It appears the endemic corruption in the land sector which has seen chunks of land previous gazzeted as open spaces allocated under dubious ways to corrupt and wealth seeking private 'developers' is yet to go away

Despite the vigor, rigor, outbursts and threats by the new Minister for Lands and Human Settlements, Prof Anna Tibaijuka, over thirty designated open spaces in Kinondoni municipality alone in Dar es Salaam region are under threat from illegal developers.

Land grabbing through corruption is increasingly becoming a very serious problem both in Dar es Salaam and the country at large. Indeed for most citizens, nothing has changed, the Minister is quiet, it is business as usual and someone should be seriously benefiting from this lucrative business.

In a speech he delivered on May 24th in 2010 at the end of his tour in Dar es Salaam region during which he inspected water projects, President Jakaya Kikwete accused councilors of being at the centre of corruption scandals related to open spaces.

Taking a cue from the president, the then Dar es Salaam Regional Commissioner, Mr William Lukuvu, visited Kinondoni municipality on June 15th 2010 and discovered numerous discrepancies relating to plot allocation, misuse and abuse of open spaces.

Following Mr Lukuvi's tour of Kinondoni municipality, on June 18th 2010, a committee was formed to look into the problem and suggest recommendations.

Although the committee's findings have never been made public, however, it singled out Kinondoni municipality as a leader in grabbing designated open spaces in Dar es Salaam region.

Shortly, after taking office in 24th November, 2010, the Minister for Lands and Human Settlements, Prof Anna Tibaijuka, promised to take on the illegal private holders without mercy.

Her tough talking rekindled hopes amongst the public that finally the Ministry had received its appropriate Tsar and now the sector was turning around for the better.

In show of her prowess, the Minister ordered the demolition of a private property on a prime pieace of land along the Ocean Road Beach area and adjacent to the Gymkana gold course. She placed all private holders on notice; ordered them to vacate, the arm of the law was coming and nothing would stop it. However, since then, it appears that the usual fatigue and lack of sustained seriousness has taken its toll to the Minister and the President's words trashed to rear as the illegal invasion and allocation goes on as tradition.

In a random sample, the Corruption Tracker System, CTS, came across the following open space designated areas that are in different stages of being illegally turned into other development activities:

- Plot number 1022, Block E Sinza. This area is designated as open space. But there are presently an office of the executive officer, a five roomed house that houses business premises and an unfinished building.
- An area close to plot number 636, Block E in Sinza. This is another open space area. However, there are presently buildings that are not supposed to be there in the first place. A notice has already been given to turn over the area into an open space. However, there are all signs of feet dragging on the issue!
- An area close to plots number 281,282, 283 and 287 in Block B in Sinza. The area already houses the office of the Ward Secretary in Sinza D. The committee directed that the remaining area (minus the Ward Secretary's office) be immediately designated as an open space. The directive is yet to be implemented.
- The area close to plots number 411, 413, 414 and which borders with plots number 698 and 609 in Sinza, Block D. This area has a public borehole and a foundation stone for construction of an office for supporters of the ruling party, Chama cha Mapinduzi, CCM. The committee directed measurement of the area after which it should be turned into an open space.
- Plots number 814 and 818 in Sinza D. At present the area teems with residential houses. The committee directed the need to find out the legality of residential houses in the area before turning it into an open space.
- An area close to plots number 480 and 481 in Sinza, Block D. The committee directed measurement of the area before being reverted to its designated use as an open space. It is not yet known whether the committee's directive was implemented.
- An area close to plot number 37, in Sinza, Block D. This area is supposed to be an open space. However, the area is presently occupied by a mosque. The committee directed Kinondoni municipality to find out the legality of the present occupancy. And again, it is not known whether the committee's directive has been implemented.
- An area close to plots number 75 and 77, in Sinza, Block D. This area is supposed to be

an open space. However, it has been fenced off by a wall and the owner is not known. The committee directed Kinondoni municipality to find out the legality of the present occupancy. Like other areas, it is not yet known whether the committee's directive has been implemented.

- An area that is opposite plot number 475 in Sinza, Block B. This area is supposed to be an open space. However, the area is presently housing a branch office of CCM supporters and pool table operators. The committee directed investigations on the legality of the present occupants on the area.
- An area that borders with plots number 63 and 99 in Sinza, Block D. This is a designated open space. However, it presently houses Assemblies of God Church, a nursery school, a CCM office and a garage. The committee directed Kinondoni municipality to investigate the legality of other occupants in the area. It is not yet known whether the directive has been carried out.

- An area close to plot number 23, in Sinza, Block C. The area houses an office of Mtaa Executive Officer and business kiosks. The committee directed Kinondoni municipality to get measurement of the area and set aside a plot for the Mtaa Executive Secretary's Office. And the rest of the area should be turned into an open space. Again it is not yet known whether the committee's directive has been carried out.
- An area close to plot number 24, in Sinza, Block C. The area is a designated open space. But part of the area has been sliced off for residential houses. The committee directed Kinondoni municipality to find out the legal status of residential houses built in the area.
- An area close to plots number 765, 789, 790 and 797 in Sinza, Block C. This is another designated open space. Part of this area is currently used as a parking lot and another part is used for frying chips. The committee has directed Kinondoni municipality to turn the area into an open space.
- An open space area surrounded by plots number 21, 23, 25, 27 and 29 in Sinza, Block B. This area is presently occupied by an office of CCM supporters, food kiosks, an area where newspapers are printed and containers where soft drink and spirits are sold. The committee directed Kinondoni municipality to serve eviction notice to all invaders on the area and turn it into an open space. It is not yet known whether the directive has been implemented.
- An area surrounded by plots number 72-75. This is another designated open space. But it is presently occupied by office building of CCM supporters, business and food kiosks. The committee has directed Kinondoni municipality to get rid of all invaders and declare the area an open space.
- An open space that is surrounded by plots number 1, 2, 89, 90, 141 and 142 in Sinza, Block E. The area is presently occupied by beer outlets, residential houses and a very small open space. The committee directed Kinondoni municipality to find out the legal status of present occupants on the area with the objective of getting rid of the invaders and turning the area into an open space.
- An open space close to plots number 77, 79, 81, 151-154 in Sinza. This area is presently occupied by various players. The committee directed Kinondoni municipality to conduct investigation on the legal status of all the players in relation to the area with the express purpose of evicting all invaders and turn the area into an open space.
- Plot number 846, in Sinza, Block A. This area is presently occupied by business entities and residential housing units. There are reports that all procedures relating to changes on the economic use of the area were followed. But it is not known whether this is true or false. For this reason, the committee directed Kinondoni municipality to find out the truth.

- An area close to plots number 38, 40, 44, 46 and 48, in Kibesa Makurumla Street. Part of the area is occupied by the office of the Makurumla Ward Secretary. The committee directed Kinondoni municipality to set aside an area for construction of the office of the ward secretary and the rest of the area be transformed into an open space.
- Close to plots number 18 and 19 in Malala Makurumla Street. Garage owners have invaded the area. The committee directed Kinondoni municipality to evict all the invaders from the area and turn it into open space.
- An area close to plots numbers 73, 78, 80, 82, 84 and 86 along Mengo Makurumla Street. The area has been invaded by illegal developers. The committee directed Kinondoni municipality to evict all invaders and turn the area into an open space.
- An open space located at Kagera Makurumula Street. The area has been invaded by a number of business operators including a CCM branch office building. The committee discovered that all invaders had already been served with eviction order. The committee directed Kinondoni municipality to hasten the move and turn the area into open space.
- An open space behind the Ubungo Terminal. The area is presently occupied by small scale business operators. The committee discovered that the area had been set aside for expansion of the then Tanzania Railway Corporation, TRC, rail and road. The committee directed Kinondoni municipality to evict all invaders and maintain the area for what it was initially designated for, for expansion of the railroad.
- An area close to plot number 148. There is presently a permanent residential house in the area. The committee directed the Kinondoni municipality to find out the legal status of the owner of the residential house. And if the person is an invader, then he/she should immediately be served with a notice to vacate the area so that it can be turned into an open space.
- An area behind the Rufiji Basin Development Agency, RUBADA, KKKT and Anglican Churches. The area is presently occupied by Ubungo Plaza primary school established under what has come to be known as MMEM- Primary School Development Programme. The committee directed the remaining open space should be used for construction of sports fields and other entertainment outlets.

The emerging question has remained, what has happened to fire promised by the President and the Minister? Is someone not seeing these private developments come up?

Our previous investigations and reports indicated that the illegal developers were working in cohort with corrupt land officers and law enforcement organs to take over open spaces in return for cash and other incentives. One political party was also incriminated for enjoying the business. The current site visits indicate that it is business as usual, the game is at full gusto and someone is enjoying its fruits. Plots of this size are said to be ranging between Tsh 50- 300 Mn depending on the size and location!