



**Tanzania**

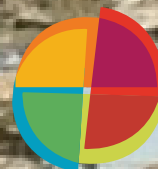
## **Assessment of the impacts of demolition of houses along Msimbazi river**

**Centre for Community Initiatives**



**REDUCING  
RELOCATION  
RISK**

IN URBAN AREAS



**dpu**  
Development  
Planning Unit

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## Executive summary

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### Executive summary

This study documents the impacts of demolition and forced eviction of the people residing along Msimbazi Valley in Dar es Salaam. The findings of this study will help the government and other stakeholders to have a better understanding of the impacts of forced eviction and demolition and use it for evidence based advocacy to policy and decision makers for better policies for forced eviction and demolition.

Under the pretext of addressing the challenge of development encroachment into flood prone hazard lands, a coalition of central and local governments has announced a nation-wide demolition campaign to rid such areas of all houses and other buildings. This campaign commenced in December 2015 with the demolition of 1,384 people in the Msimbazi Valley in Dar es Salaam.

While the government's stated intention to enforce longstanding laws that prohibit development in hazardous lands or within 60 meters of rivers is conceptually in line with national environmental and public safety goals, the ways in which the demolition campaigns have been carried out have produced detrimental human consequences. The household level impacts of the demolitions have been assessed with the assistance of surveys and focus groups conducted by the Centre for Community Initiatives. The sample included 220 households from six settlements whereby from each settlement approximately 37 households were randomly selected and interviewed. The sample was assumed to have high level of confidence. The findings of these are summarized in the ensuing report.

### Findings

- Majority of the respondents (74%) have acquired primary school education level.
  - It was reported that a high number of people living along Msimbazi Valley are self-employed (73%).
  - It was reported that 63% of the respondents have been living in Msimbazi Valley for more than 20 years.
  - Information about demolition exercise: 85% of the respondents were not informed about the date of demolition and whole process. This means high numbers of people were not informed about the demolition practice before.
  - Impacts of demolition on domestic assets were reported to be high. 29% of the respondents lost everything in their houses.
  - Impacts of demolition on housing: 86% of people lost housing completely and currently don't have a permanent place to live.
  - Around 47% of the respondents in Msimbazi valley lost food security and are currently struggling to have food security.
- The recommendations of this report are two-fold: first, the humanitarian crisis resulting from the Msimbazi Valley demolitions must be urgently addressed. Second, the Government of Tanzania must pursue a more sustainable and human rights-based solution to address encroachment into hazardous areas and public lands. Other specific key recommendations include:
- Critical assessment should be carried out before any housing demolition or forced eviction to analyze and evaluate its impacts to the livelihood of people and their properties.
  - Land officials should ensure that development control in the urban area is observed in order to avoid encroachment of restricted areas which will lead to further demolition.

- *The government should consider provision of lands and alternative shelter before implementation of the forced eviction in Msimbazi settlements.*
- *The Government should involve both national and International agencies and NGOs in support of provision of mass housing and basic infrastructure to the resettlement areas before demolition.*
- *Provision of mass education on the impacts of encroachments in hazardous or flood prone areas must be provided to avoid further encroachment.*
- *The Government and all key stakeholders should consider development of resettlement policy which will provide a guide to avoid scenarios similar to the Msimbazi eviction and demolition happening again.*
- *Land allocation for the urban poor should be made available and be affordable to avoid them settling in the valley and river basin.*
- *Community should be more active in addressing drainage and solid waste management to avoid flooding in their areas.*
- *Tanzania Federation should continue to mobilize more Federation members in informal settlements so that they may have a common voice for addressing eviction and resettlement.*
- *While communities residing along the river bank of Msimbazi may be considered illegal, sound reasons as to why these have settled there must be substantiated with viable land alternatives.*



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## Executive summary

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### 1.0 Introduction

Developing countries are increasingly becoming more vulnerable to a wide range of natural disasters including floods, drought, land slide, tropical storms, sea level rise etc. The increase in vulnerability is attributed to the prospect of climate change and rapid population growth in high-risk zones (Mayunga, 2009). It is also widely agreed by the global community that the world climate is changing and will continue to change at an unprecedented rate in human history and the situation is increasingly becoming the greatest global challenge to Disaster Risk Reduction initiatives (URT, 2011).

The impacts of climate change are directly facing humanity as it is the cause of the multiplication of extreme natural disasters, such as drought, floods, temperature raise etc. (Mayunga, 2009). Developing countries are expected and will continue to be hit hardest by the prospects of climate change, due to low coping capacities to adaptation. Already there is some evidence that climate change has altered hydrological cycles and weather patterns, which has increased the intensity and frequency of flood disasters leading to disruption of livelihoods and living conditions of the poor especially those residing in informal settlements, wetlands and in high risk zones (Shemdoo, 2011).

Absence of urban development control tools such as master plans, regulations, and a shortage of supply of surveyed and serviced land by the planning authority in some of the cities in Africa has not only increased vulnerability to disasters but also acts as a driver to the informal settlement development in disaster risk zones (Midheme, 2007).

In Tanzania, it is estimated that between 50 and 80 percent of urban population lives in informal settlements. This means only 20 percent of the urban

population are living in planned settlements (Kombe, 2005). Increasing informal housing development is due to the fact that the capacity of supply of surveyed and serviced plots is small as compared to the demand for them. Thus, the informal land delivery system has been a solution for the urban poor to access land in urban areas (Midheme, 2007). Some of these settlements are developed in hazardous areas, wetland and in areas which are not suitable for housing construction and are vulnerable to climate change induced risks. These settlements face a number of challenges including lack of necessary infrastructures such as drainage, solid waste management, water supply, sanitation, energy etc.

Dar es Salaam region has been operating without having a Master plan for over the past 16 years. This means that the city has been growing without a guide of development (development control). The existing Master Plan expired in 1999, and upon the expiry of the 1979 Master Plan, the city came up with a Strategic Urban Development Plan in 2002, although it was not approved by the Ministry to be used as a City Strategic Master Plan (Daily news, December 2015). The absence of an effective Master Plan in Dar es Salaam has encouraged the development of informal settlement and encroachments for residential buildings, industrial and commercial structure on areas not earmarked for those purposes.

Lack of development control has led to informality of housing development in the city of Dar es Salaam which covers about 70 percent of urban housing stock (Kombe 2005). Informal access to urban land is the only hope for the urban poor to live in urban areas. Some areas earmarked as hazardous, reserved and unbuildable have been encroached on for homes and other various land uses. Msimbazi valley being one of the settlements to have been developed in a hazardous area.

### 1.1 Centre for Community Initiatives at Msimbazi Valley

Since 2015, CCI has supported formation of the Msimbazi River Federation Network (MRFN). The initiative started after realization of the need for the 18 settlements to work together to address the challenge of flooding. Initially each settlement worked alone but flooding is a cross cutting issue. The original purpose of the MRFN was to restore and clean the mangrove trees; other purposes include mobilization of local resources for cleaning the Msimbazi River. CCI support to MRFN came in to strengthen the capacity of the network on data collection, mapping, advocacy, mobilization and organization of communities and negotiation skills. With CCI support, the MRFN has conducted detailed GIS mapping for the settlements indicating areas affected by flooding; implemented social surveys to indicate the vulnerability assessments and impacts of floods; and established advocacy committees to all 10 settlements. While CCI had continued to work with communities along Msimbazi River and MRFN, the Government decided to demolish all houses which are built along Msimbazi valley through the forced eviction. Currently about 6 settlements have been affected by the demolitions which include Sunna, Idrissa, Kawawa, Hannanasif, Mkwajuni A, and Mkunguni B.

### 1.2 Background of housing demolition

During the dates of 17<sup>th</sup> and 18<sup>th</sup> in December 2015 many Dar es Salaam residents were left homeless after the Ministries of Lands and Human Settlement and Ministry of the Environment, in collaboration with Kinondoni Municipal Council demolished hundreds of homes along Msimbazi Valley.

The Government endorsed demolition operations that would have covered the whole country to be supervised by National Environmental Management Council (NEMC). The Minister of State Hon January Makamba in the Vice President's Office responsible for Union Affairs and Environment made a statement that Msimbazi Valley and other places have been earmarked for demolition under the nation-wide demolition campaign of structures and houses constructed in open space, flood prone areas or close to water sources.

It was also reported by National Environmental Management Council NEMC that houses built along or within Msimbazi Valley will be demolished according to the Environmental Management Act, 2004 Cap 191, section 57(2) which argues that that "no human

activities of a permanent nature or which may by their nature be likely to compromise or adversely affect conservation and/or the protection of ocean, river bank, water dam or reservoir shall be conducted within 60 meters. Thus, settlements along Msimbazi Valley which fall along or within 60 m are to be demolished.

It was for this reason the 1,384 people living along Msimbazi Valley were left homeless with nowhere to go while the government notice was that the residences along Msimbazi Valley did not adhere to the order which was provided by the former president of the United Republic of Tanzania Hon Jakaya Kikwete, who ordered all the residents living in all flood prone areas to vacate with immediate effect for their own safety and relocate to the government designated area at Mabwepande. Thus, no compensation would be given to any of the victims of demolition because they had been living in the area illegally.

The demolition at Msimbazi Valley left 1,384 people homeless, with no food or shelter, property destroyed and injuries. The government did not consider a humanitarian perspective and the safety of the people. People were suffering; children and women were the most affected by the demolition.

### 1.4 Purpose of the research

The purpose of the research is to assess the impact of the forced eviction on the people who were living along Msimbazi River whose houses were demolished under the forced eviction. This piece of work also aims at contributing towards the development of resettlement and eviction policy in Tanzania.

### 1.5 Main objective

The broad objective of this study is to assess the impacts of demolition of houses to the people along Msimbazi Valley

#### 1.5.1 Specific objectives

- i. To identify the types of impacts of demolition to the people living along Msimbazi Valley
- ii. To assess and quantify the impacts of demolition to the people along Msimbazi valley
- iii. To develop and document best approach of addressing resettlement, that will have less impacts to the people.

## 2.0 Literature Review

### 2.1 Introduction

The review of the literature for this research enables familiarization of different arguments and facts established by other authors based on housing demolition and forced eviction. It also helps to gather information related to the study that will be used in nourishing this study.

### 2.2 Forced eviction and housing demolition

Demolition of housing is the complete removal of the building (or buildings). Eviction is defined as an involuntary or forceful removal of people and property from their homes by whatever means (Agbola & Junaidu, 1997). Forced eviction, housing demolition and relocation have been observed to inflict serious adverse circumstance on people concerned, and they believe that forced resettlement is the worst thing that can be done to the residence (Sculler and Calson, 1981). This situation creates urban dislocation as observed by (Fried, 1963), as it tends to create social and psychological problems for the affected evictee. For example, the Asian Coalition for Housing Rights (1989) documented that dislocation due to eviction in Tel-Aviv in Israel brought broken community ties, family life suffering, the high cost of job accessibility, disruption in children's schooling etc.

As indicated in (Edward, 2016) there are rules restricting demolition of housing that does not apply to the demolition of non-residential buildings. Housing can be demolished only:

- In a single-family zone, if it has not been used as rental housing within the last 12 months
- If an owner of a house has already been issued a permit for a new use or a new building at the site
- If an owner of a house has applied for a

construction permit for a new building on the same site, your project does not need environmental review, and you have an approved waste diversion plan

- If the housing will be relocated
- If the government issues an order declaring the property unfit to live in, like in hazardous areas
- If the project is in a master planned community zone

As the phenomenon of forced eviction grows and becomes accepted as an unfortunate but necessary measure, different methods are used to evict people and communities from their homes and land. As a result, some of the communities are organizing resistance against forced eviction due to the fact that they face the prospect of receiving no compensation if evicted (Kothari, 1994).

Housing demolition and forced eviction are common in most Asian countries and the human rights NGOs have noted that Asian governments are the most avid and frequently violent proponent of forced evictions and demolition, for example the Asian Coalition for Housing Rights estimates that minimum of 7 million Asians were forcibly evicted from their homes during the 1980s ultimately leaving thousands of people homeless (Leckie, 1994).

Also, Leckie (1994) indicated that most Asian governments use many reasons to justify and defend forced eviction and housing demolition but none is perhaps more widespread than that of urban beautification. For example, the South Korean government justified the eviction of over 720,000 people between 1985-1988 on the grounds of beautifying the capital city Seoul prior to the 1988 summer Olympic games. The Thai government did the same to 300 slum dwellers in 1991 due to the meeting

of the World Bank board in Bangkok.

Also, forced evictions and housing demolition are extensive in cities in developing countries and are mainly embattled to poor people living in informal settlements and slums. These are settlements where housing and residences are not given priorities by the Government. UNCHS (1999:1) indicates that informal settlements and slums are abandoned parts of cities where housing and living conditions are terribly unpleasant. These settlements lack necessities such as water supply, drainage system, sanitation and solid waste management. They range from high density, squalid central city tenements to spontaneous squatter settlements without legal recognition or rights, sprawling at the edge of cities (Otiso, 202)

### **2.3 Forced eviction and housing demolition in Tanzania**

Tanzania has a long history of exercising forced eviction and housing demolition. Kurasini, Dar es Salaam ward is one of the remembered examples where approximately 35,000 people were left homeless in October 2007. The government started evicting residents from the community in order to expand fuel storage capacity in the area. The Tanzania Federation of the Urban Poor (TFUP) affiliated with Slum Dwellers International (SDI) was the main group that mobilized residents around the eviction (Hooper, 2008). During this election the government did not provide the temporary shelter to the evictee despite the initiatives undertaken by TFUP members in Kurasini to lobby government for a grant of land for community resettlement. Six months after the eviction, no grant of land had yet been secured and evictees were forced to independently find homes elsewhere in the city.

In 2015 the government declared a nationwide demolition campaign which started by clearing hundreds of houses built in encroached areas in order to restore the intended use of the areas. The demolition intended to affect all kinds of development done in the restricted area such as open spaces, reserved land, along river banks, and seashores. The exercise was planned to run throughout the country. The way in which this exercise was undertaken left cries to thousands of people in the Dar es Salaam City. The Government did not consider to provide the temporary shelter before undertaking demolition exercise. With respect to post-eviction outcomes, evictees who resettled as owners tended to relocate significantly further from their former homes than those who resettled as renters. In addition, the most negative impacts were found in employment, rather than housing (Hooper, 2008).

### **2.3.1 Demolition at Msimbazi valley**

In December 2015, the government started demolishing houses at Msimbazi valley. The minister of environment made a statement that, Msimbazi creek was first declared a hazardous area during the colonial era in 1949. It was re-announced and confirmed to be unfit for human settlement in 1979 before the disaster and floods killed 49 people in 2011 (the guardian, January 11, 2016). It was also the reason for the government to start clearing rubbish in flood-prone areas along Msimbazi creek to pave the way for the construction of the public recreation parks.

## **2.4 Experience from other countries**

### **2.4.1 Chicago public housing demolition in the United States of America**

The United States' public housing program was originally intended to provide short-term housing for individuals and families when they could not afford housing in the private market due to unemployment, poor health, or other fluctuations in income. But in 1995 Chicago began demolishing its distressed housing with the takeover of the Chicago housing authority by HUD. It started its demolishing in earnest in 2000 after the introduction of their plan for transformation but a new federal law (section 202 of the Omnibus consolidated rescissions and appropriate act) required each city before demolition to evaluate their public housing stock and give all residents housing vouchers for periods of 20 years. Most of Chicago's public housing authority failed this test but the congress loosened restrictions on replacement housing. That change allowed them to replace only the units that were occupied at the time of the building closure. This made demolition more feasible in Chicago whose housing projects had only a 45% occupancy rate (Buron and Popkin, 2010).

The vouchers which were provided to many of the residents did not pay enough to afford housing in good neighborhoods. Sandler (2012) found that 24% of residents whose project was demolished ended up back in another project. Other residents ended up in private housing estates as renters. Buron and Popkin (2010) in Sandler (2012) documented that 54% of former public housing residents rented with a voucher, and 15% rented unassisted. The former residents were spread throughout the city, but were primarily located in low-income areas. Çelimli, Miller, Murphy and Turner (2004) found that 97% of former residents were in low-income and minority neighborhoods after relocation. A quarter of the children remained in the same school.

### 2.4.2 India slums demolition

Annabhau Sattenagar is a bare eight-acre shantytown in north-west Mumbai bounded by hills, a nuclear power plant, drab housing blocks and stinking abattoirs. It grew as a shantytown out of the bog. Some 12,000 people lived in nearly 3,000 huts with electricity and cable television connections. It is a part of the illegal construction that has been affected by the drive of demolition. In a land-scarce city slums have come in the way of building new roads, bridges, schools and playgrounds. By one estimate, there are 35,000 slums alone which sit on top of or run alongside the city's water mains.

The Indian government started a drive of demolishing the illegal constructions, and till last December, 67,000 illegal constructions have been demolished, shantytowns being among them simply because they have encroached upon 14% of the island city's area (Akhil Kumar 2015).

A total of 123 acres of prime government-owned land has been already freed up in a little less than two months since the drive began. The target was to free up another 375 acres by ridding them of their residents and their wretched homes. The state government says that it will provide housing only to slum dwellers who came into the city after 1995. Apart from that also the Mumbai municipality, with the full support of the Maharashtra government, destroyed nearly 100,000 homes in the northern suburbs of this city. That's about half a million Mumbai residents who were suddenly rendered homeless (Akhil Kumar, 2015).

After a long drive of demolition, the legal protection to all slums came up prior to January 1, 2000, whereby the Congress-led Democratic Front government legitimized occupants of protected slum homes till 2013. The notification was issued by Chief Minister Prithviraj Chavan-led Urban Development Department (UDD) on March 3, the government by that time said "it intends to rehabilitate slum-dwellers who have been residing continuously for at least one year in protected slum structures." (India environment portal, 2014)

Despite Union Minister of Housing & Urban Poverty Alleviation Ajay Maken's plea to the Maharashtra Chief Minister Prithviraj Chavan for stopping the demolition of the houses of slum-dwellers, 43 houses were pulled down at the Golibar slum, under the supervision of the Collector's office, which develops the prime property of 125 acres called Golibar, carried out the demolition in connivance with government officials. Also, as indicated by (India Environment Portal, 2013), there are strict laws governing the process of eviction in some cities like in Delhi; they include serving several

notices, conducting surveys of households, and re-housing schemes under which a slum dweller can buy land or a flat for a fixed sum and on lease from the government. But these rules are often broken to deny them their rights, while the fixed price for land or flat is revised upwards and the lease period shortened constantly.

### 2.4.3 Demolition of Lenasia homes in South Africa

The Gauteng Provincial Government engaged on a programme to demolish houses that were illegally built on government land in Lenasia, a suburb located 30 Kilometers south of Johannesburg. The provincial government declared that over 100 houses illegally built on land owned by the city of Johannesburg will continue to be demolished in Lenasia. Over 50 homes were demolished with a further 113 houses to be demolished being on schedule.

According to the city of Johannesburg they had been served eviction notices almost in three weeks and they had no other choice than to remove the group because the stadium is not an ideal place for people to live.

Some of these people occupied illegally in Alexandra are from Marlboro and Gauteng who had been previously evicted from a low-cost housing project, they were declared to be forcibly removed from their current place of occupation at the local stadium.

In 2012 Marlboro residents were also forcibly removed and some are still there without accommodation, despite a ruling by the Constitutional Court for the Department of Human Settlement to offer alternative housing, some of them are still squatting in old shelter.

### 2.4.4 Eviction in Ghana

Ghana is the first African country to gain independence from its colonial master (Britain). Like other African governments, the government of Ghana has carried out evictions without compensation; most of the Ghanaian remained unpaid despite the fact that constitutional provisions clearly stipulate that compensation must be paid, that means it was unlawful evictions. The Ghanaian Constitution further obliges the state to resettle displaced people/ evictees whose property has been acquired by the state, having regard to their economic well-being, and social and cultural values.

About 50,000 people were declared to live in the slum which was thought to be the biggest and oldest slum in the country, of which it was supposed to be demolished. Most people living in the slum protested the situation. But police fired tear gas to disperse the

protesters who were said to be forcibly removed from their slums. The authorities say the slum blocks drains taking water to the ocean and causing floods, but they seemed to be overpowered by protesters who threw stones and damaged police vehicles (The BBC's, Sammy Darko).

Thousands were protesting the demolition of a slum popularly known as Sodom and Gomorrah. But they failed to protect their slum due to the force used by soldiers and police and earth-moving equipment were used to clear part of the slum. Protest organizer Osman Alhassan said people don't have anywhere to sleep([www.bbc.com/news](http://www.bbc.com/news)).

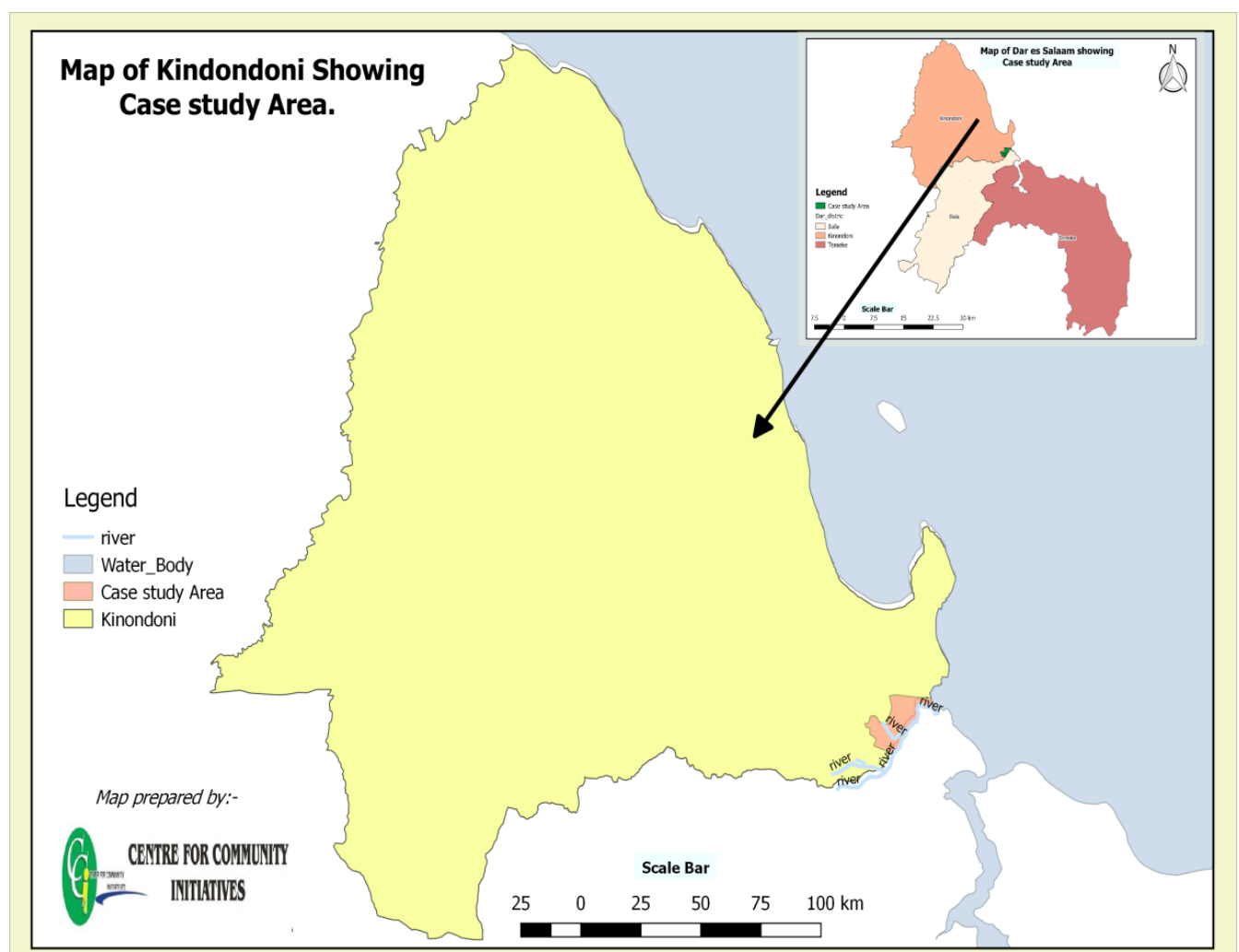


## 3.0 Methodology

### 3.1 Introduction

This sector covers various methodologies that were used while conducting the study. They included training, strategy, case study selection, data

collection, and literature review. Both qualitative and quantitative approaches were used in carrying out the baseline survey. In collecting quantitative data, representative households were sampled and interviewed using questionnaires.



### 3.2 Training

As part of the preparation for the study, CCI recruited and trained a field survey team from Kinondoni Federation units who would help in the data collection exercise. A total of 11 people from different federation groups were selected to attend the training which was prepared by the Centre for Community Initiatives (CCI). The training covered only one day. The main objectives of the training were: (i) To provide the basis for understanding of the objective of the study, (ii) To ensure that the team understood the goal of the study, (iii) To develop the interview skills of the data collection team (iv) To ensure the proficiency of the questionnaires and (v) To ensure the data which will be collected is precise, correct and free from error.

### 3.3 Research strategy

Essentially there are five research strategies in scientific research which include survey, experiment, case study, archive and history (Yin, 1994). Of these, case study suits most this study due to the nature and focus of the study. The study focuses on the assessment of the impacts of demolition of houses along Msimbazi Valley in Kinondoni District. The strategies of this study use various methods of data collection and analysis including qualitative and quantitative. All these methods have assisted in providing deep understanding of the case study as well as answering the objectives.

### 3.4 Case study selection

The study was carried out in Dar es Salaam city, within Kinondoni Municipality in six sub wards along Msimbazi valley namely: Sunna, Idrissa, Kawawa, Hannanasif, Mkwajuni A, and Mkunguni. In order to analyse the social economic impacts of forced eviction and housing demolition at Msimbazi Valley, 220 households were interviewed by using both structured and non-structured questionnaires.

The survey was conducted using Lot Quality Assurance Sampling known as LQAS as a survey methodology that employs the division of the targeted population into small number and the selection of a small random sample from each of these units for analysis. A minimum of five supervision areas per unit was required to obtain an acceptable of 95% confidence level using LQAS. The sample included 220 households from six settlements whereby from each settlement approximately 37 households were randomly selected and interviewed. The sample was assumed to have high level of confidence.

Msimbazi valley's settlement is located near Kinondoni Municipal Council just 1,1 kilometers away from the

City Centre. The settlement is along the Msimbazi River which moves water from inland to the Indian Ocean. The settlement is estimated to have the population of over 4000 people. The map below shows the location of the case study area in Dar es Salaam context.

#### 3.3.1 Brief of the case study area

Msimbazi settlement started to grow in the early 1960s whereby smallholder farmers used the valley land to cultivate various agricultural products to sell in the city center and around Kariakoo. Just slowly slowly the permanent settlements emerged and in the early 1980s the government decided to provide services to this settlement which included water supply and electricity. Since then, the population started to increase year after year and permanent houses were increasingly developed. Along with the provision of the services in the year 2000, the government introduced a property tax system in the country, wherein this settlement was also included.

### 3.5 Data collection

Various methods were employed during data collection. These methods included a literature review, focus group discussion, and in-depth interviews by using both structured and non- structured questionnaires.

#### 3.5.1 Literature review

The study involved review of various literature including national and international reports, articles, newspapers and research findings related to forced eviction and demolition. The literature review helped to build understanding on how demolition is being exercised in other countries and what lessons should Tanzania learn from other countries.

#### 3.5.2 Focus group discussion

The focus group discussion comprised of six different groups of intervention. These groups included: (i) 15 elders both men and women (aged above 65 years) (ii) 15 men (iii) 15 women (iv) 10 children (age below 18 years) and (v) 5 Disabled. Each group provided information which helped in the building of this report. Structured questionnaires were used to guide the discussions. The purpose of focus group discussion was to get different experiences from different categories of people. The focus group discussions were done between 1<sup>st</sup> April – 4<sup>th</sup> April 2016.

#### 3.5.3 Questionnaire survey

Both qualitative and quantitative questionnaires were



used for household interviews. These questionnaires were used to capture information from the following thematic areas:

- Socio-economic information;
- Impacts of demolition at household level;
- Information channels and flow during before and during demolition;
- Life after demolition;
- Communication channels etc.

The interviews were done between 1<sup>st</sup> April – 4<sup>th</sup> April 2016.

### **3.9 Data entry, processing and analysis**

A data entry template for data processing was designed using SPSS software. Field data were coded, free of error and entered in the SPSS software for analysis. The analysis of data was full interpretation of the responses from the interviews.

The data were analyzed based on the objective of the survey and focused on both qualitative and quantitative descriptive analysis



## 4.0 Findings

### 4.1 Introduction

This section presents the findings of the study as they were obtained from the field on assessing the impacts of demolition to the people living along Msimbazi Valley. The study focused on the understanding of the impacts of forced eviction and demolition of houses along Msimbazi valley. The section highlights how the forced evictions have impacted the economic and social livelihoods of the people along the Msimbazi Valley.

### 4.2 Results from focus group discussion

#### 4.2.1 Discussion with elders

From the group discussion with elders it was observed that the majority of them said they started living there in the 1970s. For example, the overwhelming majority of participants had been living in the valley for more than 35 years. An important theme was that employment and their source of income had been disrupted during the eviction and after the eviction

and this has affected their livelihood. Significantly, most of the participants were not engaged in any activities that would bring income to support their livelihood; the majority depended on rent from the tenants for their survival. Some had small shops which were also demolished. The losses extended as almost all the participants described how they had lost everything in their houses including clothes, savings(money), important documents etc. and that if they were informed before they would have shifted some of the properties from their houses. The result is that most of the participants described the hardship of living in temporary sheds, which is not safe. The plate below show the type of sheds reconstructed after the demolition exercise.

Another challenge was on the health of the elders who were affected by demolition. Participants described how they have been affected by shock, by heart attack and depression. Therefore, from this analysis, the demolition exercise left so much pain for the elders. The plate below shows a group of elders who attended the meeting.



Plate:4.1 Temporary sheds at Msimbazi Valley Source: field data, 2016

#### 4.2.2 Discussion with men

The group comprised all men who were living along Msimbazi valley. Men just like elders seem to have been affected by the forced eviction and demolition exercise in a number of ways. Almost all the participants have lost their houses and assets. The means of earning (income generation) also was disrupted by the demolition exercise with participants losing capital and businesses. Life has changed for the men as the participants are separated from their families (wife and children). None of the respondents reported to have not been informed before about the exercise. When the eviction was taking place, some of them were not around. However, it was also reported that men who were around did not have a chance to remove anything from their homes because the policemen did not give that chance. The plate below shows the group of men who attended the discussion.

#### 4.2.3 Discussion with women

Women argued to have been so much affected by the exercise of demolition, as the majority of them were at home when the demolition exercise was taking place but could not do anything. The reason was that policemen didn't allow any civilian to come close to

the scene but they were looking after their children. Most of the respondents lost business opportunities. The discussion showed that most of the respondents reported that they lost their savings including food, money and capital. Now they are facing hard times especially in adjusting to the new setting of life which they were not used to. Some described how they are not able to live with their families as they used to, most have lost their close friends and most are now living in temporary sheds. The plate below shows the group of women in the meeting.

#### 4.2.5 Discussion with children

Children were also part of the groups affected by demolition. It was reported that during demolition almost all of the children lost school materials including books and uniforms. They lost play grounds and friends. It was also reported that some of the children were injured during demolition and some were displaced. The plate below shows the group of children who attended the meeting.

#### 4.3 Education level of the respondents

The majority of respondents included in this study have primary school education level. It was observed



Plate:4.2 Focus group discussion with elders Source: field work 2016



Plate:4.3 Group discussion with men Source: field work 2016



Plate: 4.4 Focus group discussion with women. Source: field data, 2016



Plate: 4.5 focus group discussion with children. Source: field data, 2016

that about 74% of the interviewed respondents in Msimbazi Valley ended at primary school education level, 13% have acquired a secondary level of education, 9% have never gone to school, 2% of the respondents interviewed have acquired technical school and only 1% of the interviewed respondents have acquired college and university education level. The findings show that the residents of Msimbazi Valley are not illiterate. They have basic education and thus can write and read.

#### 4.4 The status of employment of the people along Msimbazi Valley

With regards to the employment status of the respondents, the majority of the people interviewed were self-employed. They had businesses which supported their life. The findings indicated that 73% of the respondents interviewed were self-employed followed by 12% of people employed in

a private company, while 8% of the respondents were not employed, 4% being labor and only 2% were government employees (see the figure below). This means through their employment, they were able to obtain income which supported their life. The demolition has totally disrupted their business cycles and other sources of income, and thus now 12% have become beggars or depend very much assistance from their relatives.

#### 4.5 Income of people living along Msimbazi Valley

From the findings, it was observed that the income of the respondents varied. The majority of them had an income which exceeds 300,000/Tsh. This means they earn more than 10,000/Tsh average per month. The analysis indicated that 25% of the respondents interviewed earned above 300,000/Tsh per month, 21% have an income of 100,001- 150,000/Tsh, 15% earned between 50,001-100,000/ Tshs, 15% earned

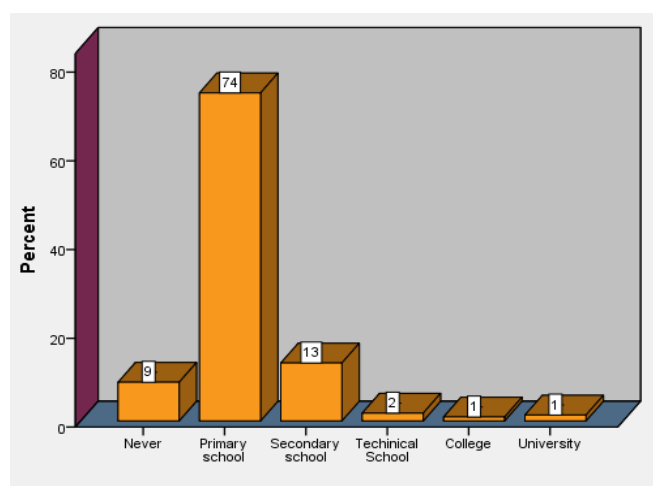


Figure 4.1. Education of the respondents Source: field data, 2016

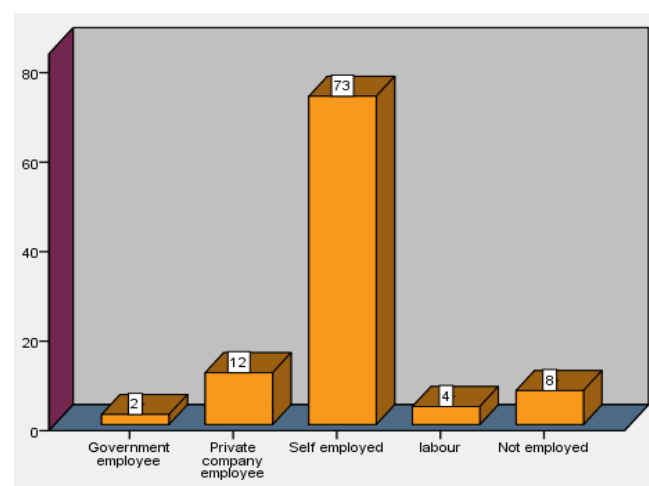


Figure 4.2: Employment status of the respondents Source: field data, 2016

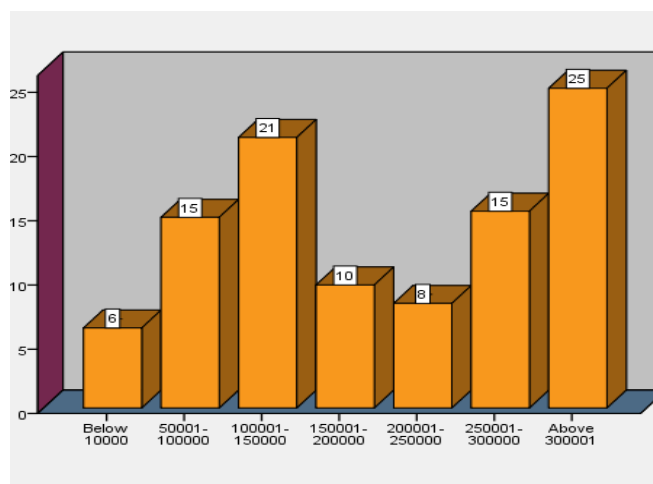


Figure 4.3: Income levels of the respondents Source: Field data, 2016

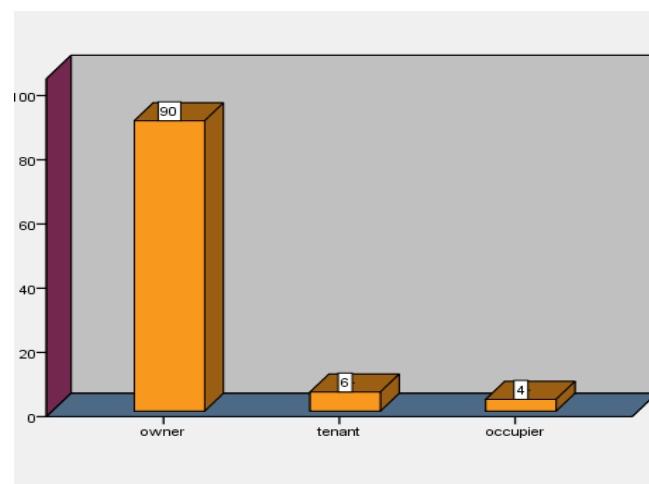


Figure 4.4. Status of ownership of the houses demolished Source: field data, 2016



between 200,501-300,000/ Tsh, 10% had an income ranging from 150,001- 200,000/Tsh, 8% had an income ranging between 200,001- 250,000/ Tsh and 6% of the respondents earned below 100,000/ Tsh per month.

The observations from the interview indicate that the majority of the residents along Msimbazi valley were middle income earners, self-employed from various businesses and other informal sector activities. Through their self-employment, these people were able to raise more than 300,000/ Tsh per month which is enough to sustain their basic needs. Some were using their houses to get income (rent which ranged 20,000/ -30,000/- per month). Therefore, with forced eviction and demolition, the means of income and other sources was disrupted.

#### 4.6 Status of ownership of house demolished

From the analysis, it was revealed that a high number of the people who were interviewed were the owners of the houses “demolished”. The reason might be that tenants are no longer living around this area. 90% of the respondents interviewed were the owner of the houses demolished, 6% of the respondents interviewed were the tenants and 4% were the occupier of the houses demolished. Majority of the owners are still living in the area but under the temporary shed made of iron sheets. (The occupiers are representatives of the house owners who oversee the houses property).

#### 4.7 Living duration in the area

The findings of this study indicate that the victims have been living in this area for a long time. This made them to believe to have been living legally in the area because all this time the Government was silent. The analysis showed that about 63% of the respondents interviewed said they have been living along Msimbazi valley for more than 20 years, 20% of the respondents interviewed said to have been living in the area for 11-20 years, 13% of the respondents interviewed said to have been living for the period of between 5-10 years and only 4% of the respondents have been living in the area along Msimbazi valley for a period of less than 5 years.

#### 4.8 Information about demolition

The study shows that many people were not informed before about the demolition exercise. The information was not channeled to the evictees before. This means people did not have time to rescue some of the household properties. The analysis of this study shows that 85% of people responded did not get information before the practice. While

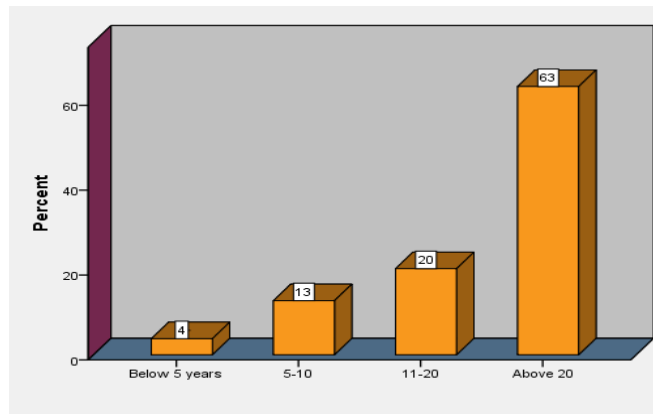


Figure 4.5. Living duration of people along Msimbazi Valley Source: field data, 2016

15% of respondents received information from their counterparts.

From this analysis, it shows that, if the government would have informed the residents at least 3 months' notice before, the level of impacts would have been small as compared to the current situation. This is due to the fact that majority would have time to shift some of their personal belongings and also begin to demolish their own houses themselves.

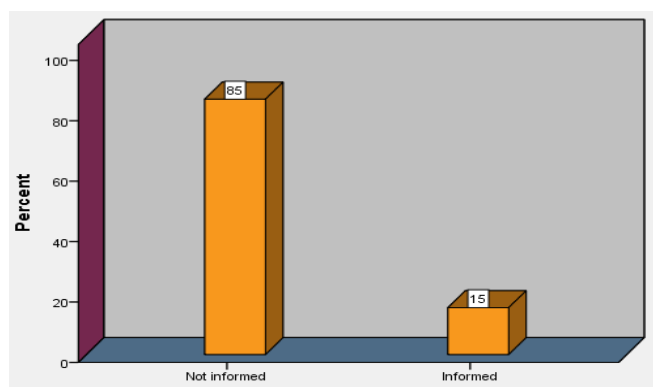


Figure 4.6: information about demolition practices Source: field data, 2016

#### 4.9. Impacts of demolition on domestic assets

Among the impacts of demolition was the destruction of various domestic assets and furniture. The domestic assets included all materials that are within the house. The majority of the respondents seem to have lost everything (domestic assets) in their houses. Observation was that 29% of the respondents lost all the domestic equipment including furniture, kitchen equipment, money etc., 27% of the respondents lost only furniture, 10% of the respondents lost kitchen equipment and furniture, 17% of the respondents

lost electricity equipment and furniture, and 7% of the respondents lost kitchen equipment. Absence to effective communication to community was noted to be one of the reasons which has led to the loss of domestic assets.

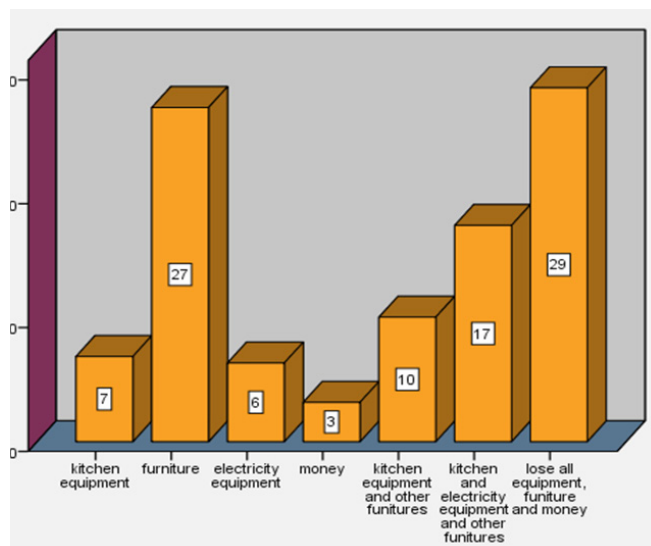


Figure 4.7: Loss of housing demolition on domestic assets. Source: Field data, 2016.

#### 4.10 Impacts of demolition to economic activities and income

The study shows that many families are facing significant economic impact after demolition. The investments that people had before were destroyed and stolen during the process of tearing down their houses. Majority of the residents were self-employed with the savings in their houses. This means that now these people have no means of income as before the destruction of their houses. From the findings 39% of the respondents lost their business only, 25% of the respondents lost their business, customers and neighbors, 12% of the respondent lost their income completely and 1% of the respondent interviewed lost business, customers and neighbors.

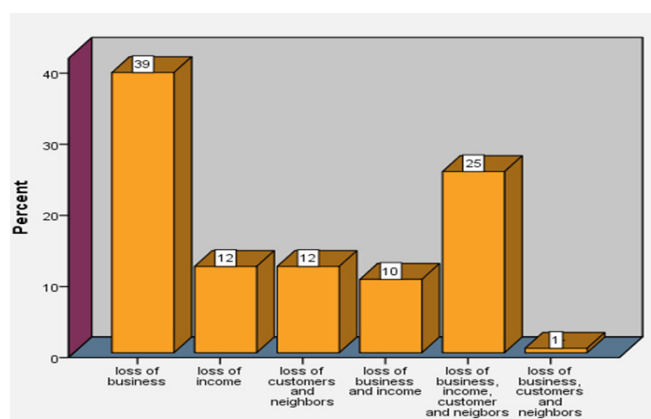


Figure 4.8: loss of economic activities and income Source: field data, 2016

Generally, the means of income has been affected and disrupted by the exercise of demolition.

#### 4.11 Impacts of demolition to housing

Many houses were cleared down. The findings show that about 86% of the respondents lost their home. This means they have no any other alternative to obtain shelter after their houses were laid down. 6% of the respondents interviewed lost their homes but managed to find alternative housing and the rest have lost their rental houses. About 86% of people are now homeless and some are living in the temporary sheds which are not secured.

The interview also indicated that men and teenagers are sleeping outside while elders, children and women are using the temporary shed at night. The plate below shows the existing shed which are used by women, children and elders.



Plate 4.6. Existing temporary shed. Source: field data, 2016

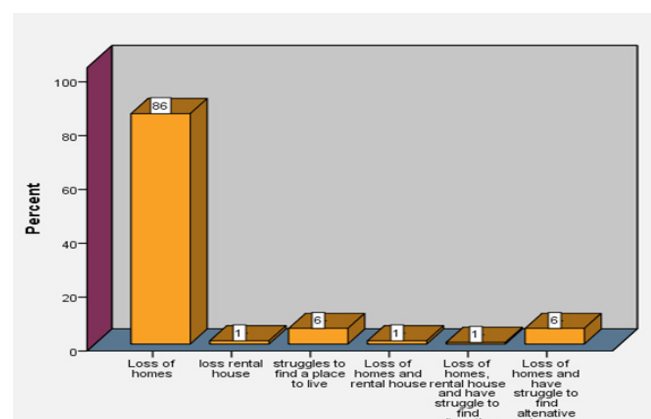


Figure 4.9: Impacts of demolition to housing Source: field data, 2016

#### 4.12 Impacts of demolition on food security

Findings show that in addition to losing a place to live, residents' food and savings for food was also lost. It was their practice to keep savings of food in their homes. Thus, during demolition there was no chance to save their food from the house. The analysis indicated that 47% of the people who responded to the interview lost their food reserve, 17% lost food reserve as well as money to buy food but also the appetite for some days, 18% said to have lost appetite for food for some of the days and until now they are not fine and about 18% of the respondents interviewed lost reserve food and money to buy food in the house. Some of the families could not find any means to feed their children for a number of days.

#### 4.13 Impact of demolition to the livelihood of elders

The findings of this study show that people's livelihood and health have changed. Some are not normal as before. They are constantly sick and depressed by the shock of demolition. Another challenge is that they are not sure about their future and how are they going to live thereafter. The analysis shows that after demolition, 41% of the respondents interviewed were depressed by the shock, 24% of the respondents lost the opportunity to live with their families as before (are now separated to live with their grandchildren), 19% of the respondents were depressed but also lost the opportunity to live with their families and lost some money. And about 16% of the respondents said they lost money and other home requirements.

#### 4.14 Impacts of demolition to women

The study indicated different impacts and effects for women after demolition. The findings show that 39% of the respondents interviewed argued that women were depressed by the shock, 21% of women lost their business opportunities, 12% of women were affected by both depression and loss of business opportunities, 9% of women lost all their sources of income. Also, it was reported that women lost their permanent friends, neighbors, savings and business opportunities as most were entrepreneurs

Therefore, practice of demolishing houses as a whole has resulted in people's lives becoming unmanageable and others distressed by finding a place to live. It was also reported that 2 people lost their lives. The government was supposed to consider the point of safety and security of the people before commencing the exercise of demolition.

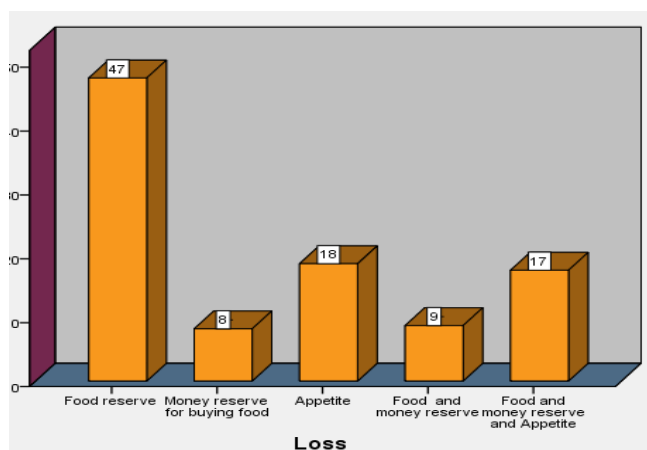


Figure 4.9: loss of food security and appetite for food  
Source: field data, 2016

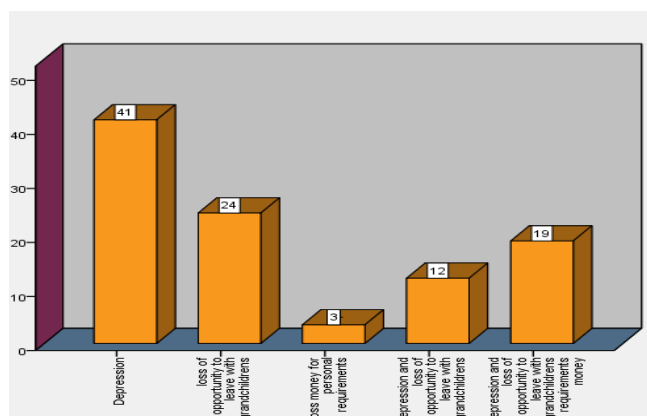


Figure 4.10: impact of demolition to the livelihood  
Source: field data, 2016

#### 4.15 Overviews comments from Government officials.

The demolition of houses along Msimbazi River was conducted and coordinated by three Government units including the Ministry of lands and Housing; National Environmental Management Council (NEMC) and Municipalities. Interviews with Kinondoni Municipality Disaster Management Officer revealed that while the Municipality is concerned about the hardship people are currently facing, they would not wish to experience more impacts of flooding due to people staying along the banks of the river. Moreover, further discussions with NEMC officials on the issue continued to emphasize the need of the community to abide by the rules and laws of not building their houses within 60m away from the banks of the river. Despite this however, there is a need to balance humanitarian consideration when addressing such conditions.



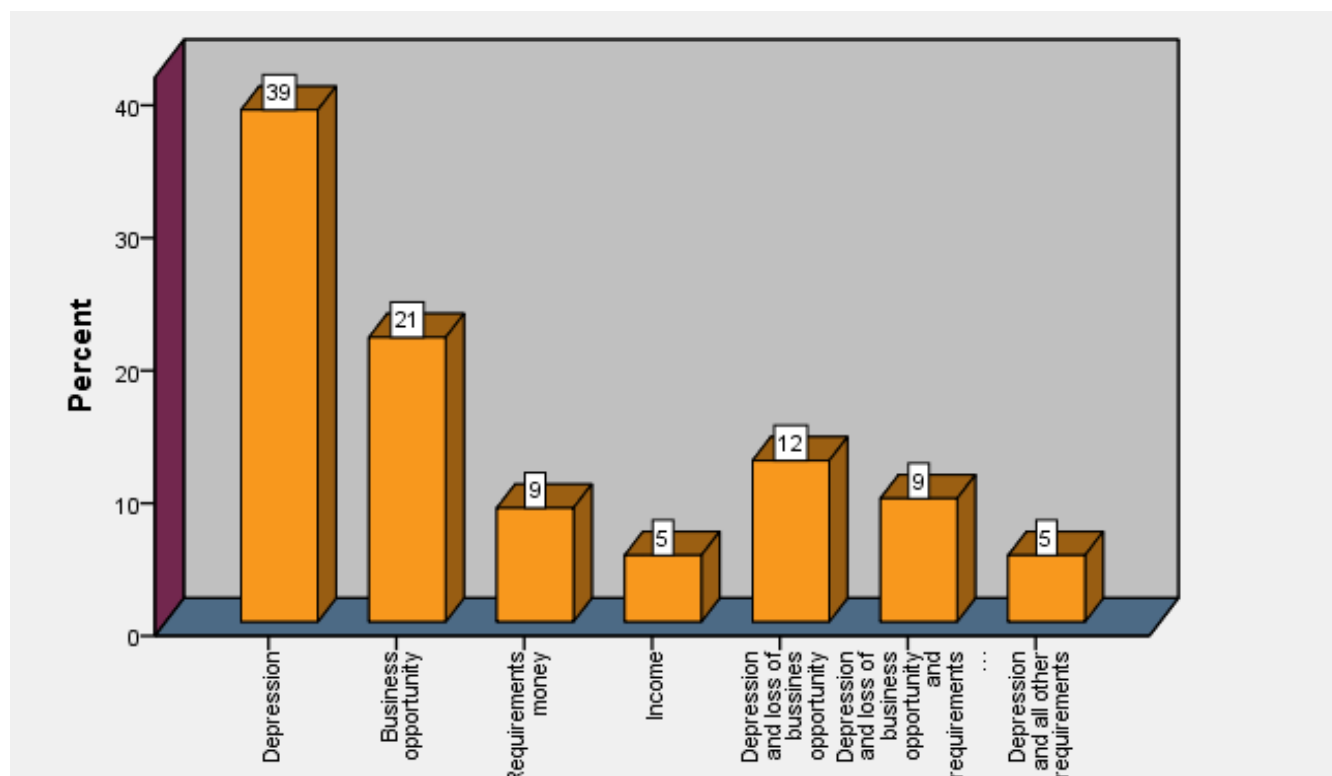


Figure 4.11; Impacts of demolition to women. Source: field data, 2016



## 5.0 Conclusion

Demolition of houses at Msimbazi River is one of the characteristics of forced eviction linked to the absence of legally secure tenure, which constitutes an essential element of the right to adequate housing. Forced evictions share many consequences similar to those resulting from arbitrary displacement, including population transfer, mass expulsions, mass exodus, ethnic cleansing and other practices involving the coerced and involuntary displacement of people from their lands and communities. The demolition exercise at Msimbazi River was conducted with minimum consultation of the communities. In the course of demolition, the voices of the people were not heard. The government did not give even a single minute to listen to the community; everything was done by force. No information was channeled beforehand to the community about the demolition; at least that could have reduced the impacts. The absence of information was the driver towards increased impact of demolition.

The housing demolition and forced eviction of the Msimbazi Valley brought about untold hardship on the affected people. The findings show that the exercise of demolition posed many impacts to the lives of the people. Most of the evictees are still struggling to find a safe place to live, although it has been difficult. Livelihoods of the people have changed; many of them lost hope for their future lives. Sources of income, savings, businesses have been destroyed completely. It is clear that the government did not consider humanitarian rights and safety before demolishing.

Therefore, the government should look for other alternatives to forced eviction that would have less impact to the communities and their properties. Moreover, NGOs and international agencies should provide short term support for the communities who are currently in miserable conditions.

### 5.1 Recommendations

- *Government of Tanzania must pursue a more sustainable and human rights-based solution to address encroachment into hazardous areas and public lands.*
- *The humanitarian crisis resulting from the Msimbazi Valley demolitions must be urgently addressed by different stakeholders especially in addressing challenges affecting women, children and disabled.*
- *Critical assessment should be carried out before any housing demolition or forced eviction to analyze and evaluate its impacts to the livelihoods of people and their properties.*
- *Land officials should ensure that development control in the urban area is observed in order to avoid encroachment of restricted areas which will lead to further demolition.*
- *The government should consider provision of lands and alternative shelter before implementation of the forced eviction in Msimbazi settlements.*
- *The Government should involve both national and international agencies and NGOs in support of provision of mass housing and basic infrastructure to the resettlement areas before demolition.*
- *Provision of mass education on the impacts of encroachments in hazardous or flood prone areas must have to be provided to avoid further encroachment.*
- *The Government and all key stakeholders should consider development of resettlement policy which will provide a guide to avoid scenarios similar to the Msimbazi eviction and demolition happening again.*

- Land allocation for the urban poor should be made available and be affordable to avoid them settling in the valley and river basin.
- Communities should be sensitized on human rights and empowered to know their responsibilities.
- Communities should be more active in addressing drainage and solid waste management to avoid flooding in their areas.
- The Tanzania Federation should continue to mobilize more Federation members in informal settlements so that they may have a common voice for addressing eviction and resettlement.
- While communities residing along the river bank of Msimbazi may be considered illegal, sound reasons as to why these have settled there must be substantiated with viable land alternatives.

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