

**COLLEGE OF BUSINESS EDUCATION**



**Summary Report on  
Community Engagement  
For the Proposed Students' Hostel  
Construction Project at CBE Dar es Salaam  
Campus  
March, 2020**

## **PART A:**

### **1.0 CHAPTER ONE: INTRODUCTION AND BACKGROUND**

The purpose of community engagement is a participatory approach intending to make the community part of the proposed project. The overall objective of the Project is to construct student hostels at the CBE, Dar Es Salaam Campus under Public Private Partnership (PPP) arrangement. The proposed Project would cater to the needs of the students, who are now facing various issues at the private hostels outside the campus such as poor learning environment, safety and security risks and other affordability issues. The reason for this is the low capacity at the student hostels inside the Campus. The PPP Project would significantly improve the CBE's ability to provide hostel accommodation, increasing its capacity from the current capacity of 1.8% to ~35% of the enrolled students. The objective of the proposed project as a part of the (PPP is to meet the demand regarding the number of students in the College and provide an affordable alternative.

The envisaged Project shall provide hostel buildings inside the CBE, Dar es Salaam Campus with a G+4 structure to accommodate 2,728 students. It would help to bridge the demand-supply gap in students' accommodation.

In the light of the proposed Project, section 81(1) of the "Environmental Management Act, 2004" requires any person being a proponent or a developer of a project or undertaking of a type specified in the Third Schedule to this Act, to undertake or cause to be undertaken, at his own cost, an Environmental Impact Assessment study.

#### **1.1 PROJECT RATIONALE**

The need for the project emanates from the following;

- a) The capacity of the existing hostels is very low compared with the demand (160 out of 8,700 students gets accommodation, which translates to an absorption capacity of just 1.8%); therefore the project will enable the college to accommodate about 35% of students.
- b) The CBE has the limited financial capability to execute the project on its own through the public procurement route;
- c) The students living in the private hostels are exposed to unfavorable and unhygienic living condition, which adversely affects their health and education leading to low grades and pass rates; and
- d) the students, particularly the females, are exposed to major safety and security issues which makes them vulnerable to gender-based violence due to traveling alone to and from the institute and minimal or no security measures at these hostels.

Besides, the availability of students' accommodation, the proposed project will enable the college to increase the enrollment, while on the side of students, academic performance is expected to increase, security will be ensured, behavioral control, and innovation activities.

## **PART B**

### **2.0 Community Engagement Guideline for Public-Private Partnerships (PPP)**

This guideline for PPP community engagement is the guidance that provides a systematic ways of engaging the communities when identifying, preparing and implementing a PPP. The guideline has been prepared in accordance with the PPP Act 2010 and its PPP regulations. Also, this guideline is in line with the international safeguards documents and the Tanzania's policies and legislation. The guideline is a useful tool for managing communications between CBE and communities of the proposed PPP project.

Engagement is a two-way process, where it is just as important to listen to and consider community input, as it is to share information or inform communities about PPP activities. Engagement requires that project proponents address issues and concerns and provide feedback to communities.

#### **2.1 Regulations and requirements**

This community engagement guideline takes into account the existing institutional and regulatory framework within the context of the following Tanzania legal instruments:

- The National PPP Policy for Tanzania, (2009)
- World Bank Safeguard Policies
- Environmental Management Act No. 20 of 2004,
- The Environmental Impact Assessment and Audit Regulations, 2005
- The Water Supply and Sanitation Act, 2009
- Land Act (URT 1999)
- Architects and Quantity Surveyors Act (URT, 1997)
- Land Regulations (URT, 2001)
- Urban Planning Act (2007)
- The Occupation Health and Safety Act. 2003.
- Public Health Act, Cap 336 (2009)
- Fire and Rescue force Act (2015)
- The HIV and AIDS (Prevention and Control) Act, 2008

#### **2.2 Community Engagement**

Community Engagement conducted up to date is independent, non-manipulation, coercion, intimidation, and conducted on the basis of timely, relevance of the need at hand and stakeholders. It was the involvement of identified stakeholder(s), where they had ample room to provide their concerns and opinions via meetings, interviews and/or focus groups to enrich the project design, implementation and operation.

Through effective community engagement, the community has the full awareness of what the project is about and they hold it. This practice reduces a tendency of ignoring and disvalue government projects which make them ineffective. Therefore, community engagement improves decision-making and effectiveness of the project by: managing costs, managing risk, enhancing

reputation, avoiding conflict, improving corporate policy, identifying, monitoring and reporting on impacts, and managing stakeholder expectations

### **2.3 Principles for Effective Stakeholder Engagement**

Stakeholder's engagement is usually informed by a set of principles defining core values underpinning interactions with stakeholders. The following common principles based on International Best Practice such as: Commitment, Integrity, Respect, Transparency, Inclusiveness, and Trust were well observed in all the processes.

### **2.4 IDENTIFICATION OF KEY STAKEHOLDERS**

Identification of stakeholders was based on the role and relevance of an organization, group or individual to the proposed hostel project. Institutional stakeholders such as the Ministry of Industry and Trade, Occupational Safety and Health Authority (OSHA), Fire & Rescue Force, TARURA, DAWASA, TANESCO, Selander Police Station, Ilala Municipal Council were pre-determined based on the nature of the project. The CBE management, East Upanga Ward Executive Office, Owners of the private hostel, Students and Neighbors' were identified as stakeholders in the direct area of influence. The municipal health officers were consulted during community engagement.

Following this guidance, the two principal groups of stakeholders in the Project are as follows:

- **Interested or Affected Parties:** people/entities directly affected by the Project and/or have been identified as most vulnerable to change and who need to be engaged in identifying impacts and their significance, as well as in decision-making on mitigation and management measures, these include but not limited to:
  - Students;
  - CBE management;
  - Services providers;
- **Influential Parties:** people/entities that are interested in the Project and/or could affect the Project in some way:
  - Government of Tanzania, including government officials and permitting agencies at the national and regional level.

### **3. METHODOLOGIES USED**

The following table describes methods to engage or consult communities or stakeholders.

**Table 1: Techniques Used for Community/Stakeholders Consultation**

ENGAGEMENT TECHNIQUE	APPLICATION OF TECHNIQUE APPLIED
Correspondence by phone/email/Text/Instant messaging	<ul style="list-style-type: none"> <li>• Distribute project information to government officials, organizations, agencies and companies</li> <li>• Invite stakeholders to meetings</li> </ul>
One-on-one interviews	<ul style="list-style-type: none"> <li>• Solicit views and opinions</li> <li>• Enable stakeholders to speak freely and confidentially about controversial and sensitive issues</li> <li>• Build personal relations with stakeholders</li> <li>• Recording of interviews</li> </ul>
Formal meetings	<ul style="list-style-type: none"> <li>• Present project information to a group of stakeholders</li> <li>• Allow the group of stakeholders to provide their views and opinions</li> <li>• Build impersonal relations with high level stakeholders</li> <li>• Distribute technical documents</li> <li>• Facilitate meetings using PowerPoint presentations</li> <li>• Record discussions, comments/questions raised and responses</li> </ul>
Workshops	<ul style="list-style-type: none"> <li>• Present project information to a group of stakeholders</li> <li>• Allow the group of stakeholders to provide their views and opinions</li> <li>• Use participatory exercises to facilitate group discussions, brainstorm issues, analyses information, and develop recommendations and strategies</li> <li>• Recording of responses</li> </ul>
Focus group meetings	<ul style="list-style-type: none"> <li>• Allow a smaller group of between 8 and 15 people to provide their views and opinions of targeted baseline information</li> <li>• Build relationships with neighboring communities</li> <li>• Use a focus group interview guideline to facilitate discussions</li> <li>• Record responses</li> </ul>

<b>ENGAGEMENT TECHNIQUE</b>	<b>APPLICATION OF TECHNIQUE APPLIED</b>
Surveys	<ul style="list-style-type: none"><li>• Gather opinions and views from individual stakeholders</li><li>• Gather baseline data</li><li>• Record data</li><li>• Develop a baseline database for monitoring impacts</li></ul>

2.5

#### **4. CONCERNS/OPPORTUNITIES RAISED**

Consultative activities throughout all phases from identification to designing of the project involved a number of stakeholders as stipulated above. Significantly, various female stakeholder groups such as students, parents and Ilala Municipal health officers were consulted on women related security issues. Concerns raised have been considered during design stage and will be used in all the remained phases. Table 2 summarizes stakeholders' views and their perception regarding the occurrence likelihood of positive or adverse impact from the proposed Project to the public and environment. The list of people consulted are indicated in Annex I and II.

**Table 2: Stakeholders Concerns**

Authority / institution	Position/ Designation	Issues raised	Response to Issue	Consultation Date
ILALA MUNICIPAL COUNCIL – EAST UPANGA WARD	WARD EXECUTIVE OFFICER STREET CHAIRPERSON  BUILDING TECHNICIAN  ENG. TARURA ILALA	<ul style="list-style-type: none"> <li>• The project will lead into clearance of various plant species.</li> <li>• Complaints may arise from neighbours and the general public.</li> <li>• There may be pile up of demolished materials on project site during construction.</li> <li>• The need to cut the piece of Olympio tarmac road in order to connect soil water from the project site to the central system.</li> </ul>	<ul style="list-style-type: none"> <li>• A permit from Municipal Council will be sought</li> <li>• Committee for handling grievances will be made.</li> <li>• Plans to take away unwanted materials will be arranged.</li> <li>• Permits will be sought from TARURA.</li> </ul>	3 <sup>rd</sup> -15 <sup>th</sup> September, 2019

Authority / institution	Position/ Designation	Issues raised	Response to Issue	Consultation Date
ILALA MUNICIPAL COUNCIL	MUNICIPAL HEALTH OFFICER SANITARY ENGINEER	<ul style="list-style-type: none"> <li>Inadequate capacity of the existing soil water disposal system to handle the upcoming population /load.</li> <li>Individual/gender needs not considered such as special toilets</li> </ul>	<ul style="list-style-type: none"> <li>The liquid waste disposal network will be improved.</li> <li>The proposed design considers the gender/special needs</li> <li>Management of CBE in collaboration with Ilala Municipal Council will ensure appropriate soil waste management system.</li> <li>Site layout design will take into consideration aspects of air circulation.</li> </ul>	<ul style="list-style-type: none"> <li>3<sup>rd</sup>-15<sup>th</sup> September, 2019</li> </ul>
CBE	SITE SUPERVISOR AND SANITARY TECHNICIAN  1ST YEAR CERTIFICATE (OFF-CAMPUS STUDENT)  1ST YEAR DIPLOMA (OFF-CAMPUS STUDENT)	<ul style="list-style-type: none"> <li>Increase generation of solid waste.</li> <li>Hostel buildings may block air circulation</li> <li>A reasonable rent and it should be paid by installments</li> </ul>	<ul style="list-style-type: none"> <li>Rent have been reduced from 1,000,000 TZSH as proposed earlier to 700,000TZSH which students can afford</li> </ul>	<ul style="list-style-type: none"> <li>1<sup>st</sup> August 2019-20 February, 2020</li> </ul>

Authority / institution	Position/ Designation	Issues raised	Response to Issue	Consultation Date
		<ul style="list-style-type: none"> <li>• Shortage of toilets in hostel floors proportional to number of students</li> <li>• Design of toilets which do not take into consideration women and people with special needs.</li> <li>• Improper utilization of the remained space</li> <li>• Insufficient health services</li> </ul>	<ul style="list-style-type: none"> <li>• Building will be designed to provide adequate number of toilets in each floor.</li> <li>• Consultation will be done to the Ministry of Health.</li> <li>• The design will accommodate proper landscaping.</li> <li>• CBE is at the final stage of dispensary registration.</li> <li>• The college will design a vector control mechanism.</li> <li>• Sanitary/hygienic principles will be observed.</li> </ul>	

Authority / institution	Position/ Designation	Issues raised	Response to Issue	Consultation Date
		<ul style="list-style-type: none"> <li>• The problem of rats, bees, cockroaches, bedbugs etc</li> <li>• Poor hygiene in cafeteria</li> <li>• Outbreak of communicable diseases</li> <li>• Negative change of behavior</li> <li>• Delay of building permit</li> </ul>	<ul style="list-style-type: none"> <li>• Sanitary principles will be adhered to.</li> <li>• Enforcement mechanism on students to adhere to Students-by-Laws will be strengthened.</li> <li>• Early processing of building permit</li> </ul>	
	MUNICIPAL TOWN PLANNER OFFICER	<ul style="list-style-type: none"> <li>• The restriction by Central Business District (CBD) to erect buildings of 5 floors and above</li> </ul>	<ul style="list-style-type: none"> <li>• CBE will liaise with appropriate office in the CBD to address the matter.</li> </ul>	

<b>Authority / institution</b>	<b>Position/ Designation</b>	<b>Issues raised</b>	<b>Response to Issue</b>	<b>Consultation Date</b>
		<ul style="list-style-type: none"> <li>• The requirement to sub lease land to investor.</li> <li>• The control of building quality</li> </ul>	<ul style="list-style-type: none"> <li>• The management of CBE will liaise with Ministry of Land for land subleasing.</li> <li>• To make use of registered professionals during the project implementation.</li> </ul>	
	MUNICIPAL ENVIRONMENTAL OFFICER	<ul style="list-style-type: none"> <li>• Air and noise pollution during construction.</li> </ul>	<ul style="list-style-type: none"> <li>• The project will adhere to pollution control measures</li> </ul>	<ul style="list-style-type: none"> <li>• 3<sup>rd</sup>-15<sup>th</sup> September, 2019</li> </ul>
FIRE AND RESCUE FORCE – ILALA DISTRICT	COMMUNICATION OFFICER ASSESSOR	<ul style="list-style-type: none"> <li>• Emergency of fire accidents</li> </ul>	<ul style="list-style-type: none"> <li>• The project will consult fire rescue force for guidance.</li> </ul>	<ul style="list-style-type: none"> <li>• 3<sup>rd</sup>-15<sup>th</sup> September, 2019</li> </ul>
SELANDER POLICE STATION	INSPECTOR OF POLICE	<ul style="list-style-type: none"> <li>• Lack of security</li> </ul>	<ul style="list-style-type: none"> <li>• Security measures will be developed during full Environment and Social Impact assessment (ESIA)</li> </ul>	<ul style="list-style-type: none"> <li>• 3<sup>rd</sup>-15<sup>th</sup> September, 2019</li> </ul>

Authority / institution	Position/ Designation	Issues raised	Response to Issue	Consultation Date
TANESCO	REGIONAL MANAGER - ILALA	<ul style="list-style-type: none"> <li>The existence of low voltage for power supply</li> </ul>	<ul style="list-style-type: none"> <li>Investor will put in place a standby generator and collaborate with TANESCO for the provision of an independent transformer</li> </ul>	<ul style="list-style-type: none"> <li>3<sup>rd</sup>-15<sup>th</sup> September, 2019</li> </ul>
DAWASA	REGIONAL WATER ENGINEER	<ul style="list-style-type: none"> <li>Insufficient water supply from DAWASA</li> </ul>	<ul style="list-style-type: none"> <li>Availability of reservoir tanks and bore holes</li> </ul>	<ul style="list-style-type: none"> <li>3<sup>rd</sup>-15<sup>th</sup> September, 2019</li> </ul>
CBE	DEPUTY RECTOR – ACADEMIC RESEARCH AND CONSULTANCY	<ul style="list-style-type: none"> <li>High rate of hostel fee</li> </ul>	<ul style="list-style-type: none"> <li>Students will be allowed to pay by installment.</li> </ul>	<ul style="list-style-type: none"> <li><b>3<sup>rd</sup> December 2019</b></li> </ul>
	DEPUTY RECTOR – PLANNING FINANCE AND ADMINISTRATION	<ul style="list-style-type: none"> <li>Lack of executive and self-contained room</li> </ul>	<ul style="list-style-type: none"> <li>The CBE will work on it during full ESIA.</li> </ul>	<ul style="list-style-type: none"> <li><b>3<sup>rd</sup> December 2019</b></li> </ul>
	CHIEF INTERNAL AUDITOR			

Authority / institution	Position/ Designation	Issues raised	Response to Issue	Consultation Date
		<ul style="list-style-type: none"> <li>• Indexation on rent 25% escalation at every three year which will bring challenges such as the huge amount of money to be added</li> </ul>	<ul style="list-style-type: none"> <li>• The Contracting Authority (CA) will negotiate with the investor to find a better way to implement this in relation with the existing situation at that time</li> </ul>	<ul style="list-style-type: none"> <li>• <b>3<sup>rd</sup> December 2019</b></li> </ul>
CBE	DIRECTOR OF FINANCE	<ul style="list-style-type: none"> <li>• Unfair tendering procedure</li> </ul>	<ul style="list-style-type: none"> <li>• The College will adhere to tendering procedure as per PPRA.</li> </ul>	<ul style="list-style-type: none"> <li>• 15<sup>th</sup> January, 2020</li> </ul>
CBE	ASSISTANT DEAN OF STUDENTS	<ul style="list-style-type: none"> <li>• Lack of warden(s) houses</li> </ul>	<ul style="list-style-type: none"> <li>• The hostel design will provide for warden's house</li> </ul>	<ul style="list-style-type: none"> <li>• 15<sup>th</sup> January 2020</li> </ul>
PRIVATE HOSTEL OWNERS	VALLEY VIEW HOSTEL ( ALLY OMARI HOSTEL	<ul style="list-style-type: none"> <li>• Loss of revenue</li> <li>• Underutilization of the buildings</li> </ul>	<ul style="list-style-type: none"> <li>• To find alternative way to increase revenue</li> <li>• Re-innovate the buildings to meet the needs for others rather than depending only on students</li> </ul>	<ul style="list-style-type: none"> <li>• 9-15<sup>th</sup> September, 2020</li> </ul>

<b>Authority / institution</b>	<b>Position/ Designation</b>	<b>Issues raised</b>	<b>Response to Issue</b>	<b>Consultation Date</b>
PARENTS/ SPONSORS	PARENTS/SPONSORS	<ul style="list-style-type: none"> <li>• Lack of hostels in the Campus</li> <li>• Behavioral change</li> <li>• Hostel fee paid in one instalment</li> <li>• No reasonable renting fee</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed project will accommodate about 33% of the students.</li> <li>• The laws will be established to manage students behaviors</li> <li>• The management will allow installments</li> <li>• The College will keep on monitoring the renting fee to be affordable. As of now it is TZS. 700,000 and it is affordable.</li> </ul>	<ul style="list-style-type: none"> <li>• 10<sup>th</sup> January 15 February 2020</li> </ul>
CBE	1 <sup>ST</sup> YEAR DIPLOMA CLASS REPRESENTATIVE (OFF-CAMPUS STUDENT)	<ul style="list-style-type: none"> <li>• Lack of toilet facility during construction</li> </ul>	<ul style="list-style-type: none"> <li>• Investor will ensure the availability of toilets,</li> </ul>	<ul style="list-style-type: none"> <li>• December 12- 13, 2019</li> </ul>

For more information/input contact.

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