

Annex 5: Questionnaire for Plot Owners, Kinyerezi Planned Area

Name of the Interviewee: Plot Number

Sex.....Age.....Marital
 Status.....

Number of
 Children.....Religion.....

1. Where were you born in Tanzania

2. Highest educational level attained

3. When did you come to the city

4. Before settling in Kinyerezi, where did you live
 before?.....

5. What is your main economic activity
 Employed public
 sector.....
 Employed private sector

 Farmer/peasant

 Small scale business
 person.....
 Casual
 employment.....

6. Estimated income per
 month.....

7. Do you have some other land in the City?
 (a) If yes, where is that land?
 (b) Planned or unplanned?
 (c) Is it developed?

8. How did you get access to your present land?
 (a) Original villager, allocated land in lieu of traditional shamba

(b) Allocated land as a flood victim

(c) Allocated land as a normal applicant for land

(d) Bought land from somebody else before the planning scheme

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 (e) Bought land from a person to whom it was allocated

 (f) Inherited from parents before the planning scheme

 (g) Other (Please specify)

9. How big is your plot?

10. What of the following services are you connected to?
 (a).Water.....

 (b).Electricity.....

11. If land was allocated, who allocated the land
 (a).City Council.....
 (b).Ministry of Lands.....
 (c).Regional authorities.....
 (d).Village government.....
12. What is your opinion of the size of your plot?
 a) Too small

 (b) Just about right

 (c) Too big

13. How long did it take from the time the survey was completed till when you get your offer?

14. What processes did you follow to get an offer?

15. Do you have a certificate of title over this plot?

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 16. If yes, how long did it take to get this title from the time you applied?
 Days.....

 Weeks

 Months.....

17. How much are you required to pay per annum to own this land
 (a) Land
 rent.....
 (b) Property tax

 (c) Other costs (please state)

 Where are you supposed to
 pay?.....

18. What is your opinion on the amount that you were required to pay?

 (a) Too much
 (b) Just about right
 (c) Low

19. If you think the amount was not right, how much do you think is a fair amount to pay?

20. If you do not have a title what has been the problem?

21. Do you have a building permit from the local authority for this building?
 Yes.....

 No.....

22. If no, do you know that you are required to have a building permit before putting up a
 building?
 Yes

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No.....
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23. Why don't you have a building permit?
.....
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24. If you have a building permit, how much did it cost you to prepare the necessary building plans?
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25. When did you submit your building plans to the Council?
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26. When did you finally get the permit?
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27. Have you sold any land that was allocated to you in Kinyerezi?
If yes, when did you sell it?
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Why did you have to sell this land?
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28. Whom did you sell it to?
(a) A person from the City
.....
(b) a person from this village
.....
(c) Other (please explain)
.....

29. Have any of your neighbours sold their land?
(a) Yes, most
.....
(b) Yes, a few
.....
(c) None
.....

30. Do you know whether the use of land in this area is covered by some regulations?

Yes.....

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No

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31. If yes, what are these regulations?.....

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32. Are you able to abide by them?

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33. Would you be happy to subdivide your plot and sell off pieces to other people?.....

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Annex 6: Questionnaire for Plot Owners, Kinyerezi Unplanned Area

Name of the Interviewee: Plot Number

 Sex.....AgeMarital
 Status.....
 Number of
 Children.....Religion.....

1. Where were you born in Tanzania

2. Highest educational level attained

3. When did you come to the city

4. Before settling in Kinyerezi, where did you live
 before?.....

5. What is your main economic activity
 Employed public
 sector.....
 Employed private sector

- Farmer/peasant

- Small scale business
 person.....
- Casual
 employment.....

6. Estimated income per
 month.....
7. What of the following services are you connected to?
 (a).Water.....

- (b).Electricity.....

8. How did you acquired your land?
 (a) Original villager, allocated land in lieu of traditional
 shamba.....
- (b).Bought land from somebody
 else.....
- (c) Inherited from parents

(d) Other (Please specify).....

9. If land was bought, it was bought from
(a) Traditional land owner.....
(b) Person whom it was allocated.....
(c) Government official.....
(d) Village government.....
(e) Others (specify).....

10. How big is your plot?
.....

11. What is your opinion of the size of your plot?
(a) Too small
.....
(b) Just about right
.....
(c) Too big
.....

12. How did you know that this land was available for sale?
(a) Through middlemen
(b) Word of mouth
(c) Press
(d) Other

13. How much were you required to pay?
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14. What is your opinion on the amount that you were required to pay?
(a) Too much
(b) Just about right
(c) Low

15. Did you pay in one lump sum or in instalments?
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16. If you think the amount was not right, how much do you think is a fair amount to pay?
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17. Who witnessed the sales?
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18. How much did you pay to these witnesses?
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19. Did you involve a lawyer?
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If yes how much did you pay for legal services?
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20. How long did the negotiations take before a deal was concluded to buy the land?
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21. What documents/evidence did you exchange to prove that you now had ownership?
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22. What is stated therein?
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23. Have you surveyed your land?

24. What process did you follow to have it surveyed?
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25. What expenses did you incurred?
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26. What processes did you follow to get an offer?.....
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27. How long did it take from the time the survey was completed till when you get your offer?.....
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28. Do you have a certificate of title over this plot?
29. If yes, how long did it take to get this title from the time you applied?
Days.....Month
s.....
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30. If you do not have a title what has been the problem /what prevent you from having it.....
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31. How much are you required to pay per annum to own this land
(a) Land rent.....
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- (b) Property tax
- (c) Other costs (please state)
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32. Where are you supposed to pay?.....
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33. What is your opinion on the amount that you are required to pay?
.....
- (a) Too much
- (b) Just about right
- (c) Low

34. If you think the amount is not right, how much do you think is a fair amount to pay?
.....
.....

35. Do you have a building permit from the local authority for this building?
Yes.....
.....
No.....
.....

36. If no, do you know that you are required to have a building permit before putting up a building?
Yes
.....
.....
No.....
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37. Why dont you have a building permit?
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38. If you have a building permit, how much did it cost you to prepare the necessary building plans?
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39. When did you submit your building plans to the Council?
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40. When did you finally get the permit?
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41. Have you sold any part of your land?
If yes, when did you sell it?
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Why did you have to sell this land?

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42. Whom did you sell it to?
(a) A person from the City
(b) A person from this village
.....
(c) Other (please explain)

43. Do you have some other land in the City?
(a) If yes where is that land?
(b) Planned or unplanned?
(c) Is it developed?

44. Have any of your neighbours sold their land?
(a) Yes, most
(b) Yes, a few
.....
(c) None
.....

45. Do you know whether the use of land in this area is covered by some regulations?
Yes.....
.....
No
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.....

46. If yes, what are these regulations?.....
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.....

47. Would you be happy to subdivide your plot and sell off pieces to other people?
Yes..... No.....

Annex 7: List of attendants, Workshop on “The Regulatory Framework for Affordable Shelter” held in Dar es Salaam, Tanzania, 12th February 2002

S. No	Name	Title	Institution
1.	Isaac Dallushi	Chairman	TCCIA
2.	Marco Burra	Lecturer	UCLAS
3.	Albert Munuo	ERO	AQRB
4.	Asteria Mlambo	Town Planner	DSM City Council
5.	J.M.L. Mghw'eno	Director, HSD	MLHSD
6.	Michael Haonga	Journalist	Financial Times
7.	Hidaya Kayuza	Lecturer/Valuer	UCLAS
8.	R.F. Metta	Senior Planning Officer	NSSF
9.	Dorothy Francis	Journalist	Business Times
10.	M.Z. Mushumbusi	Lecturer/Q. Surveyor	UCLAS
11.	A. Mwenisongole	PRO	UCLAS
12.	L. L. Mollel	Director SMD	MLHSD
13.	K.M. Msita	Executive Secretary	NCC
14.	F.N. Lugoe	President	IST
15.	Y. Fundi	Civil Engineer	NCC
16.	G.M.S. Mbyopyo	Secretary	TPAT
17.	M.S. Mtambi	Town Planner	Kibaha District Council
18.	E. Tibasana	Town Planner	NLUPC
19.	A.M. Hayuma	Town Planner	MLHSD
20.	T. Siwale	CEO	WAT
21.	B.J. Undule	Engineer	Ilala Municipal Council
22.	C.T. Kimaro	Researcher	ALAT
23.	G. Sanga	Town Planner	Kinondoni Mun. Council
24.	Y. Kachenje	Research Assistant	UCLAS
25.	W. Mallya	Programme Officer	ILO
26.	H. Mutagwaba	Principal Economist	National Housing Corporation
27.	F. Komu	Lecturer	UCLAS
28.	R. S. Ndunguru	City Planner	DSM City Council
29.	S. Ngahemela	Chairman	KIJICO
30.	F. D. Nkwela	Technician	UCLAS
31.	C. Tandari	Economist	Vice-President's Office
32.	F. Lerise	Researcher	UCLAS
33.	N. Ngware	Researcher	UCLAS
34.	M. Madekwe	Director	National Housing Corporation
35.	A. Mwaimu	Chairman	VIBINDO
36.	E. H. Silayo	Lecturer	UCLAS
37.	P. Bitwale	Planning Officer	Ilala Municipal Council
38.	D. Msangi	Research Assistant	UCLAS
39.	M. Kitilla	EPM-Expert	UASU
40.	A. Mwilima	Councillor	Kinondoni Municipal Council
41.	C. Ndjovu	Lecturer	UCLAS
42.	A. Mushi	Managing Director	Co-Architecture
43.	G. Mango	Director	NLUPC
44.	Y. Mndolwa	PRO	Ilala Municipal Council
45.	F. Halla	Senior Lecturer	UCLAS
46.	T.C. Rwechungura	Director	TRACE
47.	J. Kessy	Councillor	Ilala Municipal Council
48.	A. Tesha	SDP Co-ordinator	Kinondoni Municipal Council
49.	J. M. Lubuva	Municipal Director	Ilala Municipal Council

50.	N. Mbuja	Reporter	ITV
51.	O. Mwangasa	Reporter	ITV
52.	Z.Y. Masele	Senior Surveyor, SMD	MLHSD
53.	F. Mzema	Journalist	The Guardian
54.	F.K. Rutakyamirwa	Lawyer	MLHSD
55.	A. Albee	Social Development Advisor	DFID
56.	E. Kilosi	Social Worker	Plan International
57.	Z. S. Gondwe	Professor/Lawyer	University of Dar es Salaam
58.	E. Nyabusani	Town Planner	MLHSD
59.	A. Mtani	Town Planner	Dar es Salaam City Council
60.	A. Kyessi	Researcher	UCLAS
61.	J. Masome	Broadcaster	Radio Tanzania
62.	B. Kinyenje	Lawyer	TAMWA

