

LIVELIHOOD ADAPTATION IN DAR-ES-SALAAM, TANZANIA

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Legal Framework on land acquisition and resettlement in Tanzania

- Land acquisition and compensation is guided by Land Acquisition Act of 1967 and Land Policy of 1995.
- In 1999, new Land Law was enacted which improved the compensation payable stipulated in Land Acquisition Act.
 - ❖ Land has value i.e. land should be compensated
 - ❖ Additional benefits i.e. means to assist affected people rebuild their livelihoods

Legal Framework on land acquisition and resettlement in Tanzania.:

- Currently, there is no direct legal provision on resettlement in Tanzania.
 - ❖ One is under development since 2008/2009
- Resettlement activities are governed by a number of laws including National Constitution of 1977, National Land Policy of 1995, New Land Law of 1999, and the Land Acquisition Act of 1967 .
- The content and scope of resettlement process is not clearly defined.
- Resettlement process normally ends after compensation is paid.

Legal Framework on land acquisition and resettlement in Tanzania.:

Resettlement Aspect	Tanzanian Laws; Land Acquisition Act 1967, Land Act 1999, Village Land Act 1999
PAPs	<ul style="list-style-type: none"> ▪ Those with or without formal legal rights to the land
Land Tenants/ Squatters	<ul style="list-style-type: none"> ▪ Tanzanian law does not recognize tenants as being entitled to compensation ▪ Squatters may be paid compensation on the whims of the government
Items for Compensation	<ul style="list-style-type: none"> ▪ Land ▪ Developments on land
Additional benefits	<ul style="list-style-type: none"> ▪ Loss of profit ▪ Accommodation allowance for a period of 36months ▪ Transport allowance for 12 tons of luggage for up to 12 kilometers from the acquired land
Compensation term	<ul style="list-style-type: none"> ▪ Monetary. In rare cases, government provides land in addition to cash payment.
Calculation of Compensation and Valuation	<ul style="list-style-type: none"> ▪ The comparative cost method is used ▪ Depreciation value is applied
Relocation and Resettlement assistance	<ul style="list-style-type: none"> ▪ Limited to payment of compensation and additional benefits
Livelihood Restoration	<ul style="list-style-type: none"> ▪ No legal provisions on rehabilitation activities
Grievance Mechanism	<ul style="list-style-type: none"> ▪ There are no provisions for the establishment of grievance mechanisms specific to particular resettlement cases

Research hypothesis

- Resettled communities encounter hardship in restoring back their lost livelihood after resettlement

Research objectives

- To document the dynamic processes of adaptation employed by a resettled community in re-establishing their livelihoods in particular diversifying income sources.
- To analyze factors that enable affected people to restore their livelihoods, or prevent them from achieving their long-term livelihood development.

Analytical framework

Livelihood Asset	Variable	Explanation
Human capital	Household size	Number of households members (numbers)
	Number of household working members	Households labor supply size(numbers)
	Education level of working household members	Level of education of working household members(years spent in schooling)
	Dependency ratio	Number of household members aged 15 and over 65, divided by the number of household members aged 15-65
Natural capital	Land size	Area of residential land size owned by household(sq m)
	Farming activities	Type of crops cultivated on land
	Livestock	Amount of livestock available (measures in numbers)
Financial capital	Compensation and support	Amount in TZS
	Income sources	Number of income sources
	Remittances	Support from relatives/children (TZS)
	Loan	Credit from bank/social groups (TZS)
Social capital	Membership of groups associations	Number of groups households adults are registered
	Safety nets	Number of households from which someone can borrow money or get support

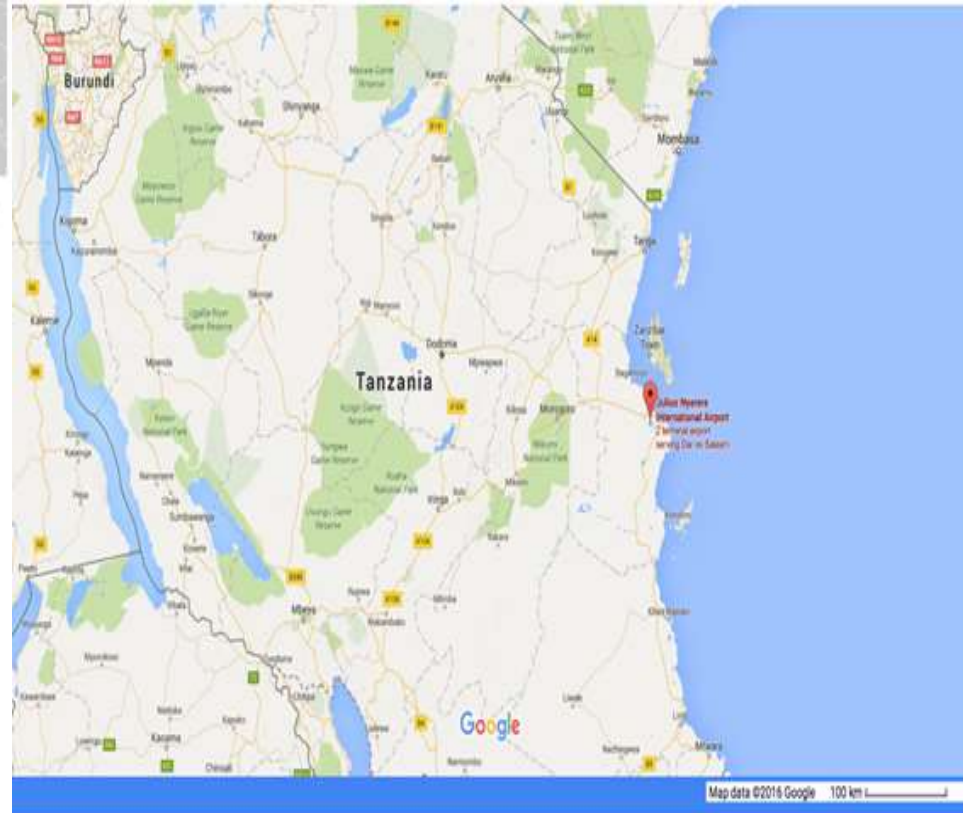
Case of Airport Expansion

- Land acquisition for the expansion of Julius Nyerere Airport, commenced in March 1997 in Dar es Salaam city.
- The project was under Tanzania Airports Authority execution.
- 3 informal settlements: Kipawa, Kigilagila and Kipunguni were to be relocated.
 - ❖ To date, 2 affected settlements already relocated (around 2,082 households).
- The case was controversial due to land ownership problems.
- The government resolved the misunderstanding by allocating land to all the 3 settlements.
- Valuation of assets was conducted in Sept. 1997

Socio-economic background of resettled communities

- Different ethnicity from different parts of Tanzania
- Different economic status
 - ❖ Some residents were employed in public and private sectors but most of the residents depended on economic opportunities provided by industries around the airport
 - ❖ Different house structures mostly blockhouses roofed with iron sheets
- The communities maintained close relationships through religious and social groups.

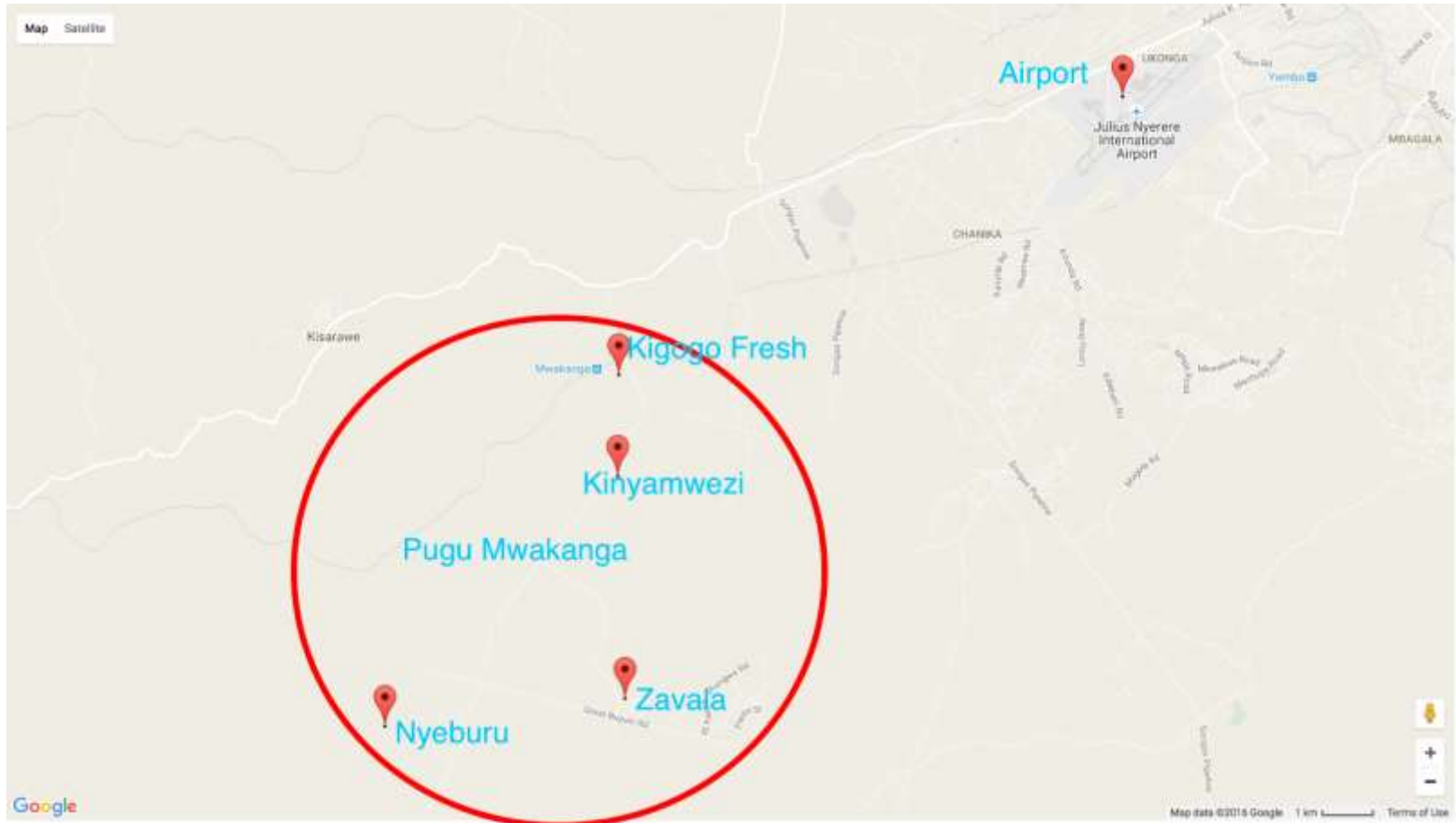
Location of Julius Nyerere Airport (JNA)



Location of affected communities around JNA



Location of the allocated land



In 2015, We conducted a survey to analyze the social impacts of resettlement experienced by 864 households relocated from Kigilagila area.

Compensation for Kigilagila residents

Item	Explanation
Affected people	Those with or without formal legal rights to the land
Compensation payable (was made with respect to Land Acquisition Act)	Limited to improvement on land (commercial trees and house structures)
Compensation payment	In 2010 (paid in checks)
Physical relocation	2010-2011

Survey details

ITEM	DESCRIPTION
Period of survey	9 th of March to 4 th April
Time interval from physical relocation	Five years
Collected number of respondent	190 heads of households 2 Focus group discussions 8 Key informants (project proponent, consultants, academia, administrative authorities)
Survey methods	A door to door questionnaire Focus Groups Discussion Face to face interview with key informants
Sample size selection method	Simple random sampling Snow ball and purposive sampling
Intended number of households	240 heads of households
Effective response ratio	22%

Survey variables

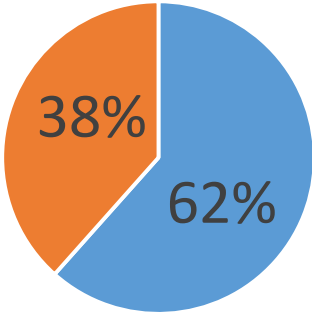
Social Item	Parameter
Source of income	<ul style="list-style-type: none"> • Main source • Additional source • Monthly earnings
Employment opportunities	<ul style="list-style-type: none"> • Employment opportunities
Land	<ul style="list-style-type: none"> • Legitimate ownership (title deed) • Size of land • Business facilities in the area
House and sanitation	<ul style="list-style-type: none"> • House condition • Number of rooms • Types of latrine
Water services	<ul style="list-style-type: none"> • Source of water supply • Proximity to water source • Monthly amount used in buying water
Electricity services	<ul style="list-style-type: none"> • Presence of electricity in the house • Presence of electricity in a ward area
Transport services	<ul style="list-style-type: none"> • Optional modes of commuting • Access roads
Market availability	<ul style="list-style-type: none"> • Presence of a market • Distance to the nearest market • Monthly expenditure on foods
Education services	<ul style="list-style-type: none"> • Number of schools • Distance to the nearest school • Change of school after relocation
Health services	<ul style="list-style-type: none"> • Number of health facilities • Distance to the nearest facility • Health facility for women and children
Social integration	<ul style="list-style-type: none"> • Engagement in social groups • Family separation after relocation • Availability of prayer houses

Survey activities



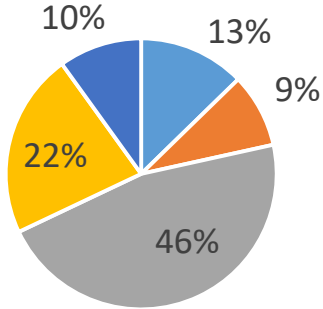
Demographic data

GENDER DISTRIBUTION OF RESPONDENTS



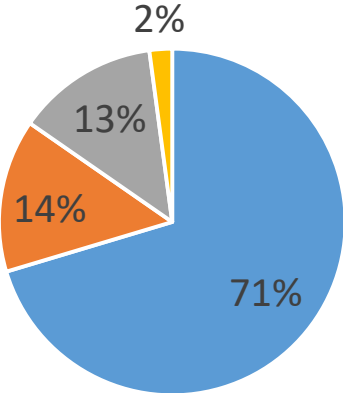
■ Number of Male Respondents ■ Number of Female Respondents

AGE DISTRIBUTION OF RESPONDENTS



■ 18-34 Years ■ 35-44 Years ■ 45-59 Years
■ 60-69 Years ■ 70-100 Years

EDUCATION ATTAINMENT



■ Primary Education ■ No Education
■ Secondary Education ■ College/University

SURVEY FINDINGS

Impact on income sources

- Percentage of respondents with jobs drops from 95% before resettlement to 76% after resettlement
- Significant loss of employment was observed on daily wage labor and self-entrepreneurial work
- Unemployment increased more in women, from 4.2% before relocation to 22.5% after relocation compared to men, which raised from 4.5% to 17.3%.

Impact on housing condition

- 85% of the respondents failed to finish constructing their houses after resettlement
- Changes were also observed in the number of rooms, and households with sanitation facility
- All respondents built block houses
- Few respondents managed to access loans that helped them finish their houses

Finished vs Unfinished houses



Impact on access to public infrastructure

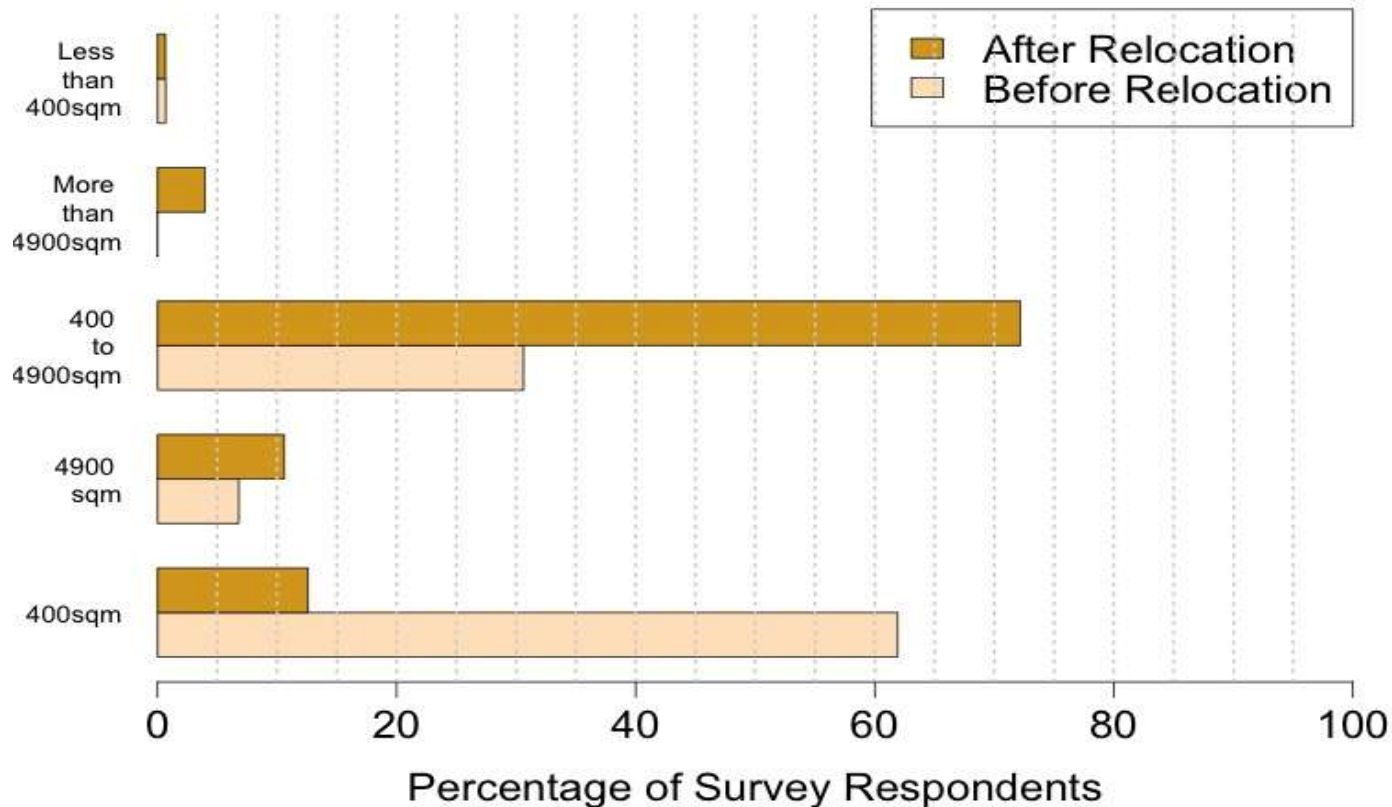
- The new settlement has few schools and health centers that failed to accommodate the newcomers
- The area lacks market services and electricity
- Access to water is also a problem

Infrastructures in new area



Impact on land-size

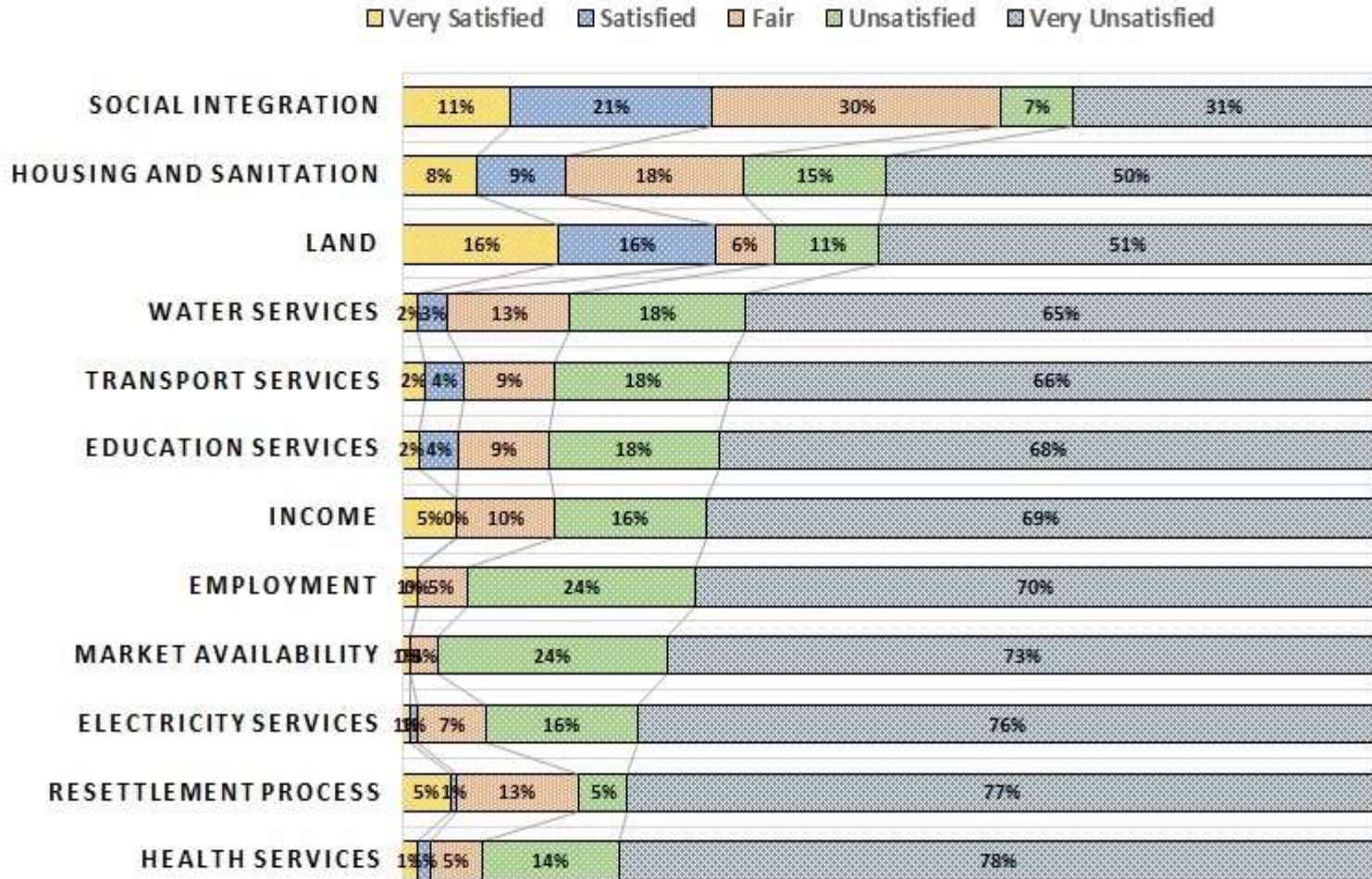
- Most of respondents were allocated larger land-sizes after resettlement compared to what they had before resettlement



Land sizes before and after relocation

Overall satisfaction level

- Majority of resettlers were very unsatisfied in respect to all of the social items evaluated.



Important lessons

- The case revealed the necessity of having a clear policy on involuntary resettlement
- Multi-disciplinary advisory agency to ensure implementation of the policy and provide guidance and advice on resettlement matters

Conclusion

- Failure of the relocation program to incorporate different types of resources hindered the affected people's ability to adapt in the new environment.
 - ❖ Small businesses which depended on electricity were not resumed due to lack of electricity
 - ❖ Households failed to practice farming due to lack of access to water services
- Financial resource was a problem to most of resettles who failed to construction of their houses. There is a need for a provision of credits to resettled people.
- Inadequate services like schools and availability of employment opportunities in a new area forced some household members to migrate to areas of easy access.

THANKS FOR LISTENING