-type: none"> ✓ No, we still have the complaints that have not been settled. The main complaint is the amount of compensation that was paid to us. On our view the rates were very small we did not manage to buy another land with the same size and same quality.

15.	✓ Are there protected forest/cultural site that was likely to be affected?	✓ There is cultural site in our Mtaa (street) but it is very far from the project area
16.	✓ What were the main livelihoods of the people who were relocated in the area?	✓ Agriculture and livestock
17.	✓ After being relocated how their life is now, was it improved or not improved? Did they manage to maintain their former livelihood standards in their new situations?	<p>✓ Life is not the same because land that was acquired was very good for us and we depended much on it for agricultural activities.</p> <p>✓ Life has not been improved because rates were very small we did not manage to buy another land with the same size and same quality.</p> <p>✓ We have not maintained livelihood standards because it is difficult for us to get another land which is fertile like the affected one</p> <p>✓ We used to sell crops from the affected land and we also depended on that land for our food.</p>
18.	✓ What types of houses were there in the substation area and were used for what purposes (residential/business)	✓ In the substation area there were two PAP's, with residential houses made with burnt bricks.
19.	✓ Were there any public structure that was affected by the project like school, church, water source	✓ No
20.	✓ Were there any vulnerable person among the PAP's household? If yes what type of vulnerability?	✓ There were two PAP's who were old, a woman MBS 86 with 75 years and the other one is a man MBS 89 with 72 years. But maybe there are some others who have not been able to attend this meeting.

Annex 4: List of PAP's indicating properties affected and amount paid

NO	NAME OF PAP AND VALUATION	TYPE OF IMPACT (LOSS OF LAND, OTHER ASSETS CROPS AND TREES)	ECONOMICAL OR PHYSICAL DISPLACEMENT	SIZE OF LAND (IN S.Q.M)	VALUE OF LAND OR ASSETS LOST	ALLOWANCES	VALUE OF COMPENSATION	AMOUNT PAID	AMOUNT PENDING
1	MBS 1	BANANA TREE	ECONOMICAL		20,000.00		5,273,510.40	5,273,510.40	
		PEACHES	ECONOMICAL		120,000.00				
		LAND	ECONOMICAL	2371.44	4,742,880.00	390,630.40			
2	MBS 2	LAND	ECONOMICAL	1040.00	2,080,000.00	166,400.00	2,246,400.00	2,246,400.00	
3	MBS 3	LAND	ECONOMICAL	1485.49	2,970,980.00	237,678.00	3,208,658.00	3,208,658.00	
4	MBS 4	LAND	ECONOMICAL	2372.00	4,744,000.00	379,520.00	5,123,520.00	5,123,520.00	
5	MBS 5	LAND	ECONOMICAL	1118.00	2,236,000.00	178,880.00	2,414,880.00	2,414,880.00	
6	MBS 6	LAND	ECONOMICAL	462.50	925,000.00	74,000.00	999,000.00	999,000.00	
7	MBS 7	LAND	ECONOMICAL	2700.00	5,400,000.00	432,000.00	5,832,000.00	5,832,000.00	
8	MBS 8	LAND	ECONOMICAL	2136.00	4,272,000.00	341,760.00	4,613,760.00	4,613,760.00	
9	MBS 9	LAND	ECONOMICAL	1776.00	3,552,000.00	284,160.00	3,836,160.00	3,836,160.00	
10	MB 10	BANANA TREES	ECONOMICAL		120,000.00		2,739,787.20	2,739,787.20	
		LAND	ECONOMICAL	1208.42	2,416,840.00	202,947.20			
11	MBS 11	LAND	ECONOMICAL	411.80	823,600.00	65,888.00	889,488.00	889,488.00	
12	MBS 12	TIMBER TREES	ECONOMICAL		30,000.00		5,867,013.60	5,867,013.60	
		BANANA TREES	ECONOMICAL		22,500.00				
		NATURAL TREES	ECONOMICAL		10,000.00				
		LAND	ECONOMICAL	2684.96	5,369,920.00	434,593.60			
13	MBS 13	TIMBER TREES	ECONOMICAL		30,000.00		3,061,800.00	3,061,800.00	
		LAND	ECONOMICAL	1402.50	2,805,000.00	226,800.00			
14	MBS 14	LAND	ECONOMICAL	4944.00	9,888,000.00	791,040.00	10,679,040.00	10,679,040.00	
15	MBS 15	BANANA TREES	ECONOMICAL		15,000.00		2,826,929.00	2,826,929.00	
		COFFEE TREES	ECONOMICAL		20,000.00				
		LAND	ECONOMICAL	1292.56	2,585,120.00	206,809.00			

16	MBS 16	LAND	ECONOMICAL	1759.50	3,519,000.00	281,520.00	3,800,520.00	3,800,520.00	
17	MBS 17	LAND	ECONOMICAL	697.64	1,395,280.00	111,622.00	1,395,280.00	1,395,280.00	
18	MBS 18	LAND	ECONOMICAL	2578.08	5,156,160.00	412,492.80	5,568,652.80	5,568,652.80	
19	MBS 19	LAND	ECONOMICAL	443.75	887,500.00	71,000.00	958,500.00	958,500.00	
		BANANA TREES	ECONOMICAL		30,000.00				
20	MBS 20	LAND	ECONOMICAL	920.05	1,841,000.00	149,680.00	2,020,680.00	2,020,680.00	
21	MBS 21	LAND	ECONOMICAL	2901.60	5,803,200.00	464,256.00	6,267,456.00	6,267,456.00	
		BANANA TREES	ECONOMICAL		450,000.00				
22	MBS 22	LAND	ECONOMICAL	3840.20	7,680,400.00	650,432.00	8,780,832.00	8,780,832.00	
		PEACHES	ECONOMICAL		6,400.00				
23	MBS 23	LAND	ECONOMICAL	1188.00	2,376,000.00	190,592.00	2,572,992.00	2,572,992.00	
24	MBS 24	LAND	ECONOMICAL	1421.00	2,842,000.00	227,360.00	3,069,360.00	3,069,360.00	
25	MBS 25	LAND	ECONOMICAL	1426.00	2,852,000.00	228,160.00	3,080,160.00	3,080,160.00	
26	MBS 26	LAND	ECONOMICAL	1440.60	2,881,200.00	230,496.00	3,111,696.00	3,111,696.00	
27	MBS 27	LAND	ECONOMICAL	1034.00	2,068,000.00	165,440.00	2,233,440.00	2,233,440.00	
28	MBS 28	LAND	ECONOMICAL	3190.00	6,380,000.00	510,400.00	6,890,400.00	6,890,400.00	
		NATURAL TREE	ECONOMICAL		10,000.00				
29	MBS 29	LAND	ECONOMICAL	4214.00	8,428,000.00	675,040.00	9,113,040.00	9,113,040.00	
30	MBS 30	LAND	ECONOMICAL	1985.00	3,970,000.00	317,600.00	4,287,600.00	4,287,600.00	
31	MBS 31	LAND	ECONOMICAL	1838.25	3,676,500.00	294,120.00	3,970,620.00	3,970,620.00	
32	MBS 32	LAND	ECONOMICAL	2144.00	4,288,000.00	343,040.00	4,631,040.00	4,631,040.00	
33	MBS 33	LAND	ECONOMICAL	1250.00	2,500,000.00	200,000.00	2,700,000.00	2,700,000.00	
		NATURAL TREES	ECONOMICAL		30,000.00				
		TIMBER TREES	ECONOMICAL		240,000.00				
34	MBS 34	LAND	ECONOMICAL	1377.00	2,754,000.00	241,920.00	3,265,920.00	3,265,920.00	
		NATURAL TREES	ECONOMICAL		10,000.00				
35	MBS 35	LAND	ECONOMICAL	3392.00	6,784,000.00	543,520.00	7,337,520.00	7,337,520.00	
		NATURAL TREE	ECONOMICAL		10,000.00				
36	MBS 36	LAND	ECONOMICAL	1292.00	2,585,520.00	207,641.60	2,803,161.60	2,803,161.60	
		NATURAL TREES	ECONOMICAL		10,000.00				
37	MBS 37	LAND	ECONOMICAL	418.00	836,000.00	67,680.00	913,680.00	913,680.00	
		BANANA TREES	ECONOMICAL		180,000.00				
38	MBS 38	LAND	ECONOMICAL	756.00	1,512,000.00	135,360.00	1,827,360.00	1,827,360.00	
39	MBS 39	LAND	ECONOMICAL	1024.00	2,048,000.00	163,840.00	2,211,840.00	2,211,840.00	
40	MBS 40	LAND	ECONOMICAL	2058.75	4,117,500.00	329,400.00	4,446,900.00	4,446,900.00	

41	MBS 41	LAND	ECONOMICAL	530.00	1,060,000.00	84,800.00	1,144,800.00	1,144,800.00	
		NATURAL TREES	ECONOMICAL		10,000.00				
42	MBS 42	LAND	ECONOMICAL	2195.20	4,390,400.00	352,032.00	4,752,432.00	4,752,432.00	
43	MBS 43	LAND	ECONOMICAL	6914.00	13,828,000.00	1,106,240.00	14,934,240.00	14,934,240.00	
44	MBS 44	LAND	ECONOMICAL	1643.00	3,286,000.00	262,880.00	3,548,880.00	3,548,880.00	
45	MBS 45	LAND	ECONOMICAL	2964.35	5,928,700.00	474,296.00	6,402,996.00	6,402,996.00	
46	MBS 46	LAND	ECONOMICAL	5100.00	10,200,000.00	816,000.00	11,016,000.00	11,016,000.00	
47	MBS 47	LAND	ECONOMICAL	3247.00	6,494,000.00	519,520.00	7,013,520.00	7,013,520.00	
48	MBS 48	LAND	ECONOMICAL	3067.00	6,134,000.00	490,720.00	6,624,720.00	6,624,720.00	
49	MBS 49	LAND	ECONOMICAL	3675.63	7,351,260.00	588,100.80	7,939,360.80	7,939,360.80	
50	MBS 50	LAND	ECONOMICAL	2268.00	4,536,000.00	362,880.00	4,898,880.00	4,898,880.00	
51	MBS 51	LAND	ECONOMICAL	855.00	1,710,000.00	136,800.00	1,846,800.00	1,846,800.00	
		COFFEE TREES	ECONOMICAL		400,000.00				
		BANANA TREES	ECONOMICAL		240,000.00				
52	MBS 52	LAND	ECONOMICAL	2379.00	4,758,000.00	431,840.00	5,829,840.00	5,829,840.00	
		PEACHES	ECONOMICAL		60,000.00				
		BANANA	ECONOMICAL		120,000.00				
53	MBS 53	LAND	ECONOMICAL	1178.20	2,356,400.00	202,912.00	2,739,312.00	2,739,312.00	
		TIMBER TREES	ECONOMICAL		360,000.00				
		TIMBER TREES	ECONOMICAL		39,000.00				
54	MBS 54	LAND	ECONOMICAL	5898.45	11,796,900.00	975,672.00	13,171,572.00	13,171,572.00	
		TIMBER TREES	ECONOMICAL		3,000,000.00				
		TIMBER TREES	ECONOMICAL		702,000.00				
55	MBS 55	LAND	ECONOMICAL	1044.30	2,088,600.00	463,248.00	6,253,848.00	6,253,848.00	
56	MBS 56	LAND	ECONOMICAL	1675.00	3,350,000.00	268,000.00	3,618,000.00	3,618,000.00	
57	MBS 57	LAND	ECONOMICAL	2220.00	4,440,000.00	355,520.00	4,795,200.00	4,795,200.00	
58	MBS 58	LAND	ECONOMICAL	1842.15	3,684,300.00	294,744.00	3,979,044.00	3,979,044.00	
59	MBS 59	LAND	ECONOMICAL	1755.00	3,510,000.00	280,800.00	3,790,800.00	3,790,800.00	
60	MBS 60	LAND	ECONOMICAL	465.00	930,000.00	74,400.00	1,004,400.00	1,004,400.00	

61	MBS 61	NATURAL TREES	ECONOMICAL		10,000.00		3,300,480.00	3,300,480.00	
		LAND	ECONOMICAL	1523.00	3,046,000.00	244,480.00			
62	MBS 62	NATURAL TREES	ECONOMICAL		20,000.00		3,475,008.00	3,475,008.00	
		BANANA TREES	ECONOMICAL		90,000.00				
		LAND	ECONOMICAL	1553.80	3,107,600.00	257,408.00			
63	MBS 63	LAND	ECONOMICAL	1102.00	2,204,000.00	176,320.00	2,380,320.00	2,380,320.00	
64	MBS 64	BANANA TREES	ECONOMICAL		60,000.00		3,322,080.00	3,322,080.00	
		LAND	ECONOMICAL	1508.00	3,016,000.00	246,080.00			
65	MBS 65	LAND	ECONOMICAL	2256.00	4,512,000.00	360,960.00	4,872,960.00	4,872,960.00	
66	MBS 66	COFFEE TREE	ECONOMICAL		360,000.00		1,874,880.00	1,874,880.00	
		LAND	ECONOMICAL	688.00	1,376,000.00	138,880.00			
67	MBS 67	LAND	ECONOMICAL	1092.00	2,184,000.00	174,720.00	2,358,720.00	2,358,720.00	
68	MBS 68	TIMBER TREE	ECONOMICAL		2,400,000.00		8,607,600.00	8,607,600.00	
		LAND	ECONOMICAL	2785.00	5,570,000.00	637,600.00			
69	MBS 69	BANANA TREE	ECONOMICAL		300,000.00		8,929,440.00	8,929,440.00	
		LAND	ECONOMICAL	4134.00	8,268,000.00	661,440.00			
70	MBS 70	LAND	ECONOMICAL	2745.00	5,490,000.00	439,200.00	5,929,200.00	5,929,200.00	
71	MBS 71	TIMBER TREES (PINES)	ECONOMICAL		3,000,000.00		50,444,640.00	50,444,640.00	
		TIMBER TREES (PINES)	ECONOMICAL		750,000.00				
		NATURAL TREE	ECONOMICAL		10,000.00				
		BANANA TREE	ECONOMICAL		4,500,000.00				
		COFFEE TREE	ECONOMICAL		6,000,000.00				
		LAND	ECONOMICAL	16224.00	32,448,000.00	3,736,640.00			
72	MBS 72	TIMBER TREE	ECONOMICAL		1,230,000.00		4,928,040.00	4,928,040.00	
		TIMBER TREE	ECONOMICAL		1,233,000.00				
		LAND	ECONOMICAL	1050.00	2,100,000.00	365,040.00			
73	MBS 73	LAND	ECONOMICAL	3342.00	6,684,000.00	534,720.00	7,218,720.00	7,218,720.00	
74	MBS 74	LAND	ECONOMICAL	2740.00	5,480,000.00	438,400.00	5,918,400.00	5,918,400.00	
75	MBS 75	LAND	ECONOMICAL	3652.00	7,304,000.00	584,320.00	7,888,320.00	7,888,320.00	

76	MBS 76	LAND	ECONOMICAL	1247.00	2,494,000.00	199,520.00	2,693,520.00	2,693,520.00	
77	MBS 77	NATURAL TREE	ECONOMICAL		10,000.00		12,692,894.40	12,692,094.40	
		LAND	ECONOMICAL	5871.34	11,742,680.00	940,214.40			
78	MBS 78	NATURAL TREE	ECONOMICAL		6,500.00		3,126,934.80	3,126,934.80	
		TIMBER TREE	ECONOMICAL		27,000.00				
		LAND	ECONOMICAL	1430.905	2,861,810.00	231,624.80			
79	MBS 79	TIMBER TREE	ECONOMICAL		3,039,000.00		6,287,760.00	6,287,760.00	
		LAND	ECONOMICAL	1381.00	2,762,000.00	486,760.00			
80	MBS 80	NATURAL TREE	ECONOMICAL		200,000.00		7,919,640.00	7,919,640.00	
		NATURAL TREE	ECONOMICAL		100,000.00				
		LAND	ECONOMICAL	3516.60	7,033,000.00	586,640.00			
81	MBS 81	GRAVE			4,000,000.00		5,546,880.00	5,546,880.00	
		NATURAL TREES			20,000.00				
		LAND	PHYSICAL	558.00	1,116,000.00	410,880.00			
82	MBS 82	COFFEE TREE	ECONOMICAL		1,740,000.00		20,217,600.00	20,217,600.00	
		BANANA TREE	ECONOMICAL		1,470,000.00				
		PEACHES	ECONOMICAL		100,000.00				
		NATURAL TREES	ECONOMICAL		10,000.00				
		LAND	ECONOMICAL	7700.00	15,400,000.00	1,497,600.00			
83	MBS 83	FOWERS TREE	ECONOMICAL		400,000.00		3,144,960.00	3,144,960.00	
		TIMBER TREES	ECONOMICAL		120,000.00				
		LAND	ECONOMICAL	1196.00	2,392,000.00	232,960.00			
84	MBS 84	LAND	ECONOMICAL	288.00	576,000.00	46,080.00	622,080.00	622,080.00	
85	MBS 85	LAND	ECONOMICAL	385.00	770,000.00	61,600.00	831,600.00	831,600.00	
86	MBS 86	HOUSE	PHYSICAL		3,290,000.00	281,200.00	4,046,200.00	4,046,200.00	
		LAND	ECONOMICAL	410.00	205,000.00	180,000.00			
		NATURAL TREES	ECONOMICAL		20,000.00	70,000.00			
87	MBS 87	TIMBER TREES	ECONOMICAL		60,000.00		795,960.00	795,960.00	
		TIMBER TREES	ECONOMICAL		1,200.00				
		PEACHES	ECONOMICAL		5,000.00				
		LAND	ECONOMICAL	335.40	670,800.00	58,960.00			
88	MBS 88	BOREHOLES AND PUMPING SYSTEM	ECONOMICAL				1,034,850.00	1,034,850.00	

		HOUSES	PHYSICAL		8,741,600.00				
		GRAVE	PHYSICAL		600,000.00				
		GUAVA TREE	ECONOMICAL		20,000.00				
		COFFEE TREE	ECONOMICAL		2,880,000.00				
		BANANA TREE	ECONOMICAL		120,000.00				
		TIMBER TREES	ECONOMICAL		120,000.00				
		PEACHES	ECONOMICAL		110,000.00				
		CASSAVA TREE	ECONOMICAL		120,000.00				
		ORANGE TREE	ECONOMICAL		20,000.00				
		NATURAL TREE	ECONOMICAL		240,000.00				
		NATURAL TREE	ECONOMICAL		420,000.00				
		LEMON TREE	ECONOMICAL		40,000.00	1,504,672.00			
		FLORA	ECONOMICAL		262,000.00	720,000.00			
89	MBS 89	LAND	ECONOMICAL	9404.20	18,808,400.00	100,000.00	34,826,608.00	34,826,608.00	
		BANANA TREES	ECONOMICAL		3,000.00				
		TIMBER TREES	ECONOMICAL		150,000.00				
		PEACHES	ECONOMICAL		20,000.00				
		CASSAVA TREE	ECONOMICAL		120,000.00				
		OVACEDO TREE	ECONOMICAL		10,000.00				
		NATURAL TREE	ECONOMICAL		240,000.00				
		NATURAL TREE	ECONOMICAL		420,000.00				
		PEACHES	ECONOMICAL		300.00				
		OVACEDO TREE	ECONOMICAL		10,000.00				
		MSONGWE	ECONOMICAL		19,500.00				
		GUAVA TREE	ECONOMICAL		12,000.00				
		HOUSE FOUNDATION	PHYSICAL		200,000.00				
90	MBS 90	LAND	ECONOMICAL	1499.00	2,998,800.00	210,140.00	4,264,488.00	4,264,488.00	
91	MBS 91	GRAVES	PHYSICAL		2,000,000.00		2,000,000.00	2,000,000.00	
92	MBS 92	GRAVES	PHYSICAL		2,000,000.00		2,000,000.00	2,000,000.00	
		TIMBER TREE	ECONOMICAL		210,000.00				
93	MBS 93	LAND	ECONOMICAL	558.00	1,116,000.00	106,080.00	1,432,080.00	1,432,080.00	
		TIMBER TREE	ECONOMICAL		60,000.00				
94	MBS 84	LAND	ECONOMICAL	2020.00	4,040,000.00	328,000.00	4,428,000.00	4,428,000.00	
		NATURAL TREE	ECONOMICAL		10,000.00				
95	MBS 95	LAND	ECONOMICAL	1707.00	3,414,000.00	273,920.00	3,697,920.00	3,697,920.00	
96	MBS 96	LAND	ECONOMICAL	3654.00	7,892,640.00	631,411.00	8,524,051.00	8,524,051.00	
		TIMBER TREE	ECONOMICAL		480,000.00				
		SISAL	ECONOMICAL		80,000.00				
97	MBS 97	LAND	ECONOMICAL	1520.00	3,040,000.00	288,000.00	3,888,000.00	3,888,000.00	
98	MBS 98	LAND	ECONOMICAL	1040.00	2,080,000.00	166,400.00	2,246,400.00	2,246,400.00	
99	MBS 99	LAND	ECONOMICAL	760.50	1,521,000.00	121,680.00	1,642,680.00	1,642,680.00	
100	MBS 100	LAND	ECONOMICAL	3570.00	7,140,000.00	571,200.00	7,711,200.00	7,711,200.00	
101	MBS 101	LAND	ECONOMICAL	572.00	1,144,000.00	91,520.00	1,235,520.00	1,235,520.00	
		NATURAL TREE	ECONOMICAL		10,000.00				
		GRAVE	PHYSICAL		100,000.00				
102	MBS 102	LAND	ECONOMICAL	616.00	1,232,000.00	107,360.00	1,449,360.00	1,449,360.00	
103	MBS 103	LAND	ECONOMICAL	2955.00	5,910,000.00	472,000.00	6,382,000.00	6,382,000.00	

104	MBS 104	LAND	ECONOMICAL	2602.90	5,205,800.00		5,627,664.00	5,627,264.00	
		NATURAL TREE	ECONOMICAL		5,000.00	416,864.00			
105	MBS 105	LAND	ECONOMICAL	3534.25	7,068,500.00	565,480.00	7,633,980.00	7,633,980.00	
106	MBS 106	TIMBER TREE	ECONOMICAL		4,875,000.00	526,390.40	7,106,270.40	7,106,270.40	
		TIMBER TREE	ECONOMICAL		585,000.00				
		SISAL	ECONOMICAL		500,000.00				
		FLOWER	ECONOMICAL		1,000.00				
		LAND	ECONOMICAL	309.44	618,880.00				
107	MBS 107	TIMBER TREE	ECONOMICAL		3,442,500.00	1,008,000.00	13,608,000.00	13,608,000.00	
		TIMBER TREE	ECONOMICAL		8,640,000.00				
		LAND	ECONOMICAL	258.75	517,500.00				
108	MBS 108	LAND	ECONOMICAL	1368.00	2,736,000.00	218,880.00	2,954,880.00	2,954,880.00	
109	MBS 109	LAND	ECONOMICAL	764.65	1,529,300.00	122,344.00	1,651,644.00	1,651,644.00	
110	MBS 110	LAND	ECONOMICAL	561.00	1,122,000.00	89,760.00	1,211,760.00	1,211,760.00	
111	MBS 111	TIMBER TREE	ECONOMICAL		1,380,000.00	511,640.00	6,907,140.00	6,907,140.00	
		TIMBER TREE	ECONOMICAL		90,000.00				
		NATURAL TREE	ECONOMICAL		63,000				
		PINE TREE	ECONOMICAL		75,000.00				
		LAND	ECONOMICAL	2465	4,930,000.00				
112	MBS 112	LAND	ECONOMICAL	2907	5,814,000.00	465,120.00	6,279,120.00	6,279,120.00	
113	MBS 113	LAND	ECONOMICAL	6508	13,016,000.00	1,041,280.00	14,057,280.00	14,057,280.00	
114	MBS 114	NATURAL TREE	ECONOMICAL		70,000.00	347,073.60	4,685,493.60	4,685,493.60	
		LAND	ECONOMICAL	2134.21	4,268,420.00				
115	MBS 115	NATURAL TREE	ECONOMICAL		30,000.00	601,920.00	8,125,920.00	8,125,920.00	
		LAND	ECONOMICAL	3747	7,494,000.00				
116	MBS 116	NATURAL TREE	ECONOMICAL		20,000.00	547,840.00	7,395,840.00	7,395,840.00	
		LAND	ECONOMICAL	3414	6,828,000.00				
117	MBS 117	BANANA TREE	ECONOMICAL		14,400.00	430,432.00	5,810,832.00	5,810,832.00	
		LAND	ECONOMICAL	2683	5,366,000.00				
118	MBS 118	NATURAL TREE	ECONOMICAL		10,000.00	327,840.00	4,425,840.00	4,425,840.00	
		LAND	ECONOMICAL	2044	4,088,000.00				
119	MBS 119	LAND	ECONOMICAL	329	658,000.00	52,640.00	710,640.00	710,640.00	
120	MBS 120	LAND	ECONOMICAL	535.5	1,071,000.00	85,680.00	1,156,680.00	1,156,680.00	
121	MBS 121	LAND	ECONOMICAL	534.5	1,069,000.00	85,520.00	1,154,520.00	1,154,520.00	
122	MBS 122	LAND	ECONOMICAL	4755.6	9,511,200.00	760,896.00	10,272,096.00	10,272,096.00	
123	MBS 123	LAND	ECONOMICAL	2398.85	4,797,700.00	383,816.00	5,181,516.00	5,181,516.00	
124	MBS 124	LAND	ECONOMICAL	3985	7,970,000.00	637,600.00	8,607,600.00	8,607,600.00	
125	MBS 125	LAND	ECONOMICAL	3048.96	6,097,920.00	487,833.60	6,585,753.60	6,585,753.60	

126	MBS 126	LAND	ECONOMICAL	1920	3,840,000.00	307,200.00	4,147,200.00	4,147,200.00	
127	MBS 127	TIMBER TREE	ECONOMICAL		165,000.00		703,512.00	703,512.00	
		LAND	ECONOMICAL	243.2	486,400.00	52,112.00			
128	MBS 128	BANANA TREE	ECONOMICAL		4,500,000.00		14,479,776.00	14,479,776.00	
		COFFEE TREE	ECONOMICAL		6,000,000.00				
		LAND	ECONOMICAL	1453.6	2,907,200.00	1,072,576.00			
129	MBS 129	LAND	ECONOMICAL	4,558.28	9,116,560.00	729,324.80	9,845,884.80	9,845,884.80	
130	MBS 130	LAND	ECONOMICAL	4,236.10	8,472,200.00	677,776.00	9,149,976.00	9,149,976.00	
131	MBS 131	TIMBER TREE	ECONOMICAL		330,000.00		10,324,360.00	10,324,360.00	
		BANANA TREE	ECONOMICAL		315,000.00				
		NATURAL TREE	ECONOMICAL		320,000.00				
		COFFEE TREE	ECONOMICAL		720,000.00				
		LAND	ECONOMICAL	3995	7,990,000.00	649,360.00			
132	MBS 132	LAND	ECONOMICAL	1310.42	2,620,840.00	209,667.20	2,830,507.20	2,830,507.20	
133	MBS 133	LAND	ECONOMICAL	3,710	7,420,000.00	593,600.00	8,013,600.00	8,013,600.00	
134	MBS 134	COFFEE	ECONOMICAL		100,000.00		5,872,910.40	5,872,910.40	
		BANANA TREE	ECONOMICAL		12,000.00				
		NATURAL TREE	ECONOMICAL		100,000.00				
		GRAVE	ECONOMICAL		1,500,000.00				
		LAND	ECONOMICAL	1866.5	3,733,080.00	315,030.00			
135	MBS 135	LAND	ECONOMICAL	2975	5,950,000.00	476,000.00	6,426,000.00	6,426,000.00	
136	MBS 136	COFFEE	ECONOMICAL		100,000.00		6,861,024.00	6,861,024.00	
		BANANA TREE	ECONOMICAL		12,000.00				
		NATURAL TREE	ECONOMICAL		100,000.00				
		GRAVES	ECONOMICAL		1,500,000.00				
		LAND	ECONOMICAL	2320.4	4,640,800.00	508,224.00			
137	MBS 137	LAND	ECONOMICAL	1823	3,646,000.00	291,680.00	3,937,680.00	3,937,680.00	
138	MBS 138	LAND	ECONOMICAL	1494	2,988,000.00	239,040.00	3,227,040.00	3,227,040.00	

Annex 6: List of Attendances and Minutes of the consultation



LIST OF STAKEHOLDERS CONSULTED DURING RAP AUDIT FOR MBEYA SUBSTATION

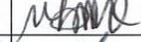
CONSULTED OFFICE: RAS MBEYA DATE: 13/02/2018

S/N	NAME (JINA)	POSITION (KAZI)	MOBILE PHONE (SIMU)	SIGNATURE (SAHIHI)
1.	IMMACULATA S. RIMOY	Ag RAS		



LIST OF STAKEHOLDERS CONSULTED DURING RAP AUDIT FOR MBEYA SUBSTATION

CONSULTED OFFICE: MBEYA CITY COUNCIL DATE: 04/03/2018

S/N	NAME (JINA)	POSITION (KAZI)	MOBILE PHONE (SIMU)	SIGNATURE (SAHIHI)
1	AUREUS S. MBELE	CITY VALUER		
2.	MAKOYE M. MASAU	LAND SURVEYOR		
3.	CLAUDIAN K. JAMES	ASS. LAND OFFICER		
4	V.M. MSOLLA	CCDO		
5	P.A. MWAKILILI	AG. CD		



LIST OF STAKEHOLDERS CONSULTED DURING RAP AUDIT FOR MBEYA SUBSTATION

CONSULTED OFFICE: ^{WARD} IGANJO - SUBSTATION AREA
IKHANGA STREET

DATE: 20/3/2018

S/N	NAME (JINA)	POSITION (KAZI)	MOBILE PHONE (SIMU)	SIGNATURE (SAHIHI)
1	LINGDHE T. MFWANGO	WEO-IGANJO		<i>L. Mfwango</i>
2	EVA M. KELION	WEO-IKHANGA		<i>E. Kelion</i>
3	HANIS. LAITON	MKULIMA		<i>H. Laiton</i>
4	LAITON MWANKUNDA	MKULIMA		<i>M. Mwangunda</i>
5	JOHN MNYOLIMA	MKULIMA		<i>J. Mnyolima</i>
6	PULU T. MU WAGA	MKULIMA		<i>P. Waga</i>
7	LAMSON MWALUKESI	MKULIMA		<i>L. Lamson</i>
8	ZAWADI S. SISALE	"		<i>Z. Sisale</i>
9	SOLOMON MISAANG	MKULIMA		<i>S. Misaang</i>
10	NASHA K. MWATUMBWE	"		<i>N. Mwatumbwe</i>
11	ELIA J. MWAZELA	MKULIMA		<i>E. MwaZela</i>
12	VASCO H MWASHIUITA	MKULIMA		<i>V. H. Mwashuita</i>
13	DAVID L. MWANKUNDA	MKULIMA		<i>D. Mwangunda</i>
14	NAISHA E. MLANGALI	MKULIMA		<i>N. Mlangali</i>
15	PASIKALI SINGINALI	MKULIMA		<i>P. Singinali</i>
16	SOPHIA SHABANI	MKULIMA		<i>S. Shabani</i>
17	TAUZI LAMSON	MKULIMA		<i>T. Lamson</i>
18	VICKY SUMANNE	"		<i>V. Sumanne</i>
19	CHRISTINA SOTE	"		<i>C. Sote</i>
20	NELBATI MENGO	"		<i>N. Mengo</i>
21	JANUARY GUSON	"		<i>J. Guson</i>



LIST OF STAKEHOLDERS CONSULTED DURING RAP AUDIT FOR MBEYA SUBSTATION

CONSULTED OFFICE: ^{WARD} IGATJO SUBSTATION AREA
IKHANGA STREET

DATE: 20/3/2018

S/N	NAME (JINA)	POSITION (KAZI)	MOBILE PHONE (SIMU)	SIGNATURE (SAHIHI)
1	GRACE MASHAURI	MKULIMA		G. Mashauri
✓2	MWINGA MWALUKISI	//		M. Mwalukisi
3	ASHA MARECH	//		A. MARECH
4	ELIZABETH TEPELA	//		E. TEPELA
5	KIFU YOHANA	//		[Signature]
6	ZAINABU MANDALASI	//		[Signature]
7	MESIA HALESTHE	//		M. Halesthe
8.	Peter Singinali	//		[Signature]

MUHIASARI WA KIKAO KATI YA WAKULIMA NA
WATAALAM KUJOKA MAKAO MAKUU TANESCO MATAA
WA KHANGA KATA YA IGANJO KILICHOFANYIKA 20/03/2018

AGENDA

- 1 KUFUNGUA KIKAO
- 2 MAELEZO YA WATAALAM WA TANESCO TOKA MAKAO
MAKUU NA KUSIKILIZA MALALAMIKO YA WAKULIMA
- 3 KUFUNGA KIKAO

AGENDA NO: 1-2018 KUFUNGUA KIKAO

Ajiza mtendaji aliwasahiriia wananchi na
kuwasukuma kwa kutika kwa kwenge kikao licho,
ndipo alimkabisha Mkati ili atungue kikao, haye
Mkati alisimama na kuwasahiriia wananchi pia aliwa-
sukuma kwa kuludhuria kikao, ndipo alifunga kikao
mnamo saa 10:28 jioni.

AGENDA NO: 2-2018 - WATAALAM WA TANESCO TOKA MAKAO MAKUU

Mkati alisema kabla ya maelezo ya wataal-
am, naomba tujahamiane kwamba utambulisho uli-
fungwa kwa mungu baada ya mwingine, baada
ya utambulisho kileo alimkabisha mkao wa
m sataam / mtaalam ili songee na wananchi ambao ni
wakulima wa zao ulibochukua na madi wa
TANESCO, mtaalam alisimama na kuwasahiriia
wananchi baada ya sataam, mtaalam alionba
kupata maelezo kutoka kwa wananchi / wakulima wa
zao ulibochukua, kwa wanamfika vipi au ni
zithari gani walizipata baada ya kuingia madi wa
TANESCO katika maeneo yao, kwamba kabisa wananchi
walisema kabla ya yote hatukupata zina kulusu

na walisema zaidi tulipata vitisho kutoka kwa viongoji wa ngazi za juu (Mkuu wa Kilaya), kuambika tusipokubali kutoa eneo lilo Serikali itachura tu ndipo kwa shiriga upande tukakubali kutoa eneo lilo lila kundiika kwa asilimia nina, pia upande wa malipo hawakuwa mzuni, kuani tulipua fedha kidogo tofauti na eneo lilivyo.

Mtakalamu aliwauliza kama wote waliothaminihiana maeneo yao walilipua, walisema tulilipua japo ni kidogo sana, pia aliwuliza kama kuna mtu alilipua tofauti na makubaliano, walisema wapo, mmoja wapo ni Edia Muzela lakulipua baadhi ya mazaio iliyokuwa inapasua, Mae Elizabeth Tepeta lakulipua nyumba iliyokuwepo, pia ndugu Lamson Mwalukisi ambaye mpaka sasa hajahama haye alisema alilipua tofauti sana na jinsi eneo lake lilivyo n.k.

⇒ Mtakalamu aliwauliza maswali mengi sana nao walijajibu na mtakalamu alisema yote watenda kuya, kuniya, kazi

⇒ Mtakalamu aliwuliza kama malipo yao yaliifanyika kwa wakati, wakaridhi walisema yalidukwa hucha wa miaka miwili (2).

⇒ Kuluisu fedha walizolipua walisema wata baadhi yao walimuma maeneo mengi jipo kwa gharama kubwa, tofauti na fedha walizolipua

⇒ Mtakalamu aliwuliza ndugu Solo Muamboneke kwa kuamini lakukubali kutthaminihiana eneo lake, haye alisema kwa nra kabisa sikupata elimu, malipo yao yalikuwa madogo na mgaha ya vitisho toka kwa...

Mtaalamu alimwuliza tana kama atakuwa tayari kutthaniniwa eneo lake na kulipwa, ndugu Solo alisema niyo tayari kutanyia utthanini kwa sisi ili tufanye maungano kwamba.

⇒ Mwanishi mtaalamu alitoa chini kwa utjupi kwa TANESCO itandelea na mizadi mingine, kwani kuna mizadi unaoitaka Sumbawanga kuya luki luyoye pindi wataka kuwa wamejika katika maeneo yetu tuwepe ushikiano na nyie lilo.

⇒ kuhusu makabamka yao mtaalamu alisema wameyadukuwa na wataya janyra kazi bita matatizo, kama kutakuwa na mabadiliko yoyote mengine watotoo tanija.

AGENDA NO: 3-2018 KURUNGA KIKAO

Afisa kutandaji aliwasilukumu wananchi kwa kikao na usikivu wao na kuuliza kwao maswali ndipo alimwambisha Mlezi ili atunge kikao, haye Mlezi alijuga kikao mnamo saa 12:12 sioni

Sahili ya Mlezi
H. L. M.

Sahili ya Katibu


MBISA MTENGA JIMTAA WA IKI
KATA YA IGANJO
S. L. P. 149
BEVA