

APPENDICES

APPENDIX A

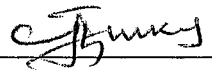
KIKAO CHA KAMATI YA MRADI WA UPIMAJI UBUNGO
DARAJANI NA NDUGU JOSEPH D. KESSY WA CHUO KIKUU
HURIA NA CHUO KIKUU CHA NEW HAMPSHIRE MAREKANI.
TAREHE 24- 01-2004.

- 1.0 MAHUDHURIO:-
Nd. Cyril Magari - Mjumbe na M/Wazazi CCM.
Nd. Gladstone E. Kombe - Makamu M/Kiti wa Mradi.
Nd. Onesphor M, Msah - Katibu wa Mradi.
Nd. Joseph D. Kessy - Mwanafunzi Chuo Kikuu Huria na Chuo Kikuu
Cha New Hampshire Marekani.
Nd. Cosmas Msisi - M/Kiti wa Mradi.
- 1.1 KUFUNGUA KIKAO:
M/Kiti alifungua kikao saa 11:45 kwa kumtambulisha Nd. Kessy
wa Chuo Kikuu Huri na Chuo Kikuu Cha New Hampshire Cha Marekani
anayesomea Shahada ya Juu (MSC) ya Maendeleo ya Jamii.
- 2.0 Ndugu Kessy alijitambulisha zaidi kwa Kamati kwa kuelezea mambo
mengi ambayo aliwahi kufanya likiwemo swala la kuliondoa Dampo
La Tabata na maendeleo ya Tabata kwa ujumla.
Ana uzoefu katika maendeleo ya makazi(Habitat) na anafuatilia kwa karibu
juhuri za Wafadhili kwa kuendeleza makazi kama Manzese, Buguruni
kwa Mnyamani na Makongo.
- 2.1 Amevutiwa na jitihada za mradi wa Ubungo Darajani na angependa
kuandika "thesis" yake ya shahada ya juu kuhusu Mradi huu
kwa lengo la kuuza dhana hii kwa Wafadhili ili wasaidie maendeleo
katika nyanja za miundo mbinu ya barabara , mifereji ya maji ya
mvua na maji taka, maji ya visima, shule, fedha za mikopo mbalimbali
kwa ajili ya kupambana na umaskini .
- 3.0 Ushauri.
- 3.1 Nd. Kessy ameshauri tusajili chombo(NGO)
cha kufuatilia maendeleo ya Ubungo Darajani ili kuweza kuwavutia wafadhili
kusaidia maendeleo ya Ubungo Darajani.

- 3.2 Ametuelekeza kwa mtaalamu wa kutuandiakia Katiba ambayo ni muhimu katika usajili.
- 3.3 Kabla ya kumwona Mtaalamu huyo wa kutengeneza katiba aliishauri kamati iandae Wanachama 12 au zaidi ambao watakua waanzilishi wa chombo cha maendeleo ya Jumuiya ya Ubungo Darajani.
- 4.0 HITIMISHO.
- 4.1 M/kiti alitaka maoni ya wanakamati juu ya ombi la Nd. Kessy la kutuandikia mchanganuo wa maendeleo ya Ubungo Darajani na wote ~~kwa~~ pamoja waliafiki.
- 4.2 Kamati itajibu ombi la nd. Kessy la kutuandikia mchanganuo bila malipo toka kwa kamati mapema wiki hii.
5. Kikao kilifungwa saa 12:40.



KATIBU



MWENYEKITI

APPENDIX B

THE CONSTITUTION

OF

UBUNGO DARAJANI DEVELOPMENT FUND

(UDADEFU)

MARCH, 2004

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SECTION I

1. PREAMBLE

The residents of Ubungo Darajani have been meeting their ad hog problems in domestic water, their village road repairs, rain water trenches, bridges, environmental conservation and other economic and social development issues. There is no formal organization for co-operation to carry out self help activities mentioned above among others,

Having started and carried successfully the land survey of the residents of Ubungo Darajani close to completion and

In view of a need to have an organ to assist one another in the spirit of brotherhood and good neighborhood for mutual advantage and development of the area, and

In view of the broader advantages to be derived from a continuous co-operation and co-ordination of activities to face problems besetting a member or part of an area in Ubungo Darajani and hence,

Belief that creation of a development organization will best serve the purpose,

We have resolved to establish “UBUNGO DARAJANI DEVELOPMENT FUND” UDADEFU to be governed by the following provisions

SECTION II

2.0 DEFINITIONS

- 2.1 UBUNGO DARAJANI is the area bordering Mabibo on the South and enclosed by Mandela Road on the North West, river Kibangu on the South East,
- 2.2 UDADEFU means “UBUNGO DARAJANI DEVELOPMENT FUND”
- 2.3 Fund means the money and other resources contributed to or appropriated by UDADEFU for a specific project or activity
- 2.4 Trustees are the founder members
- 2.5 “By-laws” means the laws enacted by the local government as pertaining to this constitution

- 2.6 Members means both founder and ordinary members stipulated under section iv of this constitution
- 2.7 Board of Trustees means the executive body consisting of all trustees entrusted with the management and control of UDADEFU
- 2.8 Residents means all persons residing or originating from Ubungo Darajani
- 2.9 Designation Beneficiary means any person residing in Ubungo Darajani
- 2.10 Contribution means money or valuable contribution from members as determined by the UDADEFU
- 2.11 Office means the house of carrying out and coordinating the activities of the UDEFU in Ubungo or any other place decided by the Board of Trustees.
- 2.12 PATRON of the association will be Regional Commissioner of Dar es Salaam.

SECTION III

3.0 OBJECTIVES AND ESTABLISHMENT

3.1 OBJECTIVES

Objectives of the UDADEFU are to co-ordinate the economic and social development of the area from self-help initiative of residents as a non-profit organization in co-operation with all stakeholders – local and central government, donors, researchers and others with common interest and good will to the advancement of the area.

3.2 OFFICE

The registered office shall be located in Ubungo and other liaison offices in Tanzania as the board of Trustee may decide.

3.3 FUNCTIONS

- 3.3.1 To promote, encourage co-operation, understanding and fraternity, peace and harmony in Ubungo and outside Ubungo in collaboration with other stakeholders
- 3.3.2 Accomplish successfully the ongoing land registration of the residents of Ubungo Darajani

- 3.3.3 Promote and encourage environmental preservation particularly the Kibangu river basin
- 3.3.4 Coordinate the maintenance and up-keeping of the roads and water ways in the area through self-help efforts
- 3.3.5 Coordinate in relief assistance with other stakeholders in the area such as flood water and storm rains
- 3.3.6 Encourage and promote SACCOS and other poverty eradication activities.
- 3.3.7 promote education by supplementing existing efforts by building and running schools in Ubungo in furtherance to the objectives of UDADEFU
- 3.3.8 acquire and own land for the development of community projects such as offices, hostels, community centers, godowns and property for renting to generate funds to promote development activities.
- 3.3.9 Establish and monitor the use of funds as may be decided upon by UDADEFU from time to time
- 3.3.10 Open a bank account and operate banking account, draw, accept, endorse, discount, negotiate, execute, issue, buy, sell and deal in promissory notes, bills of exchange, cheques, bills of lading, shopping documents, warehouse warrants and other negotiable, transferable or otherwise instruments
- 3.3.11 Offer high consultancy service to residents on sources of funds, technology pertaining to the objectives of UDADEFU

SECTION IV

4.0 MEMBERSHIP

4.1 ELIGIBILITY

Membership to UDADEFU shall be open to all Ubungo Darajani residents of the age above 18 years and sound mind.

4.2 VETTING

Membership admission shall be vetted by the board of trustees

4.3 OBLIGATIONS OF MEMBERS

Members of UDADEFU will have the following obligations:

- 4.3.1 Attend all meetings convened by UDADEFU and its committees

- 4.3.2 Collaborate and participate in the committees set by the UDADEFU
- 4.3.3 Co-operate with UDADEFU in fulfilling the objects and activities of self help projects.
- 4.3.4 Pay subscription, contributions and annual subscription as determined by the board of trustees

4.4 TERMINATION OR DISQUALIFICATION OF A MEMBER

A person may be disqualified from being a member of the UDADEFU on the following grounds:

- 4.4.1 Misconduct that may hinder progress of the activities of UDADEFU, loss of funds or tarnish the name of UDADEFU
- 4.4.2 Any other activity or omission that may disrupt the well functioning of UDADEFU according to the opinion of the trustees

SECTION V

5.0 RESOURCES AND FINANCE

5.1 SOURCES OF FUNDS

The sources of funds for UDADEFU shall consist of, though not limited to the following.

- 5.1.1 Members contributions and donations
- 5.1.2 Income from interest, dividends, and investments of UDADEFU
- 5.1.3 Fund raising activities
- 5.1.4 Contributions by way of grants, donations support from the government, and subventions received from bilateral and multilateral organizations, foundations, NGOs, or other sources in support of UDADEFU objectives and activities.
- 5.1.5 Any other income due to UDADEFU

5.2 USES OF THE FUNDS

The income of UDADEFU shall be applied towards the promotion of the objectives of UDADEFU and may in good faith pay any office or servant or to

any member of the UDADEFU in return for goods or services rendered to the UDADEFU

SECTION VI

6.0 ORGANIZATIONAND MANAGEAMENT

6.1 THE UDADEFU ORGANIZATION WILL COMPRISE

6.1.1 The General Meeting

6.1.2 The Board of Trustees

6.1.3 Functional Committees

6.1.4 Any other committee that shall be established for a specific task of the **UDADEFU**

6.2 OFFICES/MANAGEMNT WILL COMPRISE

6.2.1 The Executive Chairman

6.2.2 Deputy Executive Chairman

6.2.3 Secretary General

6.2.4 Deputy Secretary General

6.2.5 Director of Finance

6.2.6 Deputy Director of Finance

6.2.7 Director of Operations

6.2.8 Director of Social Welfare

6.3 ANNUAL GENERAL MEETING

6.3.1 The Annual General Meeting shall be held once every calendar year within such time as not exceeding 15 months from the date of

incorporation or of the previous meeting and at each place as may be determined by the trustees.

- 6.3.2 The Annual General Meeting shall be the supreme organ of the UDADEFU on the matters of policy. It shall comprise all members of UDADEFU in Ubungo Darajani or their delegated representative on the approval of the board of trustees.
- 6.3.3 The quorum of the meeting shall be at least half of the members.
If within one hour from the time appointed for the meeting quorum is not present, the meeting should stand adjourned or postponed to a date and place to be determined by the trustees, and if at the adjourned meeting the quorum is not present within one hour from the time appointed, the delegates present shall proceed with the business, the quorum notwithstanding.
- 6.3.4 The Executive Chairman of the Board of Trustees shall chair all the General Meetings of the Fund, and where the Executive Chairman and his deputy are not present within an hour after the appointed time for the meeting, the present Trustees shall appoint one of their member to chair the meeting.
- 6.3.5 The Board of Trustees may invite local or foreign donors to the Annual General Meeting. The invitees though will have no voting rights.
- 6.3.6 Each delegate will cast one vote on the show of a hand or in secret ballot. In the event of equal votes the Executive Chairman shall have the casting vote.
- 6.3.7 The above provisions notwithstanding, a two thirds majority vote in an Annual General Meeting shall be required for a decision on the following:
 - 6.3.7.1 amendment of the constitution
 - 6.3.7.2 adoption and/or amendment of the by-laws
 - 6.3.7.3 dissolution of the UDADEFU
- 6.3.8 removal of office bearers other than ordinary retirement.
 - 6.3.8.1 Meeting will only be conducted outside quorum under the situation below: if within one hour from the time appointed for the meeting the quorum is not present, the meeting shall stand
- 6.3.9 Subject to the provisions of this constitution the General Meeting shall prescribe its own rules of procedures including those of convening meetings, voting thereat and for distribution of its reports.

6.4 NOTICE OF A MEETING

At least 14 (fourteen) days notice shall be given for a General Meeting and Board of Trustees Meeting, specifying the place, date and venue for the meeting. However, if a shorter notice is given, a resolution for a matter of the normal shall be passed at the relevant meeting before business of that meeting proceeds.

6.5 FUNCTION OF THE ANNUAL GENERAL MEETING

- 6.5.1 To discuss the Executive Chairman's report
- 6.5.2 receive and adopt the audited accounts and consider the auditors report thereon.
- 6.5.3 Approve new projects, subscriptions and contributions
- 6.5.4 Approve fund raising schemes
- 6.5.5 Elect Trustees where applicable
- 6.5.6 Appoint external auditors for the fund
- 6.5.7 Appoint such committees as may deem necessary for executing specific assignments

6.6 EXTRAORDINARY GENERAL MEETING

All meetings other than the annual general meetings shall be called extraordinary general meetings. The extraordinary general meeting shall be called for the purpose of :

- 6.6.1 Appoint a Trustee where such appointment cannot be referred to the next General Meeting
- 6.6.2 amendment of the constitution
- 6.6.3 deliberating on major policy issue that cannot be referred to the next annual general meeting
- 6.6.4 any other situation warranting such a meeting as may be seen fit by the Board of Trustees.

SECTION VII

7.0 BOARD OF TRUSTEES

7.1 ESTABLISHMENT

The UDADEFU shall be managed by a Board of Trustees or the founder members. Unless otherwise decided, its members shall not be less than 6 and not more than 15.

7.2 PAYMENT OF ALLOWANCES

UDADEFU being a non-profit making organization, there will not be allowance for its members unless the board of Trustees decides otherwise. Even though then the decision of the Board of Trustees will depend on the financial position of the organization.

7.3 TENURE OF OFFICE

Members of the committees shall hold office for a period of 5 years from the date of their election and eligible for re-election.

7.4 ELECTION OF OFFICE BEARERS

7.4.1 EXECUTIVE CHAIRMAN

At their first meeting after registration of UDADEFU, the board of Trustees shall elect one of their members to be the Executive Chairman of UDADEFU. The Executive Chairman will preside over all meetings of UDADEFU including Annual and Extraordinary General Meetings. The second runner to the EC in number of votes will be the Deputy Executive Chairman who will assist the EC and resume duties in the absence of or delegated by the EC.

7.4.2. SECRETARY GENERAL

The Board of Trustees shall elect among their members a Secretary to UDADEFU whose duties include convening meetings, take minutes during meeting, issuing requisite notices and other administrative matters pertaining to the activities of the UDADEFU. The General Secretary shall be assisted by a Deputy Secretary General.

7.4.3. TREASURER

The Board of Trustees shall elect among their members a director of Finance who will be responsible for the UDADEFU funds and shall ensure that proper books of accounts are kept. He/she shall ensure that all monies are collected. He shall present an annual financial report having liaised with financial personnel/experts.

7.4.4 POWERS AND DUTIES OF THE TRUSTEES

7.4.4.1 Responsible to lay down policy guidelines for good administration day to day run of the activities of UDADEFU

7.4.4.2 Formulate regulations for efficient management and control of UDADEFU

7.4.4.3 comply to the regulations laid down for the investment of the funds and projects of UDADEFU and the resolutions of the Annual and Extraordinary Meetings

7.4.4.4 receive/formulate projects, carry out feasibility studies and submit them to the Annual General Meeting for approval.

7.4.4.5 receive money/funds for projects, disburse them according to the laid down objectives

7.4.4.6 receive report prepared by different officers for submission to the General Meetings.

7.4.4.7 co-ordinate and direct the activities of the various organizations and committees.

7.4.4.8 Prepare and amend by-laws for adoption by the general meeting

7.4.4.9 appoint other UDADEFU executives as may seem necessary

7.4.4.10 consider and approve the budget

7.4.4.11 suspend a Trustee upon a breach of the conduct pending the review of the breach by the Annual or Extra-ordinary General Meetings.

7.5 MEETING OF THE BOARD OF TRUSTEES

The Board of Trustees will be held four times a year.

7.6 TRUSTEES SECRETARIAT COORDINATION

The Trustees shall set up a coordination team of Trustees including the executives and some committee members to exchange day to day information on activities relating to UDADEFU objectives.

7.7 TERMINATION OF TRUSTEES

The following will lead to termination of a trustee:

7.7.1 absence from three 3 consecutive ordinary meetings without reason

7.7.2 resignation

7.7.3 natural or man made cause for known absence to follow for indefinite period of time.

SECTION VIII

8.0 ANNUAL BUDGET

8.1 At least three months before the beginning of next financial year, the executive Chairman shall prepare an annual budget for submission to the Board of Trustees. This will show the estimates for revenues and expenditures under their major lines of source and use for the coming year.

8.2 At least two months before the beginning of next financial year, the Board of Trustees shall deliberate on the submitted budget in 8.1 above for

approval. The approval should be ready by the end of the current year or December 31.

- 8.3 In the event for the budget of the coming year not been approved by the Board of Trustees as at December 31 of the ending year, the general Meeting shall be empowered to use the equivalent of up to three months of the year just ended.

SECTION IX

9.0 BORROWING POWERS

The Trustees may borrow monies for carrying out the projects of the organization and shall have the powers to mortgage property of the organization for the purpose of raising funds for implementing UDADEFU objectives.

SECTION X

10.0 ACCOUNTS AND AUDIT

- 10.1 The board of Trustees shall cause to be maintained proper books of accounts and shall within the three months after the close of each financial year, cause the accounts relating to such financial year, finalize with a statement of income and expenditure and a statement of the assets and liabilities of the UDADEFU for that financial year, to be submitted to an authorized firm of auditors for auditing.
- 10.2 The accounts of UDADEFU shall be audited by Auditors appointed under 10.1 above and shall have in respect of UDADEFU the same power and duties as are conferred to or imposed on Auditors in the Country.
- 10.3 All funds of the UDADEFU and grants received from government, multilateral and bilateral sources as mentioned 5.1 shall be paid into the account of the UDADEFU with banks approved by the Board of Trustees.

SECTION XI

11.0 LEGAL STATUS

The UDADEFU shall have the powers to sue or be sued and shall have perpetual succession in accordance with the laws in the United Republic of Tanzania.

SECTION XII

12.0 SEAL OF THE BODY CORPORATE

12.1 THE SEAL OF UDADEFU

The seal of UDADEFU shall bear the words “UBUNGO DARAJANI DEVELOPMENT FUND”. The seal shall be affixed to any instrument in the presence of two Trustees. The secretary General to UDADEFU shall be the custodian of the seal.

SECTION XIII

13.0 AMENDMENT OF THE CONSTITUTION AND BY-LAWS.

This constitution may be amended by a two thirds (2/3) majority vote of The voting members of the General Meeting at an Annual or Extraordinary Meeting.

In all cases, notice for any proposed amendment shall be communicated to each member of the General Meeting at least fourteen (14) days before the date fixed for the debate if the proposal amendments.

The Board of Trustees shall have the powers to amend the By-laws but such amendments must be laid before the next general Meeting or Extraordinary Meeting for approval prior to their becoming effective.

SECTION XIV

14.0 DISSOLUTION.

The association will be wound up upon satisfaction by the board of Trustees who will have to call a General Meeting and have two-thirds majority of members votes.

SECTION XV

15.0 SIGNATORIES.

The Signatories will comprise the Executive Board members.

CHAMA CHA MAENDELEO – UBUNGO DARAJANI DEVELOPMENT TRUST FUND – UDADEFU

UTANGULIZI

Ubungo Darajani Development Trust Fund UDADEFU ni chama cha hiyari cha wakazi wa Ubungo Darajani kwa maendeleo yao na eneo husika. Chama hiki kimeanzishwa kuunganisha nguvu za wakazi wa eneo hili na za wadau wengine kuendeleza eneo husika na wakazi wake. Awali kabla ya miaka ya 1970 eneo hili lilikuwa na mashamba ya wenyeji waliolima mikoroshu, migomba, minazi, mihogo, viazi, mboga, ufugaji n.k. kadiri muda ulivyoenda makazi yameongezeka hadi nyumba takribani mia tatu hamsini.

MAENDELEO

Awali wakazi wa eneo hili wamekuwa wakishirikiana katika masuala ya kijamii kama misiba, harusi n.k. lakini miaka ya 1980 wamejiunga kusaidiana kuboresha miundo mbinu ya barabara, mifereji ya mvua, maji na madaraja. Haya yalifanyika kwa kupitia kamati ya maendeleo chini ya mwekekiti wa serikali za mitaa na wajumbe wa mashina.

UPIMAJI

Wakazi wa eneo hili wamekuwa wakijitahidi kupata hati za kumiliki viwanja vyao kila mmoja kwa wakati wake. Zoezi hili lilichukua muda mrefu, gharama kubwa na mara nyingine udanganyifu.

Katika jitihada za Nd. Msisi kupata hati miliki ya eneo lake alifikia hatua ya kushirikiana na wakazi wengine. Alimwona mwenyekiti wa serikali za mitaa juu ya kuungana kupima kwa jumla eneo la Ubungo Darajani. Vikao vilifanyika, makadirio ya gharama yalifanyika, michango ikatolewa na kazi ya kupima ikaanza kwa kupitia Chuo Kikuu Kishiriki cha Ardhi. Kamishina wa Ardhi aliidhinisha ramani ya eneo husika kuwa la makazi halisi badala ya mpango wa awali wa kuwa eneo la viwanda. Ili kuhimiza zoezi la upimaji, kamati ya kupima ilichaguliwa kusimamia zoezi hili mwaka 2000.

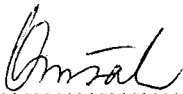
CHAMA CHA MAENDELEO - UDADEFU

Kutokana na kujifunza toka kwa wenzetu wa Tabata, Nd. Msisi alishauri kamati tuunde chama cha hiyari cha maendeleo Ubungo Darajani. Ndugu Kessy, Diwani na mwenyekiti wa Chama cha Maendeleo Tabata ametusaidia ushauri katika kuandaa katiba ya kujisajili na yuko taayari kutusaidia tuendeleze adhema yetu ya kuboresha eneo letu na maisha yetu.

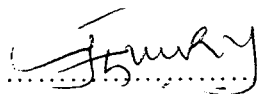
Malengo na kazi za chama chetu yameanishwa katika katiba yetu ya UDADEFU.

Tunasubiri usajili tuwe na chombo cha kudumu cha kusaidia kuleta pamoja nguvu za wakazi wa eneo hili kuboresha eneo na wakazi wake.

“Mjenga nchi ni mwananchi! Linalowezezana leo lisingoje kesho!”



Onesphor M. Msah
Katibu wa Kamati ya Upimaji



Cosmas Msisi
Mwenyekiti wa kamati ya Upimaji

KIJILI CHA UBUNGO DARAJANI

Ubungo Kisiwani,
Tawi la Darajani,
Wilaya ya Kinondoni
DAR ES SALAAM

9/8/1999.

Commissioner,
Mipango Miji,
Wizara ya Ardhi
DAR ES SALAAM

kk. Land Survey,
Chuo Kikuu cha Ardhi,
S.L.P. 35176,
DAR ES SALAAM

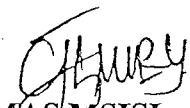
MAOMBI YA KUPIMIWA MAENEO YA KIJILI CHETU CHA UBUNGO
KISIWANI TAWI LA DARAJANI WILAYA YA KINONDONI DAR ES SALAAM

Sisi ni wananchi wa maeneo ya Skwata ambao tumeboresha na kukarabati eneo hili
na kuwa safi kwa kuishi watu, tumejenga nyumba zenye thamani za mamilioni mengi,
hivyo tunaomba msaada wa kupimiwa kwa kufuata kanuni za sheria kama kijiji
tumeshiakaa vikao mbambali vya kuhusu jambo hili na wananchi wameafiki maoni
haya, endapo serikali yetu itakubali tunaomba mwongozo wa kutusaidia namna na
jinsi ya kufanya ili tupate hati miliki ya kila mmoja wetu. Eneo linazo nyumba
zisizopungua wastani wa 500 hivi.

Tunatarajia kwamba utatufikiria na kutusaidia kadri ya uwezo ulio nao kisheria na
kutupatia jibu jema.
Aksante.

IMETHIBITISHWA


E. MNZAVA
KATIBU


COSMAS MSISI
MWENYEKITI

Nakala kwa:- Mheshimiwa Mbunge
Ndugu Venance Ngulla. ✓

“ “ Upimaji na Ramani(W),
Kinondoni,
DAR ES SALAAM.

**KIKAO CHA WENYE NYUMBA CHA TAREHE 2-4-2000 UBUNGO
DARAJANI (UBUNGO KISIWANI)**

1.1 KUFUNGUA:

Kikao kilifunguliwa na Mwenyekiti wa Vikao vya nyuma Ndugu Cosmas Msisi. Kwa kumkaribisha na kumtambulisha kwa wajumbe Mwalimu toka Chuo cha Ardhi, Ndugu George ambaye alimtambulisha kuwa ameshika nafasi ya Ndugu Lerise ambaye alikuja na wanafunzi 26/03/2000 kwamba yeye ameenda Ulaya kwa muda mfupi.

1.2 KUMTAMBULISHA MWENYEKITI WA SERIKALI ZA MITAA.

Baada ya kumtambulisha kiongozi wa wanafunzi mwenyekiti wa kikao alimwinua mwenyekiti wa Serikali za mitaa na kumshukuru sana sana kwa kuitikia wito wa wananchi, pia alimkaribisha kuwa achukue nafasi ya yeye kuwa mwenyekiti wa vikao kuanzia hapo, aliendelea kwa ufupi jinsi vikao vilivyoanza, madhumuni yake na kwamba yeye alishika nafasi kuongoza tu kwa muda, lakini swala lenyewe ni la kiserikali, hivyo alikabidhi madaraka hayo kwa mwenyekiti wa serikali za mitaa tangia hapo.

MAELEZO MAFUPI YA MWENYEKITI SERIKALI ZA MITAA.

Alisimama akawasalimia wajumbe na kusema kwamba anaitwa Jovin Manyota Ndimbo hakuacha kuhudhuria vikao vya nyuma kwa makusudi, tena sio kwamba yupo kinyume na jamabo linalofanyika ila pamoja na kazi zake nyingi, WITO haukuwa sahihi; jinsi alivyokuwa anashirishiwa katika vikao vya nyuma.

Alilisifu jambo lililoanzishwa na kwamba anaona lina lengo nzuri kwa maendeleo ya wananchi wenyewe waliohitaji aliendelea kusema kwamba ili serikali ilete huduma za jamii karibu ni vyema wananchi washirikiane kuyaleta hayo maendeleo. Aliwasifu wanafunzi na wakufunzi wa chuo cha ardhi kwa hatua walioianza na kusema kuwa anaamini watakwenda kwa kasi kidogo kwani wananchi wanaelekea kuwapa ushirikiano.

1. KATIBU WA KIKAO :

Alimkaribisha mwalimu wa chuo kikuu kishiriki cha Ardhi kuendelea na yale aliyokuwa nayo na wanafunzi.

2. MAELEZO YA MWALIMU - (MKUFUNZI)

Alijitambulisha kwamba yeye anaitwa Ndugu George kama alivyotambulishwa na kwamba yeye ni mwalimu chuo cha ardhi na alikuwa anashughulika na mambo ya michoro ya Ananasifu, na kuwa yupo badala ya ndugu Lerise aliyesafiri. Aliwataka wajumbe wawasikilize hao wanafunzi vizuri wawaeleze wao waliyo nayo, na ni kwa kazi yao. Pia wajumbe walitakiwa wachangie mawazo yao kwa njia hio watapata majibu yaliyo sahihi alisema na yeye atachangia pande zote.

Appendix A-3: Land Use (detail layout) Plan Submission Letter to Kinondoni
Municipality by UCLAS



UNIVERSITY COLLEGE OF LANDS AND
ARCHITECTURAL STUDIES (UCLAS)

(A Constituent College of the University of Dar es Salaam)



Telephone: (255-051) - 71272, 75004, 72291/2
Fax: (255-051) - 75448, 75479
Telegrams: ARDHICHUO
Kumb.UCLAS/A320/73

P. O. Box 35176
Dar es Salaam
e-mail: uclas@uclas.ac.tz
9/11/2000

Mkurugenzi Manispaa,
Manispaa ya Kinondoni,
S.L.P. 31902,
Dar es Salaam.

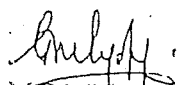
KUH: MCHORO WA UBUNGO DARAJANI

Jumuiya ya Ubungo Darajani, waliomba Idara ya Mipango Miji na Vijiji, UCLAS iwatengenezee mchoro wa matumizi ya ardhi ya eneo lao-Mchoro wa makazi umetayarishwa kwa kushirikiana na Jumuiya ya Ubungo Darajani na tunakuletea ili uupitie na kuupitisha katika ngazi zinazohusika ili uthibitishwe.

Wananchi wanangojea kwa hamu uidhinishaji wa mchoro huo na wanategemea hawatawekewa kipingamizi cha kupata ruksa ya kupima viwanja kufatana na mchoro huo. Watashukuru sana kama ofisi yako ya Manispaa itafanya mpango wa sehemu yao kupimwa kufuatana na mchoro huo kwa vile wana hamu kubwa ya kupata hati kwa viwanja vyao.

Kwa hiyo pokea mchoro halisi wa makazi ya Makongo, nakala mbili za mchoro huo pamoja na nakala mbili za ripoti ya utayarishaji wa mchoro.

Wako,


G.M.S. Mbyopyo

Kny: MKUU WA IDARA YA MIPANGO MIJI NA VIJILI
UCLAS, DAR ER SALAAM

Nakala kwa: Afisa Mtendaji

Kata ya Ubungo --- Pamoja na nakala ya mchoro

✓: Mwenye-kiti

Serikali ya Mtaa—Ubungo Darajani —Pamoja na nakala 2 za mchoro na ripoti..

Appendix A-4: Local Community Leaders Consultation Frequencies to Institutions
for Getting Technical Advice

SAFARI ZA KUFWATILIZA RAMANI

20/2/201	Kwenda wihyani magomeni	13/6/02	Chu Kikuu Aridhi
13/3/001	" Wilaya na chuo cha Aridhi	14/6/02	" " "
30/5/001	" " magomeni	15/6/02	" " "
24/7/001	" " "	18/6/02	" " "
23/10/001	Widharani Aridhi	21/6/02	" " "
13/11/001	Chuo Kikuu "	26/6/02	" " "
11/12/001	" " "	2/7/02	" " "
22/11/001	" " "	4/7/002	Chuo Kikuu Aridhi na PK. R.
26/11/001	" " "	11/7/02	" " "
27/11/001	Kwenda Widharani na chuo Aridhi	19/7/02	" " "
7/1/002	Chuo Kikuu Aridhi	29/7/02	" " "
27/2/002	" " "	30/7/02	" " "
22/3/002	" " "	1/8/02	" " "
19/4/002	" " "	3/8/02	" " "
24/4/002	" " "	12/8/02	" " "
30/5/002	Chuo K. Aridhi saa 5- saa 10 $\frac{1}{2}$	15/8/02	" " "
1/6/002	Jumamosi saa 5-8	18/8/02	" " "
4/6/002	Chuo Kikuu Aridhi	21/8/02	" " "
7/6/002	" " "	26/8/02	" " "
8/6/002	" " " saa 5-8 $\frac{1}{2}$	28/8/02	Kwenda Widharani Rechar na mag

Kungofea
Ramani

Appendix A-5: Local Community Request to the Kinondoni Municipality to Get
Involved in Cadastral Survey

WAKAZI WENYE NYUMBA,
C/O M/KITI SERIKALI ZA MITAA,
UBUNGO DARAJANI,
DAR ES SALAAM.
11 FEBRUARY, 2003.

KWENDA KWA:
MKURUGENZI,
MANISPAA YA KINONDONI,
P.O. BOX 31902,
DAR ES SALAAM.

YAH: MAOMBI YA KUPATIWA KIBALI CHA KUPIMIWA MAENEO
YA UBUNGO DARAJANI

Husika na kichwa cha habari hapo juu. Sisi wakazi wa eneo la Ubungo Darajani tunaomba kuwasilisha maombi yetu ili tuweze kupimiwa maeneo yetu kama yalivyo ainishwa kwenye mchoro wa Kimipango Miji wenye sehemu mbili yaani mchoro No.DSM/KND/4/92000 na DSM/KND/27/102002.

Mchoro huo wa Kimipango Miji uliandaliwa kwa msaada wa nguvu za wananchi wakazi wa eneo husika kwa ushirikiano mkubwa wa kiutaalamu kutoka katika kitengo cha Mipango Miji na Vijiji cha Chuo Kikuu Kishiriki cha Ardhi na Usanifu Majengo.

Mchoro huo uliwasilishwa Manispaa ya Kinondoni na baadaye kupitishwa na Kamati ya Mipango Miji ya Manispaa ya Kinondoni tarehe 2/8/2000.

Baada ya marekebisho yaliyotolewa na Wizara ya Ardhi na Maendeleo ya Makazi kukamilika, Wizara hiyo iliuidhinisha mchoro huo tarehe 22/11/2002.

Baada ya hatua hiyo ya maandalizi ya mchoro wa Kimipango Miji kukamilika, sisi wakazi wa ubungo Darajani kama tulivyo ainishwa kwenye mchoro huo, (DSM/KND/4/92000 na DSM/KND/27/102002) tumeadhimia kuingia katika hatua ya upimaji na hivyo tunawasilisha maombi yetu ilituweze kupatiwa kibali husika.

Tunaambatanisha nakala za mchoro huo kwa utekelezaji.

Tunatanguliza shukurani zetu,

Wenu katika ujenzi wa Taifa, wananchi wakazi wa Ubungo Darajani.

.....
KNY; Vincent Gabriel Lyimo;

Nakala kwa;

-Katibu mkuu

Wizara ya ardhi, nyumba na maendeleo ya miji.

-Mkurugenzi

Idara ya upimaji wa ramani makao makuu.

-Mwenyekiti

Serikali za mitaa - Ubungo Kisiwani.

D/KWA/39860
KME

TO: Survey Division

From: Land Division

REQUEST FOR SURVEY

Plot No. Estate Name

Block No. Farm No

Locality VUBUHO DARAJANI Locality

Township: DISALAAU District:

M. Settlement: L.O. No.

District: KINONDONI District:

Tenure Offer been made: CUSTOMARY RIGHT OF OCCUPANCY.

Term: -
|

Quoted area, if any

D.T.P. Approval DGM/KND/27/102003

..... DGM/KND/4/92000

Has advance against estimated survey fees been paid: -

Lessee and Address: -

Priority rating (with reasons other than normal): -

Date: 20th May 2003 T Mendon

NB: To be submitted in duplicate with the copies of sketch plan

TO: Assistant surveyor/survey Tech/District Surveyor
..... SAVEI CONSULT LTD

INSTRUCTION FOR SURVEY

Please carry out the survey as per
attached T.P. Draw + Lay-out. Pith the details
to compare changes of the Lay-out. ^{for} Openness
DATE: 22/10/2003
DIRECTOR FOR SURVEYS AND MAPPINGMUNICIPAL LAND SURVEYOR
KINONDONI MUNICIPAL COUNCIL

SAVEI CONSULT

P. O. BOX 22272, Dar Es Salaam Tel: 2181584

Our Ref: SAC/4/313

Date: July 8, 2003

MAKADIRIO YA UPIMAJI UBUNGO DARAJANI

Makadirio haya yametayarishwa kwa kuhesabu mawe ya mipaka ya maji vyote na yafuatayo ni maelezo kamili.

Mawe ya mchoro DSM/KND/27/102002 ni 360.

Kila jiwe ni shs. 2000/= Jumla Tshs. 720,000/=

Mawe ya mchoro DSM/KND/4/02000 ni 260

Gharama ya mawe Tshs. 520,000/=

Kutafuta 'data'-upimaji wa awali Tshs. 80,000/=

Gharama ya wapima wawili kwa siku 20 kwa Tshs. 30,000/=

kwa siku Tshs. 1,200,000/=

Gharama ya wasaidizi 4 kwa siku 20 kwa

shs. 5000/= kila siku Tshs. 400,000/=

Gharama ya vyombo siku 20 kwa 30,000/= kwa siku

Tshs. 600,000/=

Safiri wa kwenda na kurudi

Tshs. 200,000/=

Andaa mahesabu (office compilation)

Tshs. 100,000/=

Mchoro ramani (cadastral plans)

Tshs. 150,000/=

Kutaka kazi na kutuathia ili ipitishwe

Mahesabu ya Mkurugenzi wa Upimaji na

shs.

Tshs. 120,000

Ya ghara na 2003

Tshs. 11,000,000

Malipo:

Itakuwa vizuri kabla ya kuanza kazi tulipwe Tshs. 1,700,000/= ili tuendelee kununua mawe n.k.

Malipo ya pili baada ya kuonyesha nakala ya ramani ya awali
Tshs. 1,400,000/=

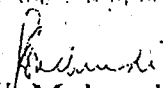
Malipo ya mwisho baada ya kuonyesha ramani
Iliyopata kibali Tshs. 990,000/=

Muda wa kazi

Kazi ya kupima huko viwanjani (field work) itachukua siku (20) ishirini. Kazi ya mahesabu itaandaliwa kwa siku saba. Kufuatilia kazi katika ofisi ya Mkurugenzi wa Upimaji na Ramani itachukua wiki mbili.

Makadirio haya yamewakilishwa na Savei Consult, kampuni iliyosajiliwa hapa nchini.

Wenu katika ujenzi wa Taifa,


F.W. Mahundi
Mkurugenzi

Joseph . D. Kessy
P.O. Box 8632
Dar es Salaam

Mwenyekiti
Ubungo Darajani Settlement Development Association
Dar es Salaam

Ndugu,

**YAH: KUANDIKIA MRADI (PROJECT WRITE UP)
JUMUIYA YA UBUNGO DARAJANI**

Tafadhali rejea somo hilo hapo juu.

Mimi ni mwanafunzi wa Chuo Kikuu Huria kikishirikiana na Chuo Kikuu cha New Hampshire nchini Marekani.

Ninasomea Msc International Community Economic Development fani ambayo inahusu maswala ya maendeleo ya Jamii pamoja na mbinu za kupambana na umaskini kwenye jamii yetu.

Kwenye Project yangu ya kumaliza masomo nimechagua kuandikia mradi unaohusiana na maendeleo ya Jumuiya yako na hasa suala la kuboresha eneo lenu kama njia mojawapo ya kupambana na umaskini.

Niko tayari kuwaandikia mradi wowote mtakaona unafaa kuanzishwa kwenye Jumuiya yenu.

Wako katika Ujenzi wa Taifa,



Joseph . D. Kessy

APPENDIX C

Mwenyekiti,
Mradi wa Upimaji na Maendeleo,
Ubungo Darajani,
S. L. P. 10803
DAR ES SALAAM.

January 20, 2004

^d
Mpenwa Nd. Joseph D. Kessy

YAH: KUANDIKA MRADI (PROJECT WRITEUP) JUMUIYA YA
UBUNGO DARAJANI

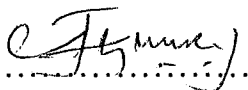
Tafadhali rejea somo la hapo juu.

Baada ya kuitafakari barua yako ya January 2004 na mazungumzo yetu na kamati tarehe 17.1.2004, kamati imeafiki ombi lako kuandika mchanganuo juu ya mradi wa Ubungo Darajani kwa (1) hitimisho la shahada yako na (2) kuombea misaada toka wafadhili wenye mapenzi mema na maendeleo ya Ubungo Darajani.

Ukija Ubungo Darajani tutakupa dondoo/^{adidu}habibu za rejea juu ya mchanganuo huo pamoja na taarifa utakazohitaji kwa zoezi hili.

Tunakutakia mafanikio katika zoezi hili zima na tunatazamia ushirikiano wako na kamati yetu kikamilifu.

Wako katika ujenzi wa Taifa,


.....

Cosmas Msimi

Mwenyekiti wa Mradi.

n.k. Mwenyekiti wa serikali za mitaa,
Ubungo.

APPENDIX: D

QUESTIONNAIRE

DATA ANALYSIS

Frequencies

Statistics

		Gender	Profession	Activity performed	Whether ready to contribute land surveying costs	Whether ready to give his/her land for community services	Whether the area/land has been surveyed
N	Valid	43	19	43	43	42	43
	Missing	0	24	0	0	1	0

Statistics

		Whether the land has been measured and obtained a Title Deed	If yes, why Title Deed not obtained	Whether used a Title Deed to obtain a loan	Advantages of surveying the land	School to be available in the area	Hospital to be available in the area
N	Valid	4	43	40	3	31	27
	Missing	39	0	3	40	12	16

Statistics

		Roads to be maintained	Clean water is needed	Whether need to dispose solid waste	Whether drainage system needed	Solid Waste disposal	Whether market place needed
N	Valid	18	29	31	13	7	3
	Missing	25	14	12	30	36	40

Statistics

		Land/area (Sq. Meters)	People per room	Type of water used	Type of toilet facility	Whether liquid waste floods the area	Donor to support solid waste disposal
N	Valid	22	29	41	42	42	20
	Missing	21	14	2	1	1	23

		Donor to support availability of clean water	Donor to support removal of Electricity cables that are dangerous	Donor to support availability of school	Donor to support availability of hospital	Donor to support availability of market place	Donor to support Road
N	Valid	16	2	8	6	1	4
	Missing	27	41	35	37	42	39

Frequency Table

Gender

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Male	34	79.1	79.1	79.1
	Female	9	20.9	20.9	100.0
	Total	43	100.0	100.0	

Profession

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Artisan	7	16.3	36.8	36.8
	Farmer	4	9.3	21.1	57.9
	Housewife	1	2.3	5.3	63.2
	Economist	1	2.3	5.3	68.4
	Driver	5	11.6	26.3	94.7
	Teacher	1	2.3	5.3	100.0
	Total	19	44.2	100.0	
Missing	System	24	55.8		
Total		43	100.0		

Activity performed

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Farmer	15	34.9	34.9	34.9
	Employee	16	37.2	37.2	72.1
	Businessman	12	27.9	27.9	100.0
	Total	43	100.0	100.0	

Whether ready to contribute land surveying costs

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	42	97.7	97.7	97.7
	No	1	2.3	2.3	100.0
	Total	43	100.0	100.0	

Whether ready to give his/her land for community services

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	29	67.4	69.0	69.0
	No	13	30.2	31.0	100.0
	Total	42	97.7	100.0	
Missing	System	1	2.3		
Total		43	100.0		

Whether the area/land has been surveyed

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	3	7.0	7.0	7.0
	No	40	93.0	93.0	100.0
	Total	43	100.0	100.0	

Whether the land has been measured and obtained a Title Deed

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	1	2.3	25.0	25.0
	No	3	7.0	75.0	100.0
	Total	4	9.3	100.0	
Missing	System	39	90.7		
Total		43	100.0		

If yes, why Title Deed not obtained

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid		37	86.0	86.0	86.0
	Still processed	5	11.6	11.6	97.7
	Not availe with the Deed	1	2.3	2.3	100.0
	Total	43	100.0	100.0	

Whether used a Title Deed to obtain a loan

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	2	4.7	5.0	5.0
	No	1	2.3	2.5	7.5
	N/A	37	86.0	92.5	100.0
	Total	40	93.0	100.0	
Missing	System	3	7.0		
Total		43	100.0		

Advantages of surveying the land

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	To obtain Loans	2	4.7	66.7	66.7
	Social Services	1	2.3	33.3	100.0
	Total	3	7.0	100.0	
Missing	System	40	93.0		
Total		43	100.0		

School to be available in the area

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	School Needed	27	62.8	87.1	87.1
	School Not needed	4	9.3	12.9	100.0
	Total	31	72.1	100.0	
Missing	System	12	27.9		
Total		43	100.0		

Hospital to be available in the area

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Hospital Needed	22	51.2	81.5	81.5
	Hospital Not needed	5	11.6	18.5	100.0
	Total	27	62.8	100.0	
Missing	System	16	37.2		
Total		43	100.0		

Roads to be maintained

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Road is needed	11	25.6	61.1	61.1
	Road not Needed	7	16.3	38.9	100.0
	Total	18	41.9	100.0	
Missing	System	25	58.1		
Total		43	100.0		

Clean water is needed

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Clean water is needed	25	58.1	86.2	86.2
	Clean water not needed	4	9.3	13.8	100.0
	Total	29	67.4	100.0	
Missing	System	14	32.6		
Total		43	100.0		

Whether need to dispose solid waste

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Liquid Waste Disposal needed	25	58.1	80.6	80.6
	Liquid waste disposal not needed	6	14.0	19.4	100.0
	Total	31	72.1	100.0	
Missing	System	12	27.9		
Total		43	100.0		

Whether drainage system needed

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Drainage system needed	6	14.0	46.2	46.2
	Drainage system not needed	7	16.3	53.8	100.0
	Total	13	30.2	100.0	
Missing	System	30	69.8		
Total		43	100.0		

Solid Waste disposal

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Solid waste disposal not needed	7	16.3	100.0	100.0
Missing	System	36	83.7		
Total		43	100.0		

Whether market place needed

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Market place needed	3	7.0	100.0	100.0
Missing	System	40	93.0		
Total		43	100.0		

Land/area (Sq. Meters)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	20.00	1	2.3	4.5	4.5
	60.00	1	2.3	4.5	9.1
	250.00	3	7.0	13.6	22.7
	396.00	2	4.7	9.1	31.8
	400.00	1	2.3	4.5	36.4
	440.00	1	2.3	4.5	40.9
	470.00	1	2.3	4.5	45.5
	500.00	4	9.3	18.2	63.6
	595.00	1	2.3	4.5	68.2
	600.00	2	4.7	9.1	77.3
	620.00	1	2.3	4.5	81.8
	800.00	1	2.3	4.5	86.4
	1000.00	2	4.7	9.1	95.5
	2000.00	1	2.3	4.5	100.0
	Total	22	51.2	100.0	
Missing	System	21	48.8		
Total		43	100.0		

People per room

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1	2	4.7	6.9	6.9
	2	18	41.9	62.1	69.0
	3	6	14.0	20.7	89.7
	5	1	2.3	3.4	93.1
	8	2	4.7	6.9	100.0
	Total	29	67.4	100.0	
Missing	System	14	32.6		
Total		43	100.0		

Type of water used

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Tape water	4	9.3	9.8	9.8
	Well water	28	65.1	68.3	78.0
	No water	9	20.9	22.0	100.0
	Total	41	95.3	100.0	
Missing	System	2	4.7		
Total		43	100.0		

Type of toilet facility

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Modern	11	25.6	26.2	26.2
	Pit latrine	27	62.8	64.3	90.5
	Both	3	7.0	7.1	97.6
	No toilet facility	1	2.3	2.4	100.0
	Total	42	97.7	100.0	
Missing	System	1	2.3		
Total		43	100.0		

Whether liquid waste floods the area

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Yes	27	62.8	64.3	64.3
	No	15	34.9	35.7	100.0
	Total	42	97.7	100.0	
Missing	System	1	2.3		
Total		43	100.0		

Donor to support solid waste disposal

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Solid Waste disposal selected	20	46.5	100.0	100.0
Missing	System	23	53.5		
Total		43	100.0		

Donor to support availability of clean water

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Clean water selected	16	37.2	100.0	100.0
Missing	System	27	62.8		
Total		43	100.0		

Donor to support removal of Electricity cables that are dangerous

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Electrical cables selected	2	4.7	100.0	100.0
Missing	System	41	95.3		
Total		43	100.0		

Donor to support availability of school

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	School selected	8	18.6	100.0	100.0
Missing	System	35	81.4		
Total		43	100.0		

Donor to support availability of hospital

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Hospital services selected	6	14.0	100.0	100.0
Missing	System	37	86.0		
Total		43	100.0		

Donor to support availability of market place

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Market selected	1	2.3	100.0	100.0
Missing	System	42	97.7		
Total		43	100.0		

Donor to support Road

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	Road Services selected	4	9.3	100.0	100.0
Missing	System	39	90.7		
Total		43	100.0		

Frequencies

Statistics

		Land/area (Sq. Meters)	People per room
N	Valid	22	29
	Missing	21	14
Mean		552.1364	2.66
Std. Error of Mean		86.68069	.307
Median		500.0000	2.00
Mode		500.00	2
Std. Deviation		406.56848	1.653
Variance		165297.9329	2.734
Range		1980.00	7
Minimum		20.00	1
Maximum		2000.00	8
Sum		12147.00	77

Frequency Table

Land/area (Sq. Meters)

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	20.00	1	2.3	4.5	4.5
	60.00	1	2.3	4.5	9.1
	250.00	3	7.0	13.6	22.7
	396.00	2	4.7	9.1	31.8
	400.00	1	2.3	4.5	36.4
	440.00	1	2.3	4.5	40.9
	470.00	1	2.3	4.5	45.5
	500.00	4	9.3	18.2	63.6
	595.00	1	2.3	4.5	68.2
	600.00	2	4.7	9.1	77.3
	620.00	1	2.3	4.5	81.8
	800.00	1	2.3	4.5	86.4
	1000.00	2	4.7	9.1	95.5
	2000.00	1	2.3	4.5	100.0
	Total	22	51.2	100.0	
Missing	System	21	48.8		
Total		43	100.0		

People per room

		Frequency	Percent	Valid Percent	Cumulative Percent
Valid	1	2	4.7	6.9	6.9
	2	18	41.9	62.1	69.0
	3	6	14.0	20.7	89.7
	5	1	2.3	3.4	93.1
	8	2	4.7	6.9	100.0
Total		29	67.4	100.0	
Missing	System	14	32.6		
Total		43	100.0		

WORK PLAN

COMMUNITY SURVEY

FOR

**LAND REGULARISATION THROUGH
PARTICIPATORY PLANNING IN TANZANIA.
CASE OF UBUNGO DARAJANI.**

1ST SEMISTER

DATE	CONTACT PERSON	ACTIVITY
15 th Jan, 2004	Mr. Cosmas Msisi Chairman, UDADEFU	i) Drafting and submission of letter of introduction to Ubungo Darajani Development Fund
17 th Jan 2004	(i) Mr. Cosmas Msisi Chairman UDADEFU (ii) Mr. Gladstone E. Kombe Vice Chairman UDADEFU (iii) Mr. Macha Secretary General UDADEFU	(i) Introducing myself to the Executive Committee of Ubungo Darajani Development Fund (ii) Discussed on the suitable project writeup
20 th Jan 2004	(i) Mr. Cosmas Msisi Chairman UDADEFU	(i) Received a letter accepting my request for project write up and approval of the Title of project on Land Regularisation Through Participatory Approach
24 th Jan, 2004	(1) Mr. Cosmas Msisi, Chairman UDADEFU (2) Mr. Gladstone E. Kombe, Vice Chairman UDADEFU (3) Onesphoh Msah – Acting Secretary General UDADEFU (4) Cyril Magari Executive Member UDADEFU	(i) Attended Ubungo Darajani Development Fund Executive Committee Meeting (ii) Discussed on the type of project they have undergone and those in pipeline. (iii) Discussed on the need to Register their CBO and draft of constitution
19 th Jan 2004 – 24 th Jan 2004	SNHU/OUT Instructors	(i) Attending classes at SNHU/OUT
30 th Jan 2004	(i) Dr. Alphonse Kyessi - Project Supervisor (ii) Michel Adjibodou - Course Director	(i) Submission of project progress report I

2ND SEMISTER

DATE	CONTACT PERSON	ACTIVITY
9 th February – 14 th February 04	SNHU/OUT Instructors	(i) Attending classes
15 th February 2004	(i) Dr. Alphonse Kyessi- Head of Department Urban and Regional Planning UCLAS	(i) Requesting him to be my supervisor.
20 th February 2004	Dr. Alphonse Kyessi Senior Lecturer UCLAS	(i) Accepts to be my Supervisor

		(ii) Approved the Title of my project
22 nd February, 2004	Mr. Cosmas Msisi Chairman UDADEFU	(i) Advise him on how to get competent land surveyor
24 th February to 30 th February, 2004	(i) V. G. Lyimo Member Executive Committee (ii) Gladstone Kombe – Vice Chairman UDADEFU (iii) Mr. Macha – Member Executive Committee UDADEFU	(i) Preparation of Questionnaire (ii) Availing the questionnaires to land owners and ten cell leaders
15 th March – 20 th March 2004	SNHU/OUT Instructors	(i) Attending classes at SNHU/OUT
14 th April – 19 th April 2004	SNHU/OUT Instructors	(i) Attending classes at SNHU/OUT
5 th May 2004	(i) Mr. Cosmas Msisi Chairman UDADEFU (ii) Mr. Macha Member Executive Committee	(i) Collection of Questionnaire from land owners
25 th May 2004	(i) Mr. Jovin Ndimbo Mtaa Chairman Ubungo Darajani (ii) Mr. Cosmas Msisi UDADEFU Chairman (iii) Mr. Gladstone Kombe Kombe Vice Chairman UDADEFU (iv) Mr. Macha - Secretary General UDADEFU (v) Representatives of Ubungo Darajani	(i) Face to face interview of issues related to Ubungo Darajani neighbourhood.
26 th May 2004	(i) Dr. Alphonse Kyessi Project Supervisor (ii) Michael Adjibodou Course Director	(i) Submission of Project Progress report II
30 th May, 2004	(i) Mr. Cosmas Msisi Chairman UDADEFU (ii) Gladstone E. Kombe Vice Chairman UDADEFU (iii) Mr. Onesphor Mushi Acting Secretary General UDADEFU (iv) Mr. Cyril Magari Executive Member UDADEFU (v) Mr. Mushi – Attorney Ministry of Home	(i) To advise them of the next step after completion of Land Survey exercise (ii) Assist them to register their CBO (iii) Get more views from land owners on land Regularisation

	Affairs	
2 nd June, 2004 to 5 th June, 2004	(i) Mrs. Idaya Kessy Municipal Land Officer Kinondoni (ii) Mrs. Lucy Kimoi Municipal Town Planner Kinondoni	(i) Request them to issue letters of offer to land owners with Approved Survey Plans.
10 th June, 2004 to 20 th June, 2004	(i) Mr. Cosmas Msisi Chairman UDADEFU (ii) Mr. Gladstone Kombe Vice Chairman UDADEFU (iii) Mr. V. Lyimo Treasurer - UDADEFU	(i) Advice them to sensitize the land owners to collect letters of offer (ii) Advice the landowners to ensure they pay all land fees stipulated in the letter of offer
22 nd June, 2004 to 30 th June, 2004	(i) Mr. Msangi Commissioner for Lands (ii) Mrs. Idaya Kessy Municipal Land Officer Kinondoni	(i) Request them to facilitate preparation of certificate of occupancy infavour of land owners. (ii) Signing of certificate of occupancy
12 th July to 17 th July, 2004	SNHU/OUT Instructors	(i) Attending classes at SNHU/OUT
19 th July to 24 th July, 2004	(i) Dr. Alphonse Kyessi – Supervisor (ii) Michael Adjibodou - Course Director	(i) Presenting Community Surveys on Land Regularization
13 th September to 18 th September 2004	SNHU/OUT Instructors	(i) Attending classes at SNHU/OUT
20 th September to 25 th September 2004	(i) Dr. Alphonse Kyessi – Project Supervisor	(i) Project Proposal Preparation
26 th September to 30 th September 2004	(i) Mr. Cosmas Msisi – Chairman UDADEFU (ii) Mrs Sinda – Acting Register of Titles Ministry of Lands	(i) Advice the landowners on how to Register their certificate of occupancy (ii) Facilitate Preparation and Registration of Title Deeds
October, 2004	(i) Dr. Alphonse Kyessi – Project Supervisor (ii) Michel Adjibodou course Director	(i) Project Proposal Presentation
15 th November to 20 th November 2004	SNHU/OUT Instructors	(i) Attending classes at SNHU/OUT

22 nd November to 27 th November 2004	(a) Mr. Cosmas Msisi – Chairman UDADEFU (b) Mr. Gladstone Kombe - Vice Chairman UDADEFU (c) Mr. Onesphor Msah Secretary General UDADEFU (d) Mr. V. Lyimo – Treasurer UDADEFU	(i) Advice the land owners how to use the Title deeds as a collateral for loan (ii) Advice them how to value their properties for mortgage purpose
10 th Jan 2005 to 15 th January 2005	SNHU/OUT Instructors	(i) Attending classes at SNHU/OUT
16 th Jan, 2005	(i) Dr. Alphonse Kyessi – Project Supervisor (ii) Michel Adjibodou - Course Director	(i) Submission of Project Progress Report III

① APPENDIX E

QUESTIONNAIRE

Jumuiya ya Wananchi wa Ubungo Darajani ina mpango wa kuboresha eneo ikiwa ni pamoja na kupima viwanja na kupata hati miliki.

Tunaomba kupata maoni yako kuhusu mradi huu.

(i) Jina lako ni nani..... Taaluma yako.....

(ii) Unafanya shughuli gani?

Mkulima ☒ Mfanyakazi ☒ Mfanyabiashara ☒

(iii) Utakuwa tayari eneo lako lipimwe na kupatiwa hati miliki kwa kuchangia gharama **Ndiyo** ☒ **Hapana** ☒

(iv) Utakuwa tayari kutoa eneo lako litumike kwa huduma ya umma kama barabara hospitali au shule kama litakuwa imeangukia kwenye matumizi hayo? **Ndiyo** ☒ **Hapana** ☒

(v) Je eneo lako limeshapimwa na ukapata hatimiliki **Ndiyo** ☒ **Hapana** ☒

(vi) Kama limepimwa hujapata hatimiliki/ni nini kimekwamisha.....

(vii) Je kama umepata hatimiliki umepata kuitumia kupata mkopo **Ndiyo** ☒ **Hapana** ☒

(viii) Kwa kifupi ni faida gani umepata baada ya kupima eneo lako ukapata hatimiliki

(1)

(2)

(3)

(ix) Ni huduma zipi za Jamii ambazo ungependa zipatikane kwenye eneo lako

(1) SHULE

(2) HOSPITALI

(3) BARABARA

- (x) Eneo lako la kiwanja lina ukubwa gani (mita za mraba).....
- (xi) Je wanaishi watu wangapi kila chumba.....2.....
- (xii) Huduma ya maji ni ya kisima au bomba ya ~~DAWASA~~ *KISIMA*.....
- (xiii) Je choo unachotumia ni cha kuchimba shimo (pit latrine) au cha ndani cha kisasa.....*PIT LATRINE*.....
- (xiv) Je kuna tatizo la kufurika maji machafu eneo lako
Ndiyo ☒ **Hapana** ☒
- (xv) Akipatikana Mfadhili ungependa asaidie kwenye mradi upi.....*KUFEREJI YA MAJI TAKA/MACHAFU* (2).....

Utafiti huu unafanywa na Southern New Hampshire University (USA) Open University of Tanzania kwa kuushirikiana na Jumuiya ya Wananchi wa Ubungo Darajani chini ya mradi wa upimaji na maendeleo. Kwa maelezo zaidi wasiliana na Mwenyekiti wa Mradi Mr. Cosmas Msisi simu 0744-927353 au Mr. Joseph D. Kessy simu namba 0744- 309832 au 2131710.

Tungeomba fomu hii uijaze urudishe kabla ya tarehe 30/4/2004

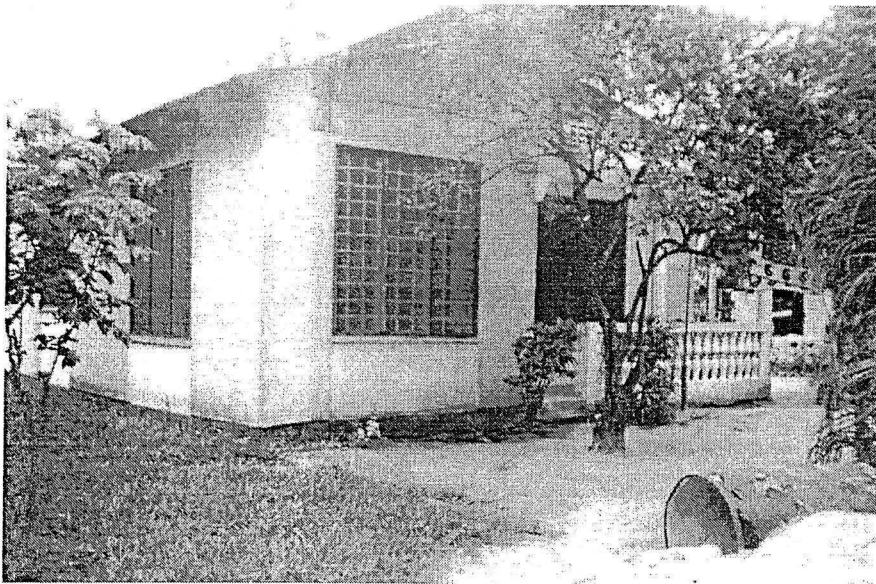
Jina: *SAAD OTHMAN*.....

Sahihi: *[Signature]*.....

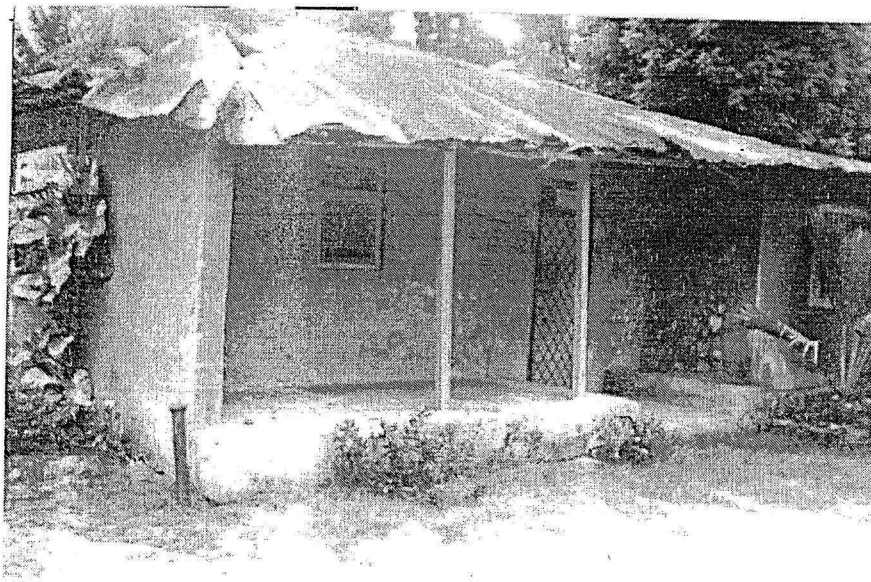
Tafadhali jaza fomu hii uipeleke kwa Mwenyekiti wa Mtaa Ubungo

APPENDIX F

PHOTOS FROM UBUNGO DARAJANI SETTLEMENT



Single storey middle class house: Common in Ubungo Darajani settlement



Single storey low income house found in Ubungo Darajani settlement



Cadastral surveying process: Demarcating public and private properties



Cadastral surveying in process: Community members participating



Typical access road in Ubungo Darajani settlement

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