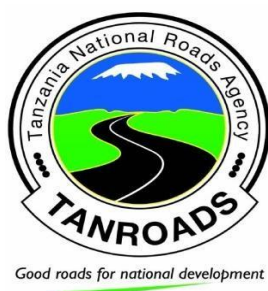




**THE UNITED REPUBLIC OF TANZANIA
MINISTRY OF WORKS AND TRANSPORT
TANZANIA NATIONAL ROADS AGENCY**



Tanzania Transport Integration Project (TanTIP) Contract No. TRD/HO/1023/2018/19

REHABILITATION OF THE SONGEA TO RUTUKILA ROAD (105km) AND SONGEA BYPASS PROJECT RESETTLEMENT ACTION PLAN

October 2023

Consultant



In Joint Venture with



Sub- Consultants



EXECUTIVE SUMMARY

The Government of the United Republic of Tanzania represented by the Ministry of Finance and Planning has secured credit from the World Bank (WB) for implementation of Tanzania Transport Integration Project (TanTIP). TANTIP is comprised of seven sub-projects involving the upgrade of four existing roads and three existing airports.

A portion of the TanTIP proceeds has been allocated to the rehabilitation and improvement of a 105-kilometre section of the national B4 road extending between the towns of Rutikila and Songea as well as the construction of a bypass at Songea (hereafter termed Sub-Project).

To allow TANROADS unrestricted access to the existing 45-metre-wide road reserve to undertake the proposed rehabilitation works, all forms of occupation or use found within the reserve will need to be relocated. In addition, the development of the Songea By-Pass will require compulsory land acquisition and resettlement of all occupants within a wider 60-metre-wide road reserve.

2. OBJECTIVE OF THIS RESETTLEMENT ACTION PLAN

This Resettlement Action Plan (RAP) establishes the requirements to be adopted by TANROADS in implementing the resettlement and compensation process for the Sub-Project. It builds upon past resettlement planning, where engagement with affected persons commenced as early as 2018 alongside a first census and valuation study. Further engagement was undertaken in 2021, culminating in a RAP dated November 2021 prepared by TANROADS.

The delay in the implementation of the 2021 RAP provisions, and the subsequent revision of the Valuation Reports, warranted the update of the RAP. This RAP acts as that update and incorporates the findings of the new valuation reports, additional stakeholder engagement, and provides further clarity on the types of compensation and resettlement support to be provided.

This RAP defines who is eligible for compensation and resettlement assistance, as well as the types of entitlement (e.g., cash compensation, in-kind replacement assets etc) to be provided to eligible people depending on the types of losses.

In addition, this RAP defines additional support measures to be provided to eligible persons outside of cash compensation. This includes supporting ongoing stakeholder engagement, provision of livelihood restoration measures, as well as additional support measures for vulnerable households and women through the resettlement process.

The RAP also defines the implementation arrangements to be adopted by TANROADS to ensure the successful implementation of the compensation and resettlement process. This includes defining roles and responsibilities, staffing requirements, a resettlement budget and schedule.

3. SCOPE OF RESETTLEMENT

To support the roadworks, TANROADS is required to enforce its rights to the existing 45-metre-wide road reserve or acquire land for any road realignment. The construction of the Songea By-Pass will also require enforcement of the existing road reserve as well as the acquisition of additional street-side land to widen the reserve to 60 metres. Both works are expected to result in physical and economic displacement (See Table 1).

Both components of the Sub-Project are expected to result in the physical and economic displacement of affected persons as summarised in Table 1 below. This includes 218 physically displaced persons, which make up 13% of all affected persons, while the remaining are economically displaced through the loss of land and/or trees. There is also a sub-group of affected persons (4.4%) that are custodians of graves which are located in the road reserve, and which will need to be relocated.

Table 1: Summary of Affected Persons (Songea By-Pass Plus the Road Rehabilitation Works)

Type of Displacement	No of Affected Persons
Physical Displacement Related to the Loss of Place of Residence	218
Economic Displacement from the Loss of Land and/or Trees	1258
Other Displacement (Loss of Graves)	74
Other Displacement (Loss of Unutilized Land)	128
Total	1678

3. PROJECT STANDARDS

Where the Project results in either physically or economic displacement, it is required to meet the TanTIP Project standards. The standards include Tanzanian national law on compulsory land acquisition, the World Bank Environmental and Social Framework of 2018, specifically Environmental and Social Standard (ESS5) on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement, as well as the TanTIP Resettlement Policy Framework (RPF) of 2021.

In addition, where the Sub-Project results in the destruction or need to relocate graves or places of worship, the above standards will be supplemented by *Environmental and Social Standard 8 – Cultural Heritage*. The Tanzanian Graves (Removal) Act No. 9 of 1969 similarly applies.

4. ENTITLEMENT FRAMEWORK

Under the above set of standards, TANROADS will provide fair and prompt compensation and resettlement support to all persons affected by the loss of rights or access to land, any structures or improvement, as well as the loss of income and livelihoods. The types of compensation and resettlement support to be provided by TANROADS will vary from one person to another based on the type of lost property, assets, or livelihoods as a direct result of the works, as summarised in Table 2 below.

This framework is based on the compensation requirements established under Tanzanian law and the *Environmental and Social Standard 5 (ESS5) Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement*. Where national law and ESS5 differ, the higher standard or requirement has been selected.

Table 2: Summary of the Entitlement Framework

No.	Type of Loss	Entitlement
1	Verified Owner of Residential, Business or Agricultural Land	<ul style="list-style-type: none"> Cash compensation, at <i>full replacement value</i>. OR <ul style="list-style-type: none"> Replacement land with the land being of comparable utility. AND <ul style="list-style-type: none"> Disruption allowance. Transport Allowance. Financial management training. Cover all transfer and registration fees, taxes, or duties.
2	Occupant of Land Located within an Existing Road Reserve (i.e., encroacher)	<ul style="list-style-type: none"> Cash compensation, at <i>full replacement value</i>, of all unexhausted improvements¹ made on the land, but not for the land itself. AND <ul style="list-style-type: none"> Disruption allowance. Transport allowance. State support to secure alternative land with secure tenure. Financial management training.
3	Loss of Fixed Residential or Business Structures	<ul style="list-style-type: none"> Provision of cash compensation at <i>full replacement value excluding all forms of depreciation</i>, for the entire residential structure(s) that is affected by the partial acquisition of the property. OR <ul style="list-style-type: none"> Provision of replacement residential structures of comparable utility, size, and quality, or ideally improved standards, to be constructed on the remaining unaffected property. AND <ul style="list-style-type: none"> Disruption Allowance. Accommodation Allowance. Transport Allowance Right to salvage existing materials. Financial management training. Cover all fees, taxes, or duties.
4	Loss of Semi-Fixed, Ancillary Structures or Other Unexhausted Improvements	<ul style="list-style-type: none"> Provision of cash compensation, at <i>full replacement value excluding all forms of depreciation</i> for affected ancillary structures and other affected unexhausted improvements. AND <ul style="list-style-type: none"> Disruption Allowance. Transport Allowance Right to salvage existing materials. Financial management training. Cover all fees, taxes, or duties.
5	Loss of Utility Connections	<ul style="list-style-type: none"> Provision of cash compensation to permit the claimant to re-establish all service provision to the same property, consistent with the level of access (or better) prior to compensation.

No.	Type of Loss	Entitlement
		OR <ul style="list-style-type: none"> Provision of new services/connections to the same property, at the cost of the Project, consistent with the level of access (or better) prior to compensation.
6	Loss Of Formal Business Income	<ul style="list-style-type: none"> Loss-of-profit compensation based on the net monthly profit of the business carried out on the land, evidenced by audited accounts (approved by Tanzania Revenue Authority for at least past three years), where necessary and applicable, and multiplied by a predetermined transition period of 36 months.
7	Loss of Informal Business Income	<ul style="list-style-type: none"> Loss-of-profit compensation based on the net estimated monthly profit of the business evidenced by a market analysis of similar businesses in the same area, or as determined by the Valuation Report.
8	Loss of Annual and Perennial Crops	<ul style="list-style-type: none"> Provision of cash compensation, based on <i>government district rates including adjustments for any applicable inflation</i>, for the loss of one season of crops. AND <ul style="list-style-type: none"> Disruption allowance. Right to harvest crops prior to handing over the land. Financial management training.
9	Loss of Productive and Ornamental Trees	<ul style="list-style-type: none"> Provision of cash compensation, based on <i>government district rates including adjustments for any applicable inflation</i>, for the loss of affected trees. AND <ul style="list-style-type: none"> Disruption allowance. Provision of financial management training.
10	Loss of Formal Rental or Tenancy Rights	<ul style="list-style-type: none"> Cash compensation calculated as the cost of the outstanding rental due under an existing formal lease agreement or based on average equivalent rental costs of a similar property or premise. AND <ul style="list-style-type: none"> Disruption allowance. Financial management training.
11	Loss of Public Facilities and Services	<ul style="list-style-type: none"> Compensation or replacement of assets as determined by an agreement established between the Sub-Project and the relevant Institutions or Government Department, for the portion of affected property and any unexhausted improvements (building, services, etc.)
12	Loss of Graves	<ol style="list-style-type: none"> Compensation for claimants to exhume and relocate graves to a location of their preference, including provision for a traditional ceremony. OR <ol style="list-style-type: none"> Appointment of an undertaker to exhume and relocate graves, with consent from the claimant to a location of their preference, including provision for a traditional ceremony. AND <ul style="list-style-type: none"> Disruption allowance.
13	Loss of Religious Buildings	<ul style="list-style-type: none"> Compensation or replacement of assets as determined by an agreement established between the Sub-Project and the relevant Custodians, for any affected structures and any unexhausted improvements on the portion of land being acquired.

No.	Type of Loss	Entitlement
14	Vulnerable People	<ul style="list-style-type: none"> Vulnerability allowance based on a lump sum equivalent to 6 months to one year of subsistence allowance rates provided by government programs (e.g., TASAF). <p>AND</p> <ul style="list-style-type: none"> Supplementary support as provided in the RAP.

5. BASIS FOR CASH COMPENSATION

The cash compensation to be provided to eligible peoples has been determined through two separate Valuation Reports which are legally required under the Land Acquisition Act of 1969 and associated regulations. The Songea-Rutikila Road Valuation Report was prepared by the Songea Municipal Council Valuation Section and was concluded in January 2023. The Songea By-Pass was covered in a separate valuation report prepared by J&B Property Management Consultants Limited and was concluded on 31 January 2022.

The Valuation and Valuers Registration Act of 2016 (Article 53) establishes the cut-off date as being the commencement of the valuations, and no person is permitted to add or improve anything to the land or such premises once the valuations have been concluded. This establishes that the date of the asset surveys undertaken for the valuation reports functions as the de-facto and de-jure cut-off date. The official cut-off date for the road component is January 2023, and the bypass is 31 January 2023.

6. IN-KIND / REPLACEMENT ASSETS

The Entitlement Framework (see Table 2 above) provides for a combination of cash compensation, in-kind replacement assets, and transitional allowances. Affected persons will be able to select whether they prefer cash compensation or new land and homes during negotiations of their entitlement agreements. This will form part of the implementation requirements established in this RAP.

Where requested by an affected person, TANROADS will make provision for replacement land *in lieu* of cash compensation through a grant of public land. Given the distributed nature of the affected persons along the road, no single host site or host village is proposed. Replacement land will be secured, in collaboration with the Village/Mtaa Councils, within their current village, through finding unutilised or unclaimed land (termed infill resettlement).

TANROADS may also provide replacement structures, if selected by the PAP, *in lieu* of cash compensation for the loss of any buildings. Where such a request is made by an affected person, TANROADS will provide replacement residential or businesses structures that are of comparable use and size of the existing building, but with a superior build quality.

7. ALLOWANCES

Consistent with the Land (Assessment of the Value of Land Compensation) Regulations, 2001, TANROADS will provide several legal allowances – including a disruption, moving, accommodation, loss-of-income, rental, and vulnerability support allowances. The value of these allowances has been determined by the Valuation Reports or this RAP and included in the resettlement budget.

8. LIVELIHOODS RESTORATION

TANROADS will also promote the restoration of livelihoods that are affected by the proposed works through additional support measures that go beyond compensation and in-kind replacement assets, as provided for under ESS5. While the impact on livelihoods is considered minimal, support will be provided through (1) provision of replacement saplings, (2) restoration of street-side shops and trading, (3) provision of micro-financing, and (4) financial literacy training and business development training.

9. VULNERABLE PEOPLE AND GENDER

TANROADS is also cognizant of vulnerable people – including elderly, female, and child-headed households, as well as households with persons with disabilities and serious illnesses, and households without farmland – which collectively are estimated to account for 23% of all affected households. TANROADS will provide a vulnerability allowance as well as a range of non-financial relocation support to vulnerable households including:

1. The registration of Vulnerable People,
2. Provision of supplementary Engagement,
3. Use of proxies/parents/guardians,
4. Special support in the payment of allowances,
5. Provision of adequate housing as an option.,
6. Provision of additional moving support
7. Provision of Security of tenure,
8. Undertaking regular monitoring.

TANROADS will provide supplemental assistance to women, and ensure the safeguarding of gender-based rights, including measures to address the risk of increased incidence of abuse in relation to relocation activities, and promote gender equity. This will include the following provisions:

1. Fair representation during engagement,
2. Representation during compensation negotiations,
3. Special support in the payment of allowances,
4. Use of female Community Liaison Officers,
5. Monitoring of financial abuse,
6. Rights to lodge grievances consistent with due sensitivity of gender,

7. Application of the TanTIP Gender-Based Violence Action Plan.

10. STAKEHOLDER ENGAGEMENT

TANROADS supported engagement with affected persons as early as February 2018 with a major round of engagement undertaken in February of 2021 in support of the development of the 2021 RAP. Additional engagement was undertaken in June 2023 via community meetings and interviews, which formed part of the 2023 Environmental and Social Impact Assessment (ESIA) update or the update of this RAP. As such there is a long history of engagement and discussions.

It is the intent of TANROADS to disclose this RAP once all authorisations have been granted. This is a critical steps as affected persons have been in discussions around resettlement for over 5 years, with little in the way of finality. To avoid stakeholder fatigue, it is proposed that the next stakeholder engagement will focus on providing confirmation that resettlement will be happening consistent with the provisions of this RAP.

TANROADS will thereafter support ongoing and increased stakeholder engagement during the implementation phase to ensure that affected persons are aware of the types of compensation to be provided and how resettlement is intended to progress. This will include the establishment and operation of a fully functional, accessible, and inclusive grievance mechanism in line with the project grievance mechanism set out in the TanTIP Stakeholder Engagement Plan (SEP) and the TanTIP Resettlement Planning Framework (RPF) before any compensation agreements are negotiated and signed.

11.IMPLEMENTING ARRANGEMENTS

TANROADS will be the implementing authority and will assume overall responsibility for implementing the provisions of this RAP. TANROADS will ensure that TANROADS' regional offices are provided with sufficient additional resources - including a Resettlement Expert, a Stakeholder Engagement Expert, and multiple local Community Liaison Officers.

TANROADS will secure adequate budgetary resources to ensure the full implementation of the provisions of this RAP in line with the requirements of the ESS5, the TanTIP ESCP and RPF, and Subproject legal agreements. This RAP has determined the budget to be an estimated TShs 6.2 billion (USD 2.6million) and includes cash compensation at full replacement value, costs for livelihoods restoration, staffing and other related costs, including security of tenure and transitional assistance.

Finally, the implementation this RAP is expected to extend over a period of 12 months to negotiate the entitlement contracts and make payments (see Table 3), as well as the required 60-day grace period. In cases where replacement buildings are to be provided, the schedule is expected to extend over 24-months; however, replacement housing can be constructed in parallel with construction activities. No person is required to relocate until the replacement housing is provided.

Table 3: RAP Implementation Steps and Schedule

No	Action/Step	Month											
		1	2	3	4	5	6	7	8	9	10	11	12
1	Formal Notice of Relocation												
2	Declaration of Public Utility												
3	Public Engagement												
4	Disclose Compensation Agreements												
5	Affected Persons Validation												
6	Sign Compensation Agreements												
7	Open Bank Accounts												
8	Pay Compensation												
9	Replacement Land / Structures												
10	Relocation/Transitional Period												
11	Site Handover												
12	Financial Literacy Training												
13	Ongoing Stakeholder Consultation												
14	Ongoing Grievance Redress												
15	Monthly Internal Monitoring												
16	Closure Audit												
17	Livelihoods Development												

DEFINITIONS

Affected Persons:	Persons whose place of residence and/or livelihoods are impacted by the Sub-Project. This can include both resident persons and persons living in the road reserve as well as outside but having businesses, non-residential structures, agricultural land and improvements to the land or other usage rights to the land prior to the Entitlement Cut-off Date.
Census/Registration:	A field survey carried out to identify and register affected persons and their assets that would be affected by the Sub-Project, and therefore would be eligible for relocation support under this RAP.
Compensation:	Payment in cash or in-kind replacement assets covering any land, building or unexhausted improvement that is compulsory acquired by the Sub-Project, which must be provided both fairly, promptly and prior to persons needing to surrender their property.
Cut-off Date:	Date of completion of the census and assets inventory of persons affected by the Sub-Project. Persons occupying the Sub-Project area after the cut-off date are deemed not eligible for compensation and/or resettlement assistance.
Economic Displacement:	The loss of income streams or means of livelihood resulting from land acquisition or obstructed access to businesses, resources (land, water, or forest) or other usage rights which results from the construction or operation of the Sub-Project.
Eligibility/ Eligible Persons:	Any individual, household, group, or entity that is deemed eligible for compensation and resettlement support due to the loss of land, assets, or income as a direct result of the Sub-Project.
Entitlements:	The type of compensation, relocation support and/or allowances to be provided to an eligible person, and the type of entitlement will vary depending on the type of losses incurred as a result of the Sub-Project.
Encroacher:	Any person, group, household, or entity that has occupied or utilised land within an existing legal road reserve, with or without permission granted by the local authorities or TANROADS, and which do not have a legal right of occupation to the land.

Gender-Based Violence:	Gender-based violence (GBV) is violence committed against a person because of their sex or gender. It is forcing another person to do something against his or her will through violence, coercion, threats, deception, cultural expectations, or economic means.
Grave Custodians:	Any person, household, or groups making claim to own and care for any private graves that may be affected by the Sub-Project.
Grievance Mechanism:	A reporting mechanism to receive and address specific concerns about compensation and relocation that are raised by displaced persons or members of local communities and host communities.
Household:	A social/ economic unit typically linked to a common family or extended family residing on a single residential property or households.
Income Restoration:	A series of programs, activities, or compensation (cash or in-kind replacement assets) to be provided to physically or economically displaced persons, so they can restore their livelihoods or income sources to conditions similar, or ideally better, to what they had prior to resettlement.
In-Kind Replacement:	The provision of replacement assets (i.e., new homes, new residential land) that is equivalent, or ideally better, than the assets being lost by physically or economically displaced persons. Replacement assets are given instead of cash compensation for such losses.
Involuntary Resettlement:	The process of compulsory acquisition of land and the resettlement of occupants of the land, where the ability to object to these compulsory measures is not permitted under national law (i.e., expropriation by the State)
Livelihood:	Any activity, labour, or work (both land and non-land based) adopted by local people to generate an income, barter for goods or to secure household food needs.
Land Acquisition:	Means the compulsory acquisition or alienation of land, normally through legal expropriation, as well as any unexhausted improvements on the land for purposes of the Sub-Project.
Market Value:	The value of the property (land or any unexhausted improvements) on the open market as established through independent and competent real estate valuation, plus transaction costs.

- Participation/Consultation:** A process of engaging with stakeholders and physically or economically displaced persons on resettlement matters, including the provision of information, active participation in resettlement planning prior to the implementation of the resettlement process.
- Physical Cultural Resources:** Physical cultural heritage, which includes movable or immovable objects, sites, structures, groups of structures, and natural features and landscapes that have archaeological, paleontological, historical, architectural, religious, aesthetic, or other cultural significance.
- Physical Displacement:** The compulsory acquisition of property that requires an affected person to surrender their primary place of residence and are required to relocate from the Sub-Project area to a new location.
- Replacement Cost:** Replacement cost is defined as a method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement.
- Resettlement Action Plan:** The document in which a Sub-Project specifies the procedures that will follow and the actions that it will take to mitigate adverse effects, compensate losses, and provide development benefits to persons and communities affected by the Sub-Project.
- Unexhausted Improvement:** Broadly cover any quality permanently attached to the land directly resulting from the expenditure of capital or labour by a person occupying or using the land including any buildings, infrastructure, land preparation, crops and trees, or any other investment that increased the productive capacity, utility, or amenity of the land.
- Valuation Report:** A formal survey of affected property and the valuation of the property which determines the type of compensation to be provided under national law, to be undertaken by a certified valuer.
- Vulnerable Persons:** Vulnerable persons are defined as people who by virtue of their gender, age, social or economic status may be more adversely affected by economic displacement, when compared to their peers (i.e., other households). These include persons with disabilities and serious illnesses, the elderly, women, youth, women and youth-headed households, persons with literacy challenges and members of historically vulnerable/marginalize communities as identified under World Bank ESF ESS7.

ACRONYMS

CLO	-	Community Liaison Officers
ESF	-	Environmental and Social Framework
ESS5	-	Environmental and Social Standard 5
GBV	-	Gender-Based-Violence
GM	-	Grievance Mechanism
GRM	-	Grievance Redress Committee(s)
FGD	-	Focus Group Discussion
NGO	-	Non-Governmental Organisation(s)
RAP	-	Resettlement Action Plan
RPF	-	Resettlement Policy Framework
SEP	-	Stakeholder Engagement Plan
TANROADS	-	Tanzanian National Roads Agency
TanTIP	-	Tanzania Transport Integration Projects
WB	-	World Bank

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1. INTRODUCTION

The Government of the United Republic of Tanzania, represented by the Ministry of Finance and Planning, has secured credit from the World Bank (WB) for implementation of the Tanzania Transport Integration Project (TanTIP). The Project will be implemented through the Tanzania National Road Agency (TANROADS).

A portion of the TanTIP proceeds has been allocated to the rehabilitation and improvement of a 105-kilometre section of the national B4 road extending between the towns of Rutikila and Songea as well as the construction of a bypass at Songea. These are jointly a sub-project under the overarching TanTIP programme (hereafter termed the Sub-Project).

The Sub-Project will entail rehabilitation works within the existing 45 metre road reserve, and there are no proposed new road sections that would warrant additional land acquisition to alter or widen the existing road reserve. The proposed rehabilitation works will require that TANROADS enforce its rights to the existing 45-metre-wide road reserve. This will result in the displacement of any land occupants or users found within the road reserve, who are generally termed *encroachers* as they do not have legal rights of occupancy on the road reserve.

The Sub-Project will however require the acquisition of all land, property and assets located along a 12.90-kilometre stretch of road to support the development of the Songea By-Pass. This includes provision of compensation and resettlement support for all persons occupying or using land within 30 metres each side of the road centreline – or a 60m wide road reserve.

Consistent with Tanzania Law¹, the World Bank Environmental and Social Standards², as well as the TanTIP Resettlement Policy Framework³, TANROADS must provide fair and prompt compensation and resettlement support to all persons affected by the loss of their property, assets, or livelihoods as a direct result of the Sub-Project.

1.1. Aim and Objectives

The aim of this Resettlement Action Plan (RAP) is to establish the types of compensation and resettlement support to be provided to the affected persons that are deemed eligible for such support. The specific objectives include:

1. A summary of the legal and good practice basis for compensation and resettlement support.
2. A summary of the scope of displacement and associated impacts.
3. A socio-economic profile of affected persons.
4. The eligibility and entitlement framework.

¹ Specifically, the Land Acquisition Law of 1969.

² Specifically Environmental and Social Standard 5

³ TANROADS (2022) *Resettlement Policy Framework for Tanzania Transport Integration Project*, TANROADS.

5. The types of livelihoods and development options to be provided.
6. The implementation arrangements covering budget, schedule, roles, and responsibilities.

The road rehabilitation works will differ in terms of compensation and resettlement support compared to the Songea By-Pass in this RAP. The former will entail the compensation of any unexhausted improvements made by affected persons in the road reserve, but they are not eligible for compensation of the land itself. The Songea By-Pass entails land acquisition therefore the compensation entitlements include both affected unexhausted improvement and the land.

1.2. Project Description

The Sub-Project entails the rehabilitation and improvement of a 105 km section of the B4 national road extending between Rutikila and Songea as well as the construction of a bypass at Songea (see

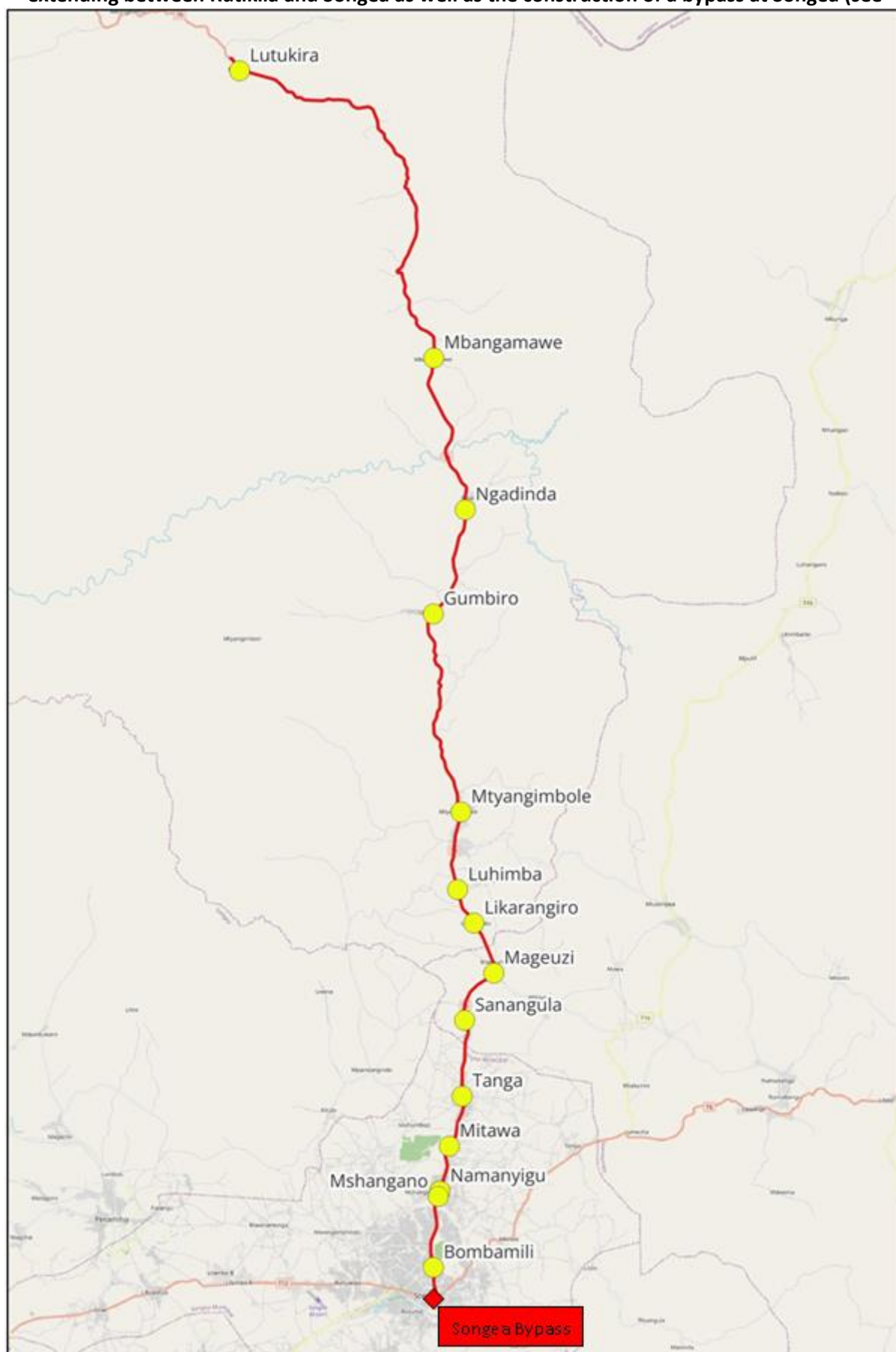


Figure 1-1). This is a variation to the original project design which entailed the upgrade of a 195 km section of the road between Lwangu and Songea and excluded the by-pass.

The road was upgraded to a single two-way carriageway with bitumen standard in 1986. This included an existing 6m wide paved road and 0.5 to 1m unpaved shoulders. Over the last 50 years the road has become deteriorated with severe potholes, deformation, corrugations, and cracking.

The proposed rehabilitation works on the 105 km section of the road will include a wider 6.5-metre-wide paved road, as well as 1.5 to 3.0-metre-wide shoulders. The works will maintain the current single-lane two-way carriageway but will result in improvements in the existing horizontal and vertical alignment, pavement resurfacing, provision of but bays, improved junctions, and curbs.

The Sub-Project entails the rehabilitation and upgrade of the existing road contained within the existing road reserve of 45 metres, no land acquisition is required to secure additional property. However, to allow TANROADS unrestricted access to the road reserve, all forms of occupation or use that has occurred in the reserve will need to be relocated. This is to safeguard both construction and public safety during construction works and provide the additional land inside the road reserve that is needed to increase the width of the road and well as associated road shoulders.

The Songea By-Pass forms the start point of the road upgrade (extending between 0+000 - 12+884). To support the development of the by-pass, TANROADS seeks to secure the maximum width of 60m for the road reserve as permitted under national law. The requires the acquisition of all properties located within 30 metres on both side of the existing road centreline.

1.3. Project History

The planning of compensation and resettlement support has been protracted. Discussions with affected persons commenced as early as February of 2018 alongside the first census and valuation study. Further engagement was undertaken in 2021, culminating in a RAP dated November 2021 (the 2021 RAP has been appended as Annexure A).

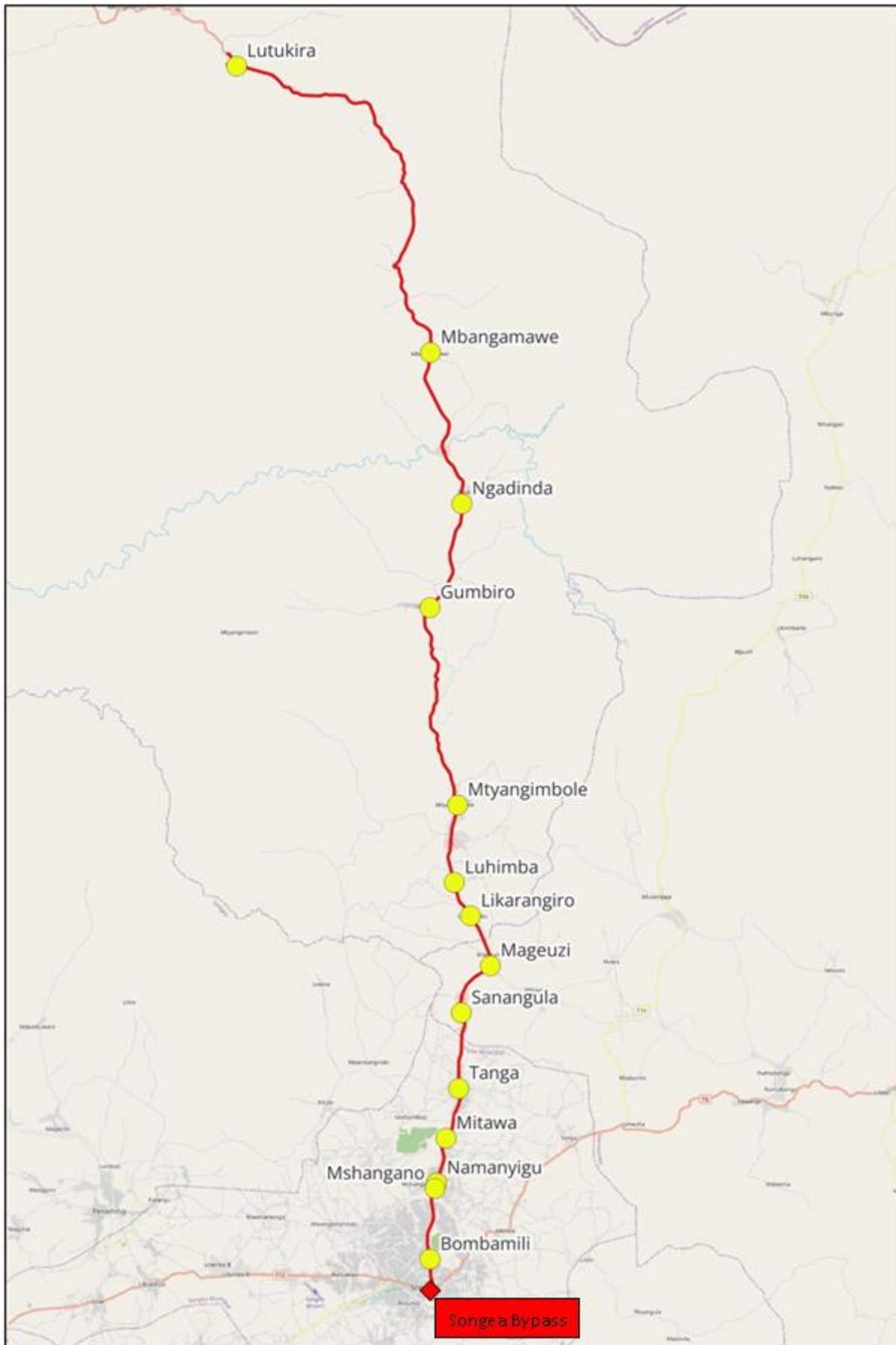


Figure 1-1: Map OF the Rehabilitation Work Route and Affected Villages/Streets

The 2021 RAP confirmed that all works would be contained in the existing road reserve, barring a 60-metre section where the road would be realigned. Based on the February 2018 census and valuation study, the 2021 RAP was able to confirm the need to relocate 181 homeowners and compensate 1587 persons with either crops or trees within the road reserve.

The 2021 RAP had not been implemented as of March 2023. The delay in implementation is due to program changes under the TanTIP, with further delays incurred due to the COVID-19 pandemic. In addition, the World Bank and TANROADS also reached an agreement in March 2023 to migrate the TanTIP project standards from the World Bank Operational Policies (OPs) to the World Bank Environmental and Social Framework (ESF) of 2017.

Considering the migration, the World Bank and TANROADS decided that all existing environmental and social risk management instruments for the TanTIP Project would be redrafted to align with the provisions of the ESF and that all future environmental and social risk management instruments for TanTIP would follow the provisions of the ESF.

Interviews held in June of 2023 indicate that protracted history has generated confusion by affected persons in terms of whether they are required to relocate or not. This stems from initial engagement held in 2018 where all housing and assets within an extended 60 metre road reserve was marked. All houses in the existing 45 metre road reserve were registered (with red markings) as illegal structures, while households in the extended 60 metre road reserve were registered (with green marking) as eligible for compensation.

It should be noted that the Valuation and Valuers Registration Act of 2016 limits the validity of any valuation to a period of two years commencing from the date of the endorsement of the valuation report by the Chief Valuer. This required the update of the Valuation Reports, which was concluded in January 2022 for the Songea Bypass, and January 2023 for the 105 km road section. The latest Valuation Reports have limited all compensation and acquisition to the existing 45-metre road reserve for the rehabilitation works and the extended 60 metre road reserve is limited to the Songea By-Pass only.

The delay in the implementation of the 2021 RAP provisions, and the subsequent revision of the Valuation Reports warranted the update of the RAP. This RAP acts as that update and incorporates the findings of the new valuation reports, additional stakeholder engagement and provides further clarity on the types of compensation and resettlement support to be provided.

1.4. Work Breakdown and Survey Method

The development of this RAP is based on a combination of qualitative interviews and a quantitative socio-economic survey. The interviews comprised a series of focus-group discussions (FGDs) with selected stakeholders as presented in Table 1-1 below. These interviews were undertaken in May and June 2023, and explored in detail aspects of cash compensation, in-kind compensation, livelihoods restoration and other issues with affected in a secure setting.

Table 1-1: Summary of Interviews

No.	Interview Description
1	Bombambili Subward/Mtaa (Male Group)
2	Bombambili Subward/Mtaa (Female Group)
3	Gumbiro Subward/Mtaa (Male Group)
4	Gumbiro Subward/Mtaa (Female Group)
5	Sanangula/Tanga Ward (Local Government)
6	Sanangula/Tanga Ward (Male Group)
7	Sanangula/Tanga Ward (Female Group)
8	Mkongotema Ward (Male Group)
9	Mkongotema Ward (Female Group)
10	Msamala Ward (Male Group)
11	Msamala Ward (Female Group)
12	Mshangano Ward (Male Group)
13	Mshangano Ward (Female Group)
14	Mtyangimbole Ward (Male Group)
15	Mtyangimbole Ward (Female Group)
16	Sanangula Ward (Male Group)
17	Sanangula Ward (Female Group)
18	Mwengemshindo / Luwiku Ward (Male Group)
19	Mwengemshindo / Luwiku Ward (Female Group)

As per good practice in interviews, the number of participants in the above FGDS was limited to no more than 12 people. This allowed for a more in-depth discussions of issues with a small group of people.

A question guide of each interview is presented in Annexure B. To ensure that affected persons can discuss their concerns under the condition of anonymity and privacy, no formal register, photolog or minutes were proposed. Records were retained in the form of notes only.

To support the qualitative findings of the interviews, a household socio-economic survey was undertaken in May 2023 to establish an updated social baseline of affected persons. The survey covered a statistically valid sample of the 1782 PAPs identified in the 2021 RAP. To meet a confidence level of 95% and a margin of error of 10%, a total sample of 211 households were surveyed from the 1782 PAPs.

The sample was apportioned across the larger villages/Mtaas along the Songea Road to ensure sufficient coverage along the entire extent of the road covered in the Sub-project (see Table 1-2). The PAPs in each village/Mtaa were thereafter selected at random by the field enumerators. The data was thereafter checked for quality and uploaded to a database. The findings of the socio-economic survey are presented in Chapter 3.3.

Table 1-2: Surveyed Households by Village

Name of Village/Mtaa	No of Surveyed Households
Kuchile	15
Mageuzi	18
Mashangano	10
Mbangamawe	17
Mtaungana	18
Mtyangimbole	30
Mwenge Mshindo	35
Ndelenyuma	14
Ngadinda	27
Sanangula	27
Total	211

The above fieldwork was undertaken to supplement the Valuation Reports that were prepared separately in 2022 (for the road rehabilitation works) and 2023 (for the Songea By-Pass). The Valuation Report registered all affected persons and surveyed the affected assets, as well as established the compensation values for each affected person. This RAP presents the results of these two studies where relevant.

In addition to the above fieldwork, the scope of resettlement and compensation calculations presented in this RAP are based on two Valuation Reports. These reports are statutory requirements under the Valuation and Valuers Registration Act of 2016.

The Songea-Lutukira Road Valuation Report was prepared by the Songea Municipal Council Valuation Section and was concluded in January 2023⁴. The Songea By-Pass was covered in a separate valuation report prepared by J&B Property Management Consultants Limited and was concluded on 31 January 2022⁵. Copies of the two valuation reports are provided in Annexure D.

The Valuation Reports function as the de-facto registration of affected persons, or the equivalent to the Census required in EES5. A summary of the types of losses incurred by affected persons as determined by the Valuation Reports has been summarised Chapter 2, while the method adopted in these reports in the calculation of compensation rates is summarised in Section 5.3 of this RAP.

⁴ *Songea Municipal Council Valuation Section (2023) **Valuation of Unexhausted Improvements for Makambako Songea Road** (Songea Lutukira 105km section) at Ruvuma Region, Songea.*

⁵ *J&B Property Management Consultants (2022) **Valuation Report for Compensation of Properties within the Songea Bypass Project (Bypass Realignment)**, J&B Property Management Consultants, Dar Es Salam.*

2. SCOPE OF RESETTLEMENT

2.1. Rationale for Resettlement

The Sub-Project entails the rehabilitation and upgrade of an existing Songea-Rutikila Road and does not constitute the development of new roads. As the works will be contained within the existing road reserve of 45 metres, no land acquisition is required to secure additional property.

To allow TANROADS unrestricted access to the road reserve to undertake the proposed rehabilitation works, all forms of occupation or use that has occurred in the reserve will need to be relocated. This is to safeguard both construction and public safety during construction works and provide the additional land inside the road reserve that is needed to increase the width of the road and well as associated road shoulders.

Any person that occupies or utilises land within the existing road reserve are deemed to be encroachers – or persons that have established structures or undertaken a land-use after the declaration of the road reserve, and who do not have any recognised right of occupation to the land. Under Tanzania Law, encroachers are not eligible for compensation. However, under ESS5 compensation must be provided for any unexhausted improvements⁶ made within the reserve, but not for the land itself.

Persons have encroached into the legal road reserve over several decades and there has been no attempt by the Government to evict or relocate them from the reserve. Such encroachment has therefore occurred in the long-term and is well entrenched. TANROADS will be required to provide either compensation or resettlement support to all persons that have encroached into the existing legal road reserve consistent with the ESS5 and with the provisions of the TanTIP RPF.

With respect to the Songea By-Pass, land acquisition will be required to widen the existing 45-metre-wide road reserve to 60 metres (or 30 metre each side of the existing road centreline) along the required 12.90 kilometres extent. This will include the acquisition of all land, structures and other unexhausted improvements made within the 60-metre-wide road reserve.

To avoid encroachment, TANROADS will monitor encroachment and enforce its rights to the road reserve as per the Roads Act once the resettlement process has been concluded. This is a post-resettlement requirement and forms part of the operational management of the road.

⁶ Under EESS, unexhausted improvements may broadly cover any quality permanently attached to the land directly resulting from the expenditure of capital or labour by a person occupying or using the land including any buildings, infrastructure, land preparation, crops and trees, or any other investment that increased the productive capacity, utility, or amenity of the land.

2.2. Measures to Minimise Resettlement

ESS5 (paragraph 2) requires the Sub-Project to avoid the need for resettlement, or where this is unavoidable, it is to be minimized and appropriate measures to mitigate adverse impacts on displaced persons.

All rehabilitation works are entirely contained in the existing 45 metre road reserve, therefore TANROADs does not require then need to acquire any additional property. Resettlement is limited to the structures and land-uses that have been established by affected persons within the existing reserve through encroachment. This is unavoidable as the proposed rehabilitation works will be within the existing reserve.

2.3. Types of Losses and Impacts

2.3.1. Songea to Rutikila Road Rehabilitation Component

The types of losses incurred due to the rehabilitation of the 105 km section of road between Songea and Rutikila is limited to all unexhausted improvements made within the road reserve by encroachers. This includes the loss of structures, infrastructure, land clearing, crops or trees that are permanently attached to the land.

The registration and survey of affected persons and the type of unexhausted improvements that will be lost due to the rehabilitation works was undertaken in January 2023 by the Songea Municipal Council⁷. The valuation report identified 1162 affected persons that occupied or used land within the road reserve.

The number of affected persons by the different types of losses is presented in Table 2-1 overleaf. Of the total, 107 (9%) affected persons will be physically displaced as they will lose part or all their residential structures (a summary is provided in Annexure C). Most of the affected persons (1024 or 85% of all affected persons) will only be losing their trees which are inside the road reserve. Meanwhile 31 (2.6%) affected persons will lose family graves.

Most affected structures (75%) are residential homes. These homes support an average of 2.5 rooms and are mostly constructed of burnt brick walls, corrugated iron roofs and cement scree floors. An additional six homes are combined with shops taking up one or more rooms. These are the largest structures with an average of 7.5 rooms per home. Non-residential structures are comprised of four shops, one restaurant and one veranda.

⁷ Songea Municipal Council Valuation Section (2023) *Valuation of Unexhausted Improvements from the Makambako Songea Road (Songea Rutikila 105km section) at Ruvuma Region*, Songea Municipal Council Valuation Section, Songea.

Most of the affected persons (1024 of the 1162 registered persons or 85%) would incur only the loss of individuals trees located within the road reserve, and would not lose any land, structures, annual crops, or other assets. Reference to the Valuation Reports (See Annexure D) should be made for an itemised breakdown of tree holders per affected person and their compensation values.

Finally, a total of 31 affected persons have been registered as grave custodians, covering a total of 31 graves. The Valuation Report did not identify any instance where an entire graveyard or cluster of graves are affected by the proposed road rehabilitation works.

Table 2-1: Number of Affected Persons by Type of Loss (Songea – Rutikila Road Rehabilitation)

Village Name	Number of Affected Persons by Type of Loss			
	Residential Structures & Trees	Trees Only	Graves Only	Total No of PAPs
Rutikila	2	69	0	71
Ndelenyuma	0	57	0	57
Mbangamawe	2	99	0	101
Ngadinda	1	164	0	165
Gumbiro	4	83	0	87
Mtyangimbole	17	122	31	170
Luhimba	20	37	0	57
Likarangiro	39	27	0	66
Mageuzi	5	107	0	112
Sanangula	2	87	0	89
Tanga	9	113	0	122
Mitawa	0	22	0	22
Mshangano	0	33	0	33
Namanyigu	0	4	0	4
Bombambili	6	0	0	6
TOTAL	107	1024	31	1162

Source: Songea Valuation Report, 2023

2.3.2. Songea By-Pass Component

The development of the Songea By-Pass will comprise the acquisition of private land (including residential and unutilised land), residential structures, trees, and graves. The registration and survey of affected persons and the type of assets that will be lost due to the rehabilitation works was undertaken in January 2022 by J&B Property Management Consultants. The valuation report identified 516 affected persons as summarised in Table 2-2 below.

With respect to total landholdings, 473 (92%) affected persons are deemed eligible for the compensation of their portion of land that falls within the required 60m wide road reserve. This accounts for a total area of 9.7 hectares – or an average loss of 200m² per affected person.

Table 2-2: Number of Affected Persons by Type of Loss (Songea By-Pass)

Village Name	Number of Affected Persons by Type of Loss					
	Residential Land and Structures	Residential Land, Structures and Trees	Open Land And Trees	Unutilized Land	Graves	Total No of PAPs
Namanditi	1	5	11	14	0	31
Mwengemshindo	9	13	96	50	42	210
Mtaungana	3	21	54	18	0	96
Oysterbay	22	24	24	29	0	99
Kuchile	2	11	49	17	1	80
TOTAL	37	74	234	128	43	516

Source: Songea By-Pass Valuation Report, 2022

Of the total 516 affected persons, 111 (21%) will be losing structures, as summarised in Table 2-3 below, and a summary of each affected persons structures is provided in Annexure C. Most affected structures are residential homes, resulting in the physical displacement of at least 86 affected persons. The remaining affected structures include 1 Mosque, 2 shelters, 3 boundary walls. However, it is noted that there are 19 unspecified structures which will be validated and appropriately compensated.

Table 2-3: Summary of Affected Structures

Type of Structure	No of Structures	No of Rooms	Total Area (m ²)
Residential Structures	86	206	6510
Mosque	1	3	178
Shelters	2	7	60
Boundary Wall	3	-	-
Not Specified*	19	-	-
Total	111	216	6698

* Certain data points in the valuation report are missing (type of structure, area, construction materials) therefore affected building are unspecified. These structures will be reviewed and validated during the implementation of this RAP.

Most of the affected persons (85%) would incur the loss of individual trees that are located on their land and within the widened reserve. The Valuation Reports did not identify any annual crop farming on the land that would warrant additional compensation. Reference to the Valuation Reports should be made for an itemised breakdown of tree holders and their compensation values.

Finally, a total of 43 affected persons have been registered as grave custodians, covering a total of 43 graves. The Valuation Report did not identify any instance where an entire graveyard or cluster of graves are affected by the proposed road rehabilitation works.

2.4. Joint Summary of Resettlement Impacts

In summary, the Sub-Project is expected to result in both the physical and economic displacement of affected persons as summarised in Table 2-4. This includes 218 physically displaced persons which make up 13% of all affected persons, while the remaining are only economically displaced through the loss of land and/or trees. There are also a sub-group of affected persons (4.4%) that are grave custodians to family graves which will need to be relocated from the road reserve.

Table 2-4: Summary of Affected Persons (Songea By-Pass Plus the Road Rehabilitation Works)

Type of Displacement	No of Affected Persons
Physical Displacement Related to the Loss of Place of Residence	218
Economic Displacement from the Loss of Land and/or Trees	1258
Other Displacement (Loss of Graves)	74
Other Displacement (Loss of Unutilized Land)	128
Total	1678

3. LEGISLATIVE AND GOOD PRACTICE FRAMEWORK

This chapter presents the legislative framework for compulsory land acquisition and resettlement in Tanzania. This is supplemented by the additional requirements under the World Bank Environmental and Social Framework (ESF) good practice standards. Finally, this chapter explores the gap between local law and international good practice and determines ways that the gaps can be reconciled.

3.1. Legislative Framework

The following legislation has direct relevance to compulsory acquisition of land which provides the legal standing for all resettlements undertaken in Tanzania. Additional acts define aspects such as land tenure rights, methods of determining compensation, and supplementary matters.

The Constitution of the United Republic of Tanzania of 1997

The Constitution of United Republic of Tanzania of 1977 (and amendments) is the overarching law in Tanzania. Under Article 24, every person is entitled to own property, and they may not be arbitrarily deprived of their property without the provision of fair and adequate compensation as permitted under law.

The Roads Act of 2007 (and amendments)

The Roads Act of No 13 of 2007 grants the Government of Tanzania the legal powers to compulsorily acquire land to support the development of roads. Specifically, Article 16 of the Act, allows the road authority to acquire land owned by any person for the purposes of the Act, and the owners will be entitled to compensation for any development on the land consistent with the Land Acquisition Act, the Land Act, Village Land Act, and other applicable legislation.

The Roads Management Regulations, 2009

The Roads Management Regulations of 2009 make further provisions for the compulsory acquisition of land required for the reservation of land (i.e., the road reserve) required for construction of roads. Article 27 permits the acquisition of reserved land if compensation is provided to any person who has lawful claims or interest to the land. Compensation is determined based on the Land Acquisition Act, the Land Act, Village Land Act, and other applicable legislation.

The Land Act, 1999 (as amended in 2004)

The Land Act of 1999 and subsequent amendments establishes that all land is public land that remains vested in the President as trustee for and on behalf of all the citizens of Tanzania. All public land falls under three categories as follows:

1. **Village Land:** All land declared to be village land under Section 4 of the Act and includes any land transferred to a village, as administered under the Village Land Act, 1999.
2. **Reserved Land:** All land that is reserved or set aside under a suite of Acts, set aside for wildlife, forests, marine parks, road reserves, public utilities, or hazardous land.
3. **General Land:** All public land which is not reserved land or village land and includes unoccupied or unused village land.

Rights to occupy, own or otherwise have a vested interest in land are established in Article 19 which permits rights to occupy land for a period up to but not exceeding 99 years (i.e., leasehold). There is no provision for freehold ownership of land in Tanzania.

In addition, the Act permits the compulsory acquisition of land if it is required for public purposes (which include roads) when compensation is paid under the Land Acquisition Act. Generally, full compensation applies for any occupant who has resided on the land for not less than three years.

Rights of occupancy also recognise customary law under Article 34, where if a person occupies land under customary law, it shall be a condition of that right of occupancy that those customary rights shall be recognised and those persons occupying the land shall be moved or relocated only on prompt payment of full compensation for loss of any interests in land and any other losses that are incurred due to any move or any other interference with their occupation or use of land.

Finally, the Act also make provision for the unlawful occupation of land, or where a person occupies land without authority, right or licenses expressed or implied under customary or statutory land law. Local councils or village councils may, after suitable investigations, require that person to vacate the land unless they can demonstrate that they have a valid claim.

The Land Acquisition Act of 1967

The Land Acquisition Act of 1967 grants the Government of Tanzania the legal powers to compulsorily acquire land for public purposes or utility; and sets out the procedures and requirements to acquire the land.

The Act requires that the Government undertakes a preliminary investigation (Article 5) to determine whether the land is suitable for any public purpose. Thereafter, notice of the state's intention to acquire the land will be issued to persons with interest or claimed interest in such land (Article 6). This notice will direct the person to yield possession of the land within a specified period not less than 6 months.

Under Article 11, any land being acquired shall be compensated or provided a grant of public land *in lieu* of cash compensation not exceeding the value of the land acquired. Restrictions are applied in respect of any land which is vacant ground or land that is undeveloped. Compensation in such cases shall be limited to the value of the unexhausted improvements⁸ of the land.

Article 14 establishes the requirements for the assessment of compensation. This includes considering the value of the land, the partial acquisition of land and severance of land, or grant of public land in lieu of cash, and other relevant matters. Other provisions of relevance to road developments and upgrades include:

1. **Article 9:** No person shall be required to yield up possession of a part only of any house or other building if such person is willing and able to yield possession of the whole of such house or building.
2. **Article 10:** If a portion of land is being acquired, and if the remaining land is less than a half an acre, the landowner may request the state to acquire the whole of the land. The exception is any land in any city, municipality, or township.

The Land (Assessment of the Value of Land Compensation) Regulations, 2001

The Land (Assessment of the Value of Land Compensation) Regulations, 2001 defines the basis for the assessment of the value of land and unexhausted improvements for the purposes of compensation. Land and improvements are valued under *market value*, using the comparative method, income approach or replacement cost method. All valuation must be undertaken by a qualified valuer and verified by the Chief Valuer.

The regulations make further provision for disturbance allowances, transport allowances, accommodation allowances and loss of profits compensation, and rental allowance as follows:

1. **Disturbance Allowance:** Based on multiplying the value of the land by the average percentage rate of interest offered by commercial banks on fixed deposits for 12 months at the time of the loss of the land.
2. **Transport Allowance:** Based on the actual cost of transporting 12 tonnes of luggage by rail or road (whichever is the cheaper), within 20 kilometres from the point of displacement.
3. **Loss of Profit:** Based on the net monthly profit of the business and multiplied by 36 months to arrive at the loss of profits that are payable, as evidenced by audited accounts (approved by Tanzania Revenue Authority for at least past three years) where necessary and applicable.
4. **Accommodation Allowance:** Based on the market rent for the building and multiplied by thirty-six months to arrive at the payable accommodation allowance. This applies to properties with buildings only.

⁸ "Unexhausted improvements" means any quality permanently attached to the land directly resulting from the expenditure of capital or labour by a person holding under a right of occupancy and increasing the productive capacity, utility or amenity thereof, but does not include the results of ordinary cultivation other than standing crops or growing produce.

The Land (Compensation Claims) Regulations, 2001

The Land (Compensation Claims) Regulations, 2001 apply to any persons who seek to claim compensation against the Government of Tanzania. This includes persons with a right of occupancy or a customary right of occupancy on the land being acquired.

The regulations allow a claim for compensation covering the value of unexhausted improvements on the land as well as grazing land. Compensation is provided in the form of cash, or in the form of a plot of land of comparable quality, size and productive potential; replacement buildings of comparable quality and use; plants and seedlings, or provision of grain and other basic foodstuffs for a specified time.

Village Land Act, 1999

The Village Land Act of 1999 make provision for the management of land in villages. It also clarifies elements of right of occupation of village land – including the recognition that a right of occupancy may be based on a lease, license, usufructuary rights or any interest analogous to those interests under and in accordance with customary law.

It further reinforces land acquisition law in that fair and prompt compensation must be provided to land occupants for the compulsory acquisition of their land. In such cases, customary rights are considered equal to a formal granted right, and persons with proven customary rights can claim full compensation consistent with land acquisition laws.

Village Land Regulations 2001

The Village Land Regulations of 2001 (Part III) provide additional regulations concerning the acquisition of village land and claims of compensation. This includes claims by the Village Council on behalf of the loss of communal land, and any villager occupying the target land under a customary right of occupancy.

Part III largely follows compensation rules established under the Land Acquisition Act and regulations, including provision of compensation at market value for land and unexhausted improvements. Additional provisions are equivalent to those provided in The Land (Assessment of the Value of Land Compensation) Regulations, 2001.

The Valuation and Valuers Registration Act, 2016

The Valuation and Valuers Registration Act for 2016 requires compensation valuations to be undertaken by a registered valuer. Any valuations must state the basis and method of valuations, which must include consideration of market value, costs and incomes as defined in Article 50 and 51.

The Act limits the validity of any valuations or period of two years commencing from the date of endorsement of the valuation report by the Chief Valuer. The endorsement of valuation report must be concluded within six months after the valuation of interest in property of the last person. This results in a validity period of 2.6 years from the date of the asset inventories.

The Act also provided for a development moratorium or cut-off date (Article 53) which for purposes of any valuation, the cut-off date is the date of commencement of valuation. No person may invest or improve their land or building after the cut-off date.

Graves (Removal) Act No. 9 of 1969

The Graves (Removal) Act No. 9 of 1969 applies to the proposed exhumation of graves. The Act allows for graves to be relocated for a project that will service a public purpose (which includes roads). In such cases, the Government is required to remove the body and take steps for the reinstatement of the grave and the reinterment of the body in a suitable place.

Under Article 7, the removal of a grave should be, as far as possible, done with due regard to the views of the interested persons (owners of the graves) and the religious background of such persons, ensure the respectful treatment of the dead, and ensure the private transport and reinterment without delay.

3.2. World Bank Environmental and Social Framework

The World Bank's policies in relation to land acquisition and involuntary resettlement are established under *ESS5 – Land Acquisition, Restrictions on Land-Use, and Involuntary Resettlement* (hereafter terms ESS5). This standard directly applies to the Sub-Project as it involves the compulsory acquisition of land rights or the restriction of access to land in accordance with the legal system of the host country and the provisions of ESS5.

Where the Sub-Project results in the destruction or need to relocate graves or places of worship, the above standards will be supplemented by *Environmental and Social Standard 8 – Cultural Heritage*. In addition, the Tanzanian Graves (Removal) Act No. 9 of 1969 similarly applies.

Critical to the above requirements is the recognition of PAPs with different land tenures. Displaced persons, under the ESS5 include persons (1) who have formal legal rights to the land or assets they occupy or use; (2) who do not have formal legal rights to land or assets but have a claim to land that is recognised or recognisable under national law, or (3) who have no recognisable legal rights/claim to the land they occupy/use.

Specific provisions or requirements established under ESS5 are listed in Table 3-1 overleaf which forms part of the legal and international good practice gap analysis.

Table 3-1: Tanzanian Law and World Bank ESS5 Gap Analysis.

No.	World Bank ESS	National Law Provisions	Gap Closure
1	Minimising Resettlement: Explore all viable alternative project designs to avoid or minimise displacement.	There is no explicit provision to reduce land acquisition or resettlement requirements, under Tanzanian law. It may however be inferred under the Environmental Management Act, 2002 under avoid and mitigate principles.	The Sub-Project will need to demonstrate that it has considered measures to reduce land acquisition and resettlement impacts.
2	Eligible Persons: Persons eligible under ESS5 include those with (1) legal rights, (2) recognised customary rights, (3) and who have no recognisable legal right or claim to the land or assets they occupy or use.	The 1967 Land Acquisition Act (and supporting regulations) limit compensation eligibility to persons with Rights of Occupation under either formal and customary law and aligns with the ESS5. It is however silent on persons without recognized rights (i.e., squatters, seasonal farmers, land tenants), unless they are judged to have a valid claim under the Land Act, 1999.	The higher standard (ESS5) applies, and therefore persons without recognized rights (i.e., squatters) are also eligible for compensation. Consistent with good practice, this is limited to improvements made on the land, not the land itself.
3	Forms of Compensation: The Sub-Project will provide affected persons fair, prompt, and prior compensation at full replacement cost. In-kind assets should be considered <i>in lieu</i> of cash.	Tanzanian law requires that compensation be fair and paid promptly before affected persons are required to surrender their land. Compensation is determined on market value for land, and depreciated replacement value for buildings. Finally, Tanzanian law allows for compensation in the form of cash, or in the form of a plot of land of comparable quality, size and productive potential, replacement buildings of comparable quality and use.	Tanzanian law and ESS5 are largely aligned. Differences may apply in the determination of market value versus full replacement value, and the higher standard under ESS5 has been applied to this RAP. Tanzanian law allows for the provision of in-kind replacement land or structures in lieu of cash compensation and aligns with ESS5.
5	Prior Compensation: The Sub-Project will take possession of acquired land and related assets only after compensation has been made.	The law does not explicitly require prior compensation, but it must be prompt. Once statutory notices are given, the State must provide prompt payment within six months, and failure to do so attracts an interest rate equivalent to the average rate offered by commercial banks on fixed deposits.	The Sub-Project must provide both prompt and prior compensation and resettlement support to all affected persons before they are required to surrender any land or assets.
6	Relocation Support (Housing): If resettlement cannot be avoided, the	Tanzanian law allows for compensation for the loss of housing in the form of cash and cash allowances, or in	The provision of cash compensation, allowances and in-kind replacement assets is conformant between

No.	World Bank ESS	National Law Provisions	Gap Closure
	Sub-Project will offer displaced persons choices among feasible options, including adequate replacement housing, or cash compensation, and relocation assistance.	the form of a replacement buildings of comparable quality and use. Tanzanian law generally emphasizes the provision of cash compensation and allowances as the primary mechanism of resettlement.	Tanzanian law and ESS5. Affected persons will be offered the option of either cash compensation or replacement assets and provided training to better understand the implications of their choice.
7	Relocation Support (Land): If the loss of productive land cannot be avoided, replacement property of equal or greater productive value will be provided, or cash compensation provided at replacement cost.	Tanzanian law allows for compensation for the loss of land in the form of cash and cash allowances, or in the form of a replacement plot of land of comparable quality, size, and productive potential. Tanzanian law generally emphasizes the provision of cash compensation and allowances as the primary mechanism of resettlement.	The provision of cash compensation, allowances and in-kind replacement assets is conformant between Tanzanian law and ESS5. Affected persons will be offered the option of either cash compensation or replacement assets and provided training to better understand the implications of their choice.
8	Livelihoods Restoration: Economically displaced persons will be provided opportunities to improve, or at least restore, their means of income-earning capacity, production levels, and standards of living	Tanzanian law does not specifically provide for livelihoods restoration barring the provision of cash compensation and several allowances such as loss of profit, disturbances, transport, and accommodation.	EES5 is the more comprehensive definition and required additional support to PAPs to ensure that their livelihoods are restored to a similar state as prior to displacement and ideally improved.
9	Plans: Where the Sub-Project results in resettlement, a Resettlement Plan will be prepared consistent with ESS 5. In cases of only economic displacement, a Livelihood Restoration Plan will be prepared.	Tanzania law do not require a specific resettlement plan, and the only statutory requirement is the Valuation Report. A resettlement plan may however be a requirement under the Environmental and Social Impact Assessment.	Asset inventories and valuations will be undertaken consistent with national law and ESS5 and submitted to the relevant statutory bodies for approval. This RAP covers the EES5 provisions for a resettlement plan to address physical and economic displacement.
10	Engagement and Disclosure: The Sub-Project will engage with affected communities and PAPs through a formal stakeholder engagement process.	The Land Act of 1999 and its Regulation of 2001 and the Valuers and Valuation Registration Act of 2016 provide for stakeholder engagement and information disclosure on valuation exercise and processes prior to execution of the projects.	Stakeholder engagement and participation will be undertaken consistent with Tanzanian law EES5 and has been provided for in Chapter Error! Reference source not found. of this RAP.
12	Grievance Mechanism: The Sub-	Tanzanian law allows for the lodging of appeals related to	The Sub-Project will establish a custom and site-

No.	World Bank ESS	National Law Provisions	Gap Closure
	Project will establish a grievance mechanism to register and resolve resettlement specific grievances.	the land acquisition process or compensation to the relevant Minister, or if this fails the dispute will be lodge at the Courts. There is however no provision for the establishment of any specific redress system or committees.	specific Grievance Mechanism consistent with ESS5.
13	Gender, Women and Other Members of Vulnerable Groups: The resettlement process will be cognisant of women's and vulnerable people's perspectives and unique needs in all aspects of resettlement planning and implementation, including provision of additional safeguards and support measures.	Tanzania law does not provide for the safeguarding of women and vulnerable groups under any land acquisition and compensation regulations. Such rights may be broadly interpreted with respect to the bill of rights under the Constitution.,	The Sub-Project will pay special attention to ensure inclusion of the needs and interests of women, persons with disabilities and the poorest of the poor and other members of vulnerable groups, consistent with EES5 a. This RAP makes provision for ensuring meaningful engagement and information disclosure, and provision of additional support to women and other members of vulnerable groups.
14	Implementation Arrangements: The RAP/LRP will include (1) implementing role and responsibilities, (2) budget, (3) schedule and (4) monitoring.	The Land Acquisition Act grants all land acquisition powers to the President, and delegated to the Ministry of Land, Housing and Human Settlement Development. All implementing arrangements and costs would be borne by the State.	The Sub-Project will explicitly define the implementing arrangement including (1) resettlement roles, (2) the cost of land acquisition, (3) the resettlement schedule, and (4) monitoring to be undertaken.
15	Closure: The resettlement process will be considered closed once an independent Resettlement Expert has undertaken a Closure Audit, once relocations have concluded and livelihoods are largely restored.	Tanzania law does not specify any closure requirements	The Sub-Project will appoint an independent Resettlement Expert to undertake a Closure Audit once relocations have concluded and livelihoods are largely restored.

3.3. TANTIP Resettlement Policy Framework

TANROADs prepared a Resettlement Policy Framework (RPF) for the TanTIP Project, with the document being published in February of 2022. The RPF establishes the principles, rules, and steps, to be adopted to conform with ESS5, where any of the TanTIP sub-projects result in compulsory land acquisition or any resettlement-related impacts. The RPF states that it was prepared:

“In accordance with Tanzanian law and the guidelines set forth in the World Bank’s Environmental and Social Framework on Involuntary Resettlement (ESS5) to guide the preparation of a Resettlement Action Plan (RAP) prior to any land take and execution of any related works. This RPF is an agreed commitment between the Tanzanian Government and the World Bank, and part of the legally binding Financing Agreement.” (RPF, page 2).

Central to this RAP, the RPF states that Project Affected Persons (PAPs) that are eligible for compensation or resettlement support may include:

1. **Semi-stationary vendors** are small-scale traders who sell diverse goods along the existing road. They generally have no structures and do not own land. They include both women and men of various ages. Some of goods they sell are perishable items (i.e., food stuffs), while other goods are more durable (e.g., charcoal, firewood, and processed or semi-processed items). These are generally displayed on mats on the ground or on tables. Sometimes these informal vendors can have employees.
2. **Mobile vendors** are vendors who move from one marketplace to another, generally on a routine and rotational basis. They generally do not own land or structures likely to be affected by the project and in most cases can temporarily relocate from the road reserve and continue their work at alternate sites nearby. Their incomes are thus unlikely to be affected by the proposed works.
3. **Informal transporters** are private motorbike operators who commonly park at informally established points along the road.
4. **Encroachers** and other informal occupants or users, or persons who do not own the land they occupy or use for residential, commercial, or other purposes but have encroached land owned by another person, or Institution These are persons who lives peripheral of the roads and airports.
5. **Graves, archaeological sites, and cultural shrines located within the RoW.**

(RPF, page 24 and 25)

The RPF defines a range of entitlements (including cash compensation, relocation support and allowances) that the above PAPs would be eligible for depending on the type and nature of their losses. The Eligibility and Entitlement Framework prepared in this RAP is consistent with the RPF, however it provides greater clarity on the entitlements where required.

The RPF also establishes a range of requirements and provisions with respect to vulnerable people and gender. Again, this RAP has been prepared consistent with the RPF provisions and provides greater clarity and practical steps to be adopted in safeguarding vulnerable people and women.

4. SOCIO-ECONOMIC BASELINE

This chapter provides a socio-economic overview of displacement affected households, based on a socio-economic survey and interviews undertaken in June 2023 in support of the development of this RAP (see Section 1.4 for more details on the survey methodology).

4.1. Household Demographics

4.1.1. Household Structure

The structure of surveyed households is presented in Table 4-1 below. The typical family is comprised of the nuclear family (a family of two parents with an average of 2.8 children) or an extended nuclear family (a family headed by grandparents with presence of both children and grandchildren). In combination, these two types of families account for 92% of the total surveyed population, and result in an average household size of 4.8 persons.

Table 4-1: Household Relations Structure

Relation to Household Head	Total Surveyed Population					
	Male		Female		Total	
	No.	%	No.	%	No.	%
Household Head (HH)	134	14.3	51	5.4	185	19.8
Spouse of HH	8	0.9	127	13.5	135	14.3
Son/Daughter of HH	228	24.3	190	20.2	418	44.6
Grandchild of HH	54	5.7	70	7.4	123	13
Adopted/Foster/Stepchild	2	0.2	2	0.2	4	0.4
Nephew/Niece of HH	7	0.7	2	0.2	8	0.9
Brother/Sister of HH	14	1.5	10	1.1	24	2.6
Parent of HH	7	0.7	4	0.4	10	1.1
Son/Daughter-in-Law of HH	0	0	7	0.7	7	0.7
Renter / Tenant	0	0	2	0.2	2	0.2
Not Related but Dependent	4	0.4	14	1.5	18	2
Other Relative	4	0.4	0	0	5	0.4
Total	462	49.1	478	50.8	940	100

The heads of the surveyed households are dominated by males (72% of all households), however there remains a substantial number of households that are female headed (28%). Further analysis of the latter group shows that female-headed household are dominated by widowers aged above 40 years old, while there is little evidence of divorces. Female-headed households (which may also be elderly headed households) are deemed vulnerable under this RAP (see Section 5.6 on vulnerable people) and are expected to cover nearly a third of all affected households.

The largest population group are the children of the household head, and this accounts for 44% of the total surveyed population (See Table 4-1). It should be noted that this group may comprise of adult children as well as proper children. The former occurs where an adult child continues to reside in their parent's home or have established their own household on the property of their parents.

The establishment of these extended households comprised of senior patriarch or matriarchs, with their adult children establishing additional households on the same property is reflected in the relatively large proportion of grandchildren (13% of the total surveyed population).

The presence of other extended family or non-family members is limited and accounts for only 8% of the surveyed population (See Table 4-1). This group is made up of small number of brothers, sisters or parents of the household head, in-laws, or other dependants.

4.1.2. Age and Gender Profile

Analysis of the socio-economic survey data (See Table 4-2) shows that the gender ratio is 1.01 males to every one female, which is statistically equal. This suggests that affected households are largely stable, and there have been no social shocks (population migration, emigration, or inward migration) that has resulted in the skewing of the gender ratio.

Table 4-2: Age and Gender Profile

Age Cadre	Total Surveyed Population					
	Male		Female		Total	
	No	%	No	%	No	%
Less than 5	20	2	30	3.1	50	5.1
5 to 12	98	10.4	77	8.2	175	18.6
13 to 17	58	6.2	79	8.4	137	14.6
18 to 24	50	5.3	58	6.2	108	11.5
25 to 36	79	8.4	63	6.7	142	15.1
37 to 64	135	14.4	119	12.7	255	27.1
Greater than 64	34	3.6	39	4.2	73	7.8
Total	474	50.3	466	49.5	940	99.8

Preschool children and children of school going age (which includes the age cadre between 5 to 17 years of age) account for 38% of the total surveyed population, while the elderly (covering all persons aged 64 years and above) account for an additional 8% of the total surveyed population. In combination, these two cadres are not generally economic active.

The total young adult and adult population are broadly defined as those that are economically active (can receive employment or engage in a livelihood) and this cadre accounts for 54% of the total surveyed population. This results in a dependency ratio of 0.85 children for every one adult.

4.1.3. Education Status

With respect to maximum educational achievement (see Table 4-3), most of the surveyed population over the age of 18 years received only a primary school education (60% of this sub-group), while a further 36% continued onto to some level of secondary education, and a further 3% continued to tertiary levels. Only 2% of the surveyed population claimed to have no education or basic vocational education, strongly suggesting that local literacy is good, although largely capped at the primary school level.

Table 4-3: Maximum Educational Achievement (Persons Aged 18 years and above)

Grade	Male		Female		Total	
	No	%	No	%	No	%
None	4	0.7	4	0.7	9	1.3
Pre-Primary	0	0	0	0	0	0
Primary	180	29.4	183	29.7	363	59.1
Secondary	108	17.5	114	18.5	221	36
Tertiary	16	2.6	4	0.7	20	3.3
Vocational	2	0.3	0	0	2	0.3
Total	310	50.5	305	49.6	615	100

Further analysis of Table 4-3 shows that there is no major statistical difference between genders in terms of maximum educational achievement. Both genders are largely equal with respect to completing primary school, while a small but greater proportion of males (2%) continue onto tertiary education when they complete secondary school, when compared to females.

With respect of children of school going age (covering persons aged between 5 and 18 years covering both primary and secondary school levels) the majority (70%) are enrolled in school, while the remaining 30% are not in school. Further analysis of the socio-economic data shows that the majority of those not enrolled in school are teenagers that have not continued to further their education after primary school. The above figures suggest that there is a noted cap in education, where most persons stopping their education once they have completed primary school.

Analysis of the gender bias in education enrolment rates, shows that there is no major statistical difference between genders. Both male and female enrolment rates sit as 70% across all grades, while the dropout rates at the end of primary school are very similar at 30%. This suggests that the restrictions in continued access to secondary and tertiary levels of education applies equally to both males and females.

4.1.4. Day-To-Day Occupations

Occupations, in the context of this RAP, covers the daily activities undertaken by the surveyed population, and is not limited to employment occupations. As can be seen in Table 4-4, the primary occupation of both surveyed males and female is crop farming. This confirms that farming is the primary economic activity undertaken by nearly all adults to secure household food and to generate a basic income.

Outside of education (which is undertaken by 38% of the surveyed population), there are very limited alternative occupations. Full-time employment, contract work or casual⁹ employment benefits only 3% of the total surveyed population, while only 1% of surveyed household claimed to operate a business or trade.

Table 4-4: Daily Occupations of Surveyed Population

Main Occupation	Total Surveyed Population					
	Male		Female		Total	
	No	%	No	%	No	%
Crop Farmer	229	24.4	281	29.9	510	54.3
Scholar/Student	183	19.5	181	19.3	365	38.8
Employed – Government	13	1.4	2	0.2	15	1.6
Pre-School Child	8	0.9	3	0.2	11	1.1
Employed – Private Company	7	0.7	0	0	7	0.7
Retired (Without pension)	7	0.7	2	0.2	8	0.9
House-Worker / Caregiver	5	0.5	2	0.2	7	0.7
Own Business / Trade	5	0.5	5	0.5	9	1
Casual Labourer	2	0.2	0	0	2	0.2
Contract Worker – Private Company	2	0.2	0	0	2	0.2
Disabled and Not Employed	2	0.2	0	0	2	0.2
Retired (without pension)	2	0.2	0	0	2	0.2
Total	464	49.4	476	50.5	940	100

Further analysis of Table 4-4 shows that there is no major differentiation between genders in terms of occupations. Both males and females of school going age are equally enrolled, while most adult males and females consider their primary occupation as farmers. However, 60% of surveyed females noted that being a house-worker / home carer was their secondary occupation, suggesting that they take responsibility for both farming and home-caring. Adult males tend to focus on wage-based labour as secondary occupation after farming, but as noted above this is very limited in terms of the number of employed men.

4.1.5. Disabilities

The socio-economic survey shows that 10% of surveyed households had one or more family members with a mental or physical disability respectively. To ensure the privacy of the households, the specific nature of the disability was not asked; however, the data suggests that up to 10% of affected households may be deemed a vulnerable household as explored in section 5.6 of this RAP.

4.1.6. Language and Ethnic Background

⁹ This may be any kind of work (land clearing, building etc.) that generates cash income through irregular/seasonal or internet work.

The socio-economic survey shows that there is a wide diversity of ethnic backgrounds of affected households. The most common are those of the Mngoni (60% of all affected households), followed by the Mpangwa (7%), Ndende (6%), Matengo (4%), and Mbeni (4%). The remaining 18% of affected households are linked to 17 other ethnic groups¹⁰. Despite the diversity in ethnic backgrounds, all affected households use Swahili as their primary language.

Comparison with the International Work Group for Indigenous Affairs publications on indigenous people¹¹ allows for a broad comparison of the surveyed households' ethnic profile with broad categorisation of indigenous peoples in Tanzania.

The Indigenous World 2023 Reports notes that Tanzania has a total of 125-130 ethnic groups. While it acknowledges that there may be more ethnic groups that identify as indigenous peoples, only four groups have organized themselves – these being the hunter-gatherer Akie and Hadzabe, and the pastoralist Barabaig and Maasai. A close review of the ethnic and linguistic background of surveyed households does not match up to any of the four aforementioned groups.

4.2. Housing and Living Conditions

Surveyed households have claimed to have lived at their place of residence for an average of 21 years, while only 14% of households established their homes in the last 3 years. This suggests that existing households are very stable and have been locally present for multiple generations.

4.2.1. Residential Structures

A typical household retains several types of residential structures (as summarised in Table 4-5). All surveyed households had at least one multi-functional home or separate bedrooms. The multi-functional structures are the largest and most established buildings with an average of 5.3 rooms, which support bedrooms, and lounges. Some households had residential structures that supported bedrooms only, with kitchens, bathrooms and other ancillary buildings constructed separately.

Table 4-5: Household Residential Structures

Structure Function	Percent of Surveyed Households	Ave Number of Rooms
Multifunctional Home	87.5	5.3
Bedroom	90.6	3.6
Latrine	89.6	1.0
Kitchen	88.5	1.0
Bathroom/Shower	70.8	1.0
Business	9.4	4.2

¹⁰ This group generally comprises of small numbers of households falling under the following ethnic groups – Kinga, Matengo, Mchaga, Mkipga, Mkwirya, Mluguru, Mmakonde, Mmanda, Mwela, Myao, Ndende, Nyasa, Pgopi, Pydsa, Tongo, Yaho

¹¹ International Work Group for Indigenous Affairs (2023) *The Indigenous World 2023, 37th Edition*, International Work Group for Indigenous Affairs.

Both Home and Business	3.1	4.3
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Of the total surveyed households, around 90% claimed to have constructed separate pit-latrines, bathroom/showers, and kitchens (see Table 4-5), which are generally ancillary structures to the main residential buildings. In addition, approximately 12% of households claim to have a separate structure or room which support a business or trade, which generally is related to street side trading in farm or basic goods.

With respect to the construction materials of the residential buildings,

Table 4-6 shows that the multi-functional buildings and bedrooms are mostly constructed using modern materials (generally concrete blocks, plaster, wooden trusses, and corrugated iron roofs) or a mixture of modern materials and traditional materials (such as thatch roofs). A very small percentage (1-2%) of residential buildings are constructed only using traditional materials such as mudbricks, wattle and daub and thatch roofing.

The use of modern materials is strongly suggestive that affected households are well established and have sufficient resources to establish permanent homes. This is similarly reflected in the construction materials used for ancillary latrines, kitchens, and bathroom/showers, which use a similar mix of modern and traditional materials.

Table 4-6: Residential Structure by Building Type

Purpose	Percent of Residential Structures by Building Materials		
	Modern & Traditional	Modern	Traditional
Multifunctional Home	38.1	61.9	0.0
Bedroom	34.5	64.4	1.1
Latrine	38.4	59.3	2.3
Kitchen	36.5	58.8	4.7
Bathroom/Shower	40.3	56.7	3.0
Business	11.1	88.9	0.0
Both Home and Business	66.7	33.3	0.0

4.2.2. Basic Services

Surveyed households obtained water for domestic needs (including drinking, cooking, and clearing water) from a variety of sources, as summarized in Table 4-7 below. The sources comprised of piped water through either community standpipes or a private tap at the home (covering half of surveyed households). Non-reticulated water sources include community or private boreholes or wells are utilised by 44% of surveyed households. Only 4% of households claimed to use local rivers or streams.

Table 4-7: Affected Household Water Sources

Water Source	Surveyed Households by Seasonal Water Source			
	Wet Season		Dry Season	
	No	%	No	%
Private Tap at Home	33	15.8	29	13.8
Community Standpipe	73	34.7	78	37.2

Private Borehole at Home	35	16.8	36	17
Community Borehole	51	24.2	49	23.4
Private Well at Home	4	2.1	4	2.1
Community Well	4	2.1	4	2.1
River / Stream / Spring	9	4.2	9	4.3
Total	211	100	211	100

With respect to fuel for cooking and lighting, most surveyed households (73%) utilise locally collected firewood for cooking, while the remainder use a combination of gas and charcoal. This suggests that local households remain largely dependent on natural sources of fuel, notably in the rural communities, while much of the gas and charcoal utilisation is in the urban or peri-urban areas where firewood is less readily available near the household.

The fuel source for household-lighting is mostly electricity, where 56% of surveyed households confirmed that they have utility connections. Again, the greater proportion of households with electricity connections are in the urban and peri-urban areas. Households without electricity connections are however dependant on candles, solar panels connected to light bulbs or paraffin lights, which is collectively used by 44% of all surveyed households.

Surveyed households are largely dependent on the use of pit latrines (see Table 4-8), however it is noted that the majority (61%) have access to improved latrines – which generally include brick walls, a concrete foundation with ventilation systems – while only 20% of households utilise unimproved latrines. The remaining 21% of surveyed households claimed to have flush toilets linked to septic tanks, however these are more common in the urban and peri-urban areas.

Table 4-8: Household Sanitation Profile

Toilet System	No of Households	Percent of Households
Pit Latrine (without improvements)	38	18.1
Pit Latrine (ventilated/improved)	128	60.6
Flush Toilet to Septic Tank	45	21.3
Total	211	100

Surveyed households do not have access to municipal waste collection services, and the majority of households (68%) dispose of their waste in a waste pit located at the homestead (See Table 4-9) while the remaining households rely on communal waste pits, burn the waste or bury it away from the homestead in the open bush.

Table 4-9: Waste Disposal Method

Waste Disposal Method	No of Households	Percent of Households
Communal Waste Pit	13	6.3
Private Waste Pit at Homestead	143	67.7
Burn Waste	28	13.5
Bury Waste	26	12.5
Total	211	100

4.3. Household Health and Food Security

Surveyed households were asked which ailments or diseases affected one or more family members 6 months prior of the Household Survey, and the results are presented in Table 4-10 below. Malaria was the most common ailment (affecting half of surveyed households) followed by respiratory infections (37% of surveyed households).

Table 4-10: Household Disease Profile (Covering 6 months prior to the Household Survey)

Disease	No of Households	Percent of Households
Malaria	103	49
Respiratory Infections / Flu / Cold	79	37.5
Typhoid	18	8.3
Diarrhoea / Cholera	20	9.4
High Blood Pressure	15	7.3
Tuberculosis (TB)	7	3.1
Diabetes	2	1
Skin Infections	2	1
Yellow Fever	2	1

The majority (97%) of surveyed households claimed that they used local medical care facilities when a member of their family was sick, while some households (3%) would visit the local pharmacy. No surveyed household claimed to use traditional medicine or traditional healing in any form.

Closely linked to household health is food security and nutrition. Of the surveyed households, up to 21% claimed to have suffered from hunger at some point in the year prior to the survey (2022), as summarised in Table 4-11. The period of highest food insecurity is January to April, which coincides with the period of when households have the lowest crop stocks, and just prior to the major harvesting period between April to June for staple crops.

Table 4-11: Profile of Hunger Months

Hunger Month	No of Households	Percent of Households
January	37	17.7
February	44	20.8
March	40	18.8
April	24	11.5
May	9	4.2
June	0	0
July	0	0
August	4	2.1
September	2	1
October	0	0
November	2	1
December	15	7.3

With respect to basic nutrition, surveyed households were asked about their consumption rates of staple foods (including meat, fish, fresh vegetables, and legumes/beans), and this is summarised in Table 4-12 below.

Table 4-12: Household Consumption of Staple Foods

Frequency	Percent of Households by Food Consumption			
	Meat	Fish	Vegetables	Legumes
Never	4.7	9.8	8.8	9.8
Once a month	40.0	0.0	11.0	0.0
Once a week	23.5	0.0	37.4	4.3
More than once a week	25.9	12.0	36.3	42.4
Daily	0.0	76.1	2.2	41.3
Uncertain / Don't know	5.9	2.2	4.4	2.2
Total	100.0	100.0	100.0	100.0

The consumption of meat and fish is the primary source of protein for surveyed households. Daily fish consumption is common (and enjoyed by 76.1% of households) while consumption of fresh meat (such as chicken or goats) is generally only undertaken weekly or monthly. Fish tends to be supplemented with legumes which 41.3% of households claimed to consume daily. Consumption of fresh vegetables is less frequent when compared to legumes, and this is usually done once or more a week.

4.4. Livelihoods

Surveyed households have adopted four types of livelihoods –in order of importance this includes crop farming, harvesting of fruit trees, livestock rearing and finally, small-scale trading – as summarised in Table 4-13.

Table 4-13: Summary of Livelihoods and Level of Importance

Livelihoods	Percent of Households by Level of Importance			
	Very Important	Moderately Important	Not Important	Not Undertaken
Crop Farming	87.5	4.2	0.0	8.3
Fruit Trees Harvesting	50.0	21.9	7.3	20.8
Livestock Rearing	33.3	18.8	1.0	46.9
Small Businesses and Trading	34.4	1.0	4.2	60.4

Crop farming is by far the most important livelihood and forms the economic basis for the majority (87%) of all surveyed households, whereas only 8% of households claim to not undertake any form of small-scale farming.

The collecting of fruit as well as livestock rearing are also important secondary livelihoods, with 50% and 33% of households respectively claiming that these are very important to them. It is however noted, that nearly half of surveyed households do not rear livestock. Often livestock is kept by richer households that have sufficient resources and time to care for the livestock, while the poorest households do not have any livestock.

Finally, small-scale businesses and trading is undertaken by nearly 40% of all surveyed households, and 34% consider this to be a very important livelihood for securing cash income for the households. This may include trading along the roads or at key market spaces in local ward, village, or town centres.

4.4.1. Crop Farming

As noted above, crop farming is the most important livelihood and likely forms the economic foundation of most households. Of all the surveyed households, 76% claimed to have access to one or more farm plots, with each household having an average of 1.2 fields with an average size of 2.2 hectares (5.5 acres) The remaining 24% of households without farmland are likely to be the poorest households and fall under the category of vulnerable people (see Section 5.6 for more detail on vulnerable people).

With respect to primary crops grown on the farmland, most surveyed households claim to cultivate maize only (94%) while the remaining 6% of households cultivated a mixture of lentils, mixed vegetables, beans, and ground nuts.

Maize is an important source of household food security, and as noted in Section 4.3, household food shortages are closely linked to the cropping calendar for maize. The lowest food insecurity months are immediately after the harvesting of Maize (which extends between April and June), while the highest food insecurity months are immediately prior to the harvesting of crops and where food stores will be at their lowest.

Of the surveyed households, only 3% claimed that their farmland was being acquired as part of the resettlement process. This is expected given that much of the compensation for land will be restricted to the existing road reserve or a wider road reserve, and much of the farmland is set-back or away from the road. It is likely that most of the existing farmland and cropping practices will not be impacted to any significant degree.

4.4.2. Trees

Fruit trees are considered an important secondary livelihood after farming. While strictly not a livelihood, trees provide a range of products, including fruit, firewood, lumber, and medicinal use (see Table 4-14).

Table 4-14: Tree Products Profile

Type of Tree Product	Surveyed Households with Access to:			
	Private Trees		Communal Tree	
	No	%	No	%
Fruit	158	75	7	3.1
Firewood	92	43.8	4	2.1
Wood Poles	59	28.1	4	2.1
Medicinal	4	2.1	0	0

Approximately 75% of surveyed households have access to fruit trees, and these are near exclusively made up of private trees located on their homestead or farmplot. These trees are also important sources of firewood and lumber. The use of communal trees (or trees located on the open bush) is negligible, therefore there is unlikely to be any direct benefit for households from accessing local communal trees.

4.4.3. Small-Scale Businesses and Petty Trading

Approximately 30% of surveyed households engage in some form of petty trade or have a small-scale business. As summarised in Table 4-15, most of the trading (31.3%) is based on the sale of agricultural goods via a mobile stall or a fixed shop. This is followed by the sale of handcrafts (10.4%), and thereafter the sale of another goods (6.3%) which include cellular phone airtime and building materials.

Table 4-15: Profile of Household Business Types

Type of Business / Enterprise	Surveyed Households Engaging in a Business	
	No	%
Agricultural Goods Stall / Shop	66	31.3
Household Goods Stall / Shop	4	2.1
Butchery Stall / Shop	2	1
Food Processing	7	3.1
Artisanal Goods and Handcrafting	22	10.4
Selling Vegetables	4	2.1
Other / Unspecified Shop	13	6.3

Given their proximity to roads, most of the businesses and petty trade occur street-side, either near their homestead or at ward, village, or town centres. This is important given the potential impact on business related to the resettlement process. A profile of actual affected businesses, as confirmed by the Valuation Reports, is presented in Section 2.3.

4.4.4. Livelihoods and Income

Surveyed households were asked what their primary sources of income were, and the findings are presented in Table 4-16 below. The major sources of income including casual work (33% of households), the sale of crops and vegetables (30% of households), the sale of livestock (24% of households), and the sale of fruit (10% of households).

Table 4-16 shows that up to 65% of households derive some income from the sale of produce, likely generated on this homestead plot. This includes the sale of surplus crops, livestock and fruit sourced from their own private trees. This is reflected in the profile of small-scale businesses in the previous section, where 33% of households engage in petty trade or have small businesses.

Income from wage-based labour is important with casual labour being the major source of household income, however a relatively small proportion of surveyed households benefit from full-time work (1% of households) or contract work (1% of households).

Table 4-16: Sources of Income

Income	Surveyed Households by Income Source	
	No	%
Casual Work	70	33.3
Sale of Crops and Vegetables	64	30.2
Sale of Livestock	51	24
Sale of Fruit	22	10.4
Full-Time Work (Government)	15	7.3
Other Self Employment	15	7.3
Sale of Livestock Meat	13	6.3
Informal Trading/Hawking/Mobile Stall	13	6.3
Money Sent from Family Members Working Elsewhere in Tanzania	11	5.2
Trade Shop	9	4.2
Craftsman (brick maker, carpentry, stonemason, etc.)	4	2.1
Taxi Service	2	1
Full-Time Work (Private Companies)	2	1
Contract Work (Government)	2	1
Contract Work (Private Companies)	2	1
Sale of Animal Products	2	1

5. ELIGIBILITY & ENTITLEMENT FRAMEWORK

5.1. Eligibility Framework

Eligible Persons is a term that covers any individual, family, legal entity, or collective group that is deemed to be eligible for compensation for the loss of any property rights or loss of unexhausted improvements as a direct result of the development of the Sub-Project.

Under Tanzania law, persons may make a claim for compensation from the State if they have a recognised Right of Occupation, as defined in the Land Act of 1999. This may include a formal government grant, license, or lease, as well as permission given under customary law, or any usufructuary right and any interest analogous to those interests.

The law is silent with respect to persons with no recognised rights. In such cases, any person who occupies land without lawful or customary rights (i.e., squatters or encroachers) is not deemed eligible for compensation. They are however subject to review by the Land Commissioner to confirm if they have a valid claim to occupy the land.

ESS5 defines eligible persons as those who have formal legal right or rights under customary law. Importantly, ESS5 provides additional safeguards with respect to persons occupying or using land informally or unlawfully under Tanzanian law. For the purposes of this RAP, the ESS5 standard has been applied and includes any person that falls under one of following categories:

- **Category A:** Persons who have formal legal rights to land or assets, through holding documented government grants, lease, or similar recognised rights.
- **Category B:** Persons who do not have formal legal rights to land or assets but have a claim to land or assets that is recognized or recognizable under national law or customary law.
- **Category C:** Persons who have no recognizable legal right or claim to the land or assets they occupy or use.

Landowners or occupants with recognised rights on the land required for the By-Pass fall under **Category A or B**, therefore they are eligible for full compensation and resettlement support. Encroachers fall under **Category C** as they do not have recognised ownership rights to the land; however, they derive an economic benefit from the land. To conform with ESS5, the encroachers are eligible for compensation and relocation support but are not eligible for compensation for the land itself.

5.2. Entitlement Framework

The Entitlement Framework (See Table 5-1 overleaf) establishes the cash compensation, resettlement assistance and allowances to be provided to eligible persons based on the types of losses incurred. The basis for the entitlement framework includes the compensation requirements under Tanzanian Law and supplemented with additional requirements to conform with ESS5.

To ensure consistency between this Sub-Project and other sub-projects under the TanTIP programme, the Entitlement Framework is aligned with the entitlements designed in the TanTIP Resettlement Policy Framework (Tanzania National Roads Agency, 2022). However, clarifications and additional requirements have been included where needed.

A unique element in determining entitlements for roads projects is related to the partial acquisition of acquisition of land, and the status of the remnant or residual land. Road projects often limit land acquisition to a narrow strip of land (i.e., the road reserve) and do not require the alienation of the entire entire property. The result is the formation of a residual property (the remaining land not being acquired) as depicted in

Figure 5-1.

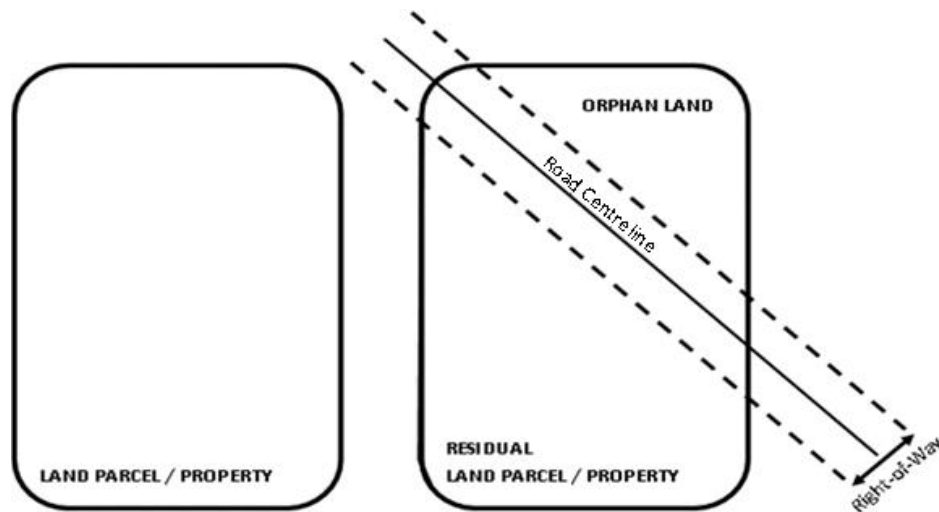


Figure 5-1: General Depiction of Residual Land

Depending on the proportion of the property that is acquired, the residual land may no longer be economically viable or no longer be of economic interest for the landowner (i.e., non-economically viable).

Where the residual property is deemed to be economically viable and can continue to be used by the owner, that portion of property will remain with the owner. In such cases, cash compensation is provided for the portion of land, thus allowing the landowner to invest in their residual property.

Where it is deemed that the residual property is of no use to the owner, the Sub-Project shall, in agreement with the owner, acquire the entirety of the property. This will allow the landowner to secure an alternative full property at an alternative location. Consistent with good practice, compensation will be in the form of either cash compensation or replacement land and assets.

The Entitlement Framework establishes different forms of cash or in-kind compensation depending on whether the residual land has been determined to be economically or non-economically viable. In principle, cash compensation will be given for the loss of assets that can be reinstated on any residual land that is deemed economically viable. In-kind replacement land and assets is offered to PAPs where their land has been determined to be non-economically viable.

Table 5-1: Entitlement Framework

No.	Type of Loss	Eligible Person	Residual Land	Entitlement
1	Loss of Land			
1.1	Loss of Residential, Business or Agricultural Land	Land occupant/user with a recognized formal or customary Right of Occupation.	Viable Property	<ul style="list-style-type: none"> Cash compensation, at <i>full replacement value</i>, for the <i>portion</i> of the land being acquired, if the remaining land is deemed economically viable. AND <ol style="list-style-type: none"> Disruption allowance. Financial management training. Cover all transfer and registration fees, taxes, or duties to amend land records if required.
			Non-Viable Property	<ol style="list-style-type: none"> Cash compensation, at <i>full replacement value</i>, for the <i>entirety</i> of the land being acquired, if the land is no longer economically viable. OR <ol style="list-style-type: none"> Replacement land, with the land being of comparable utility, quality, size, productive potential, location, and level-of-service as the land being lost. AND <ol style="list-style-type: none"> Disruption allowance. Financial management training. Cover all transfer and registration fees, taxes, or duties to amend land records if required.
1.2		Land occupant/user without recognized formal or customary Right of Occupation (i.e., encroacher)	-	<ol style="list-style-type: none"> Cash compensation, at <i>full replacement value</i>, of all unexhausted improvements¹ made on the land, but not for the land itself. AND <ul style="list-style-type: none"> Disruption allowance. Transport allowance. State support to secure alternative land with secure tenure. Financial management training.
2.	Loss of Structures & Unexhausted Improvements			
2.1	Loss of Fixed Residential Structures	Structure owner, and with a recognized formal or customary Right of Occupation.	Viable Property	<ul style="list-style-type: none"> Provision of cash compensation at <i>full replacement value excluding all forms of depreciation</i>, for the entire residential structure(s) that is affected by the partial acquisition of the property. OR <ul style="list-style-type: none"> Provision of replacement residential structures of comparable utility, size, and quality, or ideally improved standards, to be constructed on the remaining unaffected property. AND <ul style="list-style-type: none"> Disruption allowance. Accommodation allowance. Right to salvage existing materials.

No.	Type of Loss	Eligible Person	Residual Land	Entitlement
				<ul style="list-style-type: none"> Financial management training. Cover all fees, taxes, or duties for the registration of any new structures.
2.2			Non-Viable Property	<ol style="list-style-type: none"> Provision of cash compensation at <i>full replacement value excluding all forms of depreciation</i>, for all residential structures found of the entirety of the property being acquired. <p>OR</p> <ol style="list-style-type: none"> Provision of replacement structures of comparable size, quality and function, or ideally improved standards, to be constructed on the replacement property provided by the Sub-Project or claimants. <p>AND</p> <ol style="list-style-type: none"> Disruption allowance. Accommodation allowance. Transport allowance. Right to salvage existing materials. Financial management training. Cover all fees, taxes, or duties for the registration of any new structures.
2.3	Loss of Fixed Business Structures	Verified structure owner, and with a recognized formal or customary Right of Occupation.	Viable Property	<ol style="list-style-type: none"> Provision of cash compensation at <i>full replacement value excluding all forms of depreciation</i>, for only the business structures that are affected by the partial acquisition of the property. <p>OR</p> <ol style="list-style-type: none"> Provision of replacement business structures of comparable size, quality and function, or ideally improved standards, to be constructed on the remaining unaffected property. <p>AND</p> <ol style="list-style-type: none"> Disruption allowance. Accommodation allowance. Right to salvage existing materials. Financial management training. Cover all fees, taxes, or duties for the registration of any new structures.
2.4			Non-Viable Property	<ol style="list-style-type: none"> Provision of cash compensation at <i>full replacement value excluding all forms of depreciation</i>, for all business structures found of the entirety of the property being acquired. <p>OR</p> <ol style="list-style-type: none"> Provision of replacement business structures of comparable size, quality and function, or ideally improved standards, to be constructed on the replacement property provided by the Sub-Project or claimants. <p>AND</p> <ol style="list-style-type: none"> Disruption allowance. Transport allowance.

No.	Type of Loss	Eligible Person	Residual Land	Entitlement
				c) Accommodation allowance. d) Right to salvage existing materials. e) Financial management training. f) Cover all fees, taxes, or duties for the registration of any new structures.
2.5	Loss of Semi-Fixed, Ancillary Structures or Other Unexhausted Improvements	Verified structure owner, and with a recognized formal or customary Right of Occupation.	Viable Property	1. Provision of cash compensation, at <i>full replacement value excluding all forms of depreciation</i> for affected ancillary structures and other affected unexhausted improvements. AND <ul style="list-style-type: none"> • Provision of a disruption allowance. • Provision of a transport allowance. • Right to salvage existing materials. • Provision of financial management training.
			Non-Viable Property	a) Provision of cash compensation, at <i>full replacement value excluding all forms of depreciation</i> for all ancillary structures and fixed works found of the entirety of the land being acquired. AND <ul style="list-style-type: none"> a) Provision of a disruption allowance. b) Provision of a transport allowance. c) Right to salvage existing materials. d) Provision of financial management training.
2.6	Loss of Utility Connections	Verified owner of any property with existing utility connections (water, electricity, sanitation)	Viable Property	<ul style="list-style-type: none"> • Provision of cash compensation to permit the claimant to re-establish all service provision to the same property, consistent with the level of access (or better) prior to compensation. OR <ul style="list-style-type: none"> • Provision of new services/connections to the same property, at the cost of the Sub-Project, consistent with the level of access (or better) prior to compensation.
			Non-Viable Property	Provision of cash compensation to permit the claimant to establish new service provisions at any replacement land, consistent with the level of access (or better) prior to compensation. OR Provision of direct service connection to any replacement land, at the cost of the Sub-Project, consistent with the level of access (or better) prior to compensation.
2.7	Loss of Residential, Business Structures and Other Improvements	Verified structure owner, but without a recognized formal or customary Right of Occupation (i.e., squatter)	-	a) Cash compensation, at <i>full replacement value excluding all forms of depreciation</i> , of all unexhausted improvements made on the land, but not the land itself. AND <ul style="list-style-type: none"> b) Provision of a disruption allowance. c) Provision of a transport allowance. d) Right to salvage existing materials. e) Provision of state support to secure alternative land with secure tenure.

No.	Type of Loss	Eligible Person	Residual Land	Entitlement
				f) Provision of financial management training.
3	Loss of Income and Livelihoods			
3.1	Loss Of Formal Business Income	Verified owner of any affected formal business enterprise.	All	1. Loss-of-profit compensation based on the net monthly profit of the business carried out on the land, evidenced by audited accounts (approved by Tanzania Revenue Authority for at least past three years) where necessary and applicable, and multiplied by a predetermined transition period of 36 months.
3.2	Loss of Informal Business Income	Verified owner of any affected business enterprise.	-	1. Loss-of-profit compensation based on the net estimated monthly profit of the business evidenced by a market analysis of similar businesses in the same area, or as determined by the Valuation Report.
3.3	Loss of Annual and Perennial Crops	Verified owner of any crops, irrespective of the land tenure arrangements	-	1. Provision of cash compensation, based on <i>government district rates including adjustments for any applicable inflation</i> , for the loss of one season of crops. AND <ul style="list-style-type: none"> • Disruption allowance. • Right to harvest crops prior to handing over the land. • Financial management training.
3.4	Loss of Productive and Ornamental Trees	Verified owner of any affected private trees. irrespective of the land tenure arrangement.	-	1. Provision of cash compensation, based on <i>government district rates including adjustments for any applicable inflation</i> , for the loss of affected trees. AND <ul style="list-style-type: none"> • Disruption allowance. • Provision of financial management training.
3.5	Loss of Formal Rental or Tenancy Rights	Lessors of any land or structure, under a formal lease.		1. Cash compensation calculated as the cost of the outstanding rental due under an existing formal lease agreement or based on average equivalent rental costs of a similar property or premise. AND <ul style="list-style-type: none"> • Disruption allowance. • Financial management training.
		Lessees of any land or structures under a formal lease.	-	1. Cash compensation valued based on average equivalent rental costs of a similar property or premises, multiplied over 36 months, or for the duration of the formal lease agreement, or whichever is the highest. AND <ol style="list-style-type: none"> a) Disruption allowance. b) Transport allowance. c) Financial management training.
4	Loss of Public Assets			

No.	Type of Loss	Eligible Person	Residual Land	Entitlement
4.1	Loss of Public Facilities and Services	Facility Owner or Relevant State Entity	-	1. Compensation or replacement of assets as determined by an agreement established between the Sub-Project and the relevant Institutions or Government Department, for the portion of affected property and any unexhausted improvements (building, services, etc.)
5	Other Losses			
5.1	Loss of Graves	Custodian of the Graves	-	1. Compensation for claimants to exhume and relocate graves to a location of their preference, including provision for a traditional ceremony. OR 2. Appointment of an undertaker to exhume and relocate graves, with consent from the claimant to a location of their preference, including provision for a traditional ceremony. AND a) Disruption allowance.
5.2	Loss of Religious Buildings	Custodian of the Religious Buildings	-	1. Compensation or replacement of assets as determined by an agreement established between the Sub-Project and the relevant Custodians, for any affected structures and any unexhausted improvements on the portion of land being acquired.
5.3	Vulnerable People	Any household identified as vulnerable during implementation	-	1. Vulnerability allowance based on a lump sum equivalent to 6 months to one year of subsistence allowance rates provided by government programs (e.g., TASAF). AND a) Supplementary support as provided in the RAP.

1 Unexhausted Improvements means any quality permanently attached to the land directly resulting from the expenditure of capital or labour by a person holding under a right of occupancy and increasing the productive capacity, utility, or amenity thereof, but does not include the results of ordinary cultivation other than standing crops or growing produce.

5.3. Compensation Schedule

Consistent with the *Valuation and Valuers Registration Act of 2016*, all compensation valuations must be undertaken by a registered valuer. The Songea-Rutikila Road Valuation Report was prepared by the Songea Municipal Council Valuation Section and was concluded in January 2023¹². The Songea By-Pass was covered in a separate valuation report prepared by J&B Property Management Consultants Limited and was concluded on 31 January 2022¹³. Copies of the two valuation reports are provided in Annexure D.

5.3.1. Approach to the Valuation of Land

The Songea-Rutikila Road Valuation Report does not include compensation for the land. It explains that affected persons are not eligible for compensation for land, as all land is within the existing road reserve of 45 metres, and the report considered all affected persons to be encroachers. Under ESS5 and the TanTIP RPF, any encroachers would only be eligible for compensation for any unexhausted improvements on the land but are not eligible for compensation for the land itself.

With respect to the Songea Bypass, there will be the need to acquire additional land outside of the existing road reserve to increase the reserve to 60 metres in width. The increase in road reserve from 45m to 65m in width ensures alignment with The Roads Act, No 13 of 2007.

The Songea Bypass Valuation Report calculated the value of land using the *Comparative Method of Valuation* – or based on sale agreements collected by the valuers from various land sales in the Sub-Project area. The Songea Bypass Valuation Report established a variable land compensation rate of Tsh 1,500 to 6,000 per metre squared, as presented in Table 5-2.

Table 5-2: Compensation Rates for Land by Village (Songea Bypass)

No	Building Type	Value/m ² (Tsh)	Value/m ² (USD)*
1	Namanditi	1,500	0.63
2	Mwengemshindo	1,500	0.63
3	Mtaungana	5,000	2.11
4	Oysterbay	6,000	2.54
5	Kuchile	2,000	0.85

* Based on an exchange rate of USD1:TZS2365 (24 May 2023)

¹² Songea Municipal Council Valuation Section (2023) *Valuation of Unexhausted Improvements for Makambako Songea Road (Songea Rutikila 105km section) at Ruvuma Region*, Songea.

¹³ J&B Property Management Consultants (2022) *Valuation Report for Compensation of Properties within the Songea Bypass Project (Bypass Realignment)*, J&B Property Management Consultants, Dar Es Salam.

5.3.2. Valuation of Structures and Unexhausted Improvements

The Valuation Reports covering both the Songea-Rutikila Road and Songea By-Pass determined the value of affected structures using the *Replacement Cost Method* – or based on the construction materials of each affected building. The compensation rates for each type of building are presented in Table 5-3 below and apply equally to the road rehabilitation and bypass components.

Table 5-3: Compensation Rates for Buildings (Songea-Rutikila Road)

No	Building Type	Value/m ² (Tsh)	Value/m ² (USD)*
1	Buildings Constructed of Full Grasse/Nyasi	20,000-50,000	8.46-21.12
2	Buildings Constructed of Bush Poles, Mud and Wattles, Compacted Earth, and Thatched with Bush Grasses	50,000-70,000	21.12-29.60
3	Buildings Constructed of Un-burnt Bricks, Mud, Compacted Earth, and Thatched with Bush Grasses.	80,000-100,000	33.83-42.28
4	Buildings Constructed of Un-burnt Bricks, Mud, Compacted Earth, and Corrugated Iron Sheet Roof	100,000-150,000	42.28-63.42
5	Buildings Constructed of Burnt Bricks, Compacted Earth and Corrugated Iron Sheet Roof.	150,000-200,000	63.42-84.57
6	Swahili type (Buildings Constructed of Sand Cement locks, Sand Cement Mortar and Corrugated Iron Sheet Roof.	400,000-500,000	169.13-211.42
7	Pit Latrine	50,000-100,000	21.12-42.28
8	Water Wells	200,000-300,000	84.57-126.85

* Based on an exchange rate of USD1:TZS2365 (24 May 2023)

Both valuation reports, despite utilising the Replacement Cost Method, included depreciation which aligns it with Market Value as required under Tanzanian national law. ESS5, however, requires that replacement cost must include the undepreciated value of replacement material and labour for construction of structures or other fixed assets, plus all transaction costs that are sufficient for affected persons to construct a new structure. TANROADS has therefore provided additional top-up compensation (see budget in Section 8.3) to cover all forms of depreciation, thus ensuring it conforms with Full Replacement Value as required under ESS5.

5.3.3. Valuations of Crops and Trees

Both valuation reports included the registration of crops and trees under their scope of work, and both adopted the same compensation schedule (as presented in Table 5-5 overleaf) for fruit or ornamental trees using a compensation schedule issued/approved by the Ministry of Lands Housing and Human Settlement Developments for southern highland and western zone dated 2014.

The Valuation Report does not explicitly provide an upward adjustment to account for inflation from 2014 to 2023. ESS5 requires that compensation rates must be updated where inflation is high or the period between calculation of compensation rates and delivery of compensation is extensive. An upward adjustment has been provided by TANROADS (see budget in Section 8.3) as top-up compensation over the government set rates to ensure that it aligns with ESS5.

It should be noted that both valuation reports discount the tree compensation rates based on the age of the plant. More specifically, the report apportions the rate as follows – seedlings (15% and 25%), average age (75%) and mature crops/trees (100%) of the full compensation rate. This is however consistent with international good practice.

Table 5-4: Tree Compensation Inflation Adjustment

Year	Annual Inflation Rate
2015	5.59
2016	5.17
2017	5.32
2018	3.51
2019	3.45
2020	3.29
2021	3.69
2022	4.35
2023	4.88
Compounded Inflation	46.7

Table 5-5: Compensation Schedule by Tree

No	Type	Unadjusted Price Per Stem		Adjusted (Year 2023) Price Per Stem	
		Price (TShs)	Price (USD)	Price (TShs)	Price (USD)
1	Shade Tree	13,000	5.50	19 084	8.07
2	Guava Tree	15,000	6.34	22 020	9.31
3	Mango Tree	40,000	16.91	58 719	24.83
4	Banana Stem	30,000	12.68	44 039	18.62
5	Mtunda Mungu	5,000	2.11	7 340	3.10
6	Orange Tree	30,000	12.68	44 039	18.62
7	Mjohoro	15,000	6.34	22 020	9.31
8	Mibolea	30,000	12.68	44 039	18.62
9	Misedelea	30,000	12.68	44 039	18.62
10	Lemon	15,000	6.34	22 020	9.31
11	Bamboo	34,000	14.38	49 911	21.10
12	Misonobari	25,000	10.57	36 699	15.52
13	Mtiki	99,000	41.86	145 330	61.45
14	Sisal	2,000	0.85	2 936	1.24
15	Sugar Cane	2,000	0.85	2 936	1.24
16	Avocado	25,000	10.57	36 699	15.52
17	Zambarau	15,000	6.34	22 020	9.31
18	Mitanga	30,000	12.68	44 039	18.62
19	Mikaratusi	30,000	12.68	44 039	18.62
20	Pine	30,000	12.68	44 039	18.62
21	Fenesi	15,000	6.34	22 020	9.31
22	Nanas	1,000	0.42	1 468	0.62
23	Mpapai	10,000	4.23	14 680	6.21
24	Mstafeli	10,000	4.23	14 680	6.21
25	Tunda damu	10,000	4.23	14 680	6.21

26	Mwarobaini	15,000	6.34	22 020	9.31
27	Mti maua	5,000	2.11	7 340	3.10
28	Mchongoma	2,000	0.85	2 936	1.24
29	Tope tope	13,000	5.50	19 084	8.07
30	Mkrismas	15,000	6.34	22 020	9.31

* Based on an exchange rate of USD1:TZS2365 (24 May 2023)

5.3.4. Valuation of Graves

Where the Sub-Project results in the destruction or need to relocate graves or places of worship, then *Environmental and Social Standard 8 – Cultural Heritage*, as well as the Tanzanian Graves (Removal) Act No. 9 of 1969 apply. Broadly, both the standard and laws are aligned, both requiring a negotiated settlement with the grave custodians to relocate the graves with due consideration to traditional ceremonies and sensitivities.

TANROADS will cover all costs related to the appointment of a suitable undertaker/district health official to exhume and relocate the grave (with consent from the claimant) to a location of their preference. In addition, TANROADS will provide a grave relocation ceremonial allowance to the custodians of the affected graves so they may undertake suitable religious rites or ceremonies (including pacification and purification). The two valuation reports estimated the cost of reinternment and ceremonies at Tsh 300,000 (USD 126.00) per grave.

5.3.5. Valuation of Allowances

The Valuation Reports covering both the Songea-Rutikila Road and Songea By-Pass determined the following allowances:

- **Disturbance Allowance:** Tanzanian Law¹⁴ requires that this allowance be based on multiplying the value of the land (and by extension improvement on the land) by the average percentage rate of interest offered by commercial banks on fixed deposits for 12 months at the time of the loss of the land. The Valuation Reports determined this to be 7% of all compensation.
- **Transport Allowance:** Tanzanian Law requires that this allowance be based on the actual cost of transporting 12 tonnes of luggage by rail or road, within 20 kilometres from the point of displacement. The Valuation Reports determined this to be Tsh 150,000 (USD64.00) for the road section, and Tsh 100,000 (USD 42.28) for the Songea Bypass.
- **Accommodation Allowance:** Tanzanian Law requires that this allowance be based on average local rentals over a period of 36 months. The Valuation Reports determined the following allowances rates:
 - **Songea to Rutikila Road Section**
 - A flat variable rate of Tsh 1,000 to 30,000 per room per month.
 - **Songea Bypass**

¹⁴ The Land (Assessment of the Value of Land Compensation) Regulations, 2001

- Mud, wattle, wood poles and corrugated iron roof type house (Tsh 5,000-7,000 per room per month).
- Burnt brick or cement blocks and corrugated iron roof type house (Tsh 8,000-15,000 per room per month).
- Bunt bricks or cement Blocks, and corrugated iron roof type house built to a high standard (Tsh 15,000 - 30,000 per room per month).
- **Loss of Profit:** Tanzanian Law restrict any loss of profit allowance to only businesses with audited accounts. No affected persons were able to provide any accounts as part of the valuations, hence no provision was made for this statutory allowance in the Valuation Reports. The Rutikila to Songea Road Valuation Report provided an alternative allowance for informal businesses linked to a fixed structure. The allowances are based on the *accommodation allowance* as provided under the law and has been calculated as a once-off payment of Tsh 720,000 for each separate free-standing shop/business structures.

No similar provision is made in the Songea Bypass Valuation Report for the provision of a loss-of-profit allowance, as provided in the Rutikila to Songea Road Valuation Report. This allowance has been included as a top-up over the valuers set rates to ensure that it aligns between the two valuations as well as with ESS5.

5.4. Development Moratorium and Cut Off Date

A development moratorium is defined as an announcement or notification of PAPs that all forms of development and investment on the land to be acquired is to cease. The commencement of the development moratorium is linked to a declared cut-off date, after which compensation and resettlement assistance will not be provided for:

1. People settling or undertaking any new developments on the target land.
2. Construction of any new structures or other fixed assets whatsoever.
3. Significant upgrades or investment in existing structures.
4. Installation of new infrastructure (including driveways, walls, or any other fixed works).
5. The sale, transfer or alienation of property, land, or any fixed assets by the Affected Persons.

The Valuation and Valuers Registration Act, 2016 establishes the statutory mechanism for the establishment of the development moratorium. Under Article 53, the cut-off date is the date of the commencement of the valuation, and no person is permitted to add or improve anything to the land or such premises. This establishes that the date of the surveys undertaken for the valuation reports functions as the de-facto and de-jure cut-off date.

The Rutikila to Songea Road component was surveyed in January 2023 by the Songea Municipal Council¹⁵. The registration and survey of affected persons for the Songea By-Pass was undertaken in January 2022 by J&B Property Management Consultants. These two valuation reports function as the formal cut-off dates of January 2022 (for Songea By-Pass) and January 2023 (for the road rehabilitation).

The development moratorium was communicated by TANROADS during the update of the two valuation reports and will be further communicated to all affected persons during the disclosure of this RAP and associated community and authority meetings. This is to ensure that there is sufficient awareness of the cut-off-date.

Should any new claimants come forward after the RAP disclosure, then their claim will need to be investigated by TANROADS or the relevant District Grievance Resolution Committees through the Grievance Mechanism (see Section **Error! Reference source not found.**)

TANROADS will also require that the affected persons sign a declaration acknowledging the development moratorium and cut-off date when presented with their Draft Agreements, and that they will be compensated only for the assets included in the inventory. Affected persons will not be eligible for compensation for any new developments made after the most recent asset inventory.

5.5. In-Kind Replacement Options

Tanzanian law¹⁶ allows the Government of Tanzania to provide replacement land and assets *in-lieu* of cash compensation. In addition, ESS5 favours in-kind replacement assets instead of only cash compensation. Consistent with these requirements, TANROADS will present affected persons with a bundle of options that will include in-kind replacement assets as part of their entitlements.

5.5.1. Replacement Land

The Entitlement Framework allows PAPs to request TANROADS to provide replacement land *in lieu* of cash compensation through a grant of public land. This applies only to cases where the residual land is deemed to be economically non-viable or no longer of value to the landowner, and where a landowner applies to have TANROADS acquire the whole of the land.

¹⁵ Songea Municipal Council Valuation Section (2023) **Valuation of Unexhausted Improvements from the Makambako Songea Road (Songea Rutikila 105km section) at Ruvuma Region**, Songea Municipal Council Valuation Section, Songea.

¹⁶ Article 11 of the Land Acquisition Act of 1967 which states that “any land being acquired shall be compensated or provided a grant of public land in lieu of cash compensation not exceeding in value the value of the land acquired” and the Land (Compensation Claims) Regulations, 2001 further states that compensation may be provided in the form of cash, or in the form of a plot of land of comparable quality, size and productive potential, replacement buildings of comparable quality and use, plants and seedlings, or provision of grain and other basic foodstuffs for a specified time.

Under the Land Acquisition Law (Article 11), any replacement land cannot exceed the value of the land being acquired, however it must be of comparable quality, size, and productive potential (as per the Land (Compensation Claims) Regulations, 2001)

Given the distributed nature of the affected persons along the road, no single host site or host village is proposed as it would require PAPs to relocate significant distances from their current village and social networks. It is proposed that replacement land will be secured within their current village, through finding unutilised or unclaimed land (termed *infill resettlement*).

Interviews with affected persons held in May 2023 noted that most participants residing in rural areas would be able to secure replacement land as there is sufficient open land along the road or just off the road. A similar statement was also made by the Village / Mtaa leadership. However, there will be greater challenges for affected persons living in village or town centres, notably those residing in Songea. This is related to the largely developed nature of the towns and that there is no readily available open land. The interviews with peri-urban or urban affected persons highlighted that most will likely select cash compensation in order to acquire a plot of land of their own choosing and this is likely to be just off the road.

TANROADS does not have the authority to acquire or allocate replacement land, and this authority sits with the relevant municipal officials or village councils. TANROADS will reach agreement with the relevant officials and affected persons on how replacement land will be selected, acquired, and allocated to affected persons. TANROADS will cover the cost of acquisition and other fees, as long as it does not exceed the replacement value of the existing property.

TANROADS will however cover any additional transaction costs related to securing the replacement land, which may include any administrative charges, registration or title fees, customary fees or other costs imposed on affected persons. This ensures alignment with full replacement value required under ESS5.

5.5.2. Replacement Residential Structures

The Entitlement Framework allows affected persons to request that TANROADS provide replacement housing *in lieu* of cash compensation for the loss of any buildings. During compensation negotiations, affected persons will be provided both options, and granted the freedom to choose their preferred option.

This aligns with the Land (Compensation Claims) Regulations, 2001 that allows for the provision of replacement buildings of comparable quality and use *in lieu* of cash compensation. ESS5 similarly also favours the provision of in-kind replacement buildings instead of cash compensation.

Where such a request is made, TANROADS will provide replacement residential or businesses structures that are of comparable use and size of the existing building, but with a superior build quality. The intent is TANROADS and the affected person (if they have selected the option of a new home) would appoint a local builder to construct the new home. TANROADS, through the affected person, will pay the builder in regular instalments for building materials and labour, and supervise the works to ensure that the building is of sufficient quality. The design philosophy for any replacement buildings is as follows:

Replacement Building Design Philosophy

- **Structure Size:** Equal than the structure being impacted.
- **Rooms Per Structure:** Equal to the number or total floorspace of the rooms in the existing structure.
- **Type of Foundation:** Concrete slab floor/foundation with wire mesh reinforcing.
- **Type of Exterior Walls:** Concrete columns and beams with breeze blocks, plastered and painted.
- **Type of Interior Walls:** Single Brick, plastered and painted inside and outside.
- **Type of Roof:** Galvanized Iron insulated roof sheets light gauge steel trusses or wooden trusses.
- **Type of Exterior Doors:** 1 x exterior door comprised of steel, lockable doors, louvres, and frames.
- **Type of Interior Doors:** 1 x interior doors for each room comprised of plywood doors and frames.
- **Type of Windows:** 1 x window for each room comprised of a wooden frame with mesh netting.

Box 5-1: Replacement Building Design Philosophy

TANROADS will ensure that there are sufficient funds, in lieu of cash compensation, to be paid to the affected persons so the builder can be appointed. The funds will be equivalent to full replacement value as provided in the budget (see Section 8.3). which will be sufficient for the acquisition of new building materials and labour (by either TANROADS, the affected person, or a building contractor). TANROADS will also cover any additional transaction costs related to the construction of the replacement building, which may include any administrative charges, registration fees, customary fees or other costs imposed on affected persons.

5.6. Vulnerable Peoples Support

Vulnerable persons are defined as any person, household, or group who by virtue of their gender, age, disability, health status, social or economic status may be more adversely affected by physical or economic displacement, when compared to their peers (i.e., neighbouring households). Under this RAP, vulnerable people include the following:

1. **Elderly Headed Households:** Households solely comprised of elderly with limited or no support from economically active mature adult males (aged between 21 and 65 years of age). Such households are vulnerable in resettlement because they often lack the physical capacity or economic opportunity to obtain new sources of income after resettlement, or the ability to fully engage in the land acquisition and resettlement process.
2. **Female-Headed Households, and Women in General:** Female households, where there is no support from able male adults, are often vulnerable as the female must provide both income and home care. In addition, women are often not fully represented in the resettlement

planning process or during the negotiation and sign-off of individual compensation agreements.

3. **Child-Headed Households:** Child-headed households or households exclusively comprised of children (persons under the age of 18) are generally deemed vulnerable due to lack of support from an adult family member. Children may be vulnerable to exploitation from extended family members, guardians, or local people where their parents are not present.
4. **People with Disabilities or Chronic Frailties:** These are households where one or more family members are defined as physically or mentally disabled. These are vulnerable households due to the reduced labour/income producing potential and require additional resources and support in the care of the disabled person.
5. **Disproportionally Poor Households without Farmland:** These are households that are deemed disproportionately poor relative to their peers or neighbouring households, largely with respect to not having access to farmland. Often such households are often severely restricted in terms of household food security or income sources.

The Household Survey (see section 1.4 for more detail) included questions to determine the likely proportion of affected households that fall into one or more of the above categories. The survey suggests that up to 23% of all households may be defined as vulnerable, as further shown in Table 5-6 below.

Table 5-6: Profile of Vulnerable Households

Vulnerable Person Group	Percent of Surveyed Households
Elderly Headed Households	15
Female Headed Households	21
Child Headed Households	0
Households with People with Disabilities or Chronic Frailties	10
Disproportionally Poor Households without Access to Farmland	23

Vulnerable people will be provided the options of cash compensation or replacement assets, as defined in the Entitlement Framework (See Section 5.2), consistent with entitlements provided to all affected persons. TANROADS will pay particular attention to guiding and building the capacity of vulnerable people to make an informed decision on whether cash compensation or replacement assets is more appropriate. TANROADS will not, however, force or coerce a decision by vulnerable people.

In addition, consistent with the TanTIP RPF, vulnerable people will be provided a *Vulnerability allowance* based on cash support rates provided by government social support programmes. This has been calculated using the maximum cash transfer of USD 23.00 per month per household as provided under the Tanzanian Social Action Fund supported by the World Bank. The allowance will be paid over a period of 6 months.

TANROADS will provide additional safeguards as the allowance may expose vulnerable people to abuse or coercion from other people if they have access to a ready amount of cash. This will include:

1. **Registration of Vulnerable People:** Affected persons that are deemed to be vulnerable will be registered during the implementation phase. This will be done by TANROADS in collaboration with local village and ward leaders. All records will be kept private and respect the privacy and dignity of vulnerable people or households.
2. **Supplementary Engagement:** TANROADS will undertake direct one-on-one engagement with vulnerable people, instead of in open community meetings, to safeguard their privacy and dignity. This will be undertaken directly via the Community Liaison Officers (CLOs).
3. **Proxies/Parents/Guardians:** TANROADS will allow vulnerable people (at their own discretion) to nominate a proxy that will support them during any relocation negotiations and permit the proxy to be a signatory to any agreement. For minors, this will include the participation of their parents.
4. **Payment of Allowances:** TANROADS will directly assist vulnerable people to open bank accounts and help them to access any available allowances in the form of administrative and transport support.
5. **Provision of Adequate Housing:** TANROADS will support vulnerable households by securing suitable replacement land and constructing replacement structures on their behalf. This will apply where it is specifically requested by the vulnerable households as part of their bundle of entitlements.
6. **Moving Support:** TANROADS, at the request of a vulnerable person, may provide direct supervision, additional manual labour, and transport to assist in the salvage and relocation of any movable goods owned by that person. This would be *in lieu* of the moving allowance.
7. **Provision of Security of Tenure:** TANROADS, through the local authorities, will ensure that vulnerable people are given security of tenure on any land they occupy, or land on which their structures are rebuilt.
8. **Monitoring:** TANROADS will undertake regular monitoring and surveillance of verified vulnerable people during and after their relocation as part of the RAP monitoring requirements.

TANROADS will also provide supplemental assistance to women, and ensure the safeguarding of gender-based rights, including measures to address the risk of increased incidence of abuse in relation to relocation activities, and promote gender equity. This will include the following provisions:

1. **Representation During Engagement:** TANROADS will ensure fair representation of female-headed households (and women in general) as part of any consultative forums, community

meetings and interviews. This will include women-only-facilitated and attended consultations, to ensure women have opportunities to discuss their needs, interests, and perspectives, free of the risk of coercion or intimidation.

2. **Representation During Compensation Negotiations:** The negotiations of compensation will consider the views and needs of both men and women equally. In the case of female headed household, they will be given the freedom to negotiate any relocation support by themselves or may nominate a witness to support her.
3. **Payment of Allowances:** TANROADS will directly assist female headed households to open their own private bank accounts, should it be requested, and help them to access any available allowances, in the form of administrative and transport support.
4. **Female Community Liaison Officers:** TANROADS will include female social management staff and CLOs, as well as work through service providers appointed under the TanTIP Project Gender-Based Violence Action Plan¹⁷. These positions will play a key role in supporting women and vulnerable people.
5. **Monitoring of Financial Abuse:** TANROADS, mainly through the CLOs, shall monitor vulnerable people to identify situations where compensation funds are being abused, or when a female spouse has been evicted, divorced, or separated due to the abuse of compensation. Where such situations are found, they will be reported to the relevant local administration for joint resolution with TANROADS.

Closely associated with vulnerability is the potential for Gender-Based Violence (GBV), which may arise in different ways, notably when women have greater access to cash from the proposed allowances. The TanTIP Gender-Based Violence Action Plan will also apply in such cases, while this RAP provides additional targeted measures noted below:

1. **Women Denied Property Rights:** TANROADS will not condone or support any situation where women are evicted or are unfairly denied their fair compensation for the loss of any property, or where they are forced to hand over the allowances to male family members, unless substantive moral and legal justification is provided. This requirement will be reinforced during all engagement with traditional authorities and affected persons.
2. **Women as Financial Managers:** TANROADS will provide financial management training to female-headed households, as a separate group from males, where this does not generate local tension. This will assist women to better invest their compensation and allowances, while allowing TANROADS to track actual use of compensation.
3. **Women as Decision Makers:** TANROADS will support targeted and safe engagement during the disclosure of this RAP and during its implementation to provide a safe space to raise concerns and issues, as well as to provide direction in decision-making. This will be in the form

¹⁷ TANROADS (2022) *Gender-based Violence Action Plan - Tanzania Transport Integrated Project (TanTIP)*, TANROADS, Dar Es Salam.

of Focus Group Meetings, as well as fair representation in the District Grievance Resolution Committee.

- 4. Rights to Lodge Grievances:** Women in general and female-headed households will be provided additional routes to access the Sub-Project Grievance Mechanism, while any investigations, discussions and reporting will be undertaken in such a manner that respects the dignity and privacy of women.

All the above measures will be undertaken in such a manner that fosters a positive process of collaboration between males and female, rather than a negative antagonistic space. This includes (1) being flexible on the structure of all engagement, negotiations and talks so that it does not split or isolate genders, (2) understanding that each affected household is unique and must be engaged on a case-by-case basis, and (3) facilitating good financial management to allow both males and females to collaborate as a collective unit.

Where TANROADS finds direct evidence of GBV (in any form) it may, with due respect for the privacy and dignity of all parties, forward the incident to its nominated contractor(s) under the TanTIP Gender-Based Violence Action Plan, who have been appointed by TANROADS to provide SEA/SH and HIV/AIDS related counselling and survivor support services for the Sub-Project.

6. LIVELIHOODS & STANDARD OF LIVING RESTORATION

Both the TanTIP Resettlement Policy Framework and ESS5 requires that livelihoods and standards of living are suitably restored to pre-resettlement levels, or ideally improved, through additional support measures that go beyond compensation and in-kind replacement assets. This chapter summarises the types of additional support that will be provided by TANROADS.

The social baseline (see Chapter 4) and the valuations report suggest that the overall impact on livelihoods will be marginal, as there is limited utilisation of land within the road reserve. No roadside annual crop farming was registered in the valuation reports; however, scattered trees claimed by affected persons were registered.

In addition, there are a small number of road-side businesses that would need to be relocated, and suitable livelihood restoration measures are required to ensure that the businesses can continue to operate after their relocation.

6.1. Small-Scale Farming and Tree Restoration

The Socio-Economic Survey shows that livelihoods in the rural sections of the road are dominated by small-scale farming and livestock rearing, while urban sections have a greater diversity of livelihoods including street side petty trade, transport/taxi services, urban farming, as well as casual and formal labour.

The Valuation Reports did not register any annual crops within the road reserve, while only ornamental and fruit trees were noted. This is supported by the socio-economic survey and interviews which suggest there is little small-scale farming undertaken in the road reserve; rather, farming is undertaken away from the road. Given the minor expected impact, no small-scale farming restoration programme is recommended.

Affected persons will however be losing trees – which are comprised of small numbers of shade/ornamental and fruit trees that are scattered within the affected persons' homestead. There is no known presence of plantations or woodlots of commercial value. Cash compensation will be offered for any lost trees consistent with Tanzanian Law and TANROADS will provide replacement saplings to affected persons so that they can replant their trees away from the road reserve.

6.2. Road-Side Shops and Businesses

The rehabilitation works as well as the development of the Songea By-Pass will jointly impact 24 structures that support a shop or trade, as summarised in Table 6-1. TANROADS will provide the option of cash compensation, income allowances and replacement structures consistent with Tanzania law, but additional support will be provided to ensure that the businesses can be appropriately re-established as listed below:

Table 6-1: Summary of Affected Businesses

Type of Structure	No of Structures	No of Rooms	Total Area (m ²)
Rutikila to Songea Road Rehabilitation Works			
Shop Only	4	5	38.40
Residential Home & Shop	6	45	491.84
Restaurant	1	1	16.08
Songea By-Pass			
Shop Only	7	19	231.54
Residential Home & Shop	6	38	452.85
Total	24	108	1230.01

- **Provision of Replacement Land at a Suitable Location:** Where the land on which the business is located is deemed no longer viable, the affected person may request TANROADS to secure an entirely new separate plot. In such cases, TANROADS will work closely with the local authorities and business owners to secure land which is close to their current place of business and customer base.
- **Provision of Replacement Structures:** Where the affected person requests a replacement structure *in lieu* of cash compensation, TANROADS will support the affected person in terms of the design of new shops/kiosks, as well as in securing new materials and local builders. The funds for new buildings allocated under this RAP, will result in a new and superior build construction.
- **Shop Design and Placement Options:** Where the affected person requests a replacement structure *in lieu* of cash compensation, TANROADS will discuss with the affected person on the appropriate design and placement of the structure. Ideally this will involve setting the structure back from the road, and not the relocation of the structure to an entirely new location.
- **Micro-Financing:** TANROADS will support affected businesses to access existing local micro-credit schemes to support the further development of their business post-relocation. This may include available micro finance schemes such as VICOBA and SACCOS Community Cooperatives available in Songea, Madaba and Njombe Districts.
- **Financial Literacy and Business Development Training:** TANROADS will appoint a service provider to provide financial literacy training to support affected persons to use their compensation effectively. The service providers will provide additional training to affected business owners to support them in improving their business trade conditions after the relocation and re-establishment.

6.3. Restoration of Housing Quality and Living Standards

TANROADS will provide cash compensation, at full replacement value, or provide replacement structures in lieu of cash compensation to the 218 physically displaced persons. The cash compensation will be sufficient for the affected persons to reconstruct a new residential structure, which should result in an improvement in housing quality.

Where TANROADS is requested to provide a replacement structure, the new structure will be constructed to conform with Tanzanian low-cost housing design standards (see Section 5.5.2 for more detail). This will likely result in an improvement in housing quality, given that most existing residential structures are constructed out of burnt brick, with mixed types of foundations and roofing.

In addition to the above, TANROADS will ensure that roadside homes can continue to benefit from their proximity to the road after their relocation. This will include, where required, the reinstatement of any driveways/access roads, fences, boundary walls or gates, provision of appropriate storm-water systems etc. These responsibilities will be deferred by TANROADS to the construction contractor so that these measures are included in the rehabilitation works.

6.4. Supplementary Development Support:

The above restoration measures are mandatory in supporting affected persons to restore their livelihoods and living conditions to the same extent before they were relocated or compensated. EES5 requires that development benefits should be accrued, and this requirement will be met by TANROADS through the provision of the following additional support:

- 1. Household Budgeting and Money Management Training:** TANROADS will appoint a service provider to assist all affected persons to use their cash compensation sensibly and to avoid the abuse of large sums of money. This training will be provided as soon as possible following payment of all cash compensation. Training will pay particular attention to females and female-headed households which have received compensation.
- 2. Preferential Employment:** TANROADS will, where practical, provide preferential employment of affected persons during the construction phase. In support of this principle, TANROADS will establish local recruitment targets with the construction contractors consistent with the TanTIP Labour Management Plan (LMP). The targets will include fair representation of local men and women in the unskilled and semi-skilled positions.
- 3. Technical and Vocational Skill Training Bursaries:** TANROADS will provide technical and vocational skills training bursaries to eligible people from affected households. Potential applicants will be obtained from the local authorities or through application provided directly to TANROADS through the Community Liaison Officers. The allocation of bursaries will include fair representation of local men and women.

6.5. Detailed Livelihoods Restoration Planning

TANROADS will commence detailed livelihood restoration planning prior to and during the implementation phase. This will include formal talks and discussions with affected persons on their preferences, as well as the appointment of suitable and competent service providers. As such, much of the above restoration measures are at concept level only, and the practical implementation requirements will be determined at a future date.

7. STAKEHOLDER ENGAGEMENT

Stakeholder engagement is a critical requirement to ensure a successful compensation and resettlement process while also ensuring conformance with ESS5. TANROADS supported engagement with affected persons as early as 2018 with the last major round of engagement undertaken in 2021 in support of the development of the 2021 RAP. As such there is a long history of engagement and discussions.

This chapter summarises past engagement, and thereafter presents the steps TANROADS will undertake to disclose this RAP as well as to support ongoing engagement. Given the protracted nature of the relocation planning, and potential elevation of stakeholder fatigue in terms of waiting for a final decision and solutions on the relocation, it is the intent of TANROADS to finalise this RAP and thereafter disclose the report through a formal round of stakeholder meetings. This will include formal feedback on what compensation and resettlement support will be provided. Thereafter, TANROADS will transition to ongoing stakeholder engagement as part of the implementation phase.

7.1. Engagement Principles

Any future stakeholder engagement will be undertaken based on the key principles of Free, Prior, Informed Participation (FPIP), which includes the following:

- The opportunity to engage and participate in the land acquisition and resettlement process is offered to each Affected Persons and key stakeholders.
- Effective consultation will be undertaken in an open and transparent manner, that respects the dignity of each Affected Person and key stakeholders.
- Engagement with stakeholders will be in a manner that is appropriate and culturally sensitive and tailored to the characteristics and interests of different stakeholders.
- Informed consultation and participation will be supported via direct one-on-one engagement with Affected Persons and the formation of suitable public consultative forums.
- Engagement and participation should support the enhancement of the capacity of affected persons and key stakeholders to engage and contribute to the resettlement planning process.
- Engagement will be undertaken in a manner that is easily accessible and does not result in disruptions in livelihoods or excessive burden on the resources of the stakeholders.
- Information is disclosed in an accessible, transparent, and timely manner to allow stakeholders to gain a clear understanding of the land acquisition and resettlement process.
- All stakeholder engagement will be free of external manipulation, interference, coercion, or intimidation and no stakeholder is denied an opportunity to be part of the engagement process.
- Ensure the meaningful representation of those identified as disadvantaged or vulnerable, including the participation of women in the land acquisition and resettlement process.
- A Grievance Mechanism is established to receive, process, and resolve any potential concerns or grievances in a transparent and timely manner.

- Effective and clear record keeping of all forms of informal and formal engagement will be ensured for the duration of the engagement process.

7.2. Past Engagement

TANROADS hosted the first formal round of stakeholder engagement in February of 2018 (See Table 7-1). A subsequent major round of formal engagement was undertaken in February 2021 as part of the preparation of the 2021 RAP as well as supporting the Valuations Studies undertaken shortly thereafter (see Table 7-1). A summary of the engagement as provided in the 2021 RAP is presented in Table 7-1.

Table 7-1: Summary of Past Engagement

Date	Place	Person/Groups Consulted	Number of People
12/2/2018	Songea District Council	Songea District Council officials	21
13/2/2018	Msamala	Public Meeting	75
14/2/2018	Igawisenga	Public Meeting	46
15/2/2018	Magingo	Public Meeting	181
15/2/2018	Ngadinda	Public Meeting	151
16/2/2018	Njombe District Council	Songea District Council officials	9
22/02/2021	Mshangamo	Public Meeting	43
22/02/2021	Msamala	Public Meeting	67
22/02/2021	Mageuzi	Public Meeting	35
22/02/2021	Tanga	Public Meeting	53
23/02/2021	Songea District Council	Songea District Council officials	6
23/02/2021	Madaba District Council	Madaba District Council Officials	6
24/02/2021	Ndelenyuma& Rutikila	Public Meeting	98
24/02/2021	Mkongotema	Public Meeting	87
24/02/2021	Madaba	Public Meeting	105
24/02/2021	Lilondo	Public Meeting	55
25/02/2021	Lilombwi	Public Meeting	63
26/02/2021	Kifanya	Public Meeting	67
26/02/2021	Njombe District Council	Songea District Council officials	9
Total			1177

Table 7-2: Summary of Stakeholder Engagement (Source: 2021 RAP)

No	Concern / Comment	Response Provided
1	What will be the fate of marked houses within the road reserve of 22.5 meter and additional 7.5 that are damaged or demolished by heavy rains? Are we allowed to repair our houses within the road reserve or 7.5 meter and continue living in there?	In case the marked houses within road reserve of 22.5 meter are damaged compensation will be paid to the owners if the details are available in the Valuation report. For those within the road reserve of 7.5 meter they are required to repair their houses.

No	Concern / Comment	Response Provided
2	During valuation of our affected properties, NMB Bank officials required us to open bank accounts for depositing compensation fund. We opened the accounts but until now we have not received any compensation for this project. What will should we do to the Bank? Can we sue the Bank?	TANROADS did not ask the NMB Bank to convince PAPs to open bank accounts for this case. Since the Bank is a commercial institution had used this opportunity for its own business venture. Therefore, decision to sue the Bank is upon the PAPs themselves.
3	What will be compensated to the PAPs found along the Songea Bypass where the road project is just new?	Those PAPs along the Songea Bypass will be compensated all their land (60-meter width) and properties attached to it because the road project has followed them.
4	In case the previous owner decides to sell out his house to another person, who will be compensated?	Compensation will be paid to the buyer of the house.
5	The project implementation should consider involvement of relevant stakeholders including SOWASA (for water supply pipelines), TANESCO (for electricity supply cables) and so forth to avoid cutting of their services to the communities.	Stakeholders' engagement plan has been prepared and all relevant stakeholders will be involved during project implementation.
6	When are we going to be compensated? Compensation of Project Affected People (PAP) should be made before commencement of construction works.	Compensation will be paid upon approval of the Valuation report and fund allocation from Treasury – Ministry of Finance. As a matter of procedure compensation will be done before commencement of construction works.
7	The Contractor should be careful not to disrupt domestic water utilities such as shallow and deep wells, and pipes. Besides, all affected utilities including water supply pipes should be compensated. Road rehabilitation will cause disruption of domestic water supply pipes.	During construction the Contractor shall ensure immediate relocation of all public services utilities before commencement of construction works; and repair or compensate affected water supply pipes and other utilities.
8	Land acquired from local people for extraction of construction materials should be compensated. People who lost their farmland should be compensated.	Compensation to the landowners whose land will be acquired for materials extraction will be done in accordance with Land Acquisition Act. All farmlands and crops owners will be compensated.
9	TANROADS should provide awareness campaigns to prevent spread of HIV/AIDS that can be transmitted among the locals and construction workers during construction phase.	TANROADS will engage a sub-contractor for providing HIV/AIDS prevention campaigns to the local communities and construction workers. This will be implemented in accordance with TANROADS HIV and AIDS Prevention Policy at Workplace as for other ongoing road projects.
10	Since valuation of affected properties was conducted in 2018 are we going to be compensated with the same values? Compensation should consider the "value	Values of affected properties will be computed at market prices. Besides, compensation for affected properties will be done in accordance with Land Act (1999), The Land (Assessment of Value for

No	Concern / Comment	Response Provided
	for money”.	Compensation) Regulation (2001) and full replacement cost as per ESS 5
11	Is compensation fund subject to tax?	No tax will be imposed to compensation money paid to PAPs.
13	What will be the fate of PAP who lost his or her valuation Form No.3?	The PAP who lost a copy of Valuation Form No. 3 will not lose her rights because all the details have been included in the Valuation Report and Compensation Schedule. Basically, a copy of this Form is provided to PAPs for verification of their properties to be compensated.
14	My house is within the road reserve of 7.5 meter, am I allowed to establish business frame inside my existing house?	Yes, it is allowed if the frame is not extended as attachment within the road reserve area.
15	Compensation payment should be done promptly not more than six (6) months after valuation of properties is conducted.	Compensation of PAPs will be done promptly depending on the fund’s allocation from Treasury – Ministry of Finance.
16	Compensation for Worshipping buildings will be considered? If yes, how? What will be compensated for properties within the road reserve of 22.5 meter?	All buildings including churches, Mosques, shrines found within the road reserve will be compensated. Compensation will also include transport and disturbance allowances. All legible properties (Buildings and crops/trees) that found within the road reserve of 22.5 will be compensated., accommodation, transport, disturbance, and loss of profit allowances will be paid as necessary.
17	How are you going to compensate graves?	Graves are treated as utility. Therefore, they will be relocated and not compensated like property. The government will facilitate relocation of the graves to the new places whereby the family will be paid some money for condolence.
18	There is a possibility of destructing graves yards and places of worship such as shrines, mosques, and churches.	The road alignment will avoid affecting cultural properties as much as possible. Compensation will be paid to those properties which will be affected as par national laws.
19	Since the time for compensation of affected properties within the additional road reserve area of 7.5m is not yet known or will take long time, who will be compensated in case the owner dies.	The Legal Administrator (Msimamizi wa Mirathi kisheria) legitimized by the court will be compensated on behalf of the family.
20	In case the houses develop some cracks because of operation machines during road construction, will they be compensated? Where do I report in case my house gets cracks due to construct activities?	Investigation will be done, and compensation will be done by Contactor to only cracked houses proved to be caused by construction activities. In case the house develops cracks due to construct activities the owner should report to TANROADS.

No	Concern / Comment	Response Provided
21	What is the difference between the green marks and red marks for properties within the road reserve? What if, part of my house is marked with green colour and part is marked with red colour?	The red mark is for houses illegally located within the road reserve of 22.5 meter both sides of the road; and green mark is for houses legally located within the extended 7.5-meter road reserve. The house that is marked with both green and red colours is falling within both 22.5 meter and 7.5-meter road reserves. Thus, if a big part is marked red (22.5m), whole house will be compensated for this project and if a big part is marked with green and only 1.5 meter is marked red it will maintain waiting for compensation of properties within 7.5 meters.
22	The project is likely to cause environmental degradation. Various vegetation including baobabs, mangos, cashews, coconuts, Miombo and bushes, etc. will be destructed. The project should consider replacement of the same upon completion of construction activities.	During construction trees shall be uprooted when necessary. Otherwise, the Contractor shall seek permission to do so from the Resident Engineer. The Contract has a provision for the Contractor to plant trees and grass to restore damaged plants. Generally, the environment will be restored as per requirements of the Environmental Law of 2004 and EIA and Audit Regulations of 2005.
23	Road accidents are increasing on this road due to narrowed road caused by erosion of road edges by rains and parking of heavy vehicles. Therefore, the proposed road rehabilitation should provide lay bays and bus stands to avoid vehicle parking at undesignated areas on the road.	The design has considered and provided the lay bays and bus stops at different places along the road.
24	The road project should consider providing service ducts for services supply from one side of the road to other side.	The road design has provided service ducts at different places.
25	Will compensation be considered in case the project requires more land up to additional 7.5 meter or beyond 7.5 meter for road diversion or other road facilities?	Yes, land that will be acquired for project within or beyond 7.5-meter road reserve will be compensated.

7.3. Engagement in 2023

To update and supplement past engagement, TANROADS hosted another major round of stakeholder engagement in 2023. This formed part of the update of the Environmental and Social Impact Assessment (ESIA), where resettlement aspects were discussed again with Affected Persons. For detailed records on this engagement, reference should be made to the separate ESIA of August 2023¹⁸. The ESIA comprised a series of authority and community meetings held in mid-June of 2023, as summarised below.

Table 7-3: Summary of Stakeholder Engagement Undertaken in June 2023

Meeting Type	Date	No. of Attendees
Community Meeting (Mtwara)	14 June 2023	30
Authority Meeting (Mtwara)	15 June 2023	2
Authority Meeting (Masasi)	16 June 2023	2
Community Meeting (Mshangano)	19 June 2023	37
Community Meeting (Nyamahana)	22 June 2023	21

The above meetings were supplemented as part of the 2023 ESIA update with one-on-one interviews with Ministries, Departments and Agencies (MDAs) with a stake in the project such as:

- a. Ministry of Works, Transport and Communications (MoWT&C)
- b. Ministry of Natural Resources and Tourism (MoNR&T)
- c. Ministry for Regional Administration and Local Government (MoRA&LG)
- d. Tanzania National Roads Agency (TANROADS)
- e. National Environment Management Council (NEMC)
- f. Tanzania National Parks Authority (TANAPA)
- g. Tanzania Wildlife Management Authority (TAWA)
- h. Rural Water Supply and Sanitation Agency (RWASA)
- i. Tanzania Forest Service (TFS)
- j. Njombe and Ruvuma Regional Secretariats

A summary of the key issues and concerns raised in the various meetings and interviews is presented in Table 1, as extracted from the 2023 ESIA update. Reference should be made to the 2023 ESIA reports for detailed records – including meeting minutes and registers.

Table 7-4: Summary of Key Issues and Concerns Raised During the 2023 ESIA Update

Issues and Concerns	Responses
Rutikila-Songea road is the mainstay of the economy of Songea District as it is crucial for transportation of agricultural produce i.e., maize, beans, round potatoes, fresh fruits, and vegetables to various marketing outlets to nearby municipalities, Morogoro and Dar-es-Salaam.	The aim of the project is to improve economic situation of the area, we understand most of the residents are farmers and they will all get benefited by the project
It also facilitates transportation of industrial	Economic growth of the area includes easy

¹⁸ TANROADS, (2023) *Review and Updating of Environmental and Social Impact Assessment (ESIA) for the Proposed Rehabilitation of Rutikila-Songea (111 km) Road to Concrete Asphalt Standard, Updated Environmental and Social Impact Assessment Statement*, TANROADS,

Issues and Concerns	Responses
manufactured goods from Dar-es-Salaam to Songea and wider project areas and improves livelihoods at family levels.	supply of household commodities as well
Facilitates transportation of agricultural inputs i.e., fertilizers, seeds, pesticides, insecticides, packaging materials etc.	Agriculture sector is the economic backbone of the area, the road improvement shall facilitate agricultural sector
There is a big opportunity for promotion of tourism in Ruvuma and Njombe regions upon completion of this road; because there are natural forest reserves found within the district and cultural areas beyond the areas south of the project.	Tourism is another sector that needs reliable transport infrastructure, road construction shall automatically improve this sector.
During the upgrade of the road the members of the community will be employed by the contractor.	The contractor is liable to prioritize employment needs of the communities along the road.
Easier transportation of agricultural produce i.e., tomatoes, round potatoes, soft wood, maize, beans from Njombe District to Ruvuma municipal and other marketing destinations also transportation of manufactured goods from other places to Songea District and beyond.	The road shall facilitate easy transportation of people and goods
TANROADS has to consider planting trees in road reserves (on road shoulders); to include in planting trees in the road design to conserve environment and also as a source of revenue from harvesting of timber.	The proposal shall be conveyed to TANROADS for considerations and included in the ESMP for implementation, as appropriate.
During road design phase TANESCO through Transmission Department will work together with TANROADS to plan for relocation of service lines.	Your cooperation is highly valued for the project's implementation
Road construction will bring numerous benefits to our operational plan because we will be able to expand their services by reaching other areas during rainy season it is very difficult to work in those areas.	The road is in line with economic development of the area, electricity services should be reliable to all consumers. The road shall never be an obstacle after construction.
The road is not safe, vehicles are passing at high speed, there is a need for road humps at residential areas and school junction	The road shall be installed with all safety signs, markings, and speed calming structures/ measures
To widen road alignment that will accommodate trucks, walking by foot and bicycles and motorcycle. Road signs should be placed for precautions, prohibitive and information to drivers and users of the road Zebra crossings for pedestrians should wider.	The road design shall provide separate pedestrian & cyclist paths. The road shall be installed with all safety signs, markings, and speed calming measures.
To take full responsibility to ensure that peace, respect of cultural values and harmony prevail in the community even during construction of the road. Education on child protection and rights to be provided in the community	Formal meeting on issues shall be done between contractor and the village leaders, GRCs will be formed to bridge Community with the project. Workers will be required to sign Code of Conduct to regulate their interaction with host community.

Issues and Concerns	Responses
Parking area for bodaboda; Special Road lanes for bodaboda and motor vehicles only; and Road signboards to indicate names of respective villages located along the road	The road design shall provide separate pedestrian & cyclist paths.
Culvert bridges in water channels or flood prone areas. Bus bays at Utengule junction; Water drainage channels to be built on roadside to collect and direct water outside the road lane	All sharp corners shall be reduced during design
We should live and behave as role models in our families to encourage our children emulate us; and Family level conversation should be centred on human sexuality, reproductive health education respect to gender, HIV/AIDS prevention for safer behavioural conduct for our children so that they will be responsible and disciplined future parents	Quarterly awareness meetings on HIV/Aids, GBV and Road Safety with villagers, students and construction workers shall be conducted by the contractor
The project should endeavour to see to it that there is no unnecessary clearance of vegetation during works and where this is inevitable, the project should undertake planting trees and revegetate the areas to maintain tree cover and green cover of the areas. Where trees are planted along the road and at end of the project those trees be handed to local authorities.	Before start of the road project, the RAP should be conducted and where feasible, there should be tree planting and/compensation.
Local communities along the proposed road project should be given priority in short term employment vacancies by the contractor and in the supply of goods and commodities.	That is among the national policies' requirement, but district councils shall take lead to monitor its implementation.
Among the issues that hinders economic growth include high transportation cost and longer travel time, after construction all these shall end	The newly constructed road will facilitate the promotion of trade growth between Ruvuma Municipal and Songea Districts through reduction of transportation costs and lengthening hours of doing business for traders.
It's the contractual obligation for contractor, District offices and TANROADS.	The project ESMP will include recommendation to undertake Community Awareness and offer some HIV/AIDS services to host community by TANROADS
The contractor is responsible for preparation and implementation of hazardous waste management plan which shall include oils/fuels management.	The proper direction for drainage of rainwater during and after completion of road construction so as to avoid vehicles diesel, oil polluting waterways which are the main source of water for Ruvuma municipal residents. The Contractor will prepare C-ESMP incorporating waste management through licences service providers.
Once the road is completed, the objective of its construction shall be fulfilled to see increased economic services between the areas	The newly constructed road will increase number of vehicles operating along Ruvuma Municipal and Songea District. Hence, reduce the cost of transport and save time spent on journey for transportation

Issues and Concerns	Responses
	of traded goods and commodities
Travel time reduction is one of the economic improvements to be met by Rutikila-Songea road	
It is expected business environment to improve after the road's completion, the community should view this project as an economic opportunity	Contactor's Site Specific ESMP, Monthly Progress Reports & Monitoring Plan, ESMF
We propose to TANROADS to direct the contractor to establish a Check Point at Njombe rural areas so that those with complaints can easily assess them for resolution of their Participating during and even after the completion of road construction to provide road safety education.	Proposed allocation of check point at Nyasa shall be put into consideration during design, and Grievance Rdress Committees shall be put in each Village along the project road to receive complaints from host community. Traffic department shall be involved in road safety education to communities during construction and operation of the proposed road
There is a necessity for provision of service duct during road construction phase; our area of jurisdiction for water supply is within Njombe municipal but we expect to go further than Municipal council.	Service ducts shall be considered in the design, also culverts crossing the road shall be used to serve the purpose
To collaborate in safeguarding and protecting water supply infrastructures	The contractor shall be responsible for preparation of specific ESMP and its implementation under supervision of the Project Engineer. Consultation with water authority on issues shall be done prior to construction. Advance notifications must be issued to the community on disruption of service for water supply.
Planting of ecologically friendly trees	Planting of ecologically friendly trees (indigenous species) is a good idea for beautification of the road as proposed, will be recommended in the ESMP for implementation.
To abide to Environmental Act and Guidelines which restrict human activities to be taking place inside 60m from water sources.	The contractor shall be responsible for preparation of specific ESMP and its implementation under supervision of the Project Engineer.
Avoid debris accumulation; the contractor should not treat nearby waterways as a dumping place	The ESMP shall include this concern and shall be implemented. Monitoring plan is in place, requiring contractor together with local authorities to monitor waste management practices on site.

Source: TANROADS 2023 ESIA Update Report

7.4. Interview Programme (2023)

To support the development of this RAP, a round of interviews were held with Affected Persons in June 2023 to gain a greater understanding of the key concerns and their awareness of the resettlement process. The interviews also allowed for the greater discussion and questioning of the types of compensation and resettlement support expected by Affected Persons. Copies of the interview notes are provided in Annexure B, while a summary of the key issues and findings is provided in Box 7-1.

1. Consistent with the valuation reports, interviewees confirmed that they would be losing a combination of homes, land, and trees. There was generally good awareness by individuals of whether they would be physically or economically displaced based on the most recent valuation studies.
2. Generally, male interviewees understood that they would receive compensation for affected properties as well as a combination of allowances, however they were not aware of the specific type of compensation. Female interviewees understood the compensation to be only in cash.
3. There is generally good awareness of the existing 45m road reserve and an understanding of the need for compensation where their property and assets (houses, trees etc.) overlaps. There was also clear understanding of people that had encroached onto the reserve.
4. Interviewees suggested that they would be able to find replacement land, although this may not be at the same location and much of the current area is built-up. Importantly they noted that they would need fair and prompt compensation as any delay will result in the increase in land value and building materials.
5. With respect to finding replacement land, interviewees highlighted a concern that compensation would be insufficient and there is the risk of the compensation process attracting land inflation / land prices increases. However, most interviewees noted that replacement land is readily available, and they can find new land if they are compensated.
6. Interviewees noted that there are sufficient local builders and materials that will allow them to construct new homes if the compensation is sufficient to pay for labour and materials.
7. Men generally favour cash compensation and are not supportive of TANROADS providing them replacement land or assets. Similarly, females tend to prefer cash compensation over replacement assets. This is based on the concern that TANROADS would not provide appropriate new land or buildings. However, any cash would need to be sufficient for them to buy new assets.
8. TANROADS had instructed affected persons to not invest in any new buildings or land improvements as they would not be compensated, which suggest some understanding of the development moratorium. Interviewees noted that they supported the recent valuations and were well informed of why the valuations were being repeated.
9. Interviewees were not aware of any livelihood restoration measures proposed by TANROADS or any similar community development programmes. Interviewees suggested (1) micro-loans for small businesses, (2) farming inputs, (3) small business development, and (4) employment.
10. Generally, interviewees were aware of the resettlement process through community meetings and specifically through the valuation team and field surveys undertaken in 2022 and 2023. However, more engagement was requested on the specifics of the compensation.
11. Interviews with females noted that they generally well informed, and there is no noticeable gap in awareness between them and males. Many females stated that they considered the engagement to be sufficient and they have been treated with respect.
12. Interviewees had mixed awareness of the Grievance Mechanism, and the associated committee and its functions. Most knew of the mechanism but did not know the specific aspects of how it can be used. As resettlement has not started none have yet to lodge a complaint.
13. The Grievance Committees have been formed, however interviewees noted that there had been limited training and active functioning of the committees.
14. A key concern raised by many interviewees relates to the delay in the payment of compensation, as they have been waiting for years, and many are concerned about land value and building materials inflation while they wait for their compensation.
15. Another key concern related to the compensation of land where is it in the 45m road reserve, and confusion of whether affected persons would be paid for the land or not. This particularly concerns

Box 7-1: Summary of Affected Persons Interview Programme

7.5. Implementation Phase Engagement

TANROADS will support on-going stakeholder engagement throughout the implementation of any compensation and resettlement support provided in this RAP. This includes undertaking the specific engagement below as well as additional provisions under the TanTIP Stakeholder Engagement Plan (SEP)¹⁹.

7.5.1. Formal Notice of Intent to Commence Relocation

TANROADS, through the appointment of the Resettlement Expert, Stakeholder Engagement Expert and Community Liaison Officers, will provide a formal written notice to the affected persons regarding their intent to commence the rehabilitation works and to provide compensation and relocation support. This notice will be provided at least 6 months before the affected persons are required to surrender the land.

This notice will be accompanied by meetings with all affected persons to clarify the types of compensation and relocation support to be provided to each individual persons, as well as present the individual Relocation Agreements prior to the commencement of one-on-one negotiations.

7.5.2. Ongoing Public Meetings and One-on-One Discussions

TANROADS, through the appointment of the Resettlement Expert, Stakeholder Engagement Expert and Community Liaison Officers, will support ongoing and regular stakeholder engagement through public meetings or one-on-one discussions. No set schedule is proposed, and such engagement will be undertaken on a need's basis, when there are elevated community conflict/grievances, or at the discretion of the Stakeholder Engagement Expert.

7.5.3. One-On-One Negotiations

TANROADS, through the Resettlement Expert and CLOs, shall conduct one-on-one negotiations with the affected persons to finalise and sign the Relocation Agreements. During the negotiations, TANROADS will support on-going and direct talks with individual persons, provide any additional information and respond to any queries. TANROADS will pay special attention to and ensure inclusion pertaining to the special needs and interests of vulnerable persons in relation to these negotiations and related information disclosure.

TANROADS will allow proxies, legal representatives, or family members to be witness to the negotiations where specifically requested by the individual affected persons. Witness by local authorities will only be permitted where allowed by the affected persons. In all cases, negotiations will be private and all private information will be protected by TANROADS.

¹⁹ TANROADS (2022) *Tanzania Transport Integration Project Stakeholder Engagement Plan*, TANROADS, Dar Es Salam.

7.5.4. Stakeholder Engagement Expert & Community Liaison Officers

TANROADS will appoint a Stakeholder Engagement Manager to oversee all engagement and negotiations. This manager will be supported by Community Liaison Officers (CLOs) from the affected districts, who will support direct engagement with the local leadership and individual affected persons. The CLOs will, at the request of affected persons, provide additional information, assist them in understanding the Relocation Agreements, and record any grievance through the Grievance Redress Mechanism (See Section 7.6).

7.5.5. Lines of Communication

TANROADS will maintain a permanent line of communication with the affected persons, so they are able to directly approach TANROADS for further discussions. Given the different levels of digital access of the affected persons, the lines of communication will include:

- 1. Contact Person:** TANROADS will establish a contact person(s) (the Stakeholder Engagement Expert) with a dedicated telephone number, while affected persons can also approach the TANROADS Regional Offices. The contact details will be made available on all documentation and presented during all stakeholder engagement meetings.
- 2. CLOs:** Affected persons will be permitted to directly approach the Community Liaison Officers to raise any queries or concerns. The Community Liaison Officers will report this to project management for discussion prior to providing feedback directly to the affected persons.
- 3. Representative Authorities:** Affected persons will be permitted to directly approach their local authorities to raise any queries or concerns related to the relocation process. TANROADS have already established measures where affected persons may approach the village chiefs or local authorities to lodge a grievance or raise a particular concern, which is then forwarded to the TANROADS.

TANROADS will retain written records of all comments, objections or agreements received, and attempt to resolve any issues in a reasonable period. Should any communication be considered a formal grievance, then it will be registered under the Grievance Redress Mechanism (See Section 7.6 below).

7.6. Grievance Mechanism

A Grievance Mechanism will be established by TANROADS that will allow affected persons to lodge a grievance or concern that is directly related to any aspect of the land acquisition and resettlement process. The mechanism is a requirement by the TanTIP Resettlement Policy Framework, and the World Bank ESS5.

TANROADS may utilise the existing Project-wide Grievance Mechanism as specified under the separate TanTIP Stakeholder Engagement Plan (SEP). However, the overarching mechanism will be customised and localised so it can be applied directly to any site-specific resettlement issues, as detailed below.

7.6.1. Step 1 – Raising Awareness of the Grievance Mechanism

Given the protracted nature of the resettlement planning, there is likely to be different levels of awareness of the Grievance Mechanism between affected persons and communities. TANROADS will therefore increase its efforts in building awareness of the mechanism in future stakeholder engagement.

Awareness building will commence with the disclosure of this RAP, which will include the provision of a written Background Information Document with information on the Grievance Mechanism, as well as lines of communication (phone number, access through chiefs etc) that can be accessed by affected persons. This will include a verbal explanation of the Grievance Mechanism during the RAP disclosure community meetings.

Ongoing awareness building will be undertaken by TANROADS throughout the implementation phase, and will include public disclosure of the Grievance Mechanism during the following stages:

- 1. Notice of Intent to Acquire Land:** When TANROADS provides formal written notice of their intent to acquire any land and provide compensation, any notice will include details of the Grievance Mechanism and how it may be accessed.
- 2. Review of Asset Inventories and Negotiation of Compensation Agreements:** TANROADS will allow affected persons to review their personal details in the Compensation Agreements. TANROADS will explain to affected persons that any errors, omissions, or grievance related to these documents can be lodged through the Grievance Mechanism.
- 3. Payment of Compensation and In-Kind Replacement Assets:** TANROADS will raise awareness of the Grievance Mechanism during any community meetings or one-on-one engagement with affected persons throughout the payment of compensation or the provision of in-kind replacement assets.
- 4. Stakeholder Engagement Meetings or Regular Communication:** TANROADS will raise awareness of the Grievance Mechanism during any community meetings or one-on-one engagement with affected persons at any other stage of the implementation of the resettlement process.

Wherever possible, awareness will be built up through verbal communication (public meetings) as well as written communication (background information document, letters, or notices). Any communication must be undertaken in any applicable local languages and will be sensitive to local levels of education and customs.

7.6.2. Step 2 – Lodging a Grievance

The Grievance Mechanism will be made available, at no cost, to affected persons in an easily accessible manner through multiple lines of communication. TANROADS will ensure that the communication channels are fully functional prior to any notice of TANROADS intent to acquire the land. The line of communication will include:

- 1. Telephone and Email Hotline:** TANROADS will establish a dedicated phone number and email which affected persons may contact to lodge a grievance directly with TANROADS. This number and email will be active throughout the resettlement process.
- 2. Lodging a Grievance with TANROADS Ruvuma and Njombe Offices:** TANROADS will allow affected persons to lodge a grievance at their regional offices. This may be done in person, or via the telephone and email hotline above. The regional offices will maintain a written record of any lodged grievances.
- 3. Lodging a Grievance with Community Liaison Officers:** Affected Persons will be able to lodge a grievance with the Community Liaison Officers, either verbally or in writing. The officers will maintain a written record of any lodged grievances.
- 4. Lodging a Grievance with Village Leadership or Ward Councillors:** Affected Persons will be able to lodge a grievance with the relevant village leadership or ward councillors, who will then communicate the grievance to TANROADS directly. TANROADS will ensure that it has functional lines of communication with local village leaders to ensure no grievances are lost.
- 5. Lodging a Grievance with the Grievance Committees:** Affected Persons will be able to lodge a grievance in person or in writing to the relevant Grievance Committee. TANROADS will ensure that it has functional lines of communication with these committees to ensure no grievances are lost.

In all cases, the grievance will be communicated to the Resettlement Expert and Stakeholder Engagement Expert, and the specific details of the grievance will be written in a Grievance Register / Logbook maintained by TANROADS throughout the resettlement process.

7.6.3. Step 3 – Investigating and Deciding on a Grievance

The Resettlement Expert and Stakeholder Engagement Expert will review the specific grievance and determine the most appropriate body to resolve the grievance. Depending on the nature and seriousness of the grievance, the investigation and resolution of the grievance can be done at the following levels:

- 1. Level 1 – Sub-Project / TANROADS:** If the grievance is deemed to be of minor significance or a purely administrative issue, then TANROADS may investigate and resolve the grievance directly. Where needed, the investigation may include both the affected persons as well as the local authorities.

- 2. Level 2 – District Grievance Redress Committees²⁰:** The District Grievance Redress Committees will investigate grievances that are deemed to be of moderate to major significance or cannot be resolved by TANROADS.
- 3. Level 3 – The Courts:** Where a grievance cannot be resolved by both TANROADS and the District Grievance Redress Committees, affected persons can seek redress through the Courts of Tanzania.

TANROADS will provide the required resources (including staffing and funds) to allow for the proper investigation of any grievance, including covering any administrative costs incurred by local authorities that form part of the District Grievance Redress Committees.

Irrespective of the level, the administration, reporting and feedback on decisions related to any specific grievance will be the responsibility of the Resettlement Expert. The manager will retain all records, data, findings as other relevant information as part of the Grievance Register / Logbook that will be maintained by TANROADS throughout the resettlement process.

7.6.4. Step 4 – Feedback and Resolution of a Grievance

The Resettlement Expert will provide direct feedback to the affected person on behalf of TANROADS or the District Grievance Redress Committees. This will include reporting on the findings of any investigation and the decision concerning the grievance. This may include:

- 1. Rejection of Grievance:** Written feedback will be provided on the rejection of any grievance and the reasons for why the grievance has been rejected. The feedback will include the options to escalate the grievance to the District Grievance Redress Committees or the Courts if the resolution is not to the satisfaction of the affected person.
- 2. Accept the Grievance:** Where the grievance is found to be genuine, the Resettlement Expert will provide feedback to the affected person on what actions will be taken, by whom and by when to resolve the grievance.

In both instances, the Resettlement Expert must obtain written sign-off from the affected person of which the grievance has been resolved to their satisfaction. This signed resolution will be in written form and form part of the Grievance Register / Logbook that will be maintained by TANROADS throughout the resettlement process.

²⁰ *The TanTIP Resettlement Policy Framework recommends a grievance committee be established at the ward and districts level. However, this will require the formation of a two-tier system with three districts, and fifteen wards which will result in a very complex administrative organisation. This RAP therefore recommends that only District level committees are established with suitable representation of local communities and ward-level authorities.*

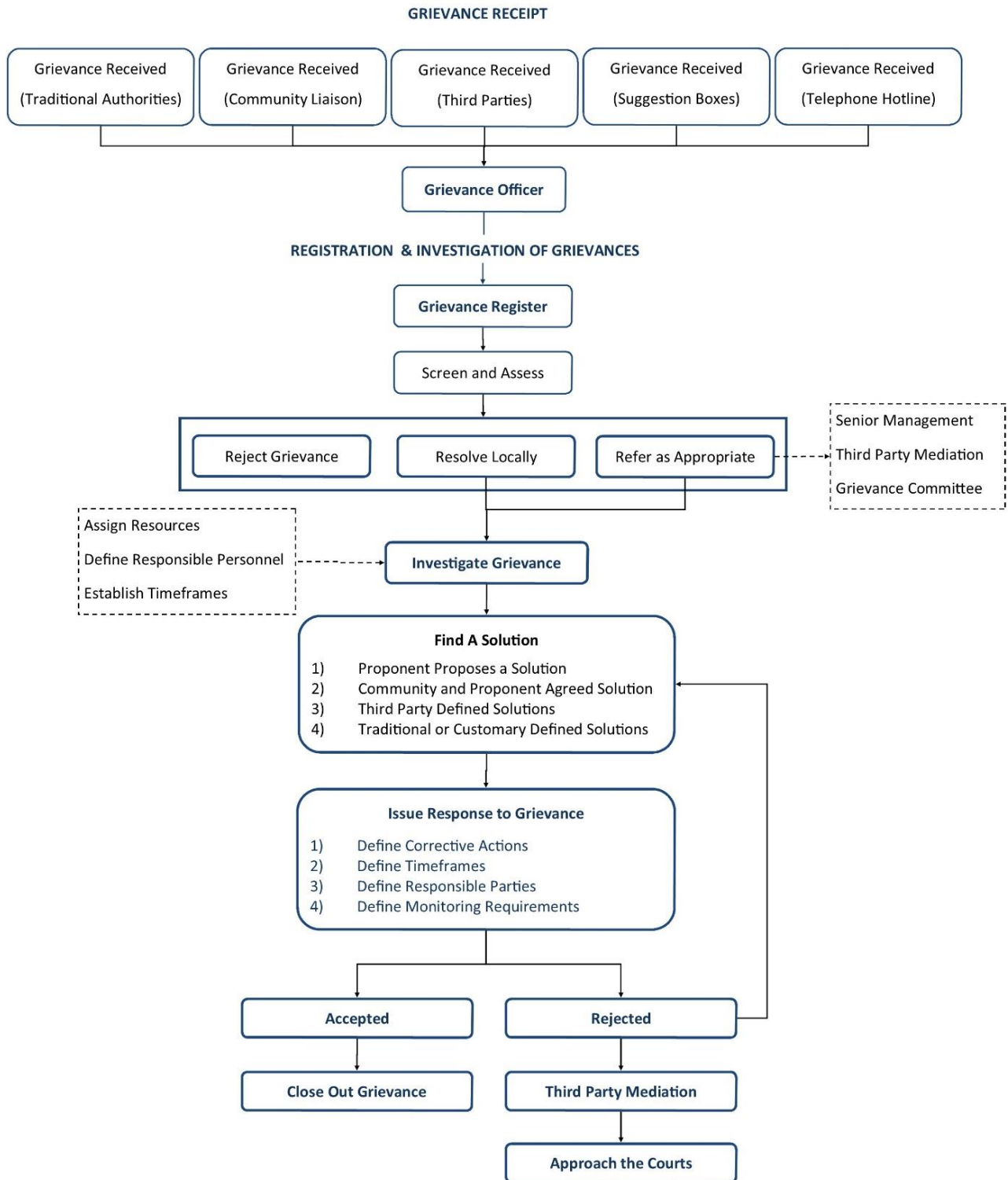


Figure 7-1: Typical Steps in Grievance Registration, Resolution and Sign-Off

7.6.5. Membership and Mandate of the Grievance Committee

TANROADS will establish separate District Grievance Redress Committees at the Songea Municipal, Namtumbo and Madaba Districts, with a focussed mandate to address resettlement related issues only. It will be separate from the existing Project-wide Grievance Mechanism.

The mandate of the Committees will be to act as an independent advisory body that may investigate and recommend remedial actions on specific resettlement and compensation grievances. The recommendations will be forwarded to any authority with legal or final decision-making powers to act upon. The District Grievance Redress Committees will be comprised of representatives of the following organisations or groups:

1. District Commissioners Office (Chairperson),
2. TANROADS Regional Office,
3. Sub-Project Resettlement Expert,
4. District Land and Chief Valuers Office,
5. District Community Development Officer,
6. Ward Councillors (within which the project is located)
7. Village Council (within which the project is located)
8. Male and female representatives selected by affected persons.

TANROADS will function as the secretariate of the District Grievance Redress Committees. This will include provision of suitable meeting venues, transport, per diems, and other costs as reasonably required by members of the committee. In addition, TANROADS, through the Resettlement Expert, will maintain all records or grievances through a Grievance Register / Logbook on behalf of the District Grievance Redress Committees.

7.7. Including Vulnerable People and Women in Engagement

Vulnerable persons are often unable to make their voices heard during the engagement. This may be attributed to their marginalized status, or because of their isolation/ exclusion from existing social structures and networks. The Sub-Project will ensure that vulnerable people (notably women) are offered the opportunity to engage and participate in the resettlement process. This requires providing targeted and thoughtful support including:

1. Engagement with vulnerable people and women should be undertaken using existing community committees or forums, where this is viable.
2. Ensure fair representation of vulnerable people and women in any committees or panels established as part of the land acquisition and resettlement process.
3. Ensure engagement with vulnerable groups and women is undertaken by experienced staff, and the Expropriating Authority should retain female staff with experience in working with women.

4. If there are minority language groups present among Affected Persons, ensuring that the resettlement planning, and implementation teams include persons who can speak these languages.
5. During disclosure of socio-economic data collected during surveys, ensuring that potentially sensitive data (e.g., the identity of households belonging to minority groups) is redacted.
6. Including, as a standard agenda item in all resettlement-related consultation and meetings, a discussion on any specific measures that may be required to address the needs of vulnerable groups and women.
7. Separate consultation (in the form of individual meetings and/or focus group discussions) with vulnerable persons or groups, or with representatives of vulnerable groups (e.g., local community-based organizations or NGOs working with vulnerable).
8. Ensure that a functional grievance mechanism is established and there are additional structures to support vulnerable people women in accessing and lodging grievances.

At all times, such engagement will be undertaken in such a manner that is culturally appropriate and sensitive to the needs and situation of vulnerable people. No form of engagement or communications will be permitted that highlights or isolates individuals that may be defined as vulnerable (particularly those vulnerable to prosecution or any form). The privacy and safety of vulnerable people will be strictly protected.

8. IMPLEMENTING ARRANGEMENTS

This chapter presents the organisational, scheduling and costing arrangements to ensure that the provisions of this RAP are met during the implementation phase. The chapter also includes the roles and responsibilities and resourcing requirements across multiple organisations as well as the likely implementation steps to be followed in providing any compensation and resettlement support.

8.1. Institutional Framework

The following institutional/organisations will have responsibilities in meeting this RAP.

8.1.1. Ministry of Works and Transport

The Ministry of Works and Transport, through the relevant Road Boards, retains all legal rights to the existing road reserve, and is granted full powers to acquire land in the establishment of new roads, as well as to enforce any rights to any existing road reserves. Under this RAP, all responsibilities for compensation and relocation support are deferred by the Ministry to TANROADS.

8.1.2. Tanzanian National Roads Agency (TANROADS)

TANROADS is the implementing authority and will assume overall responsibility for implementing the provisions of this RAP. While certain responsibilities may be deferred to their regional offices, TANROADS will retain ultimate responsibility for ensuring that the RAP provisions are met. The roles and responsibilities assigned to TANROADS include:

1. Providing sufficient competent staff, resettlement experts, and resources.
2. Maintaining an up-to-date register of eligible persons.
3. Maintaining an up-to-date register of impacted assets and unexhausted improvements.
4. Providing advance notice prior to any relocation.
5. Managing all administrative requirements related to payment of any compensation.
6. Collaborate with the local Village Leadership to locate and secure replacement land.
7. Support the PAPs in appointing local builders to construct new homes.
8. Undertaking ongoing authority and stakeholder engagement.
9. Managing (as the secretariate) all Grievance Redress Committees.
10. Implementing the livelihoods restoration options presented in this RAP.
11. Undertaking regular internal monitoring.
12. Appointing an independent Resettlement Expert to undertake a Closure Audit.

Where these responsibilities are deferred to the TANROADS Regional Offices (covering the Njombe and Ruvuma Regions), TANROADS will ensure that the regional offices are provided with sufficient additional resources - including additional experienced personnel, consultants, and funding to administer the above duties. The personnel that will be appointed include:

- 1. Resettlement Expert:** An experienced Tanzanian national will be appointed on a short-term contract to manage the implementation of the RAP on behalf of TANROADS. The manager will be based in the TANROADS regional office for the expected duration of 12 months.
- 2. Stakeholder Engagement Expert:** An experienced Tanzanian national will be appointed on a short-term contract to manage the engagement process as well as the grievance mechanism component of the resettlement process. This person will be based in the TANROADS regional office for the expected duration of 12 months.
- 3. Community Liaison Officers:** TANROADS will appoint multiple Community Liaison Officers, which will be selected from within the affected district, and will support direct engagement with the local leadership and individual affected persons at their respective districts.

Affected persons are not equally distributed across districts, therefore the allocation of Community Liaison Officers will vary. The allocation of officers will be as follows – one officer for Songea Municipality (covering 187 affected persons), one officer for Namtumbo District (covering 201 affected persons) and three officers for Madaba District (covering 774 affected persons).

8.1.3. Ministry of Lands, Housing and Human Settlements and Urban Development

The Ministry of Lands, Housing and Human Settlements and Urban Development is responsible for policy, regulation and coordination of matters pertaining to land. Land acquisition is anticipated under this RAP, and the ministry, through the Commissioner of Lands, will be required to manage any contested land claims and overlapping land rights should they occur.

8.1.4. Ministry of Health

The Ministry of Public Health, through its regional offices, will be requested to provide direct support and personnel to undertake the exhumation and reinterment of the affected graves, consistent with the Graveyard Removal Act (No. 9 of 1969).

8.1.5. District and Municipal Councils

TANROADS will request assistance from the relevant District Councils (including the Songea Municipality, and Namtumbo and Madaba Districts) in terms of coordinating the provision of relocation support and livelihoods restoration. The types of assistance required from the councils include:

1. Supporting TANROADS in any form of stakeholder engagement and official notices.
2. Addressing grievances through the District Grievance Redress Committee.
3. Supporting TANROADS and affected persons to secure replacement land, where required.
4. Supporting vulnerable people and women through their Social Welfare offices.

8.1.6. Ward & Village Councils

The Ward and Village Councils are the most local administrative structures and are the closest to the affected households. These structures will therefore play a critical coordination role between TANROADS and the affected persons. Their responsibilities will include:

1. Supporting TANROADS in validating eligible persons.
2. Supporting TANROADS during stakeholder engagement meetings.
3. Supporting TANROADS with respect to any formal notices.
4. Witness the signing of any agreements between TANROADS and affected persons.
5. Receiving grievances and forwarding them to the Grievance Redress Committees.
6. Coordinating with TANROADS and District Authorities on livelihoods restoration measures.
7. Monitoring for any disproportionate impacts on vulnerable people and women.

Given the linear nature of the rehabilitation works, several district and village authorities will need to assume the above responsibilities – this includes three districts and 14 wards/villages as summarised in Table 8-1 below.

Table 8-1: Affected Districts and Wards/Villages

Region	District	Village/Street (Mitaa)	No. of Affected Persons
Ruvuma	Songea Municipal District	Namanyigu	4
		Tanga	122
		Mitawa	22
		Mshangano	33
		Bombambili	6
	Namtumbo District	Mageuzi	112
		Sanangula	89
	Madaba District	Likarangiro	66
		Mtyangimbole	170
		Gumbiro	87
		Ngadinda	165
		Mbangamawe	101
		Rutikila	71
		Luhimba	57
		Ndelenyuma	57

8.2. Implementation Steps

TANROADS will manage all implementation requirements, in collaboration with the local authorities and affected households. The expected implementation steps are listed below and summarised in the schedule (See Section Table 8-3).

1. **Formal Notice of Relocation:** Once the RAP has been finalised and TANROADS has received internal approval and funds to commence the relocation, TANROADS will provide a formal notice to affected persons of their intent to commence the compensation and relocation process. This will be done through multiple community meetings and written notices.
2. **Declaration of Public Utility:** Where required, TANROADS will declare a public utility through a formal decree to be published by the Ministry of Lands, Housing and Human Settlement Development, as per the Land Acquisition Law.
3. **Public Engagement:** TANROADS, through its Resettlement Expert, Stakeholder Engagement Expert and CLO's will host multiple meetings in the affected communities to update affected persons on their intent to acquire all property.
4. **Disclosure of Compensation Agreements:** TANROADS will disclose the Compensation Schedule and Compensation Agreements to each affected person immediately after the public engagement. Persons will be granted one month to review the agreement and lodge any appeal to TANROADS or the District Grievance Committee.
5. **Affected Persons Validation:** Where required, the compensation schedule will be updated to validate owners' details (name, identification number, etc) and other supporting ownership documents (written right of occupation, title, permission etc).
6. **Signature of Compensation Agreements:** TANROADS, through its Resettlement Expert, Stakeholder Engagement Expert and CLO's, will organise the negotiation and signature of individual Compensation Agreements.
7. **Open Bank Accounts (if needed):** TANROADS will provide support to any affected person to open a bank account, or where more appropriate, money transfer account so they can receive documented payments.
8. **Pay Compensation:** TANROADS will make payment of all due compensation in multiple tranches and retain an auditable record of such payments. No payment in cash will be permitted and only electronic payments through bank accounts or money transfers will be adopted by TANROADS.
9. **Secure Replacement Land / Structures:** Where required, TANROADS will coordinate with affected persons and local authorities to secure replacement land, as well as cover all costs associated with the acquisition, clearing and preparation of the land. Replacement structures will be constructed by the affected persons or local contractors appointed by TANROADS.
10. **Relocation/Transitional Period:** Affected persons that are required to relocate homes or business will be provided sufficient time to remove their assets and relocate to an alternative site/replacement structure. This will be no less than 1 month after securing the new land or building. A one-month transitional period from payment of compensation will be provided to all other affected persons.

11. **Site Handover:** At the end of the transitional period, all land and remaining assets will be surrendered to TANROADS, and thereafter to the construction contractor to commence any required rehabilitation works.
12. **Financial Literacy Training:** TANROADS will appoint a third-party (government programme, NGOs, or private firm) to provide financial literacy training which will occur in parallel with the signing of the Compensation Agreements and the payment of any cash allowances.
13. **Ongoing Stakeholder Consultation:** TANROADS will supporting ongoing engagement and communication with affected persons throughout the implementation of this RAP. This will include one-on-one negotiations through the Resettlement Expert, Stakeholder Engagement Expert and Community Liaison Officers.
14. **Ongoing Grievance Redress:** The Grievance Redress Committees will be immediately formed once the formal notice of relocation is released. The committees will remain functional through the implementation of this RAP, and up to the Closure Audit.
15. **Monthly Internal Monitoring:** TANROADS will undertake monthly progress monitoring and reporting and provide regular feedback to senior management as well as to the World Bank for review or further action where needed.
16. **Closure Audit:** Once all compensation payments have been made, and livelihood restoration measures are complete, TANROADS will appoint an independent consultant/Resettlement Expert to prepare a Closure Audit.
17. **Livelihoods Development:** TANROADS will support any post-resettlement livelihood development plans or programmes established under this RAP or through subsequent discussions and agreements with affected persons.

8.3. Resettlement Cost Estimate

The resettlement cost estimate is provided in Table 8-2 overleaf. The estimate includes all compensation costs as determined in the Valuation Reports, covering land, structures, trees, graves, as well as all statutory allowances. Additional costs have been added to ensure alignment with ESS5 – including removal of all forms of depreciation, inclusion of inflationary amounts, loss of profit allowances, as well as ensuring sufficient technical resourcing.

8.4. Schedule

Finally, the implementation this RAP is expected to extend over a period of 12 months to negotiate the entitlement contracts as well as to make payments (see Table 3), including the required 60-day grace period. In cases where replacement building is to be provided, the schedule is expected to extend over 24-months; however, replacement housing can be constructed in parallel with construction activities. No person is required to relocate until the replacement housing is provided. The breakdown of activities is presented in Table 8-3 overleaf.

Table 8-2: Resettlement Cost Estimate

No	Cost Item	Cost (Tsh)	Cost (USD)
1	Compensation for Structures		
1.1	Road Rehabilitation - Structure Compensation	270 594 431	114 127
1.2	Top-Up (To Remove Depreciation)	105 455 929	44 477
1.2	Songea By-Pass - Structure Compensation	1 580 114 080	666 434
1.3	Top-Up (To Remove Depreciation)	432 934 770	182 596
	Sub-Total	2 389 099 210	1 007 634
2	Compensation for Land & Trees		
2.1	Road Rehabilitation Component (Trees Only)	260 609 903	109 916
2.2	Top-Up (40% for Inflation between 2014 and 2023)	102 289 387	43 142
2.3	Songea By-Pass Component (Land)	1 870 554 596	788 931
2.4	Songea By-Pass Component (Trees)	90 370 010	38 115
	Sub-Total	2 323 823 895	980 103
3	Compensation for Graves		
3.1	Road Rehabilitation Component	9 327 528	3 934
3.2	Songea By-Pass Component	12 938 184	5 457
	Sub-Total	22 265 712	9 391
4	Allowances		0
3.1	Road Rehabilitation - Disurbance Allowance	52 379 402	22 092
3.2	Road Rehabilitation - Accomodation Allowance	Ingrained in Item 1.1	-
3.3	Road Rehabilitation - Transport Allowance	Ingrained in Item 1.1	-
3.4	Road Rehabilitation - Loss of Profit Allowance	8 640 000	3 644
3.5	Songea By-Pass - Disturbance Allowance	245 650 949	103 606
3.6	Songea By-Pass - Accomodation Allowance	195 624 000	82 507
3.7	Songea By-Pass - Transport Allowance	6 800 000	2 868
3.9	Tranaction Costs (10% of Land and Structure Value)	521 529 349	219 962
	Sub-Total	1 030 623 700	434 679
5	Other		
3.1	Financial Literacy and Business Development Training	50 148 001	21 151
3.2	Micro-Financing	*	*
3.3	Technical and Vocational Skill Training Bursaries	*	*
3.4	Replacement Trees	35 097 991	14 803
3.5	Vulnerable Peoples Allowance	110 720 851	46 698
3.6	Resettlement Manager	64 665 001	27 273
3.7	Stakeholder Engagement Manager	64 665 001	27 273
3.8	Community Liaison Officers (5 pax)	107 775 001	45 456
3.9	Stakeholder Engagement and Grievance Mech Implementation	27 000 000	11 388
	Sub-Total	460 071 846	194 041
	Total	6 225 884 364	2 625 847

* To be determined during the implementation phase.

Table 8-3: Implementation Schedule

No	Action/Step	Month											
		M1	M2	M3	M4	M5	M6	M7	M8	M9	M10	M11	M12
1	Formal Notice of Relocation												
2	Declaration of Public Utility												
3	Public Engagement												
4	Disclosure of Compensation Agreements												
5	Affected Persons Validation												
6	Signature of Compensation Agreements												
7	Open Bank Accounts												
8	Pay Compensation												
9	Secure Replacement Land / Structures												
10	Relocation/Transitional Period												
11	Site Handover												
12	Financial Literacy Training												
13	Ongoing Stakeholder Consultation												
14	Ongoing Grievance Redress												
15	Monthly Internal Monitoring												
16	Closure Audit												
17	Livelihoods Development												

8.5. Monitoring and Evaluation

TANROADS, through the Resettlement Expert, will undertake regular internal monitoring during the implementation phase to ensure compliance with this RAP. Monitoring will commence at the dissemination of the formal notices to the affected persons and continue until the relocation and livelihoods restoration process is concluded. The monitoring parameters are presented in Table 8-4 below.

Table 8-4: Monitoring Parameters

Category	Monitoring Parameter	Monitoring Interval
Programme Management	<ol style="list-style-type: none"> 1. Actual versus predicted RAP implementation schedule. 2. Actual versus predicted relocation of affected persons 3. Actual versus budgeted cost expenditure. 	Monthly
Compensation Management	<ol style="list-style-type: none"> 1. Number of signed offer letters / compensation contracts. 2. Actual versus predicted payment of compensation. 3. Completeness of transaction records. 4. Number of affected persons confirming receipt of payment. 	Monthly
In-Kind Replacement Management	<ol style="list-style-type: none"> 1. Number of signed offer letters / compensation contracts. 2. Number of affected persons requesting replacement land. 3. Number of allocated replacement land parcels (where required). 4. Number of affected persons requested replacement housing. 5. Number of affected persons allocated replacement housing. 	Monthly
Stakeholder Engagement	<ol style="list-style-type: none"> 1. Actual versus predicted community meetings. 2. Actual versus predicted grievance committee meetings. 3. Number of one-on-one meetings with affected persons. 4. Number of one-on-one meetings with affected authorities. 5. Number of meetings with women and vulnerable groups. 6. Completeness of engagement records (minutes, register etc.) 	Monthly
Grievance Management	<ol style="list-style-type: none"> 1. Number of lodged grievances. 2. Number of grievances that are under investigation. 3. Number of decisions pending versus decision made. 4. Number of corrective actions being implemented. 5. Number of grievances that have been resolved/close off. 6. Number of grievances lodged by women and vulnerable groups. 	Monthly
Vulnerable Groups	<ol style="list-style-type: none"> 1. Number of affected persons that are identified as vulnerable. 2. Number of affected persons that are identified as female-headed. 3. Number of vulnerable persons that are being supported. 4. Number of women-headed households that are being supported. 5. Type of support given to vulnerable persons. 	Monthly
Livelihood Restoration	<ol style="list-style-type: none"> 1. Livelihood restoration and development programmes initiated. 2. Number of beneficiaries, by gender, per programme. 3. Number of PAPs that have restored their landholdings. 4. Number of PAPs that have reconstructed their homes. 5. Number of PAPs that have restored their livelihood. 	Monthly
Other	<ol style="list-style-type: none"> 1. Records of new claimants 2. Record of any accelerated encroachment of new activities. 	Monthly
Socio-Economic Impacts	<ol style="list-style-type: none"> 1. Changes in affected persons living standards and income streams. 2. Changes in household demographic and family structure. 3. Changes in household land and asset holdings. 4. Changes in household income and wealth over time. 5. Changes in household perception and attitudes over time. 6. Changes in vulnerable and female-headed households. 	Closure Audit

TANROADS will appoint an independent Resettlement Expert to undertake a Closure Audit once the relocation and livelihoods restoration process is deemed to be complete. The Completion Audit will assess whether all relocation requirements established in this RAP have been met, and efforts to restore the living standards of the affected population have also been met.

The Completion Audit will only take place after all RAP activities have been reasonably completed, including livelihood restoration, but before the financial commitments to the Sub-Project have been completed. This provides flexibility to undertake any corrective actions to resolve outstanding issues that the completion audit may have identified. The Resettlement Expert will undertake a full re-survey of affected persons using the same socio-economic survey employed in this RAP (to compare 'before and after') during the Completion Audits.

9. CONCLUSION

The Government of the United Republic of Tanzania, represented by the Ministry of Finance and Planning, has secured credit from the World Bank (WB) for implementation of the Tanzania Transport Integration Project (TanTIP). The Project will be implemented through the Tanzania National Road Agency (TANROADS).

A portion of the TanTIP proceeds has been allocated to the rehabilitation and improvement of a 105-kilometre section of the national B4 road extending between the towns of Rutikila and Songea as well as the construction of a bypass at Songea.

To allow TANROADS unrestricted access to the existing 45-metre-wide road reserve to undertake the proposed rehabilitation works, all forms of occupation or use found in the reserve will need to be relocated. In addition, the development of the Songea By-Pass will require compulsory land acquisition and resettlement of all occupants within a wider 60-metre-wide road reserve.

Both works are expected to result in both the physical and economic displacement (See Table 1). This includes 218 physically displaced persons which make up 13% of all affected persons, while the remaining are only economically displaced through the loss of land and/or trees. There are also a sub-group of affected persons (4.4%) that are grave custodians to family graves which will need to be relocated from the road reserve.

Table 1: Summary of Affected Persons (Songea By-Pass Plus the Road Rehabilitation Works)

Type of Displacement	No of Affected Persons
Physical Displacement Related to the Loss of Place of Residence	218
Economic Displacement from the Loss of Land and/or Trees	1258
Other Displacement (Loss of Graves)	74
Other Displacement (Loss of Unutilized Land)	128
Total	1678

Consistent with Tanzania Law, the World Bank Environmental and Social Standards, as well as the TanTIP Resettlement Policy Framework, TANROADS will provide fair and prompt compensation and resettlement support to all eligible persons. The types of compensation and resettlement support to be provided by TANROADS will differ based on the type of lost property, assets, or livelihoods as a direct result of the works, as summarised in Table 2 below.

Table 2: Summary of the Entitlement Framework

No.	Type of Loss	Entitlement
1	Verified Owner of Residential, Business or Agricultural Land	<ul style="list-style-type: none"> Cash compensation, at <i>full replacement value</i>. OR <ul style="list-style-type: none"> Replacement land with the land being of comparable utility. AND <ul style="list-style-type: none"> Disruption allowance. Transport Allowance. Financial management training.

No.	Type of Loss	Entitlement
		<ul style="list-style-type: none"> Cover all transfer and registration fees, taxes, or duties.
2	Occupant of Land Located within an Existing Road Reserve (i.e., encroacher)	<ul style="list-style-type: none"> Cash compensation, at <i>full replacement value</i>, of all unexhausted improvements¹ made on the land, but not for the land itself. <p>AND</p> <ul style="list-style-type: none"> Disruption allowance. Transport allowance. State support to secure alternative land with secure tenure. Financial management training.
3	Loss of Fixed Residential or Business Structures	<ul style="list-style-type: none"> Provision of cash compensation at <i>full replacement value excluding all forms of depreciation</i>, for the entire residential structure(s) that is affected by the partial acquisition of the property. <p>OR</p> <ul style="list-style-type: none"> Provision of replacement residential structures of comparable utility, size, and quality, or ideally improved standards, to be constructed on the remaining unaffected property. <p>AND</p> <ul style="list-style-type: none"> Disruption Allowance. Accommodation Allowance. Transport Allowance Right to salvage existing materials. Financial management training. Cover all fees, taxes, or duties.
4	Loss of Semi-Fixed, Ancillary Structures or Other Unexhausted Improvements	<ul style="list-style-type: none"> Provision of cash compensation, at <i>full replacement value excluding all forms of depreciation</i> for affected ancillary structures and other affected unexhausted improvements. <p>AND</p> <ul style="list-style-type: none"> Disruption Allowance. Transport Allowance Right to salvage existing materials. Financial management training. Cover all fees, taxes, or duties.
5	Loss of Utility Connections	<ul style="list-style-type: none"> Provision of cash compensation to permit the claimant to re-establish all service provision to the same property, consistent with the level of access (or better) prior to compensation. <p>OR</p> <ul style="list-style-type: none"> Provision of new services/connections to the same property, at the cost of the Sub-Project, consistent with the level of access (or better) prior to compensation.
6	Loss Of Formal Business Income	<ul style="list-style-type: none"> Loss-of-profit compensation based on the net monthly profit of the business carried out on the land, evidenced by audited accounts (approved by Tanzania Revenue Authority for at least past three years) where necessary and applicable, and multiplied by a predetermined transition period of 36 months.
7	Loss of Informal Business Income	<ul style="list-style-type: none"> Loss-of-profit compensation based on the net estimated monthly profit of the business evidenced by a market analysis of similar businesses in the same area, or as determined by the Valuation Report.
8	Loss of Annual and Perennial Crops	<ul style="list-style-type: none"> Provision of cash compensation, based on <i>government district rates including adjustments for any applicable inflation</i>, for the loss of one

No.	Type of Loss	Entitlement
		<p>season of crops.</p> <p>AND</p> <ul style="list-style-type: none"> • Disruption allowance. • Right to harvest crops prior to handing over the land. • Financial management training.
9	Loss of Productive and Ornamental Trees	<ul style="list-style-type: none"> • Provision of cash compensation, based on <i>government district rates including adjustments for any applicable inflation</i>, for the loss of affected trees. <p>AND</p> <ul style="list-style-type: none"> • Disruption allowance. • Provision of financial management training.
10	Loss of Formal Rental or Tenancy Rights	<ul style="list-style-type: none"> • Cash compensation calculated as the cost of the outstanding rental due under an existing formal lease agreement or based on average equivalent rental costs of a similar property or premise. <p>AND</p> <ul style="list-style-type: none"> • Disruption allowance. • Financial management training.
11	Loss of Public Facilities and Services	<ul style="list-style-type: none"> • Compensation or replacement of assets as determined by an agreement established between the Sub-Project and the relevant Institutions or Government Department, for the portion of affected property and any unexhausted improvements (building, services, etc.)
12	Loss of Graves	<p>3. Compensation for claimants to exhume and relocate graves to a location of their preference, including provision for a traditional ceremony.</p> <p>OR</p> <p>4. Appointment of an undertaker to exhume and relocate graves, with consent from the claimant to a location of their preference, including provision for a traditional ceremony.</p> <p>AND</p> <ul style="list-style-type: none"> • Disruption allowance.
13	Loss of Religious Buildings	<ul style="list-style-type: none"> • Compensation or replacement of assets as determined by an agreement established between the Sub-Project and the relevant Custodians, for any affected structures and any unexhausted improvements on the portion of land being acquired.
14	Vulnerable People	<ul style="list-style-type: none"> • Vulnerability allowance based on a lump sum equivalent to 6 months to one year of subsistence allowance rates provided by government programs (e.g., TASAF). <p>AND</p> <ul style="list-style-type: none"> • Supplementary support as provided in the RAP.

To determine fair compensation, TANROADS appointed a certified valuer to prepare the statutory Valuation Reports. The Songea-Rutikila Road Valuation Report was prepared by the Songea Municipal Council Valuation Section and was concluded in January 2023. The Songea By-Pass was covered in a separate valuation report prepared by J&B Property Management Consultants Limited and was concluded on 31 January 2022.

The two Valuation Reports functions as both the de-facto and de-jure cut-off dates, and any development undertaken after the surveys would not be considered eligible for any form of compensation.

While much of the above compensation is cash based, TANROADS will make provision the provision of replacement land *in lieu* of cash compensation through a grant of public land. Given the distributed nature of the affected persons along the road, no single host site or host village is proposed. Replacement land will be secured, in collaboration with the Village Council, within their current village, through finding unutilised or unclaimed land (termed *infill resettlement*)

TANROADS may also provide replacement structures *in lieu* of cash compensation for the loss of any buildings. Where such a request is made by an affected person, TANROADS will provide replacement residential or businesses structures, that are of comparable use and size of the existing building, but with a superior build quality.

TANROADS will also promote the restoration of livelihoods that are affected by the proposed works, through additional support measures that go beyond compensation and in-kind replacement assets. While the impact of livelihoods is considered minimal, support will be provided through (1) provision of replacement saplings, (2) restoration of street-side shops and trading, (3) provision of micro-financing, and (4) financial literacy training and business development training.

TANROADS is also cognizant of vulnerable people – including elderly, female, and child-headed households, as well as households with persons with disabilities and households without farmland – which collectively are estimated to account for 23% of all affected households. TANROADS will provide a vulnerability allowance as well as a range of non-financial relocation support to vulnerable households.

TANROADS supported engagement with affected persons as early as 2018 with the last major round of engagement undertaken in 2021 in support of the development of the 2021 RAP. As such there is a long history of engagement and discussions.

TANROADS will support ongoing and increased stakeholder engagement during the implementation phase to ensure that affected persons are aware of the type of compensation to be provide and other relevant matters. This will include the establishment of a full functional grievance mechanism before any compensation agreements are negotiated and signed.

TANROADS will be implementing authority and will assume overall responsibility for implementing the provisions of this RAP. TANROADS will ensure that the regional offices are provided with sufficient additional resources - including a Resettlement Expert, a Stakeholder Engagement Expert, and multiple local Community Liaison Officers.

In addition, TANROADS will allocate suitable budget to ensure that the implementation of the compensation and resettlement process is suitably resourced. The resettlement budget has been estimated to be TShs 7.2billion (USD 3 million) and include cash compensation at full replacement value, costs for livelihoods restoration, staffing and other related costs.

Finally, the implementation of the provision of this RAP is expected to extend over a period of 12 months from the provision of formal notice to affected persons of TANROADS intent to compensation them. The typical implementation steps and schedule is presented in Table 3 below.

Table 3: RAP Implementation Steps and Schedule

No	Action/Step	Month											
		1	2	3	4	5	6	7	8	9	10	11	12
1	Formal Notice of Relocation												
2	Declaration of Public Utility												
3	Public Engagement												
4	Disclose Compensation Agreements												
5	Affected Persons Validation												
6	Sign Compensation Agreements												
7	Open Bank Accounts												
8	Pay Compensation												
9	Replacement Land / Structures												
10	Relocation/Transitional Period												
11	Site Handover												
12	Financial Literacy Training												
13	Ongoing Stakeholder Consultation												
14	Ongoing Grievance Redress												
15	Monthly Internal Monitoring												
16	Closure Audit												
17	Livelihoods Development												