

**The impact of national human settlements policy on the development of human residences
in Ndevelwa ward, Tabora municipality, Tanzania**

Edward Lupondije

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Poor housing conditions in rural areas continue to be a burden in developing countries such as Tanzania. This study assessed the impact of national human settlements policy on the development of human residences in Ndevelwa Ward in Tabora Municipality. The study was guided by three objectives: to identify the housing characteristics in the study area in the periods covering 2000-2004; 2005-2009 and 2010-2015 years; to examine the impact of national human settlements policy on human settlements at Ndevelwa ward during the periods covering 2000-2004; 2005-2009 and 2010-2015 years; and to evaluate the Ndevelwa ward residents strategies on the development of their settlements during the 2000-2004; 2005-2009 and 2010-2015 years. A total of 319 respondents were sampled through multi-stage sampling technique. The primary data were collected by using various methods and secondary data were collected through documentary reviews. Qualitative and quantitative methods were used for data analysis. Data have been presented in different forms such as tables, graphs, plates, texts and photographs.

The findings revealed that, most of the area in Ndevelwa ward (76.0%) had poor households' amenities and housing conditions. It was also revealed that traditional building materials for walls, floors and roofs were still used by majority of residents in Ndevelwa Ward. The results also showed that residents in the area had tried to improve on the existing situation through different adaptation strategies. However, support from government through National human settlements Policy, 2000 was still low.

Based on the study findings, discussion and conclusions, it was recommended that, the government of Tanzania should ensure that the existing policy and laws enacted are enforced. It further recommended that the residents of Ndevelwa ward should built adequate low-cost houses by using baked bricks and that there was need to invest in the development and promotion of other buildings materials that were friendly technologies through mass education. It was also recommended that

key players responsible for granting of aid and executing improvements of settlements should act urgently in order to overcome some problems of poverty in Ndevelwa Ward.