

**EVALUATING THE IMPLEMENTATION OF RESETTLEMENT
SCHEMES IN TANZANIA**

The case of Luguruni Satellite Town Resettlement Scheme

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**MSc. in Real Estate Dissertation
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November, 2022**

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SCHEMES IN TANZANIA**

The case of Luguruni Satellite Town Resettlement Scheme

By

Lusekelo Kyungu

**A dissertation submitted in partial fulfillment of the requirements for the
degree of Master of Science (Real Estate) of Ardhi University**

Ardhi University

November, 2022

CERTIFICATION

The undersigned certifies that she has read and hereby recommend for examination a dissertation entitled, *Evaluating the Implementation of Resettlement Schemes in Tanzania: The Case of Luguruni Satellite Town Resettlement Scheme*: in fulfillment of the requirements for the degree of Master of Science (Real Estate) of Ardhi university.

Dr. Kerbina Moyo

(Supervisor)

Date: -----

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I am grateful and may almighty GOD bless you all!

DEDICATION

To my beloved mother Mary Kalinga and all other members of my family and classmates who were always close to me.

ABSTRACT

The study aims at evaluating the implementation of resettlement schemes in Tanzania: The case of Luguruni Satellite Town Resettlement Scheme. The research objectives were to analyse the procedures and process involved in implementation, explore the involvement of project affected people, examine challenges experienced in the process of implementation and recommendations on the best approach in implementation of resettlement scheme.

The study uses mixed approach combining both qualitative and quantitative methods. Also, the study uses the case study strategy. Sampling techniques were non-probability using both purposive and snowball method. Study data were collected through self-administered questionnaire to resettlers, structured interview to government officials, field observation and Luguruni Satellite Town project report review. Data were analysed through Statistical Package for Social Science (SPSS), while validity and reliability were ensured through triangulation and pre-testing of research instruments.

The findings revealed that on procedures and process involved in resettlement implementation, economic development stage which involve provision of services and infrastructures at resettlement area for livelihood restoration was not taken into consideration. On involvement of project affected people, majority people were not aware of the project and this implies less awareness on the project which resulted to compensation disputes. The challenges were dissatisfaction with compensation in resettlement area, politicisation of the resettlement process at the area of displacement and inadequate baseline information, land tenure insecurity, poor social service and infrastructure at resettlement area.

The study concludes that the implementation of the resettlement scheme was not effective as most of the project affected people failed to acquire land at the resettlement area thus subjected to land tenure insecurity and less access to basic social services and infrastructure. The study recommends that resettlement authority should formulate policy for resettlement process and procedures but also on participation of project affected people and mechanism for handling the stated challenges for the better effective implementation of resettlement scheme in Tanzania.

TABLE OF CONTENTS

CERTIFICATION	i
DECLARATION AND COPYRIGHT	ii
ACKNOWLEDGEMENTS	iii
DEDICATION	iv
ABSTRACT	v
TABLE OF CONTENTS	vi
LIST OF FIGURES	xii
LIST OF MAPS	xiii
LIST OF PLATES	xiv
LIST OF ABBREVIATION	xv
CHAPTER ONE	1
BACKGROUND TO RESEARCH PROBLEM	1
1.1 Introduction	1
1.2 Statement of the Problem	3
1.3 Objectives of the Study	4
1.3.1 Main Objective	4
1.3.2 Specific objectives of the Study	4
1.4 Research Question.....	4
1.5 Significance of the Study	5
1.6 Scope of the Study.....	6
1.7 Ethical Consideration	6
1.8 Structure of the Report	7
1.9 Chapter Summary.....	7
CHAPTER TWO	8
CONCEPTUAL FRAMEWORK	8
2.1 Introduction	8
2.2 Definition of Key terms.....	8
2.2.1 Resettlement	8
2.2.2 Involuntary Resettlement.....	9
2.2.3 Urban Resettlement	10

2.2.4 Project Affected People.....	10
2.2.5 Impoverishment Risk	11
2.2.6 Livelihood Restoration.....	11
2.3 Resettlement Scheme in Developing Countries.....	11
2.4 Project Implementation.....	12
2.4.1 Project Implementation Process	15
2.4.1.1 Identification of Project Impact and Affected Population.....	16
2.4.1.2 Land Acquisition and Compensation	16
2.4.1.3 Land Tenure Improvement and Servicing Plots	16
2.4.1.4 Social and Economic Rehabilitation.....	17
2.4.2 Stakeholders Involvement in Implementation of Resettlement Schemes.....	17
2.4.3 Challenges in Implementation of Resettlement Scheme.....	18
2.4.3.1 Incomplete Compensation Payment	19
2.4.3.2 Limited Participation of Project Affected People.....	19
2.4.3.3 Failure to Restore the Income Earning Capacity of Project Affected People	19
2.4.3.4 Inadequate Baseline Information.....	20
2.4.3.6 Poor Selection of Resettlement Site	20
2.4.3.6 Politicisation of Resettlement Process.....	21
2.4.4 Causes of Resettlement Schemes in Urban Areas.....	21
2.5 Project Affected People in Resettlement Project.....	22
2.5.1 Participation of Project Affected People in Resettlement Project.....	22
2.6 Challenges Encountered by Resettlers.....	23
2.6.1 Social Impacts to Resettlers	23
2.6.1.1 Insecurity of Land Tenure before Relocation.....	23
2.6.1.2 Loss of Existing Community based Mutual help and Support networks	23
2.6.1.3 Land Tenure Insecurity at Resettlement Area	24
2.6.1.4 Loss of Access to Public Services and Utilities	24
2.6.1.5 Marginalisation.....	24
2.6.2 Financial and Economic Impacts	25
2.6.2.1 Loss of Income from Renting House.....	25
2.6.2.2 Loss of Employment.....	25
2.6.2.3 Landlessness	25

2.7 Policy and Legal Framework for Resettlement in Tanzania	25
2.8 Global Overview of Resettlement Practices.....	28
2.8.1 Ethiopia.....	28
2.8.1.2 Reasons for Failure of Resettlement Schemes in Ethiopia	29
2.8.2 Indonesia.....	29
2.8.2.1 Challenges Encountered by Project Affected People in Indonesia.....	30
2.9. Theories Governing Implementation of Resettlement Schemes	30
2.9.1 Resettlement theory	30
2.9.2 Participation theory.....	31
2.10. Research Gap.....	32
2.11 The Conceptual Framework	33
2.11.1 Community Participation.....	33
2.11.2 Resettlement Process	34
2.12 Chapter Summary.....	36
CHAPTER THREE	37
RESEARCH METHODOLOGY	37
3.1 Introduction	37
3.2 Research Approach	37
3.3 Research Strategy: Case Study.....	38
3.3.1 Justification of the selected case study	39
3.4 Sampling Design and Techniques	40
3.5 Data Collection Methods.....	40
3.5.1 Interview Method	41
3.5.1.1 House hold interview	41
3.5.1.4 Ward and Sub ward leaders	41
3.5.2 Field observation	42
3.5.3 Documentary review.....	42
3.6 Data Analysis, Interpretation and Presentation	42
3.6.1 Data Analysis.....	42
3.6.2 Data presentation	42
3.7 Validity and Reliability	43
3.8 Chapter Summary.....	43
CHAPTER FOUR.....	44

ANALYSIS OF LUGURUNI SATELLITE TOWN RESETTLEMENT SCHEME..	44
4.1 Introduction.....	44
4.2 Ubungo Municipality	44
4.2.1 Location.....	44
4.2.2 Employment and Economic Activities in Ubungo Municipality	44
4.2.3 Luguruni Satellite Town Project	47
4.2.4 Kwembe Resettlement Area.....	47
4.3 Objectives on Implementation of Luguruni Satellite Town Resettlement Scheme ...	50
4.4 Resettlement Process	51
4.4.1 Acquisition of Luguruni Area	51
4.4.1.1 Recruitment of Project Affected People and Compensation	52
4.4.1.2 Awareness to Project by Project Affected People	53
4.4.1.3 Dispossession of Properties from Project Affected People to MLHSD	55
4.4.2 Actual Resettlement Phase at Kwembe.....	55
4.4.2.2 Land Allocation at Resettlement Area.....	57
4.5 Participation of PAPs in the Resettlement Process.....	59
4.5.1 PAPs Participation in Valuation for Compensation at Luguruni	59
4.5.2 Participation on Surveying plots at Kwembe	59
4.5.3 PAPs Participation during Land Allocation.....	59
4.6 Challenges Encountered by Project Affected People	60
4.6.1 Insecurity in Land Rights	61
4.6.1.1 Sources of Land Disputes at the Resettlement Area.....	63
4.6.1.2 Impacts of delayed development on allocated plots at resettlement area...	65
4.6.1.3 Dispute resolution mechanism at the resettlement area.....	67
4.6.2 Poor Social Services and Infrastructures.....	68
4.6.3 Less access to land by the project affected people at Resettlement Area	70
4.6.3.1 Reasons for Movement to other Areas for resettlement by PAPs	71
4.6.4 Loss of Employment and Income by PAPs.....	74
4.6.5 Staggering Property Development by Resettlers	74
4.7 Chapter Summary	78
CHAPTER FIVE	79
DISCUSSION OF FINDINGS, CONCLUSION AND RECOMMENDATIONS	79
5.1 Introduction.....	79

5.2 Summary of the Major Findings	79
5.2.1 Resettlement Process	79
5.2.1.1 Challenges in the Implementation Process	80
5.2.2 Participation of the Project Affected People in the Resettlement Process	81
5.2.3 Challenges Encountered by the Project Affected People	81
5.3 Recommendations	83
5.4 Conclusion.....	83
5.5 Area for Further Studies	85
REFERENCES.....	86
APPENDICES	99

LIST OF TABLES

Table 3. 1: Criteria for Selection of Luguruni Satellite Town Resettlement Scheme as a Case Study	39
Table 3. 2: Final Evaluation of the Best-Case Study.....	40
Table 4. 1: Distribution of Surveyed Plots at Luguruni	52
Table 4. 2 Distribution of surveyed plots at Kwembe	56
Table 4. 3: Status of Development on 450 Plots at Resettlement Area.....	64
Table 4. 4: Land Disputes and Resolution Status between 2014 and 2021	67
Table 4. 5 Education Facilities Within Kwembe Ward.....	70
Table 4. 6:Market land values as per the MLHHS D’s Indicative Rates	72
Table 4. 7: Market Land Values as per the MLHHS D’s Indicative Rates	73
Table 4. 8 Market land values as per the MLHHS D’s Indicative Rates	73

LIST OF FIGURES

Figure 2. 1 Resettlement Project Cycle.....	15
Figure 2. 2 Common Stakeholder Groups in Resettlement Process.	18
Figure 2. 3 Conceptual Framework.	35
Figure 4. 1 Means of Community Awareness to Project by PAPs	54
Figure 4. 2 Compliance to Resettlement Theory	58
Figure 4. 3 Means of Awareness to Plot Boundaries and Location.....	60
Figure 4. 4 Perception on Land Tenure Security by Resettlers	62
Figure 4. 5 Movement of PAPs to different settlement after CLA exercise	71
Figure 4. 6 Status of Property Development at Resettlement Area	75

LIST OF MAPS

Map 4. 1: Administrative Boundaries Map of Dar es Salaam City..... 45

Map 4. 2: Administrative Map of Ubungo Municipality showing Study Area..... 46

Map 4. 3: Administrative Map of Kwembe Ward..... 48

LIST OF PLATES

Plate 4. 1 Kwembe resettlement area in 2004 before project implementation	49
Plate 4. 2 Kwembe resettlement area in 2021 after project implementation	50
Plate 4. 3 Undeveloped institutional property currently used as playground	56
Plate 4. 4 Road reserve area being used as market area.....	57
Plate 4. 5 Temporary structure as means of securing land rights	61
Plate 4. 6 Stop order on ongoing construction at resettlement area.....	62
Plate 4. 7 Undeveloped plots indicating delayed development on allocated plots.....	65
Plate 4. 8 Demolition order by Ubungo Municipal Council.....	66
Plate 4. 9 Warning banners that the plot is not for sale	67
Plate 4. 10 Access roads in Kwembe resettlement area.....	69
Plate 4. 11 Building construction stuck at foundation level	76
Plate 4. 12 Building construction at lintel level	76
Plate 4. 13 Building construction at lintel level and occupied.....	77
Plate 4. 14 Finished construction property and occupied	77

LIST OF ABBREVIATION

AU	African Union
BOT	Bank of Tanzania
CBD	Central Business District
CLA	Compulsory Land Acquisition
IDMC	Internal Displacement Monitoring Centre
IFC	International Financial Cooperation
IITA	International Institute of Tropical Agriculture
MLHSD	Ministry of Land, Housing and Human Settlement Development
PAP	Project Affected People
RCIP	Regional Communications Infrastructure Program
UN	United Nations
UNHCR	United Nations High Commissioner Rights

CHAPTER ONE

BACKGROUND TO RESEARCH PROBLEM

1.1 Introduction

Resettlement is a basic tool used to prevent impoverishment risk and reconstruct livelihoods to people by many countries during compulsory land acquisition (Asiama, 2015). The implementation of urban development project involves land use changes which command compulsory land acquisition and therefore results in the displacement and subsequently resettlement of the affected people from the area in question (Lupala and Mushi, 2015). It is observed that more than 10 million people in the world are relocated involuntarily each year in order to make room for development projects (Downing, 2002). Land acquisition and compensation is said to be the most important issue but it is often difficult to completely prevent dislocation then the plan for resettlement becomes inevitable (Zaman, 1990). In developing countries, projects which involve displacement and resettlement are due to high level of urbanisation and poverty (Magembe-Mushi, 2018).

Globally, resettlement is caused by development projects that are established on major changes in land and water use. This is mostly seen in urban development projects, water resources projects, high way constructions, mine development or industry (Cemea, 1988). For example, mining displaced 2.55 million people in India between 1950 and 1990 (Downing, 2002). The number of people being resettled every year to give room for huge development projects such as dams, highway and mining have been increasing in the world (Aboda, et al., 2019).

Tanzania, being one of the developing countries, also experiences mass involuntary displacements of population caused by development projects since its independence in 1961 (Mushi, 2014). Such projects include squatter upgrading, road expansion and highway constructions, airport and harbour constructions and expansions, the development of new centers, capital city and satellite city development.

Resettlement programme if not well implemented, is associated with problems such as double allocation of plots in the destination area, boundary conflict, land ownership disputes, eviction risk, unstructured land markets, homelessness, landlessness, poor social service and infrastructure which need to be resolved to restore livelihoods of project affected people

(Kinsey and Binswanger, 1993). According to Vanclay (2017), many researches on resettlement programme evaluation reveals that individuals are typically left worse off after being resettled. In 2001, the World Bank formulated the World Bank resettlement policy with objectives of first reducing the occurrence of resettlement by developing alternative project design. Secondly ensuring sufficient participation during the stage of planning and implementation of the programme and lastly safeguarding the livelihood and standards of living to project affected people (Asiama, 2015).

In developing countries, it has become common in their respective policies that resettlement must ensure formal property rights to increase land tenure security, adequate social services and infrastructure so as to restore the livelihoods of project affected people (Kinsey and Binswanger, 1993). Since independence, resettlement programme has been adopted in many African countries as a means of livelihoods restoration to project affected people (Sanga, 2009). Tanzania, being among developing countries in Africa, has been adopting resettlement programme during community displacement so as to restore the livelihood of project affected people (Kyessi, 2010). It is suggested that resettlement policies must include economically feasible rehabilitation of productive activities with sufficient income generation and cultural integration in order to prevent impoverishment risk (De Sherbinin, et al., 2011).

In Tanzania, the history of resettlement programme can be traced back in 1961 when large number of Rwandese refugees crossed the border and were settled at Muyenzi in Ngara district and Kimuli in Karagwe district (Gasarasi, 1984). Later on, refugees from Malawi, Congo DRC and Mozambique were flowing to Tanzania and hence opened demand for resettlement at Nyasa and Kasulu in rural areas of Tanzania where the refugees started to seek employment and engage in different activities including agriculture which led to the rise in land disputes and unemployment (Gasarasi, 1984).

In Dar es Salaam, infrastructure development such as port/harbour extension, highway construction, airport expansion, gas pipeline and the creation of satellite cities have culminated in the relocation and resettlement of large population (Magembe-Mushi, 2018). For example, the rise in demand for land to accommodate port related activities which export products to Zambia, Malawi, Congo, Rwanda, Burundi and Zimbabwe enforced the Ministry of Land, Housing and Human Settlements Development in collaboration with Tanzania Port

Authority (TPA) to construct Kurasini port by demolishing houses whereby more than 7,300 families were displaced (Ibid).

In 2009, the Government of the United Republic of Tanzania through the Ministry of Land, Housing and Human Settlements Development (MLHSD) in collaboration with Dar es Salaam City Council, by then, and Kinondoni Municipal Council decided to implement development of satellite city project at Luguruni in the current Ubungo Municipality. The purpose was to mitigate the urbanisation problems within the city particularly the Central Business District (CBD) as stipulated in 1979 Dar es Salaam Master plan. Therefore, project affected people were displaced and resettled in four sub wards of Kwembe ward including Njateni, Mji Mpya, Mpakani and Kwembe Kati in order to prevent them from impoverishment risk.

1.2 Statement of the Problem

Resettlement schemes whenever implemented are supposed to prevent impoverishment risk, reconstruct and improve the livelihoods of resettlers since it is believed that involuntary displacement with no resettlement result to adverse economic, social and environmental impact to displaced people (Indu and Perera, 2014; Asian Development Bank, 2014). Studies on resettlement projects show that resettlement schemes are adopted in order to improve income earning capacity, assurance of formal property rights which increase land tenure security, address the risk of landlessness and homelessness to project affected people (Badri., et al., 2006; Davidson, et al., 2007). Further, studies conducted by Zaman, (1990), Downing, (2002), Robinson, (2003) and Aboda, et al., (2019) reveal that, for the resettlement to be successful it must adhere to required resettlement process by taking care of environmental, spatial, economic and social needs of the population to be resettled.

The Ministry of Lands, Housing and Human Settlements Development (MLHSD) in collaboration with Kinondoni Municipality displaced a total of 259 households in 2009 at Luguruni area in Kwembe ward in Ubungo Municipality. The displacement was done to implement establishment of Luguruni satellite town which was guided by Dar es salaam Master Plan of 1979. In order to restore the livelihood of displaced community, the Ministry and the Municipality prepared town planning drawings, survey plans and subsequently plot allocations to project affected people within four sub wards in Kwembe ward which are Kwembe Kati, Mji Mpya, Mpakani and Njateni. However, despite the efforts undertaken by the government, adverse social and economic impacts persist to resettlers at Kwembe

resettlement area. Therefore, this study aimed at evaluating the effectiveness in implementation of Luguruni Satellite Town resettlement scheme

Recent studies on resettlement schemes implementation in Tanzania reveal that resettlers were left worse off after resettlement (Mushi, 2018; John, et al., 2019). The most significant observation includes consultation and participation of project affected people, linking detailed implementation schedule with budget, adopting policies and laws which favour livelihood restoration to resettlers and if possible avoiding resettlement. However, the study by Mushi, (2018) was based on process of land acquisition, therefore, it covers compensation of lost asset, livelihood and income, while the study by John, et al., (2019) was concerned with disaster led resettlement and not development project led resettlement. There are no recent studies which have covered effectiveness in implementation of resettlement scheme process including relocation area which result from implementation of development project

1.3 Objectives of the Study

1.3.1 Main Objective

The main objective of the study is to evaluate the effectiveness in implementation of Luguruni Satellite Town Resettlement Scheme on preventing impoverishment risk to project affected people.

1.3.2 Specific objectives of the Study

The specific objectives of the study include the following;

- i. To analyse the procedures and processes involved in Luguruni Satellite Town Resettlement Scheme;
- ii. To explore the involvement of project affected people in Luguruni Satellite Town Resettlement Scheme;
- iii. To examine challenges experienced on Luguruni Satellite Town Resettlement Scheme; and,
- iv. To suggest the best approach for effective implementation of resettlement scheme.

1.4 Research Question

- i. What were the procedures and processes in implementation of Luguruni Satellite Town Resettlement Scheme and how they were carried out?

- ii. How the involvement of Project affected people influences the implementation of Luguruni Satellite Town Resettlement Scheme?
- iii. What were the challenges and how they were experienced in implementation of Luguruni Satellite Town Resettlement Scheme?
- iv. What would have been an ideal approach towards achieving effective implementation of Luguruni Satellite Town Resettlement Scheme?

1.5 Significance of the Study

The study aimed at evaluating the effectiveness in implementation of resettlement schemes in Tanzania on preventing impoverishment risk to project affected people by using Luguruni Satellite Town Resettlement Scheme as a case. Thus, the study is significant to various actors in resettlement process including the Ministry of Lands, Housing and Human Settlement Development, project affected people and consultants especially in improving resettlement schemes by minimising the weaknesses and adverse impacts resulting from less effective resettlement scheme implementation.

(a) To resettlement authorities

The resettlement authorities including the Ministry of Land, Housing and Human Settlements Development play key role in the process of resettlement implementation in different ways such as direct implementation of the project, giving consent to consultants and addressing disputes which arise from resettlement implementation. Thus, the findings and recommendations of this study help in addressing policy gaps affecting effectiveness in resettlement scheme implementation. Also, implementation process challenges have been analysed to generate knowledge for future reference by the respective authorities for effective implementation.

(b) Project affected people

Findings of the study increase awareness to current and future project affected people on such issues as effective implementation process. Resettlers will be in a better position to anticipate issues which may arise from resettlement scheme implementation and how they can overcome them. It is additionally vital that, affected people perceive the significance of their participation during consultation.

(c) Consultants

The implementation of resettlement schemes involves consultants from different firms such as valuers, lawyers, psychologists and engineers. Thus, the findings from this study are significant as they give out possible solutions to challenges commonly encountered during resettlement scheme preparation and implementation.

(d) Researchers

Through diverse readings done, it has been observed that there is no significant documentation on effectiveness in implementation of resettlement schemes in Tanzania and how it impacts the result to resettlers. It is anticipated that the information created by this study will be valuable to the academia especially those seeking to understand the best alternatives for effective resettlement scheme implementation to achieve desired results to resettlers. Furthermore, the study serves as a benchmark for further studies on resettlement and livelihoods restoration during compulsory land acquisitions.

1.6 Scope of the Study

The study focuses on evaluating effectiveness in implementation of resettlement scheme on preventing impoverishment risk to project affected people. In this study, the implementation of resettlement scheme considers the process of implementation, involvement of project affected people and challenges emerging which hinder livelihood restoration to resettlers. Access to and ownership of land by project affected people, land tenure security, access to basic social services and infrastructures together with alternative employment to resettlers have been used to measure the outcome of the project to the project affected people's livelihood restoration. The study was conducted at Kwembe Ward in Ubungo Municipality, Dar es Salaam city. The Kwembe resettlement site is located at peri urban of the city approximately 24 kilometres and it covers four sub-wards to include, Njeteni, Mji Mpya, Kwembe and Mpakani.

1.7 Ethical Consideration

The ethical principle governing the study is that there should be no harm to participants resulting from this research and consent was obtained before participation. Ethical issues were observed earlier before data collection to the stage of report writing where by formal introduction letter were obtained from Dissertation coordinator as per ARU guideline refer to appendix 3 and consent letters refer Appendix 1 and 2. Also, the researcher obtained consent from the respondents before data collection. Confidentiality and anonymity were

taken into account during report writing by adopting the use of codes for safety of participants and the data collected. Permit for data collection was sought from MLHHS and Ubungo Municipal Council to enable the researcher to collect data from the target population. For permission on data collection refer to Appendix 1 and 2 from Ubungo Municipal Council and MLHHS.

1.8 Structure of the Report

The report is organised into five chapters whereby chapter one gives the background of the study, problem statement, objectives of the study, research questions, significance of the study, scope of the study, limitations of the study and ethical considerations. Chapter two introduces basic concepts and reviews various selected literatures and theories on resettlement and conceptual framework. Apart from that, chapter three provides methodology of this study whereby research design and process, research strategy and data collection technique employed, validity and reliability of collected data, analysis and presentation of data collected are addressed therein. Moreover, chapter four introduces the study area and presents the findings, while discussion of research findings, recommendation and conclusion are covered in chapter five.

1.9 Chapter Summary

This chapter served as an introduction to the study. Therefore, it dwells on providing the background information, the statement of the problem, objectives of the study, research questions, scope, significance and ethical consideration. Finally, the chapter has presented a structure of this research report.

CHAPTER TWO

CONCEPTUAL FRAMEWORK

2.1 Introduction

This chapter focuses on the understanding of the key terms that have been used in this study concerning evaluation of the effectiveness in implementation of Luguruni Satellite Town Resettlement Scheme on preventing impoverishment risk to project affected people. It provides the meaning and relationships of different terms as they have been used in this study. Furthermore, the chapter provides the theoretical and conceptual framework which consist key variables. The key variables used in conceptual framework have been defined. In addition, the ideas and theories developed by other researchers on effective implementation of resettlement scheme has been covered.

2.2 Definition of Key terms

2.2.1 Resettlement

According to MCNeill and Merchant (2004), resettlement is defined as “the process through which populations displaced from their habitat and/or economic activities are relocated to another site and re-establish their productive activities, services, and community life”. It means that resettlement is a combination of both physical relocation to and restoring the displaced peoples’ livelihood in the new place (Asiama, 2015). Also, resettlement is referred to as social procedures where individuals leave their original area of residence and settle in another area either by force or willingly (Suryabagavan, et al., 2014).

According to European Bank Report (2018), resettlement is a method of relocating individuals, families and neighborhoods from one area to another and/or supporting them to restore their missing livelihoods. It is a systematic method of preparing and executing the transfer of individuals, families and neighbourhoods from one position to another for specific reasons; along with all related tasks including compensation for lost properties, services and inconveniences, and assistance for the preservation and enhancement of livelihoods, the re-establishment of social networks, the reconstruction or development of social networks, restoration or improvement of the social functioning of the community, social activities and essential public services (Vanclay, 2017).

Similarly, according to UNHCR (1993) and African Union (2009), resettlement is defined as “persons or groups of persons who are forcibly or voluntarily forced to flee or leave their places of habitual residence in order to avoid the effects of natural and/or human made disasters and settle within internationally recognised state borders”. Resettlement meaning is not only restricted to physical relocation but also covers land acquisition and physical structure on the land including businesses, physical relocation and economic rehabilitation of displaced persons (World Bank, 2004).

For purposes of this study, resettlement is defined as a systematic method of preparing and executing the transfer of individuals, families and neighborhoods from one area to another in order to implement development project along with related tasks such as compensation for lost properties, services and inconveniences, preservation and enhancement of livelihoods, re-establishment of social networks, restoration or improvement of the social functioning of the community, social activities and essential public services.

The main focus of this study is evaluation of effectiveness in implementation of resettlement schemes on preventing impoverishment risk to resettlers. Based on the processes and procedures employed by the governing authority in jurisdiction to displace the people from one area to another, resettlement can be regarded as voluntary or involuntary (Arnall et al., 2013). This study focused on involuntary resettlement as elaborated in the following subsection.

2.2.2 Involuntary Resettlement

Involuntary resettlement is a physical displacement resulting into relocation or loss of shelter and economic displacement which results into loss of assets or access to assets that leads to loss of income sources or means of livelihood as a result of project related to land acquisition or restrictions of access to natural resources (Kumar, 2012). It is more of forced than willing movement of the people from their origin area to other areas of settlement caused by environmental factors, development projects and conflicts (World Bank, 1994). Resettlement is considered involuntary when the affected persons or community have been denied the right to reject a land acquisition process which results into dislocation and occurs in case of lawful expropriation or restriction on land use based on eminent domain and negotiated resettlement on which the buyer can impose legal restriction on land use if the negotiation with the seller fails to reach a conclusion (Kumar, 2012).

This type of resettlement can be further categorised into two forms which are involuntary spontaneous resettlement and involuntary planned resettlement (Asiama, 2015). Involuntary spontaneous resettlement is forceful removal of group of people by external body without consideration of law and alternative means of settlement (Eerd and Banerjee, 2013; UN CESCR, 1997). Involuntary planned resettlement, which is common in Tanzania, involves physical transfer of groups of people from their area of residence to other areas by external body together with provision of housing, basic services and infrastructure, livelihoods opportunities and security of tenure to the displaced household area (ibid). For example, people from Ubungo Area were displaced and resettled at Mbweni in 2003 to give room for Songas Project implementation (Magembe-Mushi, 2018).

2.2.3 Urban Resettlement

This involves the relocation of people in urban or peri urban areas which results into physical and economic displacement affecting housing, employment and businesses (Bogumil , 2013). The restoration of wage based or business-based livelihoods that are often linked to location such as proximity to jobs, customers and markets are the major challenges of urban resettlement (Aboda, et al., 2019). Like in other countries, this type of resettlement is also practised in Tanzania. For instance, in October 1995, Songas Company in Tanzania displaced a total number of 173 households from Gongolamboto which were resettled at Kinyerezi during implementation of the Songosongo Gas Project (Bishoge, et al., 2018)

2.2.4 Project Affected People

According to IDI and OXFARM report (2016), project affected people means any people, households, firms or personal establishment who, due to modification that end results from the mission, could have their standard of living negatively affected (permanently or temporary), effects on individual rights on piece of land; and adverse impact on business, occupation, and place of work with or without displacement. It is a person who loses the right to own, use or otherwise benefit from the built structure or land as a result of implementation of a project (Asian Development Bank, 2015). The definition of project affected people for this study is any person who loses right to own and use land together with improvement on it and standard of living negatively as the result of implementation of Luguruni satellite town project.

2.2.5 Impoverishment Risk

Impoverishment risk includes landlessness, joblessness, marginalisation, increased morbidity, food insecurity, loss of access to common assets and services, social disarticulation, family disintegration, violation of human rights and disruption of formal education (Cemea, 1988; Downing, 2002; Robinson, 2003; John, 2014). The definition of impoverishment risk for this study is also considered from the definitions by previous authors.

2.2.6 Livelihood Restoration

According to International Finance Cooperation (2012), performance standard five, “the term livelihoods refer to the full range of means that individuals, families and communities utilise to make a living such as wage-based income, agriculture, fishing, foraging, other natural resource-based livelihood, petty trade and bartering”. It is all about capabilities, assets and activities required for means of living (Brock, 1999). For this study, livelihood restoration involves support or rehabilitation of social and economic aspects among project affected people.

According to Perera, et al., (2015), livelihood restoration strategies involve all mechanism undertaken to prevent and mitigate the potential adverse impacts to project affected people. Among recognisable mechanisms for livelihood restoration include improvement of physical environment of the resettlement on real estate aspect, full economic rehabilitation of the affected persons and social rehabilitation of the affected person.

2.3 Resettlement Scheme in Developing Countries

Resettlement, being an activity that involves movement of people from one area to another, is carried out by developing countries for a variety of reasons including implementation of huge development projects (Oberai, 1986). The scale of development project implementation related population displacement in developing countries has grown rapidly over the past few decades due to the compelling need for infrastructure as a result of fast-growing population densities (Philip, et al., 2009).

The urban development and transportation programmes in developing countries were estimated to displace six million people each year up to 2003 (Philip, Shweta, and Juliane, 2009), and have been implemented in many African countries before and after independence from colonial rule (John, 1981). From 1980 to 1986, about 33 percent of all

the World Bank assisted development projects on transportation, water, and urban development in Africa caused involuntary resettlement and the proportion grew up to 57 percent between 1987 and 1995 (Robinson, 2003). Also, it is estimated that between 2010 and 2019 approximately 2.14 million people were displaced and subjected to resettlement in Africa as a result of development project implementation (Aboda, et al., 2019).

The social economic returns from development projects which result into population displacement have been high. However, a lot still needs to be accomplished if the entire world population is to be provided with access to basic necessities including access to land with secure tenure (Philip, Shweta, and Juliane, 2009). The experience of resettlement around the world reveals a sadly consistent story that the majority of resettlers are made worse off as a result of being relocated (Scudder, 1996; Satiroglu and Choi, 2015). Resettlers are subjected to impoverishment risk such as landlessness, homelessness, loss of employment, land tenure insecurity, absence or shortage of public infrastructures like roads, water facilities and others which have great contribution on livelihood restoration (Sendoi, 1997; Asia and Hussein, 2021; Simbizi, et al., 2014; Aboda, et al., 2019).

The challenge of solving resettlement dilemmas has been growing in developing countries than in developed countries; therefore, the impoverishment risk in developed countries to resettled community is less compared to developing countries (Bogumil, 2013). Apart from capital constraints, resettlement dilemma in developing countries is born with different factors which need to be resolved for resettlement to be better tool of livelihood restoration during community displacement (Aboda, Mugagga, Byakagaba, and Nabanoga, 2019). Among other sources of resettlement dilemma in developing countries includes shortfalls in resettlement process, and absence of strategies for social and economic rehabilitation (Arnstein, 1969; Brock, 1999; John, et al., 2019; Aboda, et al., 2019). This study evaluates effectiveness in implementation of Luguruni satellite town resettlement scheme on livelihood restoration to resettlers.

2.4 Project Implementation

The implementation of the resettlement project process or stages is born with resettlement project cycle. The resettlement project cycle provides for resettlement project life cycle in the sequence of phases that the project goes through from its initiation to closure or initiation to the termination (Ravi, et al., 1999; IFC Report 2002; Saychai and Guoqing, 2016). The

following are operational procedures in a typical resettlement project cycle as per IFC report of 2002.

PHASE I: Identification of the project

This is an early stage of the project where the identification is made whether the resettlement is required or not, the size of population to be affected and start preparing relocation components including resettlement area (Ravi, et al., 1999). The magnitude and complexity of handling resettlement is determined at this stage although clear answers might be obtained after other operational stage (Ibid). Consideration about new site for resettlement is considered at this stage so that decision will put into consideration availability of land resources, administrative convenience, social services and infrastructure (Ravi, et al., 1999).

The relationship between the size of population to be resettled and the size of land available to the resettlement area being considered is of paramount important as it can be a source of land disputes if the size of population is greater compared to the land available (Saychai and Guoqing, 2016; IFC Report 2002). Therefore, critical examination on social, economic and environmental impacts is undertaken at this stage (IFC, 2002)

PHASE II: Project preparation

The actual feasibility of resettlement is explored and demonstrated at this stage and it incorporates three sets of activities which are preparation of the affected individuals for the relocation, transportation of the displaced community to the resettlement area and the integration of displaced to the new community which may require specialists in many disciplines such as sociologists who are specialised in resettlement (Zabihullah, et al., 2016). At this stage the affected populations have to be informed, consulted and involved directly or indirectly through their formal or informal representatives and leaders for their opinions or what they prefer as the best way of handling the resettlement (Bogumil , 2013). The involvement of representatives or leaders helps to avoid the consequences which may arise during compensation and plan for the new site where the displaced community is to be relocated (Zabihullah and Deininger, 2017). Activities at this phase involve valuation, compensation and preparation of the project affected people for relocation (Bogumil , 2013).

PHASE III: Project pre appraisal and appraisal

This is done after submission of resettlement plan and timetable for review. During pre-appraisal stage, the sociological specialist is required in pre appraisal teams for the project

since involuntary resettlement may cause severe social and technical problems than those which may occur in voluntary resettlement (IFC, 2002). The appraisal is done to see whether resettlement plan arrangement is adequate and feasible that its implementation may not cause severe hardship to the affected community and provide with them support services to enable them rebuild their livelihoods (IFC, 2002).

The review of social impact assessment and environmental impact assessment reports are incorporated during appraisal stage. The focus during pre-appraisal and appraisal is on determining whether the land in the receiving sites has been identified and is accessible to the resettlers; examining proposed alternatives by adequate number of the people whether they are technically and economically sound, and whether the property to be destroyed by the primary project has been valued (IFC, 2002). At this phase, resettlement outputs include; review of social impact assessment and environmental impact assessment reports, review of valuation and compensation reports, review of selected resettlement site to realize accessibility and required basic services and infrastructures (Saychai and Guoqing, 2016).

PHASE IV: Project implementation

The achievement of resettlement depends on quality of implementation than adequate policy, good planning and project design. Consistency between actual implementation and policy or project provision designed at the beginning, careful and regular supervision is crucial. Supervision and monitoring cover both the departure and arrival areas for those resettled to make adjustment after getting feedback to the first group ready resettled (IFC, 2002). Resettlement activities at this phase involves land acquisition for resettlement, Servicing resettlement site with basic services and infrastructure, Land allocation to project affected people's, Relocation, grievance redress and monitoring and evaluation (Badri, et al., 2006). In addition to that, resettlement project cycle covers the whole process of resettlement project implementation from initial to final stage as indicated in Figure 2.1.

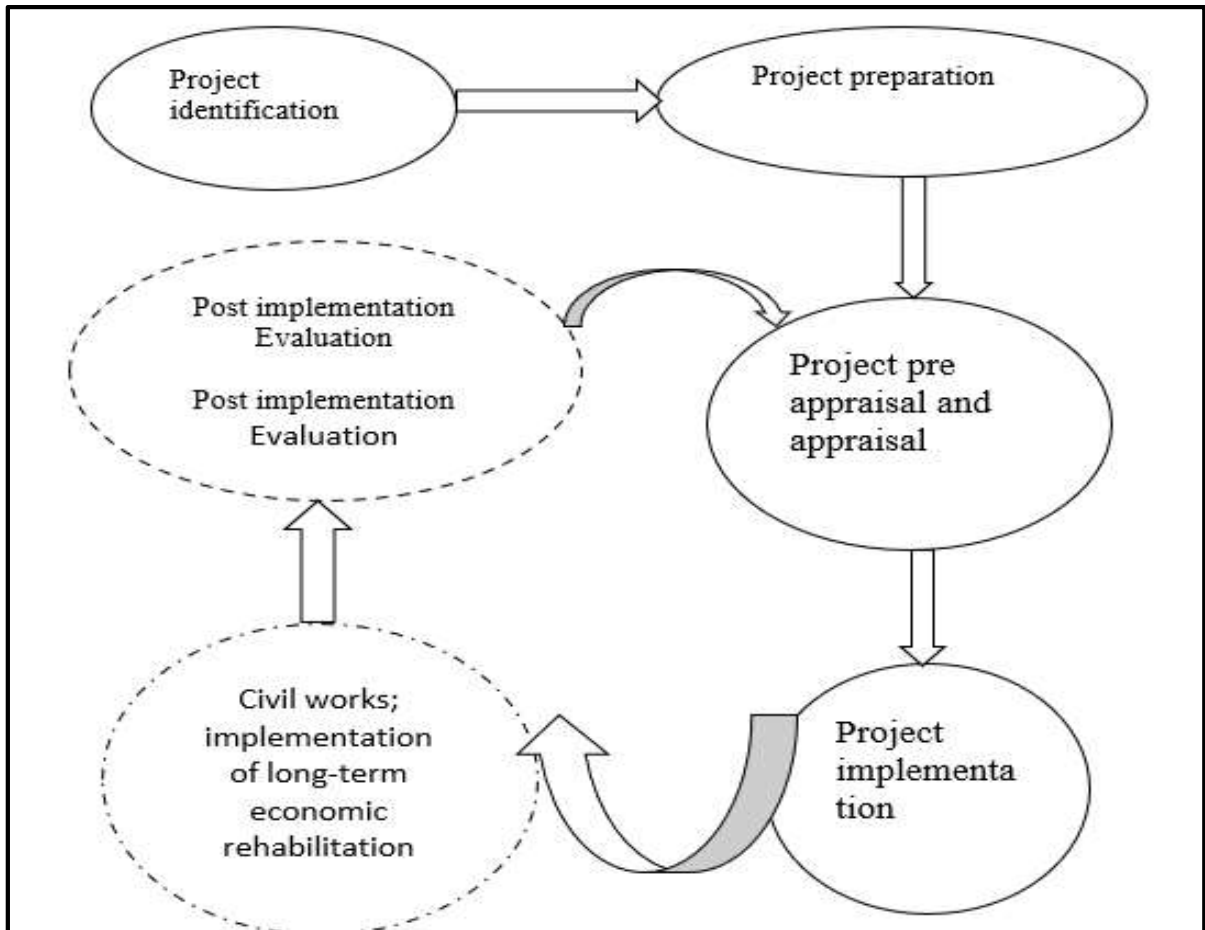


Figure 2. 1 Resettlement Project Cycle. Source: Modification from Saychai and Guoqing, (2016)

From figure 2.1 presents resettlement project cycle, at each phase is loaded with activities which result into implementation of resettlement project. The activities required in each phase are the major determinants on effectiveness in implementation of resettlement scheme (Saychai and Guoqing, 2016). The resettlement activities or outputs are discussed in the following sub sections.

2.4.1 Project Implementation Process

The activities required in each phase of resettlement cycle are the major determinants on effectiveness in implementation of a resettlement scheme (Saychai and Guoqing, 2016). The resettlement activities or outputs have been discussed in the following sub-sections.

2.4.1.1 Identification of Project Impact and Affected Population

In planning for resettlement, the first task is identification of project's adverse impacts and the population that will be affected (Downing, 2002). The main goal is to improve the standard of living of displaced community, hence critical examination of social, environmental and economic conditions is required. According to Elbow (2014), at this stage, there is also need to assess whether the displaced community will be able to access land which is surveyed, free from conflict cases and with less eviction risk. Failure to identify the size of land available and population size to be resettled may result to landlessness to project affected people (Aboda, et al., 2019).

2.4.1.2 Land Acquisition and Compensation

Description of laws and regulations for resettlement project including those which cover issue of compensation, appeal process, land titling and registration procedures, land use, environmental, water use and social welfare need to be described (Asian Development Bank, 2014). Application of these laws and regulations may either enhance or deteriorate the effectiveness in implementation of the project. Policies, laws and regulations must consider livelihood restoration for effective resettlement scheme implementation otherwise the project affected people will be subjected to impoverishment risk (Alula , 2003) .

Compensation to affected people needs to cover loss of physical assets such as land, plants and building or any structure built with permanent materials, revenue, and income resulting from economic displacement or physical relocation whether permanent or temporary (Asian Development Bank, 2014). There should be transparent method of valuation for compensation of all assets affected by the project and the consultation with representatives of affected communities when assessing, adequacy and acceptability of the proposed compensation (Ibid). Compensation rates need to be maintained consistently. To the resettlement area where land is acquired, if this stage is not adhered as required, some people from host community will reject compensation, the situation which will lead to land disputes with resettlers and hence deterioration in economic activities (Downing, 2002).

2.4.1.3 Land Tenure Improvement and Servicing Plots

After land acquisition, it is followed by planning, surveying and servicing of plots at the resettlement area (European Bank Report, 2018). Physical improvement on land by planning

and serving plots with water, electricity and infrastructure development does not only increase land tenure security but also improve land market (Arnall, et al., 2013).

2.4.1.4 Social and Economic Rehabilitation

International policy and regulations such as World Bank Resettlement Policy (OP 4.12) provide that project initiator of resettlement implementation is required to prevent impoverishment risk and severe long-term hardship to project affected people (World Bank, 2004). Therefore, strategies are required to prevent adverse effect on social and economic aspects to project affected people. Fair compensation during displacement, site selection for resettlement and allocation of adequate replacement land to resettlers are the key aspects to livelihoods restoration strategies (Perera, et al., 2015). The importance relies on impoverishment risk control such as risk of homelessness and landlessness which form bases for other impoverishment risk such marginalisation and insecurity on land rights as some people may acquire land in unplanned area (Asiama, 2015; Bruce , 2002).

Social and economic rehabilitation through provision of common services such as water and electricity together with infrastructures such as schools, health centres, parkings, market centres, roads have great contribution on improving living standard of the resettlers (Brock, 1999; African Union (AU), 2009; World Bank, 2004). Project affected people must be given chance by the project sponsor to lodge complaints or claims free of charge, and timely resolutions of those complaints or claims (Korrea, et al., 2011). Vulnerable groups such as women need to be considered so as to ensure that they have equal chance on access to grievance redress procedures (Messay , 2009). Failure to adhere to the proper grievance redress procedures may be source of land disputes cases between the host population and resettled community (Zaman, 2007).

2.4.2 Stakeholders Involvement in Implementation of Resettlement Schemes.

Stakeholders' involvement is essential for effective resettlement scheme implementation (Nyametso, 2012). Information for awareness on the project and consultation with stakeholders about the project is paramount important measure of stakeholder involvement in project implementation (Zabihullah, Bambang and Vaughan , 2016). Figure 2.2 shows common involved stakeholders in implementation of resettlement project.

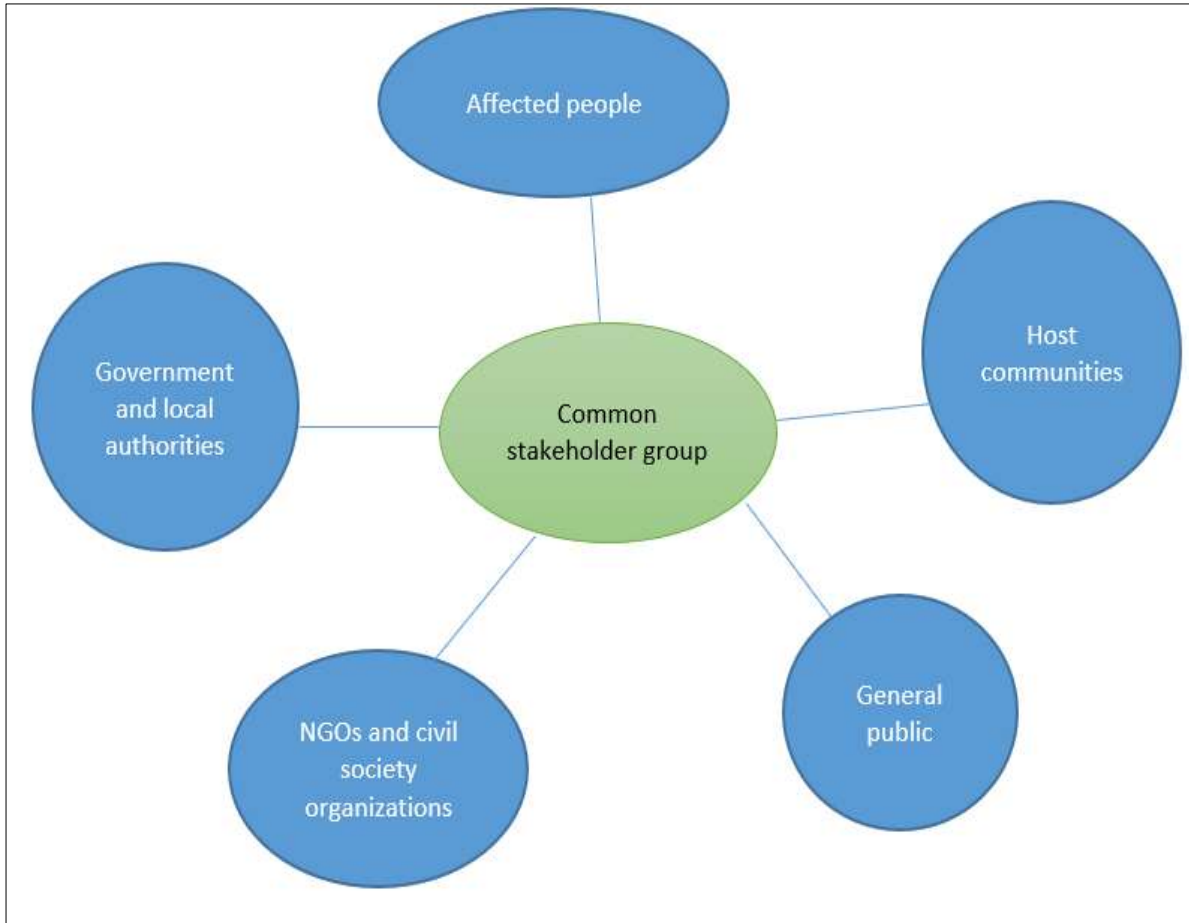


Figure 2. 2: Common Stakeholder Groups in Resettlement Process. Source: Modified from European Bank Report, (2018)

From Figure 2.2, the most common and important stakeholder group is affected people and they need to be involved in stages of resettlement scheme from planning to implementation stage (European Bank, 2018). Mitigation measures and grievance redress during implementation of resettlement project require consultation with project affected people and host communities to yield positive results (Claudionos, 2014). Furthermore, stakeholders' involvement in resettlement project is a valuable tool for it helps to manage unrealistic expectations, increase awareness to the community about their rights, entitlements and how to submit complains for resolution (European Bank, 2018).

2.4.3 Challenges in Implementation of Resettlement Scheme

The following are the most common challenges during implementation of resettlement projects which results into ineffective implementation:

2.4.3.1 Incomplete Compensation Payment

Most compensation schemes fall short on compensation for lost assets and incomes during implementation of resettlement schemes resulting from implementation of development projects (Asian Development Bank, 2014). Dissatisfaction with amount of compensation results into delay of payment and consequently the project implementation proceeds without clearing compensation to all project affected people (Ndjovu, 2016). In resettlement areas, uncleared compensation has been among the source of land disputes between the host population and resettlers (Takesada, et al., 2008).

2.4.3.2 Limited Participation of Project Affected People

Limited involvement of the project affected people in the planning and the implementation of resettlement process results to failure of resettlement scheme (Zapata, et al., 2016). Lack of common way to inform resettlers about the project and less community capacity is among barriers for community participation in implementation of resettlement project (Zabihullah and Deininger, 2017). Less involvement of project affected people during valuation for compensation results in dissatisfaction with compensation packages leading land disputes and delay of project implementation (Ndjovu, 2016).

2.4.3.3 Failure to Restore the Income Earning Capacity of Project Affected People

Many resettlement projects as the result of whether development project implementation or disasters do not look after the destiny of displaced community (Asian Development Bank, 2014). Many resettlers are not able to restore their employment or secure alternative employment after displacement since the planning of resettlement does not consider population occupation from relocation area and the nature of resettlement area leading to impoverishment risk of unemployment and hence poor living standard of project affected people (Aboda, et al., 2019).

2.4.3.4 Inadequate Baseline Information

Inadequate information collected on social and economic aspects of the community to be displaced is among the factors leading to failure on livelihood restoration to resettlers (Mohamed and Akule, 2021). The information on number of people required to be resettled, the amount for compensation, size of land at resettlement area in relation to number of people to be resettled need to be well analysed before project implementation and failure on that can result into ineffective implementation (Asiama, 2015).

2.4.3.5 Inadequate Resettlement Budget and Financing.

Total cost for implementing resettlement scheme covers but not limited to; compensation of land and improvement on it, relocation cost, income restoration programme, monitoring and evaluation together with institutional development cost (Asian Development Bank, 2014). These are of paramount importance for livelihood restoration to project affected people and therefore failure of the budget to meet among of the aspects results into gaps on livelihood assets of resettled community which results to impoverishment risk and unsuccessful implementation of the project (Bogumil , 2013).

Under estimation of the complexity of the resettlement process and components is the main reason for failure or shortage of the budget during implementation others includes; misconduct by experts in implementation such as corruption and delay on process (European Bank Report, 2018). Inadequate budget result to failure on social and economic rehabilitation of resettled community resulting to impoverishment risk (Asiama, 2015).

2.4.3.6 Poor Selection of Resettlement Site

Poor selection of resettlement site is among common factor for failure of many resettlement projects (Perera, et al., 2015). The comparison of old sites and new sites in terms of availability and access to basic social services and infrastructure, availability of alternative forms of employment and other service as well is what qualifies the best selection of resettlement site (Takesada, et al., 2008). When the resettlement site is subjected to poor provision of basic services and infrastructure together absence of alternative forms of employment, the project affected people will not be willing to move to resettlement site and those who will move to the site will be subjected to impoverishment risk including unemployment (Asian Development Bank, 2014).

2.4.3.6 Politicization of Resettlement Process

Politicization of resettlement process as a result of views from politicians that the resettlement will threaten their political interest, affects the effectiveness of the project since they always oppose and discourage the community participation (Waweru, 2018). When the process of resettlement is beneficial to politicians such as increasing votes to them, local leaders would support the process resulting to effective implementation of the project as they will enable the possibility of community participation (Waweru, 2018b). According to Asiama (2015), resettlement process needs to be participatory from the first stage of planning by engaging all stakeholders including local leaders who have influence on acceptance of the project from the community.

2.4.4 Causes of Resettlement Schemes in Urban Areas

Land acquisition and resettlement are dominant issues in urban areas than rural areas (Roquet, et al., 2017). For the past fifty years the growth of cities around the world has been accompanied with increase in resettlement projects and it is estimated that up to 2.7 billion more people will move into cities by 2030 (Ibid). Therefore, the number of people subjected to resettlement in urban areas will increase with time (Roquet, et al., 2017). In the following subsections, are major causes of urban resettlement

(a) Development Projects

Development projects such as roads, railways, dams, hydroelectric power generation and airports constructions as resourcefulness for urbanisation and urban renewal have been causing resettlement in urban areas every year (Satiroglu and Choi, 2015). According to Cemea (1988), resettlement in urban area may be a result of three factors which are urban economic growth which demand relocation to make room for development projects such as industrial and infrastructures; environmental improvement such as waste disposal, water supply system; and others to prevent environmental deterioration and in rare cases slum upgrading for poverty alleviation and quality improvement. In general, development projects, natural disasters, conflicts and wars are the major causes of resettlement (Robinson, 2003). In Africa, resettlement schemes caused by development projects are less compared to those caused by wars, ethnic strife and ecological catastrophe (World Bank , 1994).

(b) Natural Hazards

Globally, it shows that the number of people affected by natural disasters have been increasing and therefore accelerating urban resettlement (Arnall, et al., 2013). According to Internal Displacement Monitoring Centre (IDMC) report, over 42 million people in 2010 and 14.9 million people in 2011 were displaced by natural disasters such as floods and storms (Terminski, 2013). Climate changes have been the major cause for these hazards and expectation for continuity is high due to frequency and intensity of extreme climate related events increase (Arnall, et al., 2013).

2.5 Project Affected People in Resettlement Project

The project affected people in resettlement project are not subjected to the same impacts regardless of the location therefore their involvement is of paramount important (Zapata, et al., 2016). The involvement of the project affected people is discussed in the following sub section.

2.5.1 Participation of Project Affected People in Resettlement Project

Participation is an important concept for obtaining positive results in resettlement, however it must involve not only decision makers or implementers of the project, but rather the project affected people (Mushi, 2014). Sherry Arnstein's ladder of citizen participation defines citizen participation as citizen power which enables the have-nots, who are mostly excluded from the political and economic process to be included in the future (Arnstein, 1969; 216).

Arnstein add that, "*participation without redistribution of power is an empty and frustrating process for the powerless. It allows the power holders to claim that all sides were considered but makes it possible for only some of those sides to benefit*" (Arnstein, 1969; 217). Participation of project affected people in decision making in the whole process of resettlement implementation results into positive outcomes because not only their needs are heard but the community ensure that they are taken into account (Zapata,et al., 2016).

According to Colin, et al., (2007), community participation level is measured through gender consideration during meeting and consultation, consideration of special groups such as disabled people, the use of common language in documentation and meeting together with capacity building on resettlement to resettlement staffs, local leaders, project affected people and representative of project affected people. Also project affected people involvement in decision making is an indicator that there is community participation in project

implementation process (Zabihullah, et al., 2016). Zabihullah and Vaughan (2016), further identify that; lack of community capacity, gender imbalance, language and less security are some barriers of community participation in project implementation.

Community participation during implementation of resettlement project may be achieved in different ways including consultation, involvement in decision making from the first stage of project planning, building capacity, consideration of gender and vulnerable groups (Colin, et al., 2007). Consultation and involvement in decision making with project affected people during resettlement project implementation may be achieved through general meetings in their areas of residence and the organisation of the meetings is successful when done by local leaders (Badri., et al., 2006).

2.6 Challenges Encountered by Resettlers

Challenges faced by resettlers as the results of resettlement project implementation have been elaborated in the following sub sections

2.6.1 Social Impacts to Resettlers

Social impacts to resettlers relating to the resettlement project implementation are discussed in the following sub section.

2.6.1.1 Insecurity of Land Tenure before Relocation

Perceived insecurity on land tenure is experienced at first stage of resettlement scheme implementation especially to those who are living in areas labelled as high-risk zone areas in which the government do not recognise as dwelling areas for people to own land (Alice , et al., 2019). Laws and policies in other countries do not recognize compensation and resettlement assistance to people occupying land unlawfully from areas of displacement therefore other peoples will feel unsecured as the results of project implementation (Elbow, 2014).

2.6.1.2 Loss of Existing Community based Mutual help and Support networks

The project affected people when displaced from origin area of residence to resettlement, it is not necessary that they must be closely allocated land plots or must accept to be resettled in areas of planned for resettlement. Therefore, they may resettle in different location distanced to each other (Alice, et al., 2019). Therefore, mutual help and support network are lost among the community as the result of displacement. Community based saving groups

is disrupted as a result of displacement from area of relocation and hence source of capital for business is lost to project affected people (Colin, et al., 2007).

2.6.1.3 Land Tenure Insecurity at Resettlement Area

Insecure land tenure and property rights including inequitable access to land are among the factors for failure in livelihood restoration to resettlers and hence unsuccessful resettlement scheme implementation (Hetz and Woodrow, 2008). Less involvement of host community during land demarcation and resettlers during land allocation at resettlement area is among the sources of land tenure security created with resettlement authority (De Wet, 2001). Other sources of land tenure insecurity in resettlement areas include delayed development on allocated plots, dissatisfaction with compensation by host community, poor governance on land allocation which may result to double allocation of plots and shortage of land as the result of under estimation of the population to be resettled and size land at resettlement area (Zapata, et al., 2016).

2.6.1.4 Loss of Access to Public Services and Utilities

Another adverse impact experienced by resettlers as the result of resettlement project implementation is loss of access to basic services such as electricity, water and waste management sites (Ambaye and Abeliene, 2015). The loss of access to basic services by resettlers is more experienced in many projects implemented in developing countries as the results of poor planning and implementation of the projects (Bessey and Tay, 2015). New settlements are subjected to shortage of schools and health centres; resettlement without plan of establishing new social infrastructures and utilities have become common challenges in many resettlement projects (Mteki, et al., 2017).

2.6.1.5 Marginalisation

Displaced communities experience discrimination at the hands of host communities in different forms including participation in business, position of leadership and engagement in social events (Yang, et al., 2020). The displaced community feel stranger in resettlement areas as a result of perception from host population towards interaction with new comers in their area of residence; therefore, resettlers marginalisation in such things as community group financial support (Hetz and Woodrow, 2008).

2.6.2 Financial and Economic Impacts

Financial and economic impacts to resettlers relating to the resettlement project implementation are discussed in the following sub section:

2.6.2.1 Loss of Income from Renting House

Displacement of community involve repossession of properties including land and development on land which might be source of income to property owners in terms of rent collected (Alice, et al., 2019). Loss of property after compensation and displacement results not only to loss of income in terms of rent but also loss of source of capital for investment, collateral for securing loans from financial institutions such as commercial banks and saving by project affected people (Takesada, et al., 2008)

2.6.2.2 Loss of Employment

The movement of community to resettlement areas can result into loss of employment opportunity where transport cost is unaffordable dues to long commuting distance from the new residence to the work place (Arnall, et al., 2013). Also, the nature of the population from resettlement site in comparison to area of displacement affects the business activity of the community such as foods and drinks vendors who require movement and interactions of people for business continuity (Alice, et al., 2019).

2.6.2.3 Landlessness

Land is a livelihood asset for both urban and rural communities (Aboda, et al., 2019; Bessey and Tay, 2015). Land is central to economic advancement and act as social security and a sense of having a place (Behrman, et al., 2012; Ambaye and Abeliene, 2015). Among the distinctive features of real estate is uniqueness, meaning that no two parcels of land can be exactly the same therefore dispossession of properties and allocation of land parcels in other areas can not yield the same satisfaction (Bogumil , 2013). The process of land allocation at resettlement area may also culminate into failure of project affected people to acquire alternative land because of poor governance on land allocation (Alula , 2003). According to Ambaye and Abeliene (2015), the allocation of land at the new site does not guarantee the size of land as was at the area of displacement.

2.7 Policy and Legal Framework for Resettlement in Tanzania

Before 1967, Tanzania, the former Tanganyika, land acquisition was guided by Land Ordinance Cap 113 of 1923 and Land Acquisition Ordinance Cap 118 of 1926 but activities

were never smooth. Legal phrases like “for public purpose” had multiple legal interpretation and loose definition befitting colonial Government and leaving the citizens impoverished (Ndjovu, 2015). In 1967, the Land Acquisition Act was formulated to govern compulsory acquisition of land in Tanzania followed by enactment other laws which have helped in minimising obstacles in land acquisition and resettlement procedures in recent years (Mteki, 2018).

Despite that Tanzania has formulated guiding regulations for resettlement and displacement, still she has not yet articulated local resettlement policy framework. Like other developing countries, it has adopted the World Bank resettlement Policy framework in order to implement resettlement projects mostly those sponsored by the World Bank (Mushi, 2014). The following are policies, acts and regulations which provide sections providing guidance on land acquisition which leads to displacement and resettlement in Tanzania.

(i) The Constitution of United Republic of Tanzania of 1977

The constitution of the United Republic of Tanzania of 1977 as amended in 1988 article 24(1) provides for that, “every person is entitled to own property and has the right to the protection of his property held in accordance with the law”. Sub article 2 also further provides for that, “it shall be unlawful for any person to be deprived of his property for the purposes of nationalization or any other purposes without the authority of law which makes provision for fair and adequate compensation”. Therefore, the constitution identifies the rights of citizens to own property and forbids the denial of one’s property held in accordance with the law, unless the owner is fairly and adequately compensated.

(ii) National Land Policy of 1995

The National Land Policy of 1995 monitors all issues relating to land use within the country, including recognition of land ownership and resources in and on it. In addition, the policy addresses issues of land tenure, citizens’ rights to access land and the land delivery system advocating fair and prompt compensation when land rights are interfered with by the government. Section 4(i) (a), (b), (c) and (d) provide for fundamental principles which are implemented through land laws which states that:

- (a) All land in Tanzania is public and vested in the president as a trustee on behalf of all citizens;

- (b) Existing rights in and recognised long standing occupation or use of land are clarified and secured by the law;
- (c) The government insists on paying full, fair and prompt compensation when land is compulsory acquired; and
- (d) The government observes justice by making it possible for the acquisition of land in the public interest to be challenged in court as it states in section 4.2.16(iii).

(iii) The Land Acquisition Act No.47 of 1967

The Land Acquisition Act of 1967 governs the compulsory acquisition of land in Tanzania. The Act empowers the President to acquire land for public purposes wherever located. The Act establishes the procedures to be followed during land acquisition and criteria to qualify for the compensation. Section 11 of Land Acquisition Act of 1967 provide for the alternative for cash compensation; the government with consent from the affected victims may grant another track of land of equal value and similar terms or as may be practicable or in addition with payment of money.

Section 12 of the Act restrict compensation to unexhausted improvement but the Land Act gives room for payment of compensation to vacant land. Also, section 14(a-c) provides for the basis of valuation in assessing compensation for the land to be acquired to be market price. The Act also provides room for consideration of other reasonable principles which are not inconsistent with its provision on assessment of compensation in respect to land and gives rooms for the provision of other law(s) to be applicable.

(iv) Local Government Act No.7 and 8, 1982 of District and Urban Authorities

The act provides for the functions of district/urban councils, governing functions and duties of local government authorities in the management of land. Section 60 of the Act provides for that, “any urban authority may, by agreement and with the prior approval of the Minister, acquire land or right over the use of any land, within its area of jurisdiction, for the purpose of any of its functions”. Therefore, the law recognises the power of urban authorities to acquire land from individuals but without compromising procedures governing land acquisition.

(v) The Land Act No.4 and Village Land Act No.5 of 1999

Section 3(1) (f) of the Land Act No.4 of 1999 provide for that, “interest in land has value and that value has to be taken into consideration in any transaction affecting land”.

Therefore, the acquisition of land must involve compensation to owners of bare land and in addition to unexhausted improvements. Furthermore, section 3(1)(g) provides for full, fair and prompt compensation to be paid to any persons whose right of occupancy is affected or interfered with to their detriment.

In assessing value of property during land acquisition, compensation package includes the market value of the real property, disturbance allowance, transport allowance, loss of profit or accommodation, cost of acquiring or getting the subject land, any other cost loss or capital expenditure incurred to the development of the subject land, and interest at market rate will be charged if compensation is delayed. The provision of Government Notice No. 86 of 4/5/2001 part II and III on compensation under Village Act No.5 of 1995 apply depending on the location of the land or property (Mteki, 2018).

2.8 Global Overview of Resettlement Practices

Development projects such as natural resource extraction, urban renewal, parks and infrastructure projects such as highways, bridges, canals and dams all require large quantity of land which demand establishment of direct control by the developer over land already possessed by another person or group of people (De Wet, 2001). With establishment of direct control over land by developers, displacement of project affected people has become inevitable and thus resettlement is among the compensation alternatives. According to Scudder, (1996) the project affected persons are not only those displaced by loss of home but also the host population and all others who live in the vicinity of the project. The following subsections review resettlement practices and experience from selected countries globally.

2.8.1 Ethiopia

Ethiopia is among countries characterised by massive spontaneous displacement and planned human displacements which are recently caused by disasters and development projects (Messay and Bekure, 2011a). One of the main outcomes of resettlement on destination or receiving area is pressure on land (Messay and Bekure, 2011b). The pressure usually accelerates land use changes and conflict which are among indicators of land tenure insecurity. Most of the resettlement schemes in Ethiopia have not been successful and consequently they are returning back resettlers to the areas under acquisition (Messay and Bekure, 2011c). Failure of resettlement schemes in Ethiopia includes decline of access to common property resources such as forest, water bodies, wetlands which hindered

livelihood of resettlers (Dessalegn, 1988; Messay , 2009; Walle , et al., 2011). Widespread suffering and mortality occurred in resettlement sites whereby About 33,000 resettlers lost their lives due to diseases, hunger and exhaustion (Kassa, 2004).

2.8.1.2 Reasons for Failure of Resettlement Schemes in Ethiopia

There are different reasons for a resettlement scheme to fail in Ethiopia including; inadequate planning and implementation, inadequate budget and limited consultation and participation of project affected people (Alula , 2003; Rahmato, 2009; Messay , 2009; Yonas, 2013). At the stage of identification of project impact and affected population which aim at improving the standard of living of displaced community, planning for resettlement did not put much consideration to the project affected people's livelihood restoration (Alula , 2003). As the result of budget shortage, there was no link between detailed implementation schedule with budget for all key resettlement and rehabilitation activities (Rahmato, 2009). This resulted to delay on compensation for already valued properties, and hence opposition of the project by project affected people (Messay and Bekure, 2011).

The Government of the Ethiopia failed to fulfill the promise to provide services or provided with partly resources to community which was basic for improvement of their living conditions such as water, roads and electricity (Ofcansky and Laverie, 2002). Therefore, this created hardship to the resettlers who later started to resist the derg villagisation resettlement programme (Ofcansky and Laverie, 2002). Also limited consultation and participation of project affected people during land allocation raised multiple claims on the same parcels of land which led to disputes on land use and land ownership (Yonas, 2013).

2.8.2 Indonesia

Indonesia has a complex system of land tenure system and compensation entitlements derived from Dutch colonial rule as well as from traditional land rights and traditional tittles. Compensation entitlements are based on legal tenure and ownership status. Resettlement in Indonesia followed the transmigration route that involved taking people to the outer islands from densely populated Java, Madura and Bali. From 1969 up to 1989, more than 73,000 families were relocated through transmigration from Java, Madura and Bali to South Sumatra, Kalimantan, Sulawesi, Maluku and Irian Java. This resettlement programme was highly criticized by human right groups due to involuntary nature of migration and marginalization effect on the indigenous populations which led to rise of land disputes among the indigenous people (Zaman, 2007).

2.8.2.1 Challenges Encountered by Project Affected People in Indonesia

Challenges encountered by project affected people in Indonesia as a result of development project implementation includes; unfair compensation, inadequate social services and infrastructure in the resettlement area and land rights insecurity (Gloria and Helen, 1988; Ravi, et al., 1999; Zaman, 2007). Unfair compensation resulted from less capacity of government officials to undertake survey for market/replacement (Zaman, 2007). Apart from ambiguity on access to land for resettlement by project affected people, there was fewer social services and infrastructure in resettlement areas compared to size of population (Gloria & Helen, 1988).

In addition, the process of securing land rights such as land registration was left to the resettlers after land allocation and therefore those with less knowledge and ability in terms of financial capacity failed to secure their rights on land (Gloria and Helen, 1988). This later raised land disputes due to multiple claims such as ownership rights on the same piece of land between the settlers and host population (Indu and Perera, 2014). Moreover, Inadequate baseline information such as size of land available in the displaced area in comparison with number of people in host community led to shortage of land after project implementation which again contributed to rise of land disputes among the resettlers and host population as they competed for communal land (Zaman, 2007).

2.9. Theories Governing Implementation of Resettlement Schemes

With regard to this study, two theories namely participation theory and resettlement theory have been discussed as they are relevant and link to one another, thus they can help to inform the research on the specific issues and concepts that need to be researched.

2.9.1 Resettlement theory

The theory was proposed by Scudder and Colson in 1982. The theory considers that; the success of any resettlement project, whether development or disaster-related is highly dependent on the process. It suggests that genuine human resettlement process must pass through five stages as follows;

- (i) The resettlement planning;
- (ii) The recruitment of the population to be displaced;
- (iii) The actual relocation during the transition stage;
- (iv) Economic development; and,

(v) **Handing over.**

The theory focuses on the stress experienced by resettlers and their unique behavioral response at each stage. Success at each stage results to improvement on living standard of resettlers at resettlement area. During the first stage, resettlement plan is formulated by policy makers and the community to be resettled deal with decision made by their government or agencies responsible for relocation implementation. At the stage of transition, the displaced community learn about their future settlement area and try to transfer skills from their former settlement to resettlement areas(Scudder, 2012).

Third stage (potential development) occurs after resettlers have physically moved to resettlement area. At this stage of potential development, resettlers try to rebuild their economy and social networks therefore assistance on livelihood restoration from the government or resettling authority is required. The last stage (handing over or incorporation) involve integration of resettlers to the resettlement area production and lifestyle. At this stage, representative of resettlers are encouraged to community leadership position so as to create the feelings of security in the new areas. The ability of resettlers to re-establish social and economic assets to attain economic and social self sufficiency is what determine the success of any resettlement schemes(Scudder, 2012).

Assumptions of resettlement theory

- (i) Success of any resettlement depends on the process;
- (ii) Resettlement process must pass through five stages; and,
- (iii) Success at each stage is what result to improvement on living standard of resettlers at the resettlement area.

2.9.2 Participation theory

Participation describes active involvement of people in development organisation with the purpose of influencing decision that affect their lives (Roodt, 2001). It is the exercise of people's power in thinking and acting as well as in controlling their action in collective framework (Rahman, 1993). There is no universally valid theory of peoples participation in development programmes but set of propositions stating the condition under which people do or do not participate in collective action. Some propounders of these propositions are Goethe, Schille and Hegel who believe that “unfolding truth emerges only with active participation of the human mind” (Sherman, 2008).

Paul (1987) defines community participation in the context of development as an active process whereby beneficiaries influence the direction and execution of development projects rather than merely receiving a share of project benefit. To him the objectives of community participation as an active process include empowerment, building beneficiaries' capacity, increasing project effectiveness, improving project efficiency and project cost sharing. Ever since community participation was advocated by many authors in post disaster resettlement activities, its concept and value has gradually grown and has now become a widely accepted paradigm in relation to the performance of resettlement (Davidson, et al., 2007). To integrate beneficiaries in resettlement schemes, community participation needs to be encouraged to enhance acceptance and satisfaction (El-Masri and Kellet, 2001).

Assumptions of participatory theory

- (i) Participation of stakeholders in the project implementation leads to sustainable impacts; and,
- (ii) Lack of community capacity, language and gender discrimination are among barriers for community participation.

Generally, participatory theory link with resettlement theory since participation in the resettlement theory is considered in the resettlement process. In Tanzania, resettlement theory has been applied partially in some resettlement project such as Msimbazi river valley to Mabwepande resettlement project and Ubungo songas project on which project affected people were resettled at Mbweni settlement area. In these two projects, five stages of resettlement as proposed by Scudder and Colson in 1982 was applied. The shortcomings were observed on level of implementation such as on provision of services and infrastructure was not achieved at the required level as proposed by Scudder and Colson on resettlement theory. For example, at Mabwepande, plots were surveyed and serviced with electricity and roads while water service was not provided. Moreover, resettlers were provided with house for living while they were not involved on selection of resettlement site as proposed by theory on participation of beneficiaries for both projects.

2.10. Research Gap

Several studies have been conducted on resettlement implementation in Tanzania, most of them are based on adverse impacts to resettled community by Mteki, (2018) and Mushi, (2018). Other studies are those by Mohamed and Akule, (2021) based on in kind compensation on livelihood restoration to resettled community. Maliganya and Paul (2016)

studied about impacts of partial resettlement on the livelihood of adjacent communities to an area of project implementation. Another study was conducted by Vanclay (2017) on whether displacement is an opportunity for development. However, in all studies that were reviewed, there are limited number of studies on effectiveness in implementation process towards successful resettlement scheme. This study aims at providing knowledge on effectiveness in implementation process of resettlement schemes, while focusing on impacts to resettlers livelihoods.

2.11 The Conceptual Framework

The resettlement can result from many circumstances but within the scope of this research only resettlement from compulsory land acquisition or development induced displacement have been covered. The effectiveness on implementation of resettlement project was assessed in terms of land ownership, land tenure security, access to basic social services and infrastructures and employment status. The results provide insight on the achievement on access to land for ownership by displaced community at resettlement area; land with secured rights through planning and registration; access to basic social services such as health care, education, police, fire service, clean water, electricity together with infrastructures like roads, community centres and market centres and alternative employment opportunities to resettled community as result of implementation of Luguruni Satellite Town Resettlement process. The conceptual framework is depicted graphically in Figure 2.3.

2.11.1 Community Participation

Community participation in the resettlement process enables improvement on land tenure security at the resettlement area. It is believed that land tenure security is a vital pillar for poverty reduction and livelihood improvement since it can allow conduction of development activities and be used in access to credit facilities (IDI and OXFARM, 2016). According to Sanga (2009), resettlement programme has been adopted in many African countries as a means of ensuring land tenure security to project affected people. It is suggested that resettlement policies must include economically feasible rehabilitation of productive activities with sufficient income generation and cultural integration with hosts, which would not be achieved without access to land with secure tenure (De Sherbinin, et al., 2011). Fair and transparent land allocation and land registration increase land tenure security in resettlement areas (Zaman, 2002).

Measures of land tenure security, according to Simbizi et al. (2014), include but not limited to land disputes, perceived eviction risk, perception of equal rights of inheritance between boys and girls, the proportion of landless household, perceived customary institution service delivery and corruption. For this study, only land disputes and perceived eviction risk have been used to measure land tenure security. High eviction risk and existence of land disputes indicate land tenure insecurity which is an obstacle for livelihood restoration and hence unsuccessful resettlement schemes.

2.11.2 Resettlement Process

The process of resettlement needs to ensure that the project affected people get access and ownership of land at resettlement area. Land is a fundamental resource that almost all other resource depends on it (Makupa and Alananga, 2018). It is among the most important asset around the world (Teketel, 1998). According to Kumar (2012), land is a vital part of cultural and social identities, valuable asset to stimulate economic growth and central component for preserving natural resources and building the society that is inclusive, resilient and sustainable.

Determining land ownership in law involves determination of who has rights and duties over the property. The resettlement scheme implementation is believed to prevent the risk of landlessness to project affected people after displacement for accelerating livelihood restoration (Downing, 2002). Fair and transparent land allocation during resettlement process is the key factor for preventing the risk of landlessness to project affected people (Zaman, 2002).

According to Takesada et al. (2008), construction of schools for the children of resettlers, roads for transportation and other services and infrastructure provision are of paramount important for livelihood restoration. Resettlement must consider development and provision of social and physical infrastructures such as schools and health services since both play vital roles in livelihood restoration (Smith, 2001). Infrastructure increase productivity for people to meet their basic needs (Mohamed and Akule, 2021).

Researchers in real estate such as Takesada et al. (2008) reveal that physical and economical improvements together with social factors play great role for resettlement to be successful. Therefore, this study have assessed the availability and access to basic social services and infrastructure to measure effectiveness of resettlement scheme. Resettlement must be development oriented and planning must take into account access to employment

opportunities for resettlers (Smith, 2001). It is considered that the availability of alternative forms of employment opportunities in the resettlement area increase the probability of livelihood restoration for resettlers (Takesada, Manatunga, and Herath, 2008). Therefore, for this research, availability of alternative employment opportunities or being able to maintain the previous employment indicates the probability of livelihood restoration.

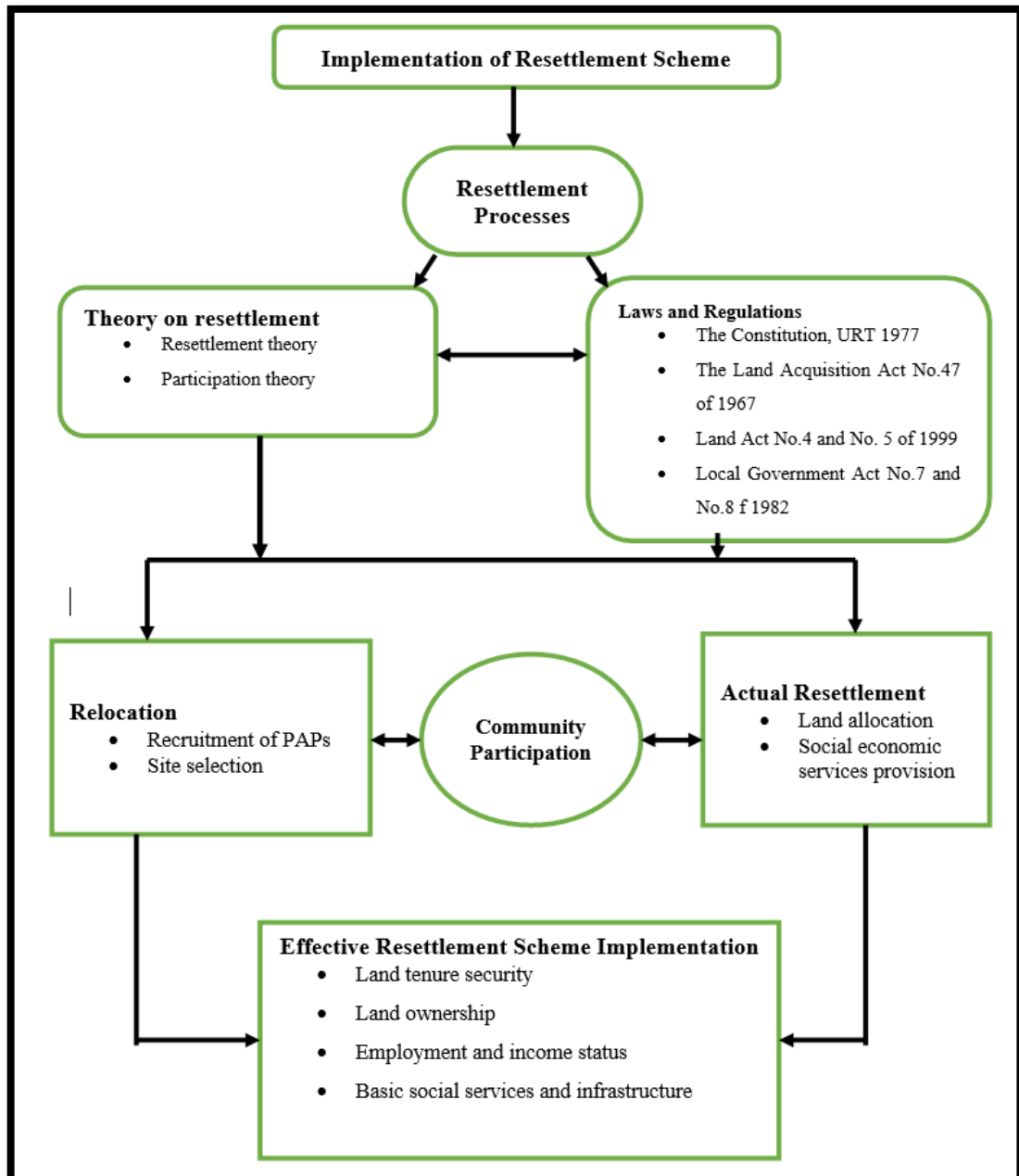


Figure 2. 3 Conceptual Framework. Source: Author's own construct, 2021

Figure 2.3 shows that government policy, community participation and resettlement process are the key factors for successful resettlement scheme.

2.12 Chapter Summary

This chapter provided a literature review on resettlement projects in compulsory land acquisition, resulting from implementation of development projects that necessitate land expropriation from the people. It provided an overview of the factors for effective implementation of resettlement project as well as providing information on different resettlement projects experiences from other countries. This is for the purpose of benchmarking the findings to be obtained from the study.

With regard to literature reviewed and theories, it has been revealed that community involvement and adherence to resettlement process in implementation of resettlement schemes tends to influence achievement of the set goals which are prevention of impoverishment risk, reconstruction and improvement of livelihoods to resettlers. However, the involvement of community in resettlement projects must be considered within the stages or process of resettlement implementation. Therefore, with respect to this study, land ownership, land tenure security, availability and access to basic social services and infrastructure, are the major variables that need to be taken into consideration on prevention of impoverishment risk, reconstruction and improvement of livelihoods to resettlers for effective resettlement scheme implementation.

CHAPTER THREE

RESEARCH METHODOLOGY

3.1 Introduction

This chapter presents the methodological approach used in this study as well as research design, approaches and methods, in data collection and analysis. Research methodology refers to as “extensive method to scientific investigation indicating how research questions should be asked, preferences for design, sampling logic, analytical strategies, inferences made on the basic findings and the criteria for establishing quality” (Teddlie and Tashakkori, 2009). According to Creswell(2009), research design is defined as “ plans and procedures for research that cover the assessment from wide statements to in-depth techniques of data collection and analysis”. Research design is concerned with clarification of procedures for collecting empirical data acting as flexible guidelines for theoretical paradigm and plans of investigation (Denzin and Lincoln, 2000). Tools used to collect data by researcher is what referred as data collection methods such as observation, questionnaire, focus group discussion and interviews. The methodology adopted for this study is described in the following section:

3.2 Research Approach

This study evaluates the effectiveness of implementation of Luguruni satellite town Resettlement Scheme on preventing impoverishment risk to resettlers. The procedures and process involved in implementation; community participation and challenges encountered to both resettlers and resettlement authority are highlighted. Suggestion of improvement on implementation process of resettlement scheme during compulsory land acquisition for resettlement to act as better tools for livelihood restoration to project affected people has been provided. To explore this in details, mixed research approach was deployed.

The mixed research approach combines fundamentals of both qualitative and quantitative research approaches (Creswell, 2009). The method is useful when single approach either qualitative or quantitative approach by itself is insufficient to understand the problem. Mixed method enables presentation in great comprehension (Creswell, 2009). Therefore, in order to better evaluate the effectiveness in the implementation of Luguruni Satellite Town Resettlement process, the use of these two approaches was inevitable.

The study analyses the process by looking on the way Luguruni Satellite town resettlement process was implemented and explore community participation in the process. Mixed approach is appropriate for studies calling for answers in the form of why and how questions (Yin, 1994). Combination of these approaches minimize their respective restrictions and provide insights of desired goals (Creswell, 2007; Gilbert, 2006; Teddlie and Tashakkori, 2009). Qualitative approach explores feelings while quantitative approach is adopted to answer “how” questions (Gillham, 2000; Creswell, 2009)

3.3 Research Strategy: Case Study

This study adopted case study strategy. Single case design was employed for this study. This involved evaluation of effectiveness in implementation of resettlement scheme for selected resettlement scheme implemented which is Luguruni satellite town Resettlement Scheme. According to Yin (1994), case study is defined as “an empirical investigation that examines contemporary phenomenon in its real life environment, particular when the limits between the phenomenon and context are not clearly evident”. Single case study strategy was employed for in-depth understanding on effectiveness in implementation of Luguruni Satellite Town Resettlement Scheme and is less time consuming (Yin, 2014).

The study has four research question: What were the procedures and processes in implementation of Luguruni Satellite Town Resettlement Scheme and how they were carried out? How the involvement of Project affected people influences the implementation of Luguruni Satellite Town Resettlement Scheme? What would have been the ideal approach towards achieving effective implementation of Luguruni Satellite Town Resettlement Scheme?? The ‘how’ questions are explanatory in nature ‘while’ what questions are descriptive in nature. The nature of these questions qualifies the adoption of case study strategy (Yin, 2014). This strategy enables the researcher to exploit diversity of sources, types of data and research methods including multiple data collection tools such as interviews, observation, text analysis as employed in this study (Yin, 1994; Gillham, 2000; Denscombe, 2007).

Case study strategy is chosen to optimise the understanding on implementation of resettlement scheme, especially process and procedures employed and community participation, so as to restore the livelihood of displaced community. Experiment and Survey methods was inappropriate to use because of multiple variables considered as quantification could become difficult but case study was compatible with the situation (Bonoma, 1985;

Yin, 1994; Ghauri, 2004). Therefore case study strategy was chosen to overcome shortcomings which arise when using other research strategy. The emphasis is to achieve in depth study under limited period of time within limited areas.

3.3.1 Justification of the selected case study

Since 1997, there have been several resettlement projects implemented in Dar es Salaam City as a result of development projects implementation (Mteki, 2018). Some of the resettlement projects includes Julius Nyerere international Airport expansion in 2000, The Kurasini Port Expansion project, Msimbazi River Valley to Mabwepande project and Kinyerezi Songas project and Ubungo Songas project as a result of Songas project implementation at Ubungo in 2003. However, the effectiveness in implementation of the project is not the same in all resettlement areas.

Selection of the case study resettlement started with an inventory of resettlement areas that resettlers were left worse off in terms of social and economic aspects. Being the case, a total of six potential resettlement areas for the study were identified and subjected to key criteria designed for the selection of the case study area. The selection criteria were subjected to weight allocation for a convenient evaluation as illustrated in Table 3.1. Further, based on the evaluation as indicated in Table 3.2, Luguruni Satellite Town Resettlement Scheme scored high points (15 points), thus selected as a case study area.

Table 3. 1: Criteria for Selection of Luguruni Satellite Town Resettlement Scheme as a Case Study

S/N	Selection Criteria	Weight Rating
1	The resettlement where study related to evaluation of effectiveness in implementation of the project has not been carried out	0-4
2	Resettlement site where affected people were located within the same location such as single ward	
3	The resettlement with availability of baseline information	
4	Resettlement occurred as the result of development project implementation	

Source: Author Construct, 2021

Table 3. 2; Final Evaluation of the Best-Case Study

Criteria	Weighting				Total scores	Remarks
	1	2	3	4		
Settlements						
Msimbazi River Valley project	3	4	2	3	12	
The Kurasini Port Expansion Project	1	3	1	2	7	
Luguruni Satellite Town project	4	3	4	4	15	Best resettlement project for the study
Kinyerezi Songas project	2	2	2	3	9	
Ubungo Songas Project	2	2	3	1	8	
Julius Nyerere International Airport Expansion	2	1	4	3	10	

Source: Author Construct, 2021

3.4 Sampling Design and Techniques

Two non-probability sampling techniques were employed; a purposive sampling and snowball sampling. The former is a sampling technique that entails deliberate selection of a particular population size to constitute the sample. This was for different reasons, by ideal of the positions the individuals hold, such as sub-ward leaders, ward leaders and other government and non-government officials. The essential examination unit here is the resettlement site, whose choice was conducted for purposes of attaining representativeness of the considered population. Other interviewed respondents selected were land officers, town planners, valuers and surveyors from MLHHS. Snowball sampling technique was also used to select resettlers to constitute the sample for detailed interviews whereby few resettlers who were known by local leaders enabled the researcher to identify others. As a result, a total of 72 resettlers were selected. The selection criteria were households which were displaced from Luguruni and resettled at Kwembe, capacity and willingness to participate in the study.

3.5 Data Collection Methods

Both primary and secondary data were collected from selected respondents and pertinent sources including written documents such as journals, reports, legislation and published dissertations. Both qualitative and quantitative data were collected (Doss et al., 2014). Information was gathered from Kwembe resettlement area.

Mixed or multiple data collection methods were used to collect primary data. The use of multiple data collection methods provides in-depth understanding of research problem

(Creswell, 2009). Similarly, Denzin and Lincoln (2000) add that; research needs to have several methods of data collection for validity achievement. Common methods of data collection according to Greene et al. (1989), involve house hold survey, in-depth interviews, questionnaires, observation artefacts, focus group discussion and documentary review.

3.5.1 Interview Method

Interview is the main data collection strategy utilised in this study due to its nature. The method enabled collection of opinions and experiences by resettlers from Kwembe resettlement area. It is the best method for gaining access to information about events, opinions and experiences. In addition, interview method allows the researcher to recognise how meanings of various aspects differed from officials and households (Patton, 2002). Interview was conducted with different groups of respondents as follows:

3.5.1.1 House hold interview

Both structured and unstructured set of questions guided in-depth interview with 72 households (see appendix 4). These were administered by the researcher and research assistant in recording answers from respondents. The respondents were household from Kwembe resettlement area who were displaced from Luguruni. Interviews were crucial for gaining information on challenges encountered by project affected people as the result of project implementation and their participation in the process. Information on access to land at resettlement area, land tenure security, availability of basic services and infrastructures and alternative employment at resettlement area were gathered. Recommendations on resettlement project implementation were also gathered.

3.5.1.3 Government officials

Interviews were conducted with land officer, valuation officer and town planner from MLHHS D using structured set of questions (see appendix 6). The information gathered from government officials includes; process of project implementation, participation of project affected people in the process of project implementation, challenges encountered by resettlement authority and recommendation on resettlement project implementation

3.5.1.4 Ward and Sub ward leaders

Interviews were conducted with four sub ward leaders and one ward leaders from Kwembe ward using structured set of questions (see appendix 7). The information gathered from ward and sub ward leaders includes; challenges in process of project implementation, participation of project affected people in the process of project implementation, impacts of the project-

to-project affected people and recommendations on improvement of resettlement project implementation.

3.5.2 Field observation

This method was used as a supportive or supplementary technique to compliment data obtained by other methods. Through this method the researcher had an opportunity to assess physical development on land including infrastructure and services ready provided and missing as they account on livelihood restoration. Physical observation also included taking photos of temporary structures built as mechanism for securing ownership rights on land, undeveloped plots and level of completion of property developed at resettlement area.

3.5.3 Documentary review

Secondary sources were used prior to the study as background resources to formulate background of the study. Secondary sources used in this study involves written documents such as Ubungo Municipality profile report, books, journal articles, published dissertations and internet sources. Other types of secondary sources of data are project documents prepared and used during project implementation.

3.6 Data Analysis, Interpretation and Presentation

Different methods were used in managing, analysing, clarification and presentation of collected facts by describing their attributes which helped the study to answer elements of research questions and the method used includes:

3.6.1 Data Analysis

Data analysis is the process of systematic applying statically and/or logical procedures to describe and demonstrate, condense and recap as well as evaluate data (Shamoo and Resnik, 2003; Sharma, 2018). Both qualitative and quantitative data were analysed by using Statistical Package for the Social Sciences software and interpretation was done by using descriptive approach showing tables, figures, frequency.

3.6.2 Data presentation

Presentation of analysed information was accomplished through maps, figures, text, photos and tables for supplementing discussion.

3.7 Validity and Reliability

Data collection instruments were pre-tested before being used through preliminary visit of the study area and necessary adjustment was prior done to increase the validity and reliability of the instrument. Demonstration of validity in a case study is equivalent to a demonstration of reliability (Guba and Lincoln, 1981). Reliability is the degree to which an assessment tool produces the stable and consisted results while validity is the extent at which an instruments measures what it is designed to measure (Lundequist, 1999; Merriam, 1991).

3.8 Chapter Summary

This chapter presented research the methodology where by research approach, design, process and strategy have been discussed. The selection of the case study area, and justification for its selection, sampling design and techniques have been elaborated. Data collection methods and their application in this research, reliability and validity of research tools used to collect data before data collection have been explicated. The means collected data have been analysed and presented has also been elaborated.

CHAPTER FOUR

ANALYSIS OF LUGURUNI SATELLITE TOWN RESETTLEMENT SCHEME

4.1 Introduction

This chapter analyses the implementation of Luguruni Satellite Town Resettlement Scheme from initial stage to final stage so as to evaluate effectiveness in implementation of the scheme on preventing impoverishment risk to project affected people. The chapter covers description of the study area in terms of location, population, employment and economic activities. The characteristics of Kwembe settlement area in terms of physical, social and economic development before the project implementation, during and after project implementation are analysed. Analysis of the process during relocation of the community at Luguruni area and actual resettlement at Kwembe area; improvement on land at resettlement area, social and economic rehabilitation to affected people are also covered. Furthermore, adverse impacts to project affected people which rose as a result of resettlement scheme implementation has been identified and explained.

4.2 Ubungo Municipality

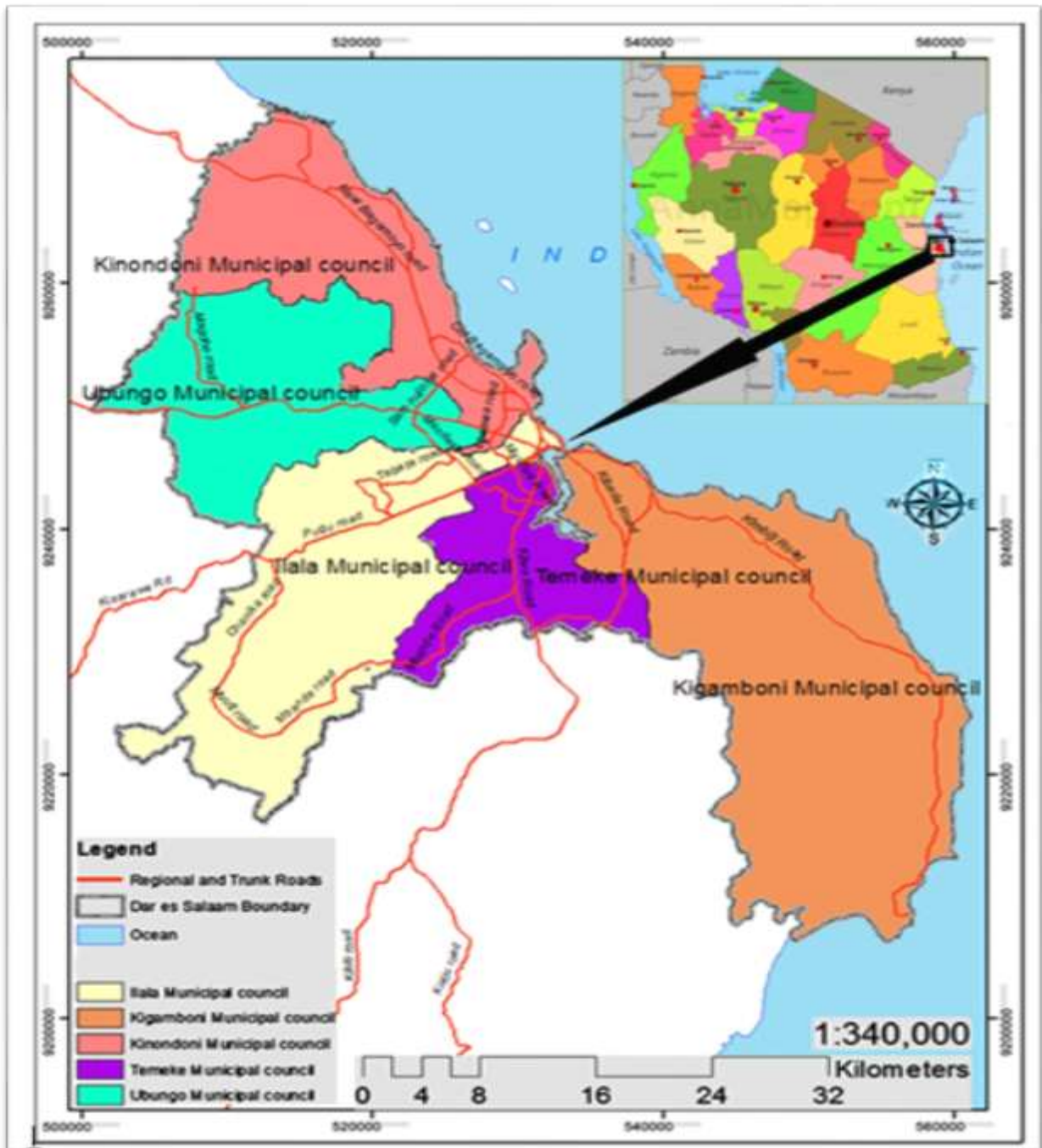
4.2.1 Location

Ubungo Municipal Council is among five municipalities of Dar es Salaam region. Others are Kinondoni, Temeke, Ilala and Kigamboni. It borders Kibaha district to the north, Kinondoni district to the South east and Kisarawe district to the west. The municipality has a total area of 260.40 square kilometres with a total population of 845, 368 where the male number is 409,149 and the female number is 436,219 according to the Housing and Population Census Report 2012. However, the 2016 projections indicate that the municipality has a total population of 1,031,349. Map 4.1 shows the location of Ubungo Municipality, while map 4.2 shows location of Kwembe settlement as a study area.

4.2.2 Employment and Economic Activities in Ubungo Municipality

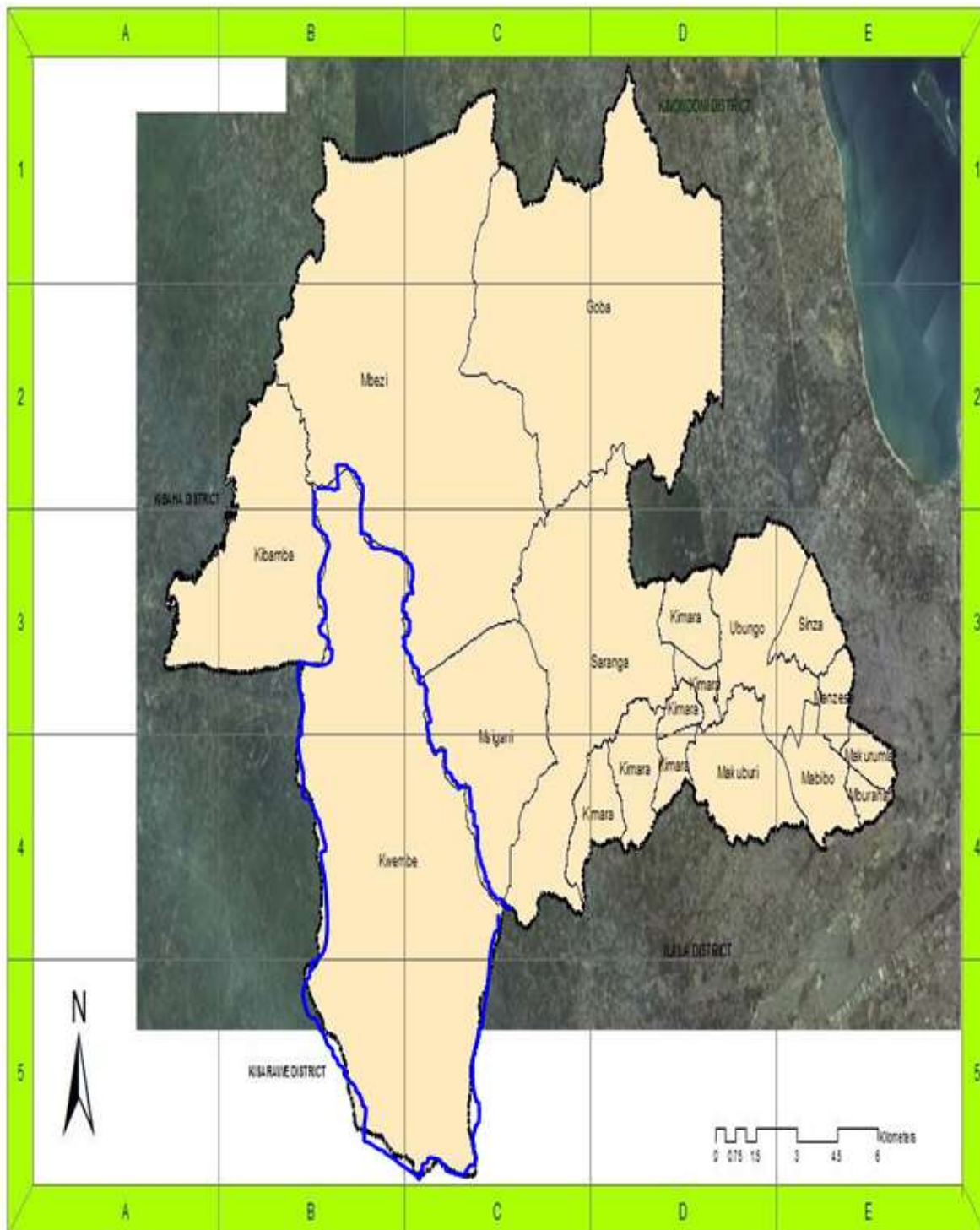
The population size for Ubungo Municipality is estimated to be 1,031,349 whereby 701, 317 are manpower, while the remaining 20, 616 and 309,404 are elders and children respectively (NBS, 2012). While 61 percent of manpower is engaged in private sector, 35 percent is self-employed and 4 percent is employed in public sector (Ubungo Municipal Profile Report 2016). The activities in which many people are engaged includes; private companies, institutions, business, petty traders, fishing, livestock keeping and agricultural activities.

Map 4. 1: Administrative Boundaries Map of Dar es Salaam City



Source: Dar es Salaam profile report, 2016

Map 4. 2: Administrative Map of Ubungo Municipality Showing Study Area



Source: Ubungo Profile Report, 2016

4.2.3 Luguruni Satellite Town Project

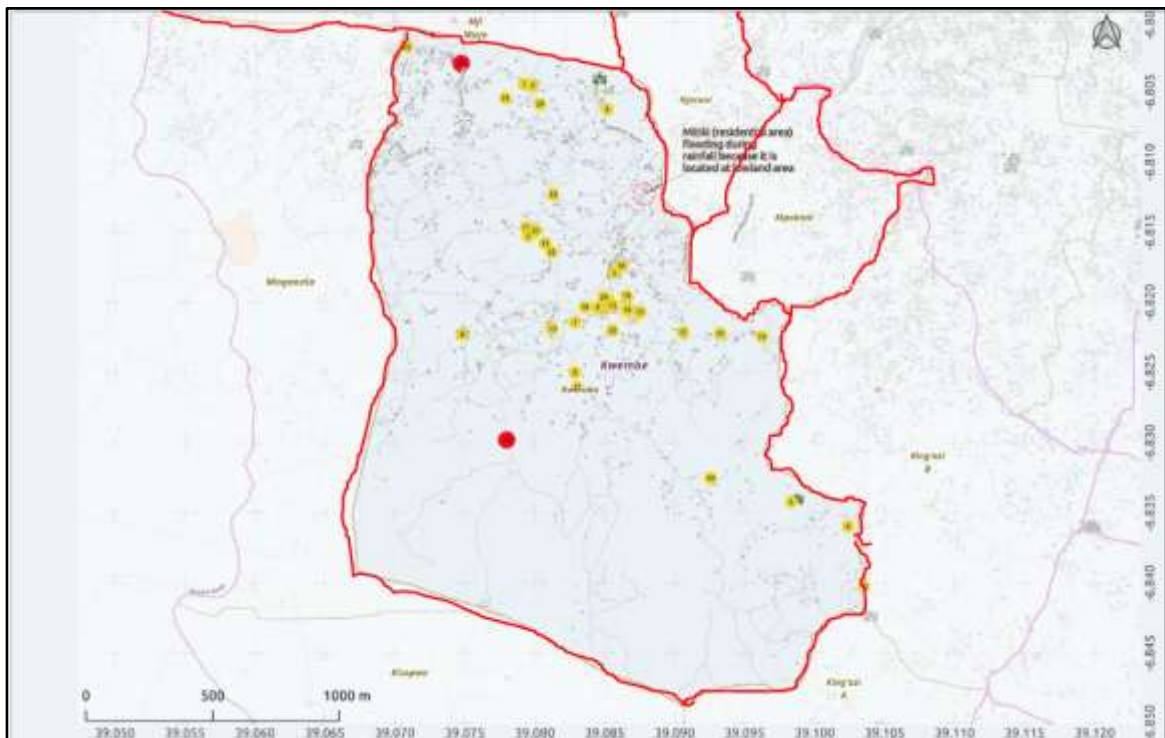
Luguruni is among eleven (11) sub-wards in Kwembe Ward located on northern part of the ward. The area coverage of Luguruni sub-ward is 151.7227 acres. Luguruni is among six satellite towns designated by the Dar es Salaam City Master Plan of 1979. Other areas include Kimbiji, Mjimwema and Kongowe in Temeke Municipality, Pugu Kajiungeni in Ilala Municipality and Bunju in Kinondoni Municipality. The projects were carried out by MLHSD in order to reduce the continuing increase in unplanned settlements, decongest the city center by bringing urban services closer to the residents and stimulate development of planned land.

The proposed mixed land use for the for the satellite town include high quality residential houses, commercial functions, public institutions, trade and businesses centres, recreational and infrastructure facilities. The planned activities before actual development of the project on land included negotiation with property owners for land acquisition, planning and surveying the area, valuation and compensation and relocation of existing community. The total number of 259 households from Luguruni area was to be relocated to give room for project implementation, therefore Luguruni Satellite town resettlement scheme was implemented. Four sub wards of Kwembe ward including Njeteni, Mji Mpya, Kwembe Kati and Mpakani which are closer to Luguruni area were selected to be resettlement area.

4.2.4 Kwembe Resettlement Area

Kwembe resettlement is located within Kwembe Ward in Ubungo Municipality. The ward is among 14 wards in Ubungo Municipality and consists of 11 sub-wards including Mji Mpya, Kisopwa, Mloganzila, Luguruni, King'azi A, King'azi B, Kwembe, Njeteni, Kwembe Kati, Amani and Mpakani. It is located approximately 23 kilometers from CBD. It is bordered by Morogoro road to the north, Kisarawe district to the south, Msigani ward to the East and Kibamba ward on Western side. The resettlement area covers four sub-wards as shown by Map 4.3. The area coverage of resettlement area is approximately One hundred thirty-six (136) hectares

In accordance with the Housing and Population Census Report of 2012, Kwembe ward had a population size of 56,899 persons whereby 28,040 are male and 28,859 are female. The average household size in Kwembe ward was 4.1 by 2012 (NBS, 2013a). The population size of Kwembe ward was estimated to increase by five percent each year (NBS 2013b).

Map 4. 3: Administrative Map of Kwembe Ward

Source: Kwembe Profile Report, 2016

According to the Dar es salaam Master Plan of 1970; Kwembe resettlement area was not zoned for any residential use. It was considered as a farming area. By 2004, Kwembe resettlement area had only few buildings sparsely located as shown by google earth map on plate 4.1 and the market land values was ranging between TZS 1,000,000/= to TZS 1,500,000/= per acre. The main activities in the area were urban farming practised along the river valleys and horticultural activities were found throughout the settlement. During implementation of the project in 2009, sparseness in location of the building was reduced as there was increase in population as the result of migration of the people in the area after having pre information on implementation of Luguruni project. The market land values were between TZS 3,500/= and TZS 5,000/= per square metre during the period of project implementation.

After implementation of the project, the land use has been transformed to residential use and the urban agriculture is no longer practised whereby the sparseness of the building location has been minimised as shown by plate 4.2. The land values as per Ministry rate range between TZS. 5,000/= and TZS. 25,000/= per square metre for residential properties.



Plate 4. 1 Kwembe resettlement area in 2004 before project implementation. Source: Retrieved from Google Earth, 2021



Plate 4. 2 Kwembe resettlement area in 2021 after project implementation. Source: Retrieved from Google Earth, 2021

4.3 Objectives on Implementation of Luguruni Satellite Town Resettlement Scheme

In 2007, the period when the implementation of the Luguruni Satellite Town Project started, the whole land of Luguruni was under occupation by the community. The Government of Tanzania decided to acquire land compulsorily by eminent domain to give room for a development project. The government plan for displaced community was to ensure availability of land where they could spend money from the compensation paid at the displacement area to resettle. Kwembe was selected as resettlement area and the purpose was to ensure availability of surveyed land in other sub-wards of Kwembe Ward namely Njeteni, Mji Mpya, Mpakani and Kwembe where the land was to be planned and surveyed for plot allocation. The following were government objectives for implementation of Luguruni Satellite Town Resettlement Scheme:

- (i) As an assurance for acquiring alternative land at Kwembe as resettlement area for project affected people after displacement from Luguruni;
- (ii) To enable displaced community, acquire alternative land close to the area of displacement so as to maintain social and economic status through continuity of their previous employment.;
- (iii) To enable the displaced community, acquire land close to the area of project implementation, so as to enjoy economies of scale from the project after implementation; and,
- (iv) To enable project affected people acquire land which is planned and surveyed for land tenure security.

4.4 Resettlement Process

The whole process of resettlement involved two fundamental phases; relocation and actual resettlement. The relocation phase involved land acquisition and compensation at Luguruni area, while actual resettlement involved land acquisition at Kwembe area for resettlement followed by planning, demarcation of plots and allocation to the displaced people from Luguruni.

4.4.1 Acquisition of Luguruni Area

Luguruni is among eleven (11) sub-wards in Kwembe Ward located on northern part of the ward. The area coverage of Luguruni sub-ward is 151.7227 acres. Luguruni is among six satellite towns designated by the Dar es Salaam City Master Plan of 1979. Other areas include Kimbiji, Mjimwema and Kongowe in Temeke Municipality, Pugu Kajiungeni in Ilala Municipality and Bunju in Kinondoni Municipality.

The projects were carried out by MLHHS in order to reduce the continuing increase in unplanned settlements, decongest the city center by bringing urban services closer to the residents and stimulate development of planned land. The planned activities before actual development of the project on land included negotiation with property owners for land acquisition, planning and surveying the area, valuation and compensation and relocation of existing community. The total number of 259 households from Luguruni area was to be relocated to give room for project implementation.

In January 2007, MLHHS made an official announcement in the Government Gazette to acquire land measuring total of 151.7227 acres at Luguruni area to implement the Luguruni

Satellite City project. Thereafter the process of sensitisation to facilitate land acquisition by the team of experts from Kinondoni Municipality and MLHSD followed. By August 2007, valuation exercise began and was completed including approval of valuation reports after four months later whereby residents were notified to collect their cheques from administrative office of Kinondoni Municipal Council. The notification was through local leaders and public media. Commitment bond for vacating the area within 30 days was to be signed upon receipt of the cheques. Table 4.1 indicates different land uses planned for the proposed Luguruni Satellite Town after relocating the community.

Table 4. 1: Distribution of Surveyed Plots at Luguruni

S/N.	Land use	Number of plots	Area size (hectares)
1	Commercial	246	19.20
2	Office	28	6.83
3	Commercial/residential	15	1.90
4	Commercial/office	16	3.47
5	Informal sector	10	3.90
6	Market/shopping mall	2	0.46
7	Institution	12	5.60
8	Open space	3	4.10
9	Petrol station	2	0.70
10	Housing estate	8	14.70
11	Botanical garden	2	0.40
12	Solid waste collection point	1	0.20
TOTAL		345	61.46

Source: MLHSD, 2021

4.4.1.1 Recruitment of Project Affected People and Compensation

Results show that identification of project affected people was based on lawful ownership of land. Ownership documents such as sales agreement, residential license and letter of proof about ownership from ward and sub ward leaders were used for recognition of land ownership by a person. Total of 259 households were recognised to have land ownership from Luguruni and therefore considered as project affected people. Findings further reveal that only people who had land ownership right were entitled to compensation excluding tenants and unlawfully land occupiers. Moreover, results show that, more than 400 households were living at Luguruni during project implementation. This implies that more than 141 households who were occupying land unlawful from Luguruni were left without any resettlement assistance compared to those with lawful ownership on land.

Land Act No.4 of 1999, section 156 requires that “compensation shall be payable to any person for the use of land of which he is in lawful occupation” and section 175(1) of the same act define unlawfully occupation of land that is “*any person who, without lawfully authority or without any right or license, express or implied under customary or statutory land law so to do;*

- (a) Occupies or erect any building on land and*
- (b) clear, digs ploughs, cultivates, or grazes animals over any land or part of it*
- (c) cuts or removes any timber or other produce on or from any land or part of it, shall be taken to be in unlawful occupation of that land”*

To abide with local laws during implementation of Luguruni Satellite Town Resettlement Scheme, tenants and other unlawfully land users were not recognised as project affected people despite being displaced from the former area to give room for project implementation. As a result, there was no any resettlement assistance given to them for prevention from impoverishment risk. International policy on resettlement such as World Bank Resettlement Policy (OP 4.12) require that tenants and other unlawful land users, as long they have been affected with displacement, should be given assistance on resettlement to prevent them from impoverishment risk. According to Zapata, Melendez and Guzman, (2016), for resettlement to be effective, the definition of project affected be should cover any person who incurs loss as a result of project implementation in the area of where they living or conducting business.

4.4.1.2 Awareness to Project by Project Affected People

Land acquisition at Luguruni was perceived negatively by political leaders as they considered displacement of people from the area as a decrease in the number of their potential voters. As a result, a smaller number of people were informed by local leaders about general meeting for awareness and sensitisation. Figure 4.1 indicates the means through which the community got awareness about the project

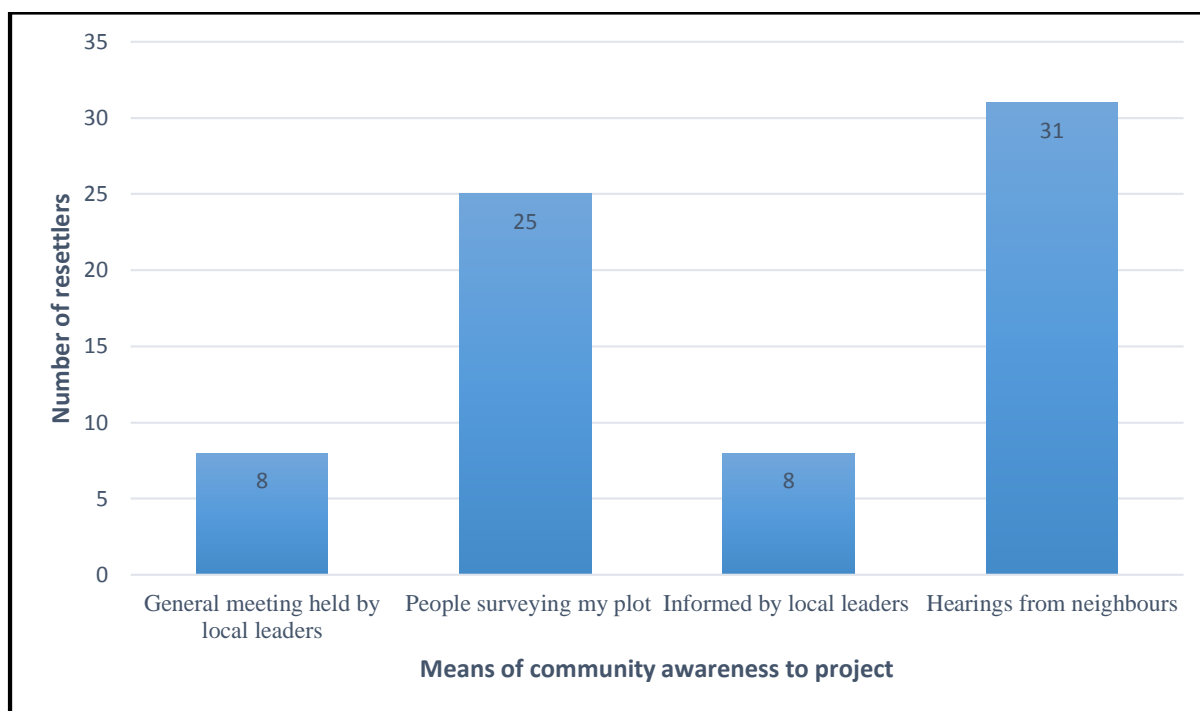


Figure 4. 1 Means of Community Awareness to Land Acquisition Project by PAPs

From figure 4.1 which shows different ways through which project affected people got information on the project implementation. Only 16 people who are 22 percent of project affected people got information about project through local leaders which is considered as official means while 56 people who are 78 percent of project affected people got information through other means which are considered unofficial. Such unofficial means of awareness by the community is shown on figure 4.1 includes seeing people surveying in their former areas and hearing from neighbours. Through an interview with household, it was revealed that; Local leaders were not transferring information from resettlement authority which was MLHHS D to project affected people about project sensitisation meetings to be held. Local leaders were purposely trying to hinder the process of project implementation. One of the households among resettlers stated that:

“Our leaders especially sub ward leaders were holding information without informing us about sensitization meeting when they were supposed to inform us about the date of conducting meetings as they were fearing that displacement would mean elimination of Luguruni sub ward administrative office”

This imply that less people were able to get clarification on the project before implementation as only 22 percent of project affected people were active in attending on

sensitization meeting while the rest 78 percent were not in position to attend in sensitization meetings. This imply that a smaller number of project affected people were in position to gain access on capacity building and awareness on project.

4.4.1.3 Dispossession of Properties from Project Affected People to MLHHS D

Results show that project affected people were not given enough time of preparation to vacate their premises at Luguruni. Only one month notice was given and project affected people were supposed to sign commitment bond upon receipt of compensation payment checks while the allocation of plots was not yet conducted at resettlement area. The allocation of plots at resettlement area started in 2009, while other people were compensated in 2008. This resulted to movement in other areas for resettlement which was not planned by the government.

4.4.2 Actual Resettlement Phase at Kwembe

The displaced people from Luguruni were resettled in four (4) sub wards of Kwembe ward which include; Njeteni, Mji Mpya, Kwembe Kati and Mpakani. Before resettlement implementation, the four sub wards were sparsely populated with residential buildings and large part of land was used for urban agriculture. During resettlement implementation, sparseness of population was less compared to the period and all the land was occupied by individuals, therefore, compulsory land acquisition was to be conducted to resettle the displaced people from Luguruni.

Compulsory land acquisition of 61.4 hectares from 150 households involved key steps including; legal preliminaries to be assessed by the Ministry of Land, Housing, and Human Settlements Development or local government in 2009, notification to the public by government gazette published on 5th March 2009 and public media, assessment of compensation and payment in 2009 and 2010 and lastly taking possession of the properties the same year of compensation payment. After land acquisition at Kwembe for resettlement, it was followed by planning and surveying of land at Kwembe resettlement area within the same year where by 450 plots were surveyed. The surveyed plots were distributed in different uses as shown by table 4.2:

Table 4. 2 Distribution of surveyed plots at Kwembe

S/N.	Land use	Number of plots	Percentage (%)
1	Residential	432	96
2	Commercial/residential	10	2.22
3	Primary school	1	0.22
4	Nursery school	2	0.44
5	Religious site	3	0.67
6	Institution	2	0.44
	TOTAL	450	100

Source: MLHSD, 2021

Findings as indicated on Table 4.2 reveal that, the acquired land for resettlement was planned for various use to include residential use plots are 432 which is 96 percent of all plots, commercial/ residential plots 10 (2.22%) and school and religious plots 6 (1.33%) while plots for other institution were 2 which were only 0.44 percent of all plots. However, it was revealed that, some important areas for community use including market area and playgrounds were not included on land use plan. Therefore, this situation resulted to trespassing on land planned for other use and started to be used as playgrounds and market areas. Plate 4.3 indicates the plot which was planned for institutional is being used as playground by the community while plate 4.4 indicates road reserve area which is being used as market area



Plate 4. 3 Undeveloped institutional property currently used as playground



Plate 4. 4 Road reserve area being used as market area

4.4.2.2 Land Allocation at Resettlement Area

The study reveals that the government plan on Luguruni Satellite Town Resettlement Scheme implementation established criteria to be allocated land at Kwembe resettlement area. Being among project affected people from Luguruni was used as a criterion to be given first priority of being allocated land at resettlement area but the criterion was not adhered to. Findings further reveal that during implementation every person had equal chance of acquiring land at resettlement area. There were no strategies put forward by resettling authority to ensure that the displaced community were first to be allocated land as it was planned. During land allocation, people were not asked whether they were among displaced people from Luguruni but only normal criteria were applied such as citizenship. This raised demand of land at Kwembe and rise in price. The market land values at Kwembe resettlement area as per the MLHSD before 2007 of project implementation was not more than TZS. 4,000/= per square metre but during project implementation in 2009, the market land value as per MLHSD was TZS. 6,100/= per square metre.

Moreover, results show that two (2) people who were owning total 6 hectares size of land from Mji Mpya and Njeteni sub wards in Kwembe were not satisfied with the amount of compensation and therefore rejected compensation. However, surveyed plots from their land were allocated to other people and five (5) land ownership disputes were reported from this land at resettlement area.

4.4.2.3 Social Economic Development

The findings of the study revealed that the Government plan on implementation of Luguruni Satellite Town Resettlement Scheme excluded the social and economic development stage which includes; servicing of plots with water, electricity and construction of access roads. The implementation of the project involved only four stages as shown on Figure 4.2 which included resettlement planning, recruitment and actual relocation of project affected people, while the last was handing over. Handing over of the project was done only at Luguruni, the area where people were displaced the land was given to NHC for satellite town development project. After surveying plots, then allocation of plots was followed along with activity of servicing plots was left to an individual. This discouraged some of the project affected people to move to the area and opted to look for resettlement in other areas which were not planned by the government. Figure 4.2 indicates stages of resettlement adopted during implementation of Luguruni Satellite Town Resettlement Scheme and its relevance to Scudder and Colsion theory of resettlement

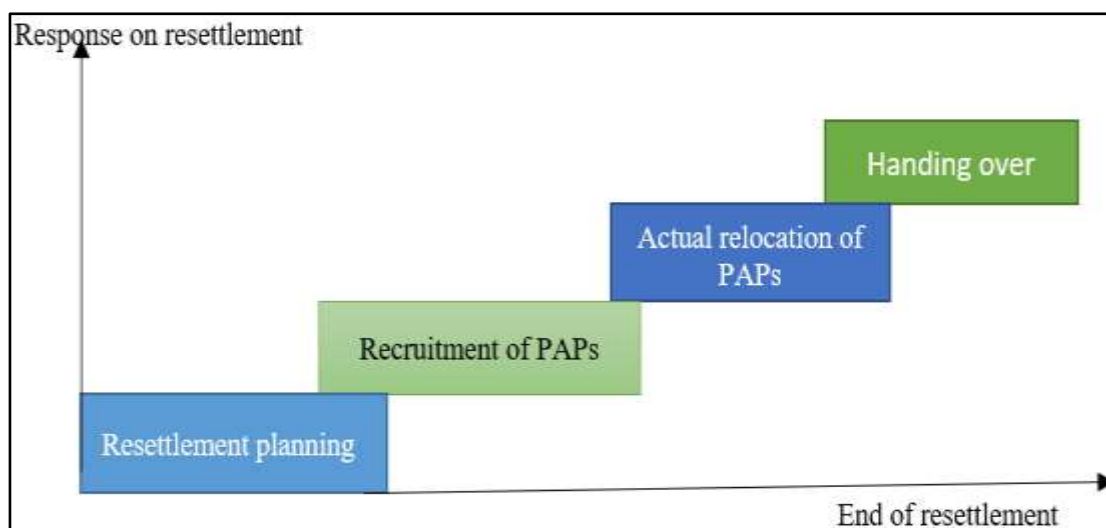


Figure 4. 2 Compliance to Resettlement Theory.

The results from figure 4.2 demonstrate that the implementation of Luguruni Satellite Town Resettlement Scheme had four stages not complying with Scudder and Colsion Theory of resettlement which has five stages. Economic development stage was not incorporated for Luguruni Satellite Town Resettlement Scheme therefore there was no construction of infrastructures such as roads, health centres, market centres, schools and provision of services such as water and electricity at Kwembe resettlement area. Infrastructures and

services are of paramount importance for livelihood restoration and improving living standard of the resettled community

4.5 Participation of PAPs in the Resettlement Process

The results on community participation during implementation of Luguruni Satellite Town Resettlement Scheme for the whole process are provided in the following sub-sections:

4.5.1 PAPs Participation in Valuation for Compensation at Luguruni

There was less involvement of PAPs in valuation for compensation exercise. The results; revealed that only 10 PAPs among 72 acknowledged that they were satisfied with the level of involvement in valuation for compensation exercise, while 62 were not satisfied with the extent to which they were involved. The results further revealed that, the PAPs were not aware of the components of the compensation package during valuation exercise but they were called to crosscheck the amount of compensation on draft report.

As a result of less involvement, the project affected people rejected the first valuation draft report for compensation in 2007 and demanded nullification of the whole valuation exercise. Valuation exercise had to be repeated due to complaints that, the amount of compensation was not relevant to the value of their properties. After revaluation exercise in 2008, the project affected people accepted compensation despite the fact that they were not satisfied with the amount of compensation.

4.5.2 Participation on Surveying plots at Kwembe

The surveying exercise on land which was acquired for resettlement at Kwembe was conducted without participation of those affected by the project and those living in the area during the time of project implementation. As a result, most of them were not aware of new boundaries for their plots after compensation on parts of land they were occupying. This resulted into land disputes for example eight (8) reported boundary disputes from resettlement area were between the host and resettlers community. This implies that there was less involvement of the host community in the process of plots demarcation.

4.5.3 PAPs Participation during Land Allocation

The plan by the resettlement authority for land allocation in Luguruni Satellite Town Resettlement Scheme was to give first priority to displaced community from Luguruni. Interviews with 72 households who were resettlers revealed that they faced competition in

acquiring land at resettlement area. The allocation of the plots based on ability to purchase without giving priority to the project affected people as it was planned. Resettlers were allocated land on papers without assistance on physical identification of plots by the resettlement authority. Figure 4.3 indicates means through which resettlers became aware of location and boundaries of their plots at the resettlement area.

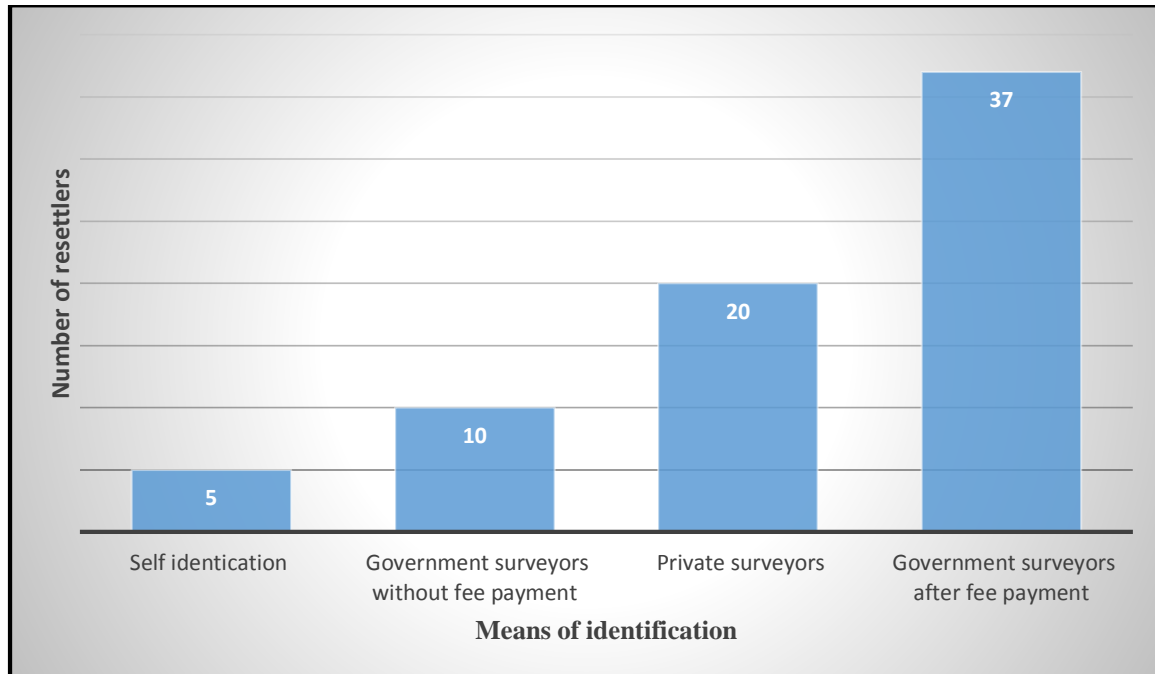


Figure 4. 3 Means of Identification of Plot Boundaries and Location.

The results from Figure 4.3 demonstrate that 15 people (21percent) of resettlers identified their plots without extra ambiguity through self-identification and government surveyors without payment of identification fees during land allocation. However, 57 resettlers who are 79 percent of resettlers failed to identify the location and boundaries of their plots after allocation and therefore they had to hire surveyors from private sector and government institutions. This implies that there was less involvement of resettlers on land allocation as large number of them failed on physical identification of the location and boundaries of their plots.

4.6 Challenges Encountered by Project Affected People

The objectives of implementation of Luguruni Satellite Town Resettlement Scheme were based on improvement of the living standard and livelihood restoration among resettlers

after displacement from Luguruni. The outcomes of the project are quite different as elaborated in the following sub-sections:

4.6.1 Insecurity in Land Rights

Among the objectives of the government in Luguruni Satellite Town Resettlement Scheme implementation was to ensure the displaced community had access to land free from eviction risk and land disputes. The results show that among 72 resettlers, 51 percent were subjected to different forms of land disputes at the resettlement area. Ownership disputes were encountered by 68 percent of resettlers whereas 22 percent were subjected to boundary disputes, while 10 percent were subjected to land use disputes. Despite land registration, resettlers were subjected to land disputes; 35 percent of resettlers possessed certificate of right of occupancy. Furthermore, it was revealed through an interview with households that as a result of land disputes risk at resettlement area, some people who had not yet developed their plots constructed temporary structures on their plots as a means of land rights protection. Temporary structures as shown by Plate 4.5 were observed on 5 plots as a means of securing land ownership and use rights since land registration by itself had not achieved success on land use and development rights protection.



Plate 4. 5 Temporary structure as means of securing land rights

As a result of land disputes at Kwembe, regardless of land ownership documents they held, resettlers felt and perceived their land rights not secured. Figure 4.4 indicates perception on land tenure security at the resettlement area by the selected resettlers.

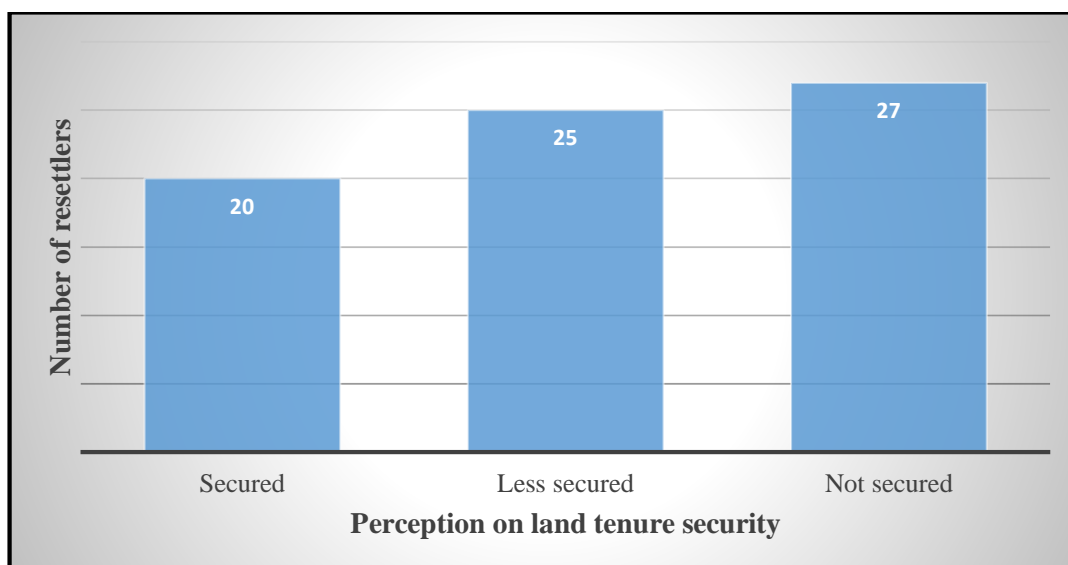


Figure 4. 4 Perception on Land Tenure Security by Resettlers

Figure 4.4 shows that, the number of resettlers who felt had unsecured land rights at resettlement area was larger than those who felt secured. The results show that among 72 interviewed resettlers, 27 felt unsecured, 25 felt less secured while 20 felt secured. Resettlers who felt unsecured and less secured were subjected to land disputes and there were stop orders for construction on their sites by courts and Ubungo Municipality. Five stop orders were observed at the resettlement area as a result of land disputes as seen on Plate 4.6. Resettlers who felt secured were free from land disputes.



Plate 4. 6 Stop order on ongoing construction at resettlement area

Stop order from Ubungo Municipality as shown on plate 4.6 is a result of double allocation of plots at resettlement area whereby two people claim to have ownership rights on the same plot which was being developed by the one who had acknowledgment of payment while another person had certificate of right of occupancy

4.6.1.1 Sources of Land Disputes at the Resettlement Area

From the analysis of findings, the study found that conflicts in the study area are originated from a number of sources as explained in the following subsections:

(a) Poor governance in the land allocation process

Results showed that the process of land allocation at resettlement area was poorly coordinated. It was revealed that 12 out of 25 resettlers who were subjected to land ownership disputes resulted from double allocation of plots. The findings further revealed that, there were multiple survey map versions for some parcels of land which contributed to the double allocation of plots.

Among the interviewed resettlers who were subjected to land disputes as a result of double allocation of plots stated that; *“Land administration experts from the Ministry presented two different survey map versions for the same parcel of land when the District Commissioner came here for a meeting with residents on the process of land disputes resolution”*. An interview with experts from MLHHS D revealed that there were signs of fraudulence by some of the officials involved in the process of land allocation at Kwembe resettlement area.

(b) Less awareness on plot boundaries by the host community

During land acquisition for resettlement, the host community was not displaced from the area but their plots on which their houses were constructed were surveyed and they were left with ownership rights. The remaining parcel of land was compensated and allocated to resettlers. The results showed that, boundaries of plots compensated were not clear to the host community in the resettlement area as 8 resettlers were subjected to boundary disputes with the host community. This implies that there was less involvement of the host community in the process of plots demarcation.

(c) Shortage of space for public use

Out of 450 plots surveyed at resettlement area, the area is missing plots for market centres and playgrounds. The need for alternative land to fulfill the needs had resulted into

encroachment to land planned for other use as stated earlier that road reserve area is being used as market area and institutional reserved land is being used as playgrounds. This implies that failure to accommodate spaces for market centres and playgrounds from 450 surveyed plots gave rise to land use disputes

(d) Delayed Development on Allocated Land

Among 450 plots surveyed at Kwembe for resettlement, 432 plots were planned for residential use. All surveyed plots were allocated to people including resettlers and other people who were not project affected people. However, the number of plots developed is smaller compared to undeveloped as indicated by Table 4.3.

Table 4. 3: Status of Development on 450 Plots at Resettlement Area

S/N.	Land use	Surveyed plots	Developed plots	Undeveloped plots	Percentage (%) of developed plots
1	Residential	432	190	242	43.98
2	Commercial/residential	10	7	3	70
3	Primary school	1	0	1	0
4	Nursery school	2	0	2	0
5	Religious site	3	3	0	100
6	Institution	2	1	1	50
	TOTAL	450	201	249	44.67

Source: MLHHSD, 2021

The results from Table 4.3 demonstrate that 201 plots had been developed which are only 44.67 percent of surveyed plots at the resettlement area. Furthermore, 190 residential plots had been developed which is only 43.98 percent of surveyed residential plots. This indicates delayed development on allocated plots at the resettlement area as the number of plots developed is less than the number of undeveloped plots for more than seven years now, while all 450 plots were allocated. Plate 4.7 indicates some of surveyed plots which were not developed at resettlement area. This implies that there is less enforcement on development control at the resettlement area



Plate 4. 7 Undeveloped plots indicating delayed development on allocated plots.

4.6.1.2 Impacts of delayed development on allocated plots at resettlement area

(a) Encroachment

Delay of property development on surveyed plots within the resettlement area had resulted into encroachments on land whereby some people are developing properties on plots which they have no ownership or use rights. Findings further revealed eight demolition orders served for removal of developed structures on plots which developers are not registered with ownership right as evidenced by Plate 4.5.



Plate 4. 8 Demolition order by Ubungo Municipal Council

(b) Resale of plots by trespassers

Since 252 plots which are 56 percent of surveyed plots had not been developed in the resettlement area, there was trespass on land rights which led to land disputes in the resettlement area. Interview with two ward leaders revealed that four land dispute cases resulted from purchase of properties from people who had no legal ownership rights on the respective properties but they had been occupying the land for more than four years. Trespassers were selling properties to others who were not aware of procedures for verification of land ownership information such as lodging an official title search at MLHHSO or municipal council before purchase. Plate 4.9 indicates warning banner strategies to prevent resale of the properties by trespassers.



Plate 4. 9 Warning banners that the plot is not for sale

4.6.1.3 Dispute resolution mechanism at the resettlement area

This study reveals that there were delays in resolution of land disputes. Only 15 among 37 resettlers who were subjected to land disputes had cleared the disputes for more than three years by the time of this study. Table 4.4 indicates the number of cases reported at the resettlement area and their resolution status.

Table 4. 4: Land Disputes and Resolution Status between 2014 and 2021

S/N.	Nature of land disputes	Year	No. of cases	No. of resolved disputes	Percentage (%) of resolved disputes
1	Ownership	2014	5	4	32
		2015	8	2	
		2016	4	1	
		2017	3	0	
		2018	5	1	
2	Boundary	2014	1	1	25
		2015	6	1	
		2016	1	0	
3	Land use	2014	4	4	100
4	Total		37	14	38

Source: Field Data, 2021

The results on Table 4.4 show the number and nature of different land disputes reported at Kwembe resettlement area since 2014 and those which had been resolved up to 2021. The percentage of cases resolved was only 38 percent while 62 percent were still pending. Land use disputes had been resolved at 100 percent but ownership and boundary disputes seem to be prolonged as only 32 percent of ownership disputes and 25 percent of boundary disputes has been resolved for more than five years now. This implies that the mechanism of resolving land disputes in the resettlement area does not favour the government objectives on establishment of the Kwembe resettlement area among which was to ensure project affected people acquire land which is free from land disputes.

4.6.2 Poor Social Services and Infrastructures

Results show that the implementation of Luguruni Satellite Town Resettlement Scheme was done without incorporation of plan on social services and infrastructure improvement as elaborated in the following;

(i) Water

The study results revealed that 25 resettlers were connected with clean water from Dar es Salaam Water Supply Authority (DAWASA) at TZS 350,000. The cost was payable in monthly installments with monthly water use bills. These 25 resettlers were connected with water service in 2019 after more than seven years of resettlement. However, it was discovered that the water flow in the resettlement area was not uniform; Only 5 resettlers had access to water daily, 10 had once per week and 10 other resettlers had irregular flow of water in terms of days per week. This led to increase in the cost of living to resettlers who had irregular water flow. Resettlers incurred cost of purchasing water by TZS. 24,000/= for 2000 liters from truck water suppliers, while the same amount of liters cost bill of TZS 3,200 from DAWASA. This increased the cost of living compared to Luguruni area and thus discouraging improvement on living standard of resettlers.

(ii) Electricity

Since there was no plan on servicing plots after survey at resettlement area, 22 households which were 30 percent of resettlers were not connected with electricity from the public main. However, 70 percent of resettlers are connected to electricity at high cost. Each household was required to pay more than TZS. 450,000/= to Tanzania Electric Supply Company (TANESCO) while would have been not more than TZS. 350,000 if plots were serviced with electricity by resettlement authority. This is among the sources of the stress experienced by

resettlers as a result of community displacement from Luguruni where they were connected to electricity.

(iii) Access roads

The planned access roads at the resettlement area were not constructed during and after project implementation therefore plots were allocated and left without construction of access roads. Findings further revealed that, only 25 plots had access roads. Access roads available were compacted earth road without even canals for rain water drainage which resulted into water logging, limiting accessibility during rain reason. Resettlers were constructing roads through volunteering in terms of manpower on constructing earth compact roads as shown by plate 4.10. indicating condition of access roads available at the resettlement area.



Plate 4. 10 Access roads in Kwembe resettlement area.

(iv) Educational and healthcare facilities

Findings from the study revealed that during the establishment of resettlement area, two plots were planned and surveyed for primary and nursery school use. The education facilities such as primary and secondary schools had not been constructed within the resettlement site since its implementation. The existing schools were subjected to deficit on facilities as indicated by table 4.6

Table 4. 5 Education Facilities Within Kwembe Ward

Name of school	No. of class rooms			Toilet rooms			Student's desk		
	Requirement	Available	Deficit	Requirement	Available	Deficit	Requirement	Available	Deficit
King'azi	30	7	23	59	6	53	432	350	82
Kisopwa	12	7	5	10	6	4	200	120	80
Kwembe	30	10	20	61	10	51	455	300	155

Source: Field Data, 2021

Table 4.5 indicates schools found in Kwembe Ward which accommodated students from resettlers community. There was deficit of more than 50 percent of classrooms and toilet rooms. While the objective of the resettlement was to improve the living condition of the displaced community, there was less achievement of the objective at Kwembe resettlement area. Furthermore, the results from the study revealed that, the distance from Njeteni, Mji Mpya and Mpakani sub-wards which accommodate resettlers is more than three kilometres to Kisopwa and King'azi Primary Schools and there was no public transport. Therefore, students had to walk long distance to school approximately 4 kilometres. This implies that, there was high deficit of educational facilities for primary education in the resettlement area.

4.6.3 Less access to land by the project affected people at Resettlement Area

Land allocation to displaced community is part of social and economic rehabilitation for livelihood restoration. An interview with three experts from MLHHS D revealed that, only 72 project affected people equivalent to 28 percent of displaced households from Luguruni area were allocated land at the resettlement area. Findings further revealed that, 187 households equivalent to 72 percent of displaced households from Luguruni opted to move to other settlement areas than the Kwembe Resettlement Area such as Kibamba, Mlandizi, Visiga, Kibaha, Picha ya Ndege, Mailimoja and Msakuzi as indicated by figure 4.5.

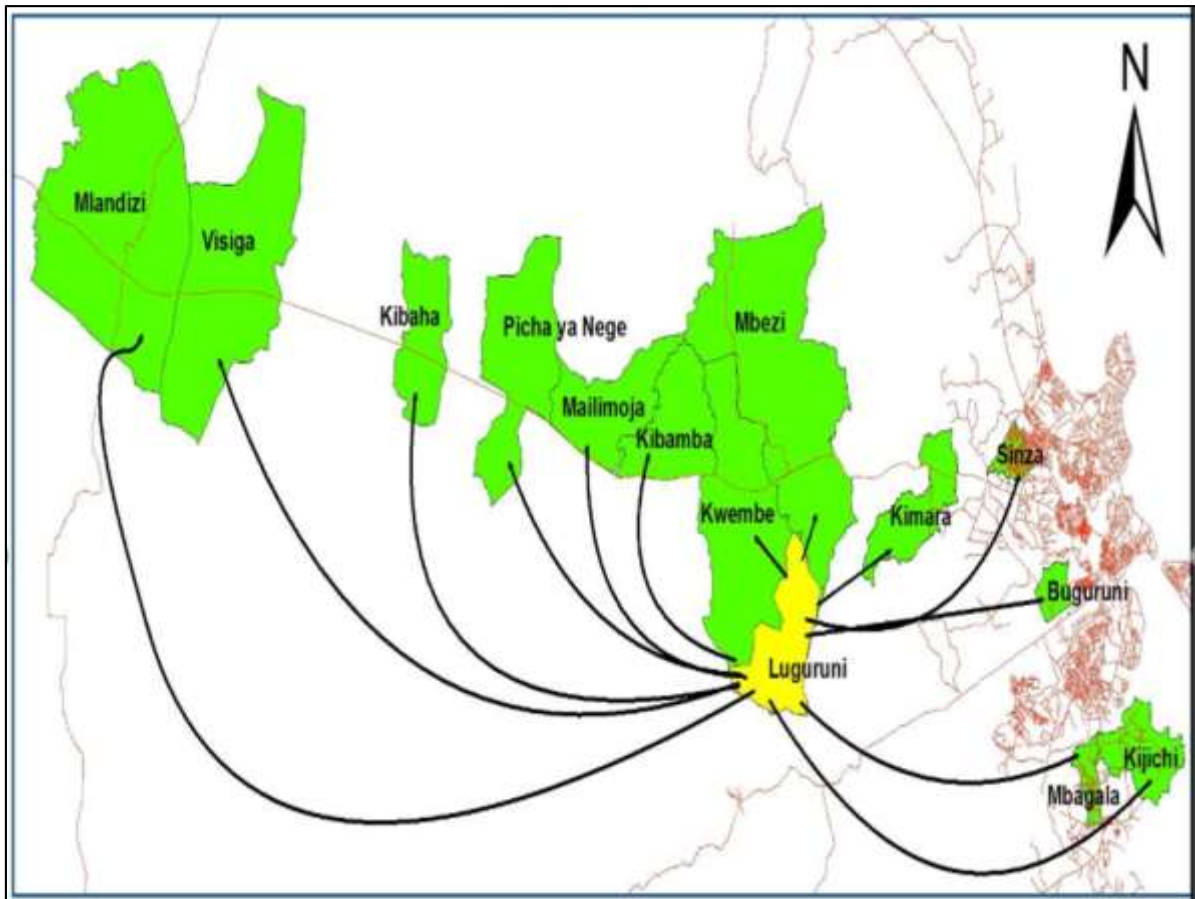


Figure 4. 5 Movement of PAPs to different settlement after CLA exercise. Source; Researcher's illustration (June, 2020)

The results on movement of project affected people after displacement from Luguruni from figure 4.5, is that, only 72 households (28 percent) acquired land at Kwembe Resettlement Area while the remaining 187 households equivalent to 72 percent moved to other settlement areas than the resettlement area.

4.6.3.1 Reasons for Movement to other Areas for resettlement by PAPs

Results revealed different reasons as to why other households moved to other areas of settlement than the resettlement area despite 432 plots being surveyed for resettlement of 259 households who were displaced from Luguruni area. The reasons are elaborated in the following sub section:

(i) High cost of acquiring land at Kwembe Resettlement Area

Results revealed that the cost of acquiring land at Kwembe was TZS 6,100/= per square metre in 2009 while the price of acquiring land by resettlement authority during

compensation at Luguruni was TZS. 4,100/= per square metre in 2007. The project affected people moved to other areas where the price of land was less than that of Kwembe Resettlement Area as shown in Table 4.7. The high price of land was the result of rise in demand for land after announcement by the Government on land acquisition at Kwembe for resettlement.

Table 4. 6:Market land values as per the MLHHS D’s Indicative Rates

S/N.	Location	Price per square metre	
1		Minimum	maximum
	Kwembe-Luguruni	5000	6000
	Kwembe Kati, Njeteni, Mpakani	6,100	6,100
2	Visiga ward	2,000	2,500
3	Picha ya ndege ward	1,500	2,500
4	Mlandizi	1,000	2,500

Source: MLHHS D, 2021

The results from table 4.6 indicate, that the price of land where the majority of displaced community from Luguruni moved for resettlement was less than that of the Kwembe area planned for resettlement. The price per square metre for Mlandizi was between TZS 1,000/= to TZS 2,500/= and other areas including Visiga and Picha ya ndege the maximum price was TZS 2,500/=. While for Kwembe resettlement area, the price per square metre was TZS 6,000/=. This indicates that the price of land at Kwembe resettlement area was higher two times more than those of other areas where people moved for resettlement. This signifies the reason for movement of majority of the displaced community from Luguruni to those other mentioned areas than Kwembe areas planned for resettlement. Findings further revealed that the higher price at resettlement area was a result of increase in demand for land as it was close to the area where more than 259 households were displaced. In addition, planning on land tends to increase the value of land therefore transformation from unplanned to planned land at the resettlement area also contributed to the rise in price of land from TZS 3,500/= per square metre before project implementation to TZS 6,000/= during project implementation. Table 4.7 indicates current land market values at other places than the resettlement area where the majority displaced from Luguruni moved to for resettlement while Table 4.8 indicates current land market value at Kwembe Resettlement Area.

Table 4. 7: Market Land Values as per the MLHHS D's Indicative Rates

S/N.	Location	Land use	Price per square metre	
1	Ward-Mlandizi,		Minimum	maximum
		Res	1,500	3,000
		Com	2,100	4,200
		Com/Res	2,310	4,620
		Institution	1,500	3,000
2	Ward-Visiga	Res	2,000	4,000
		Com	2,500	5,000
		Com/Res	4,000	6,000
		Institution	4,500	5,500
3	Ward-Picha ya ndege	Res	3,000	7,000
		Com	4,400	8,960
		Com/Res	5,200	9,440
		Institution	4,000	5,500

Source: MLHHS D, 2021

Table 4. 8 Market land values as per the MLHHS D's Indicative Rates

S/N.	Location	Land use	Price per square metre	
1	Kwembe, Mpakani, Luguruni, Kisopwa, Mloganzila King'azi		Minimum price	Maximum price
		Res	5,000	30,000
		Com	7,000	42,000
		Com/Res	5,500	33,000
		Institution	22,000	55,000

Source: MLHHS D, 2021

(ii) Delay in land allocation at the resettlement area

The results revealed that compensation to the project affected people at Luguruni area was done in 2008 and they were given only one month notice to vacate their premises upon receiving the compensation amount. The allocation of plots at resettlement area started in 2009 when other project affected people had made decision to acquire land in other areas therefore during the period of land allocation at Kwembe resettlement area, most of the project affected people had already moved to other settlement areas.

(iii) Inadequate social service and infrastructure at the resettlement area

The results showed that during land allocation, there was not connected water or electricity from the public mains to the resettlement area. Access to the area was also a challenge as there were no access roads. The results further reveal that, the displaced community from

Luguruni area decided to acquire land in other areas where there were basic social services and infrastructures. Among the mentioned areas with basic social services and infrastructures where most of the project affected people moved to for resettlement included Kibamba, Maili Moja and Mlandizi.

4.6.4 Loss of Employment and Income by PAPs

Among government objectives in the Luguruni Satellite Town Resettlement Scheme was to ensure that the Project Affected People maintain their employment opportunities. The study results showed that, despite short distance between the displacement area and the resettlement area, sources of income and employment opportunities were highly affected after displacement. Those with self-employment as food and drink vendors while at Luguruni were not able to continue with same business activities at the area of resettlement. Only three resettlers out of 15 who were food and drink vendors were able to continue with the same business activity.

Findings further revealed that, the nature of the neighborhood at resettlement area was sparsely populated and hence did not support the kind of business which was undertaken by resettlers at the displacement area. Luguruni area is bordered to Morogoro highway where there is movement and interaction of people supporting business activities. Also, among 20 resettlers who were landlords at Luguruni area and were receiving incomes in terms of rent, only five of them had rooms at resettlement area for letting, while the remaining had lost house for self-occupation. This implies that, majority of resettlers who used to receive rental income at displacement area lost rent as a source of income at the resettlement area.

The project affected people who were working in other areas such as city centre, Temeke and Bugururni while living at Luguruni area, faced increase in commuting cost to working places by TZS 45,000 to TZS 60,000 per month. It was because there was no cheap public transport especially community bus services; therefore, motorcycles being the basic means of transport from the resettlement area to the main road where cheap public transport was available. This implies that, the resettlement scheme impacted resettlers' income by increasing the cost of living.

4.6.5 Staggering Property Development by Resettlers

The study results revealed that, the project affected people were allocated plots between 2010 and 2012, however some of them could not complete construction of houses for

occupation by the time of this study. The status of property development by resettlers at resettlement area is shown by Figure 4.6.

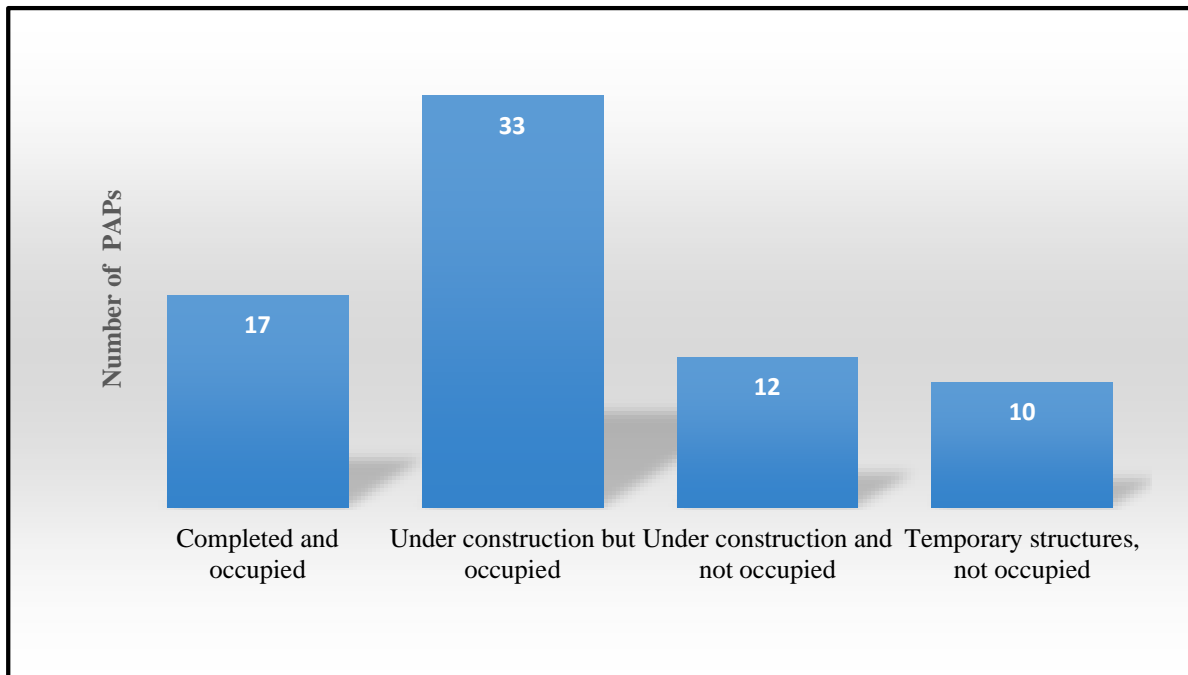


Figure 4. 6 Status of Property Development at Resettlement Area

The results in Figure 4.6 explicitly demonstrate that, only 24 percent of project affected people were able to construct and finish their residential houses for owner occupation while 49 percent were struggling to finish the construction while residing in the incomplete buildings. 17 percent of project affected people had started construction but not occupied while 14 percent had put temporary structures on their land parcels. This implies that, 76 percent of Project Affected People were not able to restore their living conditions, especially on the aspects of accommodation at resettlement area, while the main purpose of resettlement resulting from development induced displacement is resettlers' livelihood restoration. Project affected people were compensated in terms of cash based on the compensable value of their demolished houses at Luguruni area, and there was no plan of housing construction for resettlers at resettlement area. Plate 4.11, 4.12, 4.13 and 4.14 indicate property developed by resettlers at resettlement area with different completion level and occupation status.



Plate 4. 11 Building construction stuck at foundation level



Plate 4. 12 Building construction at lintel level



Plate 4. 13 Building construction at lintel level and occupied



Plate 4. 14 Finished construction property and occupied

4.7 Chapter Summary

The chapter presented the analysis of implementation of Luguruni Satellite Town Resettlement Scheme. The analysis gives out the objective of the government for implementation of the Schemes and phases of project implementation including the process and procedures. Moreover, challenges in implementation of the project and challenges encountered by the project affected people resulting from the project implementation. Furthermore, involvement of the project affected people and its impact on effectiveness of the project implementation has been covered. The analysis was aided by benchmarking the proposition on adherence to resettlement process and community participation for effective implementation of resettlement as propounded in the resettlement theory by Scudder and Colsion (1982) and the participation theory by Paul (1987).

CHAPTER FIVE

DISCUSSION OF FINDINGS, CONCLUSION AND RECOMMENDATIONS

5.1 Introduction

This chapter provides a synthesis and discussion of the research findings, and reflection on laws and policies related to resettlement scheme implementation as a means of livelihood restoration to project affected people. It synthesizes the major findings of the research with regard to evaluation of effectiveness in implementation of Luguruni Satellite Town Resettlement Scheme.

5.2 Summary of the Major Findings

The data collection and analysis revealed several issues related to effectiveness in implementation of Luguruni Satellite Town Resettlement Scheme. Such issues are discussed in the following subsections:

5.2.1 Resettlement Process

The study findings revealed that, the resettlement process involved four stages which included resettlement planning, identification of the project affected people, actual relocation of the project affected people and lastly was handing over. The implementation process was contrary to Resettlement Theory by Scudder and Colsion (1982) which considers five stages of resettlement stages to include economic development stage. Empirical evidence from the findings revealed that resettlers were allocated unserviced plots and basic infrastructures were missing at resettlement area such as market centres and open spaces for playgrounds. This also is contrary to the Resettlement Theory by Scudder and Colsion (1982) which considers civil works at the stage of economic development to include construction of infrastructures in the resettlement areas.

According to Saychai and Guoqing (2016), activities required at each stage of resettlement are the major determinants of effectiveness in implementation of the resettlement scheme. Civil works implementation for long-term economic rehabilitation including construction of infrastructures such as roads and provision of services such as water and electricity is part of economic development stage in resettlement process (Ravi, et al., 1999; IFC Report 2002; Saychai and Guoqing, 2016). Absence of infrastructures and inadequate services were among the causes of reluctance by some project affected people to acquire land at Kwembe

resettlement area. This is similar to findings by Zaman (2007) who found out that, inadequate social services and infrastructure were reasons for failure of most of resettlement schemes in Indonesia.

5.2.1.1 Challenges in the Implementation Process

The study findings revealed that the implementation process was associated with various challenges including dissatisfaction with compensation at resettlement area, politicisation of the resettlement process at the area of displacement and inadequate baseline information. According to Ndjovu (2016), dissatisfaction with compensation results to delay on completion of payment which may result to implementation of the project without completion of compensation among project affected people. The allocation of plots at Kwembe area to the project affected people started before clearing compensation to the dissatisfied project affected people and this resulted into land disputes. According to Takesada et al. (2008), incomplete compensation is among sources of land disputes between resettlers and host community in the resettlement area.

More over the politicisation of the resettlement process by local leaders affected negatively awareness and capacity building about the project to project affected people. The leaders perceived the process as a threat to their positions after displacing voters. For instance, the project affected people were given only one month notice to vacate their premises upon receipt of compensation by signing commitment bonds and therefore people had to secure land in other places under pressure before they were allocated land at Kwembe. The findings resemble with that of Waweru (2018), who discovered, that politicians discouraged the implementation of resettlement scheme as they found to be disasters for their positions.

Furthermore, it was revealed that, there was inadequate baseline information during implementation of the resettlement scheme. The first valuation draft report was rejected by the community and the resettlement authority repeated the valuation. According to Mohamed and Akule, (2021), inadequate baseline information discourage effectiveness in implementation of resettlement scheme as may result to failure on livelihood restoration of project affected people. The amount given as compensation on land was considered unfair as a result only 28 percent of displaced community acquired land planned area of resettlement where the land value was higher than the area of displacement

5.2.2 Participation of the Project Affected People in the Resettlement Process

The findings revealed that there was less participation of the project affected people during valuation for compensation at displacement area, selection of resettlement site and land allocation at resettlement site. For example, only the resettlement authority decided on the resettlement site selection; thus, did not adhere to the participation theory. According to Paul (1987), on participation theory, beneficiaries should influence direction and execution of the project for the community participation to be considered active.

Moreover, it was revealed that, there was less community awareness on the project as only 22 percent of the project affected people were aware about the project through information from local leaders and sensitisation meeting. According to Davidson, et al., (2007), awareness increase capacity building to stakeholders and participation level in the project implementation. Community participation in resettlement scheme enhance acceptance and satisfaction (El-Masri and Kellet, 2001). As a result of less participation of project affected people, there was dissatisfaction with compensation at Luguruni area in 2007 which resulted to delay of project implementation as there was need for revaluation in 2008.

Furthermore, findings revealed that there was less participation of project affected people on land demarcation and allocation at resettlement area. According to De Wet, (2001), less involvement of project affected people, is among the source of land tenure insecurity born with resettlement authority during implementation of resettlement scheme. Eight (8) land disputes at the resettlement area is the result of unawareness of plot boundaries between host community and resettlers.

5.2.3 Challenges Encountered by the Project Affected People

The findings revealed that project affected people were subjected to land tenure insecurity as 51 percent of resettlers were subjected to land disputes at resettlement area which affects security on land rights. According to Kumar, (2012), land tenure security is a vital pillar for poverty reduction and livelihood restoration to resettlers as it allows undertaking economic activities and access to credit facilities. Also, there was delay on resolution of land disputes as only 38 percent of land disputes were resolved after more than nine years. As a result of land disputes and delay on resolution at Kwembe resettlement area, resettlers were not able to start construction on allocated plots and registered land so that they could be able to access loans from financial institutions by using land as collateral.

Furthermore, there were poor social service and infrastructure at the resettlement area as only 35 percent of resettlers were connected with water, 34 percent of resettlers sites had access roads and 70 percent of resettlers who were connected with electricity incurred higher cost than which could have been if their neighborhood was serviced. According to Asian Development Bank,(2015), resettlement site which is not provided with basic social service and infrastructure discourage resettlers to move in the area and those who resettle in such resettlement site are subjected easily to impoverishment risk. Only 28 percent of resettlers moved to Kwembe resettlement area, while the rest moved to other areas which were not planned for resettlement. Findings discovered that among reasons for project affected people to resettle in other areas was poor social service and infrastructure at area planned for resettlement.

Moreover, findings revealed that there was loss of income and employment by resettlers. only 25 percent of resettlers who were earning income in terms of rent at Luguruni area were able to restore this source of income at the resettlement area. Also, only 20 percent of resettlers who were employed as foods and drinks vendors before resettlement were able to continue with the same business activity. According to Takesada et al. (2008), availability of alternative forms of employment opportunities in the resettlement area increase the probability of livelihood restoration for resettlers.

In addition, findings revealed that there was poor governance on land allocation at the resettlement area. The allocation of plots at the resettlement area was associated with double allocation of some of the plots and this constituted 48 percent of land ownership disputes discovered. According to Alula (2003), poor governance in land allocation may result into landlessness to Project Affected People or movement to other areas if they were compensated in cash. Resettlers at Kwembe were not given priority in land allocation as was planned before implementation, thus most of them opted to purchase land in other areas. Also, there was a delay in land allocation at the resettlement area from the time the project affected people were given notice of one month to vacate their premises at resettlement area. This was also among the reasons for most of the resettlers moving to other areas than the planned resettlement area. According to Zaman (2007), fair and transparent land allocation during resettlement process increase land tenure security and satisfaction with resettlement site by project affected people.

5.3 Recommendations

Recommendations of this study are based on aspects as observed from the study for further improvement on the implementation of resettlement scheme. The following are key recommendations based on the research findings:

- (i) Participation of the project affected people should be emphasised during implementation of a resettlement scheme for effective implementation. There should be consultation and involvement of project affected people at each stage of a project implementation in order to encourage acceptance and satisfaction. Also participation may be achieved through capacity building to stake holders with regard to specific projects through sensitisation meeting and seminars to increase level of understanding about project.
- (ii) Adherence to resettlement process as proposed by the resettlement theory to include all five stages of a resettlement scheme implementation so as to increase effectiveness in implementation. The activities identified for each stage should be kept into consideration as they can affect the outcomes of a resettlement scheme implementation.
- (iii) There should be grievance redress resolution mechanism dedicated for a particular resettlement scheme to avoid delay on land dispute resolution in the resettlement area.
- (iv) The government should look on the possibility of accommodating all project affected people in the area planned for resettlement through servicing land, development of social and economic infrastructure and implementation of criteria set on allocating land to project affected people. This will prevent others on moving far areas where land is not planned.

5.4 Conclusion

The main objective of the study was to evaluate the effectiveness in implementation of Luguruni Satellite Town Resettlement Scheme on preventing impoverishment risk to resettlers. The study was carried out by analyzing the process and procedures involved in the implementation of the Luguruni Satellite Town Resettlement Scheme. The analysis involved understanding involvement of project affected people in the project implementation process, challenges experienced in the implementation and challenges encountered by the project affected people.

The literature reviewed pointed out that, adherence to the process during implementation of a resettlement scheme results into effective implementation of the project. Also, participation of the project affected people in the process of a resettlement scheme implementation enhances acceptance and satisfaction which can result into effective implementation of the project. Moreover, the literature reviewed pointed out that, less awareness and capacity among project affected people on the project can lower the level of participation.

The procedures and process involved in implementation of Luguruni Satellite Town Resettlement Scheme were studied by collecting qualitative and quantitative data through interviews and documentary reviews. Analysis of data shows that there was no incorporation of the economic development stage in the implementation process. The results further show that there was no provision of basic infrastructure and services which is essential part of the economic development stage. Absence of the basic infrastructures and services affected the living standard of the resettlers as they incurred higher cost in accessing the services, while others could not access the services due to financial limitations. Therefore, non-adherence to resettlement process as proposed by Scudder and Colsion (1982) results into ineffective implementation of resettlement projects.

Participation of the project affected people in implementation of the Luguruni Satellite Town Resettlement Scheme was studied by identifying awareness on the project, consultation and involvement in decision making at each stage of the project implementation. The results show the project affected people had less awareness on the project; they were not consulted and less involved in the implementation of the project. This affected effectiveness of the project as it resulted into dissatisfaction with compensation payment and land disputes at resettlement area. Therefore, less or non-involvement of project affected people in the project implementation results into ineffective implementation of the project as proposed by El-Masri and Kellet (2001) among propositions for the community participation theory.

The study identified that resettlers encountered various challenges as a result of non-adherence to resettlement process and less participation of the project affected people in the implementation process. Some project affected people faced land disputes amounting to land tenure insecurity, poor social service and infrastructure at the resettlement area, competitive land access at the resettlement area, failure to reconstruct building for self-occupation and

failure to register land as a result of land disputes; hence limited access to loans as a source of capital by using land as collateral.

Generally, the implementation of the Luguruni Satellite Town Resettlement Scheme was not effective as most of the project affected people failed to acquire land at the resettlement area. They were subjected to land tenure insecurity, moved far from area of displacement and lost employment and sources of income but also less access to basic social services and infrastructure including water, electricity, access roads and health service. Thus, less achievement on improvement of living standard and livelihood restoration to project affected people.

5.5 Area for Further Studies

The discussion on a resettlement scheme implementation is not exhausted in this study; further studies are needed. Based on the emerging issues from the key findings of this study, the researcher recommends further studies in the following areas:

- i. Assessment of land acquisition procedures adherence in enhancing land tenure security during implementation of resettlement schemes;
- ii. A study on special assistance required for vulnerable groups during a resettlement scheme implementation for livelihood restoration; and
- iii. Analysis of legal and policy implication for resettlement process in Tanzania to discover why there were no provision for serviced land to project affected people similar to the area of displacement.

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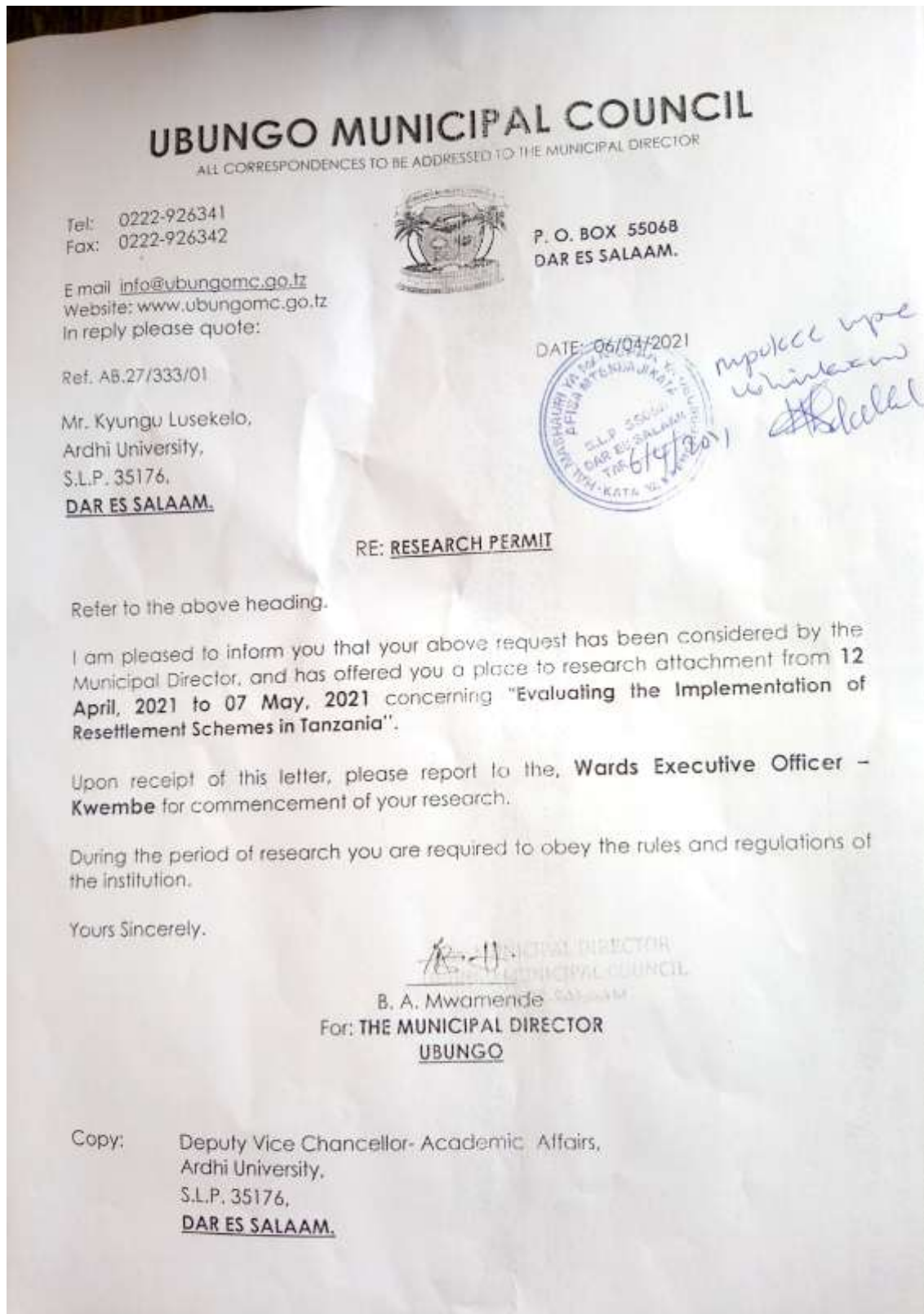
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APPENDICES

Appendix 1. Consent letter from MLHSD



Appendix 2. Consent letter from Ubungo Municipal Council




Appendix 3. Introduction letter to Ubungo Municipal Council for data collection

Received 25/3/2021
R. Juma

ARDHI UNIVERSITY

Tel: +255 228 657 510
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P.O. Box 35126
Dar es Salaam, Tanzania
e-mail: ardhuni.ac.tz
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Our Ref: No. ARU/AD.562/624/01 Date: 24/03/2021

To: MUNICIPAL DIRECTOR,
UBUNGO MUNICIPALITY
P.O. BOX 55065
DAR ES SALAAM.

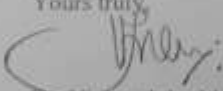
Dear Sir/Madam,

RE: INTRODUCTION LETTER FOR DATA COLLECTION

Please refer to the heading above.

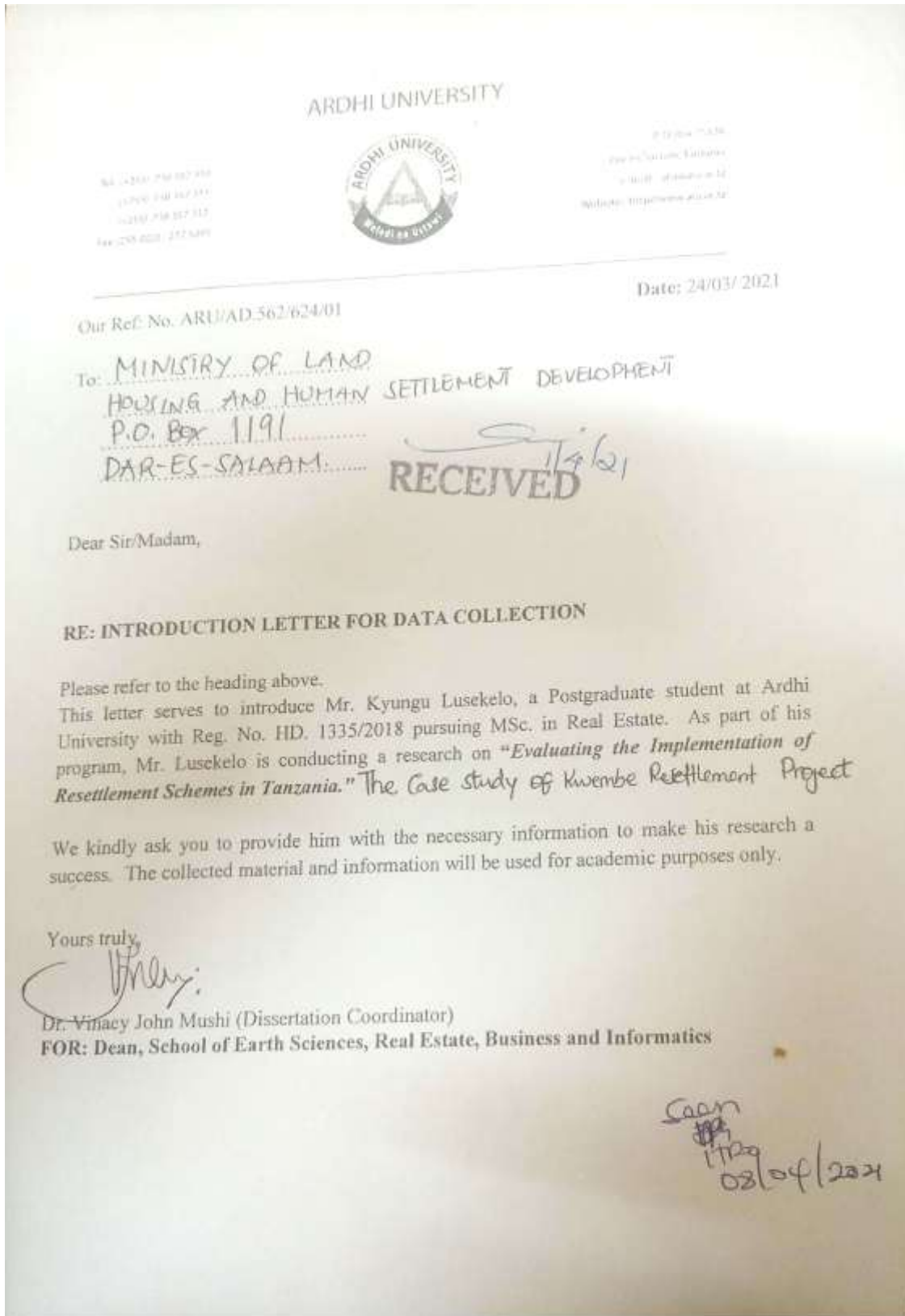
This letter serves to introduce Mr. Kyungu Lusekelo, a Postgraduate student at Ardhi University with Reg. No. HD. 1335/2018 pursuing MSc. in Real Estate. As part of his program, Mr. Lusekelo is conducting a research on *"Evaluating the Implementation of Resettlement Schemes in Tanzania." The Case study of Kwembe Resettlement Project*

We kindly ask you to provide him with the necessary information to make his research a success. The collected material and information will be used for academic purposes only.

Yours truly,


Dr. Vimaey John Mushi (Dissertation Coordinator)
FOR: Dean, School of Earth Sciences, Real Estate, Business and Informatics

Appendix 4. Introduction letter to MLHSD for data collection



Appendix 5. Interview Guide Questions to Project Affected People

RESEARCH ON;

EVALUATING THE IMPLEMENTATION OF RESETTLEMENT SCHEMES IN TANZANIA: The case study of Luguruni Satellite Town Resettlement Scheme

Name of the respondent.....

Gender: Male Female

1. How were you informed about displacement and resettlement?
 - (a) From the general meeting held in the settlement
 - (b) By seeing people surveying in my former area ()
 - (c) Hearings from neighbors
 - (d) Others, please specify.....

2. Did you got a chance of training on displacement and resettlement such as possible consequences and how to handle them?
 - (a) Yes
 - (b) NO ()

3. Does the language used in documentation to inform the community about the project understandable to you?
 - (a) Yes
 - (b) NO ()

4. Were you involved on selection of Kwembe as resettlement site?
 - (a) Yes
 - (b) No ()

5. Did you have a chance to influence final decision during decision making such as of site selection?
 - (a) Yes
 - (b) No

6. Apart from site selection, in which other decisions were you involved during implementation of Luguruni Satellite Town Resettlement Scheme?
 - (i)

- (ii)
7. Were you comfortable with selection of Kwembe as resettlement area?
- (a) Yes
- (b) No ()
8. How did you acquired this piece of land?
- (a) Bought
- (b) Allocated by Ministry of Land Housing and Human Settlement Development ()
- (c) Others. Please specify.....
9. How did you become aware about boundaries for your plot?
- (a) Through beacons
- (b) Shown by officials from the ministry ()
- (c) Others. Please specify.....
10. Do you have any document for land ownership?
- (a) Yes
- (b) No ()
11. If yes, what type of document do you possess?
- (a) Title deed
- (b) Letter of offer ()
- (c) Sales agreement
- (d) Others (please specify)
12. Is there any challenge on accessing land title deed (certificate of right of occupancy)?
- (a) Yes
- (b) No ()
13. If yes, what are the challenges?
- (a)
- (b)
- (c)
14. How do you feel on status regarding your land ownership right?
- (a) Secured
- (b) less secured ()
- (c) Not secured
- Give reason for your answer.....

15. Did you experience any land disputes?

(a) Yes ()

(b) No

16. What types of land disputes did you experienced among the following?

(a) Ownership

(b) Boundary ()

(c) Use

17. What are the sources of land disputes mentioned above?

(a)

(b)

(c)

18. What do you do to resolve above disputes?

(a) Negotiation with part in disputes

(b) Sub-ward and ward leaders

(c) Through district land tribunals ()

(d) Others (please specify)

19. For how long it takes or you have been waiting for the final judgment?

(a) Below one year

(b) One year

(c) Two years and above

(d) Others..... (please specify)

20. From land disputes experienced, how likely are you to lose your land?

(e) Very likely

(f) Somewhat likely ()

(g) Not likely

21. Which of the following basic social services and infrastructure were provided by resettling authority? (Put tick for the one provided by resettling authority)

(i) Access roads (roads for transportation and for access to schools, markets, health service centers and other area of working or employment e.tc.)

(ii) Health care (dispensaries, health centers, hospitals etc.)

(iii) Education facilities (primary and secondary school)

(iv) Water service

(v) Electricity service

- (vi) Pray grounds burial grounds
- (vii) Community halls and shopping facilities

22. Have you been able to continue with your previous job after being relocated?

- (a) Yes
- (b) No ()

If NO give reasons.....

23. If you were not able to continue with your previous job, did you got other alternative job for your living?

- (a) Yes
- (b) No ()

24. How is your satisfaction on your current job after relocation in comparison with your previous job before relocation?

- (a) More satisfied
- (b) Less satisfied ()
- (c) No satisfaction at all

Give reasons for your answer.....

25. How is your level of income been affected after relocation?

- (a) Increased
- (b) Decreased ()
- (c) No changes

Give reasons for your answer

26. How do you comment on your level of saving after relocation?

- (a) Increased
- (b) Decreased ()

Give reasons for your comment above.....

27. Was there any seminar about engagement in economic activities and how to rise income after relocation?

- (a) Yes
- (b) No ()

28. Which other risk did you experienced as the result of resettlement?

- (i)
- (ii)

(iii)

(iv)

29. Can you mention the factors which contributed to the risks suffered as mentioned above?

(i)

(ii)

(iii)

30. What is your recommendation for effective implementation of resettlement schemes?

Appendix 6. Interview guide questions to MLHSD

EVALUATING THE IMPLEMENTATION OF RESETTLEMENT SCHEMES IN TANZANIA: The case study of Luguruni Satellite Town Resettlement Scheme

Date.....

1. What were set objectives during Luguruni Satellite town resettlement scheme implementation?
2. What were the process involved in Luguruni Satellite Town Resettlement Scheme implementation?
3. What were the challenges encountered during implementation?
4. Were there any strategies to ensure community participation during project implementation? What are those strategies?
5. Was there any consideration on gender during project implementation process? If YES what were those consideration?
6. How was quorum considered during meeting and consultation?
7. Was there any training about resettlement to stake holders before implementation of the project? If yes mention the category of stake holders who were given such training
8. What is the number of people who were required to be resettled?
9. How many plots were surveyed?
10. How many plots have been allocated to PAPs?
11. What are the criteria's used in allocation of plots at Kwembe resettlement area?
12. How many tittle deeds have been issued to land owners at Kwembe community?
13. Do land owners at Kwembe develop the land as per conditions prescribed in title deed or prescribed during land allocation?
14. Are there any land disputes reported from Kwembe resettlement area? If yes what are the nature and source of those land disputes?
15. What is the mechanism for handling land disputes from Kwembe resettlement? Is there any mechanism specific for resettlement cases?
16. Were there any strategies for livelihood restoration for PAPs? What are those strategies?
17. What are challenges encountered on adoption of above strategies?
18. What should be done to ensure that land disputes are avoided when implementing resettlement projects?
19. What is the challenge on policy when implementing resettlement schemes in Tanzania?

20. Were the objectives of the project met? If NOT, what were the major reasons?
21. What is your recommendation for effective implementation of resettlement schemes?

Appendix 7. Interview guide questions to ward and sub ward leaders

RESEARCH ON;

**EVALUATING THE IMPLEMENTATION OF RESETTLEMENT SCHEMES
IN TANZANIA: The case study of Luguruni Satellite Town Resettlement Scheme**

1. How did you participate on implementation of Luguruni Satellite town resettlement scheme?
2. Was there any training for you about resettlement before project implementation?
3. What are the challenges facing the community of Kwembe as the result of resettlement project?
4. Were there any promises which you were given by the resettlement authority to be implemented in your area? Are those promises been implemented?
5. What is the nature of most land dispute cases being reported from the resettlement area?
6. What is the source of most of land disputes from Kwembe resettlement area?
7. What are the challenges encountered during the process of project implementation?
8. What are the sources of challenges experienced during project implementation?
9. What are the measures taken to settle those claims?
10. What problems did you observe after project implementation?
11. What is the possible source of the problems observed after project implementation?
12. Does people have confidence with the land they occupy at Kwembe resettlement? If yes what give them confidence? And if NO what are the reasons?
13. What is the nature of land conflicts arising at Kwembe resettlement? What is your suggestion on improvement of resettlement project implementation procedures?