COMMERCIAL ACTIVITIES IN RELATION TO URBAN ISSUES
IN THE CENTRAL COMMERCIAL DISTRICT
OF DAR ES SALAAM, TANZANIA
ダルエスサラームの都心商業地区における商業活動の実態と課題

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This paper presents an insight of commercial activities in the Central Commercial District of Dar es Salaam, Tanzania known as Kariakoo. The study is conducted through questionnaire test and field survey targeting formal and informal commercial activities such as street vendors, shopping stores and other social-economic activities which are conducted by small and medium entrepreneurs. Based on the selection criteria, 64 blocks with 806 various buildings that contain commercial activities are analyzed. It is observed that commercial activities can be categorized in terms of nature of commodities, physical size and location. Additionally, it is clarified that more than 75% of the activities in Kariakoo are conducted by small and medium scale entrepreneurs prevailing social and economical contribution of informal sector as one of the essential sources of economic growth in developing cities. Based on users’ preferences, several urban issues categorized as architectural, infrastructure and social that need intervention in order to improve commercial environment in the Kariakoo area are pointed out for improvement according to the existing condition.

Keywords: Informal sector, Urban transformation, City center, Colonial city, Tanzania
インフォーマルセクター, 市街地変容, 都心, 植民都市, タンザニア

1. BACKGROUND
1.1 Introduction
Dar es Salaam was formerly known as Mzizima (“healthy town”). However, in 1866 Sultan Seyyid Majid of Zanzibar gave it its present name, an Arabic phrase meaning “Abode of Peace.” A popular but erroneous translation is “haven of peace” resulting from a mix-up of the Arabic words “dar” (house) and “bandar” (harbor). Historically, Dar es Salaam experienced decades (1865-1961) of multi colonial occupations including the Arab, German and the British administration which instituted social and racial segregation policies among the Europeans, Asians and native Africans.

Dar es Salaam was the first capital city of Tanzania until in 1973 when the capital city was moved to Dodoma (Fig. 1A). Dar es Salaam remains the center of the permanent central government bureaucracy and is still the largest city in Tanzania. Based on the above historical references, it can be agreed that Dar es Salaam is a city with rich historical settings and cultural diversities which justify this study to be conducted in the city level in order to show a link among its historical settings, urban transformation, and its social and economical role.

In detail, the study focuses on the Kariakoo area, which is one of the urban districts that experienced colonial influences from the Arab, German, and British occupations. Firstly, Arabs settled in Kariakoo before the coming of Germans and the British. The intermarriage and social interaction between Arabs and natives influences influenced housing forms, circulation and lifestyles. Recently, Kariakoo area can be perceived in two main levels due to colonial influences. In the level of urban planning, Kariakoo is mostly influenced by the German and British planning system using the gridiron pattern facing the north-south and east-west directions. The influences include the (infrastructure) streets, blocks, and plot layouts (Fig.1B). In the residential unit level, Kariakoo is dominated by Arabic and Bantu features in terms of building composition, layout and space uses. Architectural features such as arches, courtyards and decorative elements on the buildings are among the influences from the Arabic occupation. Within the Kariakoo area, the traditional building types were not influenced by either German or British (western architecture) due to the fact that the building form was already being influenced by the Arabs before German and the British occupation. Secondly, the Kariakoo area was designated as Africans (natives) settlement by the Germans and the British.

1.2 Previous Studies Related to Kariakoo Area
So far, several studies have been conducted in Kariakoo focusing on various issues. Among others, the study by Kironde (1995) focused on the impacts of land use policies as they were instituted in Dar es Salaam including the Kariakoo area. Another study was done by Lupala (2002), who was more interested in analyzing the typologies of residential settlements which can be found in Dar es

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Salaam. Other studies were conducted in Kariakoo by Swai and Deguchi (2007) analyzing the influences of colonial policies on the evolving process and growth of urban structures in Dar es Salaam. The study acknowledged Kariakoo as one of the three main urban structures in the city center which had the lowest racial class but with high rate of transformation.

Based on these previous studies, it can be noted that none of them focused specifically on the current subject matter thus creating a gap between the previous studies and this study. This study appreciates the contribution made by these previous studies, however, given the difference between their contributions and this study, it seems reasonable to suppose that this study will bring about a new understanding of various typologies as well as social and economical potential values of the commercial activities in the Kariakoo area resulting from decades of transformation in the urban context.

Urban transformation in this study is defined as a process through which the old and obsolete parts of the city can be revitalized and redeveloped. It can also be regarded as a construction program designed to rehabilitate an area by bringing the existing buildings up to an acceptable standard, conserving and protecting those buildings worth preserving, and demolishing or clearing those buildings which have become obsolete and replacing them with new structures.

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The other field survey was conducted between October and November, 2007, to identify different forms of commercial activities within blocks and buildings as well as within the entire Kariakoo area. Based on the percentages of the extent of transformation and concentration of commercial facilities, the specific area for this study was identified and boundaries were established (Fig. 2B). By observing the boundaries of the Kariakoo area (Fig. 2A) during the field survey, general and specific building conditions were identified in each block and street. Buildings were counted and classified as either traditional fully transformed; traditional partially transformed; traditional not transformed; or modern buildings. Transformation here contemplates buildings whose original function, form, or locations were changed into commercial facilities.

Following the blocks in which the building types were located, the percentages of types and the extent of transformation of the building units in each block was calculated, a pattern of distribution based on the percentage of the extent of transformation was obtained as A, B, C, D, E, F and G as shown in Fig. 2A. Based on this pattern, it was revealed that pattern B had the highest percentage (80%) of transformed (high concentration of commercial activities). Furthermore, the highest percentages of new commercial facilities such as small scale shops, medium scale shops, financial institutions, residential and service facilities such as restaurants and cafés, were mostly located in pattern B. The factors favoring pattern B were compared to the factors of the other patterns in order to choose the study area boundaries.
Based on the objectives of the study and the results of the criteria analysis, pattern B was selected for a detailed study. The boundaries were established as Likoma Street on the west, Uhuru Street on the south and Sikuku Street on the east (Fig. 2B). After the specific study area was concluded, the blocks within the area were designated by numbering them from 1 to 64. Public buildings were distinguished from the residential buildings (Fig. 2B). The number of building in each block was identified (Fig. 2C). The study area has various public buildings that include religious buildings (mosques and churches), community club, market, dispensary, post office etc. In the Kariakoo area, the religious buildings have been built recently after demolishing some of the original residential buildings thus lacking a special consideration of orientation due to other surrounding buildings. People from various communities worship in the available religious buildings. A detailed layout shown in figure 2D represents building layout of block number 5 from (Fig. 2B). This block shows various building uses within a block. Also, space between buildings which connect all the commercial spaces and buildings within the block can be comprehended.

3.2 Definition of Terms
The term “modern building” in this case means a synonymous of buildings whose forms have being transformed from their original structure due to their original functional, economical, and physical status rendered obsolescent. In simple terms, a modern building stands for any other building which has been built to replace the traditional residential building which was firstly built in the plot during the colonial era in 1920s. Likewise, the term “traditional buildings” in the study referred to as the original residential houses (built of mud, poles, stones and corrugated iron sheets) that comprise of Swahili (native people along the coastal area of east Africa) and Arabic features such as verandah, court yard, hipped roof, and circulation (chapter 4 Fig. 5B). The traditional buildings in the Kariakoo have a strongly influenced those which are found in the suburb of Dar es Salaam and along the coast fishermen villages in terms of form and layout.

In this study, formal system means the activities which are recognized, controlled, and properly recorded, while the informal commercial activities in the study referred to the activities which perform productive and commercial labor without formal systems of control and remuneration and which operates beyond official recognition. In Kariakoo, formal entrepreneurs have fixed spaces (shops) and they are recognized and controlled by the government institution, while the informal have no fixed spaces and are not properly controlled thus they operate in the inner streets and spaces between buildings.

3.3 Commercial Facilities within the Study Area
Targeting the selected study area, a detailed identification of all commercial facilities was performed on each building and in each block. The number of buildings, types, uses, number of stories, nature of commercial facilities, types of facilities were keenly recorded to generate an excel data-bank for the study area. The data-bank consists of the total number of traditional and modern buildings, number of storeys of each building type, buildings with basement (underground) commercial facilities, whole sale and retail facilities,
as well as specific commercial activities in each store. The detailed identification shows that commercial activities are housed in either modern or traditional buildings within which particular uses such as commercial, residential, and commercial-residential are categorized (Fig. 3).

In order to clarify the general changes within blocks, a comparison of density changes for the years 1925, 1969, and 2006 was generated so as to show the block densification (Fig. 4A). The figure shows that in the process of transformation of buildings, there is a change in the density level. According to the previous definition of the terms modern and traditional buildings, the two categories of buildings were used to show distribution in each block (Fig. 4B). This is followed by categorizing buildings according to their uses (Fig. 4C). Further identification was based on the nature of the commercial activity such as retail, wholesale, wholesale and retail (Fig. 4D). Based on the results of this identification process, the study area had a total of 806 buildings, of which 660 (82%) were modern (transformed from their original form and function), 126 (16%) were traditional, and 8 (1%) were demolished due to functional, physical and economical obsolescence. According to the interviews with the city officials, factors for the demolition of old traditional buildings to create spaces for new commercial facilities were due to three forms of obsolescence that were observed in the traditional buildings and defined as follows:

Physical obsolescence is a result of wear and tear resulting from ageing of the structures, actions of elements of weather, insect attacks and catastrophic events such as floods, fires, earthquakes, etc. Functional obsolescence is a result of decreasing utility of the property arising from architectural design deficiencies. Economical obsolescence is usually caused by factors outside the property itself such as inadequate infrastructure services to back up the original use due to unanticipated increase in demand of such facilities.

4. PHYSICAL CONDITIONS OF COMMERCIAL ACTIVITIES

4.1 Typologies in terms of Location

Based on the physical survey, the area of the study has commercial facilities (spaces used for commercial activities) housed in two main categories of building structures (multi-storey and single storey) buildings. The two main groups of building structures can be further sub divided as shown in figure 5. Based on the collected data, the typologies of commercial facilities in terms of location were analyzed. Facilities within buildings and those along the streets (spaces between and outside buildings) were distinguished. Another sub group include the facilities within traditional and those in modern buildings on one side (Fig 4C), while on the other side, facilities in the fore streets as well as those in the inner streets were distinguished. This trend was developed to include all other possible factors, and then comparative analyses of the different subgroups were calculated.

4.2 Facilities within Traditional and Modern Buildings

The ways of transformation in the Kariakoo area involved a complete demolition of traditional houses to build new modern structures, or improvement of old traditional residential houses to cater to commercial facilities. Based on the data collected, commercial facilities within traditional buildings and those in modern structures were identified by counting and marking them on the map. Most of the commercial facilities within the traditional buildings belong to Small Scale Entrepreneurs (SSE), while those in the modern buildings belong to the Small and Medium scale Entrepreneurs due to their affordability to pay rent and various taxes administered by the tax institutions. Results from an interview which was randomly conducted to shop owners in both the modern and traditional buildings regarding their preferences as to the location of commercial facilities show that out of 71 entrepreneurs, 49 (69%)
prefer to have their commercial facilities in modern buildings while 2 entrepreneurs (3%) prefer to be located in traditional buildings. The rest had no priority regards to the location. The major reason for having commercial facilities in modern buildings was that the modern buildings attract customers due to their physical appearance thus giving them more sales. This observation was compared to the percentage of the total number of buildings in the study area.

A comparison between the percentages of the number of modern buildings (82% of the total number of buildings) to the preference of entrepreneurs who prefer to have their commercial facilities in modern buildings shows that (69% of the randomly interviewed shop owners) would prefer to conduct their commercial activities in modern (transformed buildings) regardless of affordability to pay tax and rent. This observation implies that the preference has been fostering the demolition of traditional buildings at a higher pace thus affecting even those buildings which could be conserved at the expense of building new modern structures for commercial reasons, in the Kariakoo area is that due to the demand for commercial spaces, there are simple single storey buildings which are temporarily built to serve as commercial facilities (Fig.7B). This is to say, when the number of commercial facilities in a single storey within temporary structures and those in traditional buildings (which are single storey) are combined together, there are 359 commercial facilities in single storey buildings, thereby exceeding the number of facilities in the multi-storey structures. This argument implies that the small scale entrepreneurs who cannot afford to pay rent for commercial spaces in multi-storey buildings opt to rent a single storey thus there is a mix-up of small and medium entrepreneurs in the Kariakoo area who make 71% of the entrepreneurs. Another observation is that there is a trend of mixed use of buildings for commercial and residential as shown in figure 8.

The above observation means that most of the new structures in the Kariakoo area have commercial facilities at the lower floors while the upper floors are used for residential purposes.

### Facilities within Multi-Storey and Single Storey Buildings

Based on the data collected concerning the location of commercial facilities whether in multi-storey or single storey buildings, the results show that multi-storey structures with commercial facilities is a sub set of modern buildings. Single storey makes 39% of the buildings in the study area while the rest 61% includes buildings from two to nine stores. The term multi-storey here means more than one storey structures. The trend for average building height for each block is thus shown in (Fig. 6). Most of the new structures in the Kariakoo area are multi-storey due to the demand for commercial spaces (Fig. 7A). The study shows that most of the commercial facilities in these structures are located on the ground floor (Figs. 7A, B and C). Out of 806 buildings, 653 (81%) of the buildings have commercial facilities on the ground floor level while 294 (46%) of 660 modern buildings have commercial facilities on the ground floor level. Another observation
more formal and are occupied by (SME) while those in the inner streets are informal. The interviews show that more customers prefer the shops which are along the street as compared to those in the inner streets. In addition, the study shows that out of 71 shop owners, 40 (56%) of them preferred to be along the street while 18 (25%) preferred to be located at the street corner, and 3 (4%) within the inner streets. Factors related to location preference include attracting customers, clear visibility, security and safety.

The relation between the location of the commercial facility and the number of customers per day shows that 38 (54%) out of 71 had between 50–100 customers per day, while shops at the street corner had 20 (28%) customers per day. Those in the least category with the fewest number of customers per day were the facilities located in the inner streets, 11 (15%). This observation shows that during the process of urban development, it is vital to understand the preferred location for commercial facilities in order to meet both the preferences of owners and customers.

4.5 Nature of Commercial Activities

Based on the questionnaires answered by commercial facility owners in the Kariakoo area, the study reveals the presence of both wholesale and retail commercial facilities. These two types of facilities were identified in detail. Firstly, the general distribution of commercial facilities on each floor was sought out. The trend shows that there are many more commercial facilities on the ground floor than on the upper floors, and the trend also shows that the number of commercial facilities per floor tends to decrease as the number of floors increases vertically (Fig. 8). The distribution percentage of commercial facilities in terms of retail, wholesale, and a combination of wholesale and retail shopping facilities was calculated. The trends show that out of 913 shopping facilities, 746 (78%) were retail, while 149 (17%) were wholesale, and the rest 48 (5%) were wholesale cum retail.

The study to find the nature (whole sale, retail or whole sale and retail) of commercial facilities which the entrepreneurs’ prefer to run was taken to the sample of 71 shop owners within the Kariakoo area, the results of the interview show that out of 71 owners, 32 (45%) prefer to conduct retail activities, 29 (41%) preferred a combination of wholesale and retail activities, while the rest, 10 (14%), preferred only wholesale facilities. A close observation from these results reveals that there is an even distribution between those who conduct whole sale and those with retail. Until the moment this study is conducted, there is no clear pattern of distribution of particular types of commodities based on street or earmarked area in Kariakoo, however customers wish to have such kinds of patterns to ease the shopping activities

4.6 Commercial Facilities Based on Physical Dimensions

Since there are varieties of commercial facilities in the Kariakoo area, physical dimensions were taken randomly to understand the range of areas for commercial facilities. The areas were divided into four categories consisting of areas ranging between 1–3m², 3–6m², 6–10m² and 10–15m². Statistical analysis on the four groups was performed in order to determine the appropriate size of each range of commercial facility. Based on the analysis, it was revealed that 50% of the shops whose physical dimensions were analyzed ranged between 3–6m². This was followed by facilities whose areas ranged between 6–10m². The least category consisted of facilities whose areas ranged between 1–3m². This observation reveals two things. It supports the argument that most of the shops are small in size due to the fact that they belong to small scale entrepreneurs. The second point is that the Kariakoo area is prime for commercial activities in such a way that in order to meet the demand, landlords have designed small commercial spaces.

5. SOCIAL AND ECONOMIC CONDITIONS OF ACTIVITIES

5.1 Aspects for Social-Economical Analysis

After analyzing the types of commercial facilities through various factors, several criteria were set to analyze the social and economical roles of the facilities in the Kariakoo area. Social factors such as employment opportunities, recreation, and provision of services to the community were set to be considered in analysis. Economic benefits to owners, as well as the government were the two main groups. Based on the objective to identify the social and economical contribution of the commercial activities, interviews and questionnaires were conducted targeting three groups; shop owners (providers of commercial activities), the customers (beneficiaries of commercial activities) and residents in the Kariakoo area (those who live within the transformed buildings). The participants were selected to cover all of the three groups. The target was to involve 100 sample from each of the group, however, the actual number of participants who responded (respondents) were 71 shop owners, 75 customers and 90 residents. Questions were made differently based on the objectives and information to be collected from each category of users. The results for the interviews of the above factors are expressed in this chapter.

5.2 Commercial Facilities Based on the Type of Commodities

In the Kariakoo area, there are various types of commercial facilities ranging from street hawkers (informal shopping) to financial institutions such as banking and “bureau de change.” An analysis was done to identify each commercial facility by type of business in order to acquire a thorough knowledge on the subject matter. Due to complexity of the typologies of the facilities, a list consisting of each typology was prepared, and then the outcome was analyzed to find out the content of each facility. Based on the analysis, facilities such as household stores, clothes, electrical and electronics, hardware, cosmetics and shoe stores are among the major businesses in the Kariakoo area (Fig. 9). The above outcome implies that 95% are in the nature of trading while the remaining 5% are in the nature of services provision.
5.3 Ownership and Gender Distribution of Commercial Activities

In order to understand the contribution of the transformation and growth of the commercial facilities in the Kariakoo area, the ownership based on gender was examined. Out of 71 commercial activities, 39 (56%) are owned by males, while the rest, 32 (44%) are owned and operated by women. Women participate both in the trading and services activities within the study area, though the majority 77% of them engage on trading activities, while 18% engage on service provision and the rest on the manufacturing activities. Further observation shows that 80% of the commercial activities are owned by family, while the rest 20% are owned by groups (more than one individual or family). The majority of men 82% (out of the 39 men) engage on trading and management activities. This observation advocates a sense of equity between men and women in terms of ownership of commercial activities in the Kariakoo area. On the other hand it can be agreed that women are good partners of economic contribution in the informal sector as the case shows for the Kariakoo area. The results support current discussions on gender and equality in development activities as a movement to advocate sustainability in urban centers.

5.4 Employment Opportunities

Interviews were conducted with shop owners to find out whether there were employment opportunities created by the commercial facilities. Commercial facilities were selected randomly from different streets, sizes, types of commodities and types of buildings. About 71 commercial activities were involved in the process. Employees were categorized into the following groups: facilities which employed between 1–3 people, 2–5 people and 2–10 people. The results obtained from this survey were analyzed statistically in order to obtain the number of employees per each type of facility. It was observed that out of 71 shops, 90% of them engaged between 1–3 people, while 8% of the facilities engaged 2-5 people (Fig. 10A). Out of the number of people engaged in commercial activities, 41% of them have permanent employment, while the rest have part-time jobs. This observation also shows that a high percentage (90%) engaged up to a maximum of three people meaning that the commercial facilities are small in physical size as well as output. Employment of non family members in the commercial activities includes people of ages between 25-32 years which counts 72% of the employees. Most of the women are employed on the sales and negotiating with customers, while men are employed to arrange facilities, moving them, and monitoring. The observation also shows the role played by the commercial activities in providing employment to women in the urban context.

5.5 Services Provision

Transformation in the Kariakoo area not only provided a means of employment for several categories of people but it also provided a venue for services to customers from various parts of the city, country and other countries. Many people flock to the Kariakoo area daily for varieties of services such as household wares, foodstuffs, hardware, electronic equipment, clothes, etc. According to the results of the interviews conducted to investigate the rate of services provided, out of 71 commercial activities, 43% served 50–100 customers a day, while 33% served 1–50 customers a day, and 22% served 100–200 customers a day (Fig.10B). The outcomes of the services provided to customers imply that the transformation phenomenon in Kariakoo has activated other sectors such as transportation by ferry of customers and goods to and from Kariakoo. The interviews which were taken randomly in the Kariakoo area to identify the places of origin and countries of the customers, it was observed that out of 75 customers who were interviewed, 77% were from outside Kariakoo coming on a daily basis for commercial services, while 23% were from within the Kariakoo area (Fig. 10C).

In terms of profession and the background of customers, the interview results show that a high percentage (56%) of customers in the Kariakoo are small entrepreneurs who come to Kariakoo to buy goods in bulk and wholesale, others are people who have no specific jobs such as maid servants (20%), and lastly the civil servants (17%) (Fig. 10D). Further analysis shows that 56 of the customers were males while 44% were females (Fig. 10E). The percentage of males is higher than that of men because males come often to buy items in wholesale so that they can sale the items in retail in other small shops in the suburbs while women come mostly for foodstuffs. Both males and females were of the age ranging from 18 to 56 years of age.

Another observation shows that, commercial activities provide services not only to the people living in Dar es Salaam city but also to other people living in the upper parts of the country as well as people from neighboring countries such as Malawi, Zambia, Congo,
Zaire and Uganda. Customers from these countries are also shown in percentages (Fig. 10F). The analysis provides evidence that several categories of people, based on age, gender, nationality and profession, benefit from the commercial activities in the Kariakoo area.

5.6 Income Generation to Owners

An investigation to understand the economic benefits derived from the commercial facilities in the Kariakoo area was conducted by way of questionnaires and interviews. Interviews were conducted with owners of the facilities, while questionnaires were sent to government officials as well as personnel of tax institutions. The investigation objectively focused on revealing the economic contribution of the commercial facilities to its owners as well as the government. The commercial facility owners were subdivided into individuals and groups in order to find out whether there is a difference between the economic benefits derived by the two categories. Based on the commercial facilities they owned, the owners sought to generate income or profit. They were told to give a range of the profit they made out of the business they did in the Kariakoo area. Out of 71 commercial facilities, 56% made between 5,000 to 50,000 Tanzanian Shillings (Tshs), which is equivalent to 150,000 to 1,500,000 Tshs per month, while 27% made 500 to 10,000 Tshs per day. Others generated between 200,000 and 500,000 Tshs per day. This kind of income (profit) is generated by individuals who owned small and medium commercial activities.

Some of the facility owners joined in small groups in order to accumulate a big capital as well as to secure loans from final institutions. Others joined ventures with foreign investors to be able to secure goods and sell them in large quantities. This observation demonstrates that the commercial facilities in the Kariakoo area are economically beneficial to individuals as well as small groups of entrepreneurs, however, this counts for only 10% of the owners.

5.7 Income Generation to the Government

According to the results of the study, the commercial facilities of Kariakoo have benefits for both the local and central governments through the different types of taxes imposed by the two governments. Entrepreneurs have to pay rent and taxes to the local city authority and to the central government. Through these forms of taxation it can be concluded that the commercial activities contribute economically by raising the income of the government. Through the interviews, it was discovered that there are four types of taxation systems comprising of income tax, import tax, Value Added Tax (VAT), and others such as garbage collection tax which are administered by the local authorities within Kariakoo. Out of the 71 facility owners interviewed, 50% paid income tax while 25% paid VAT, and 17% paid import tax. Taxation is administered depending on the amount of the output of the facilities. This is why not all the facility owners paid all the kinds of taxes. Based on the results of the interviews concerning the amount of taxation, two main groups were identified; those who paid tax between 2,000 and 5,000 Tshs, and those who paid between 10,000 to 20,000 Tshs. Analysis shows that 84% paid tax between 10,000 and 20,000 Tshs while another 4% paid a little over 10,000 Tshs depending on their output.

5.8 Income Generation to Landlords

The transformation phenomenon in the Kariakoo area has added value to the buildings through improvements, restoration and upgrading activities of traditional buildings that were deteriorating. On the other hand, new high quality buildings have been constructed in the process of transformation to facilitate more commercial activities. In the course of improving the buildings’ quality, the market value of buildings has also appreciated in the Kariakoo area. Based on the above factors, another set of questionnaires were given to facility owners to investigate the current amount of rent they paid on a monthly or annual basis. The results thereof show that rent in the Kariakoo area ranges from 50,000 to 500,000 Tshs per month. This implies that the landlords have increased their income through investing in commercial facilities. A close observation of the range of rent in the Kariakoo area shows that there are three categories: the highest category of 500,000 Tshs followed by 400,000 Tshs, and then, 300,000 Tshs (Fig.11 A, B, C). The study also shows that the average rent is about 300,000 Tshs in the Kariakoo area.

6. URBAN DESIGN AND SOCIAL ISSUES IN KARIKOO

In the previous chapters, the study concentrates on identifying the possible types of commercial activities and the factors related to them in the urban context of the Kariakoo area as an outcome of formal and informal transformation through which the area has become the second business district in the city center. In contrast with the social and economical achievements that have been attained in the Kariakoo area, several social and urban issues need to be tackled in order to improve the commercial atmosphere in line with urban development. Urban issues are based on the interviews, questionnaires, and observations conducted to the same respondents expressed in chapter five including the observation. Based on the results of the investigation, it was revealed that the increase of commercial activities causes the Kariakoo area to receive a big number of people with different needs on daily basis especially for shopping activities. In order to devise some means to meet social needs for customer, shop owners, people residing within the commercial area and customers, the study identify some of those issues in order to address the social impacts related to the commercial development. It can be agreed that some of the problems existing in the Kariakoo are due to combination of formal and informal commercial activities,
combination of small scale and medium scale entrepreneurs as well as the whole complex nature of the area. Kariakoo being characterized by the informal systems means indicates that the rise in the informal economy depicts the informal ways of shopping is a common way of exchanging goods either made, imported or surplus to requirements in many of developing cities. Also, it may be agreed that the combination of formal and informal commercial systems in Kariakoo exist in constant battle with public authorities (government) over the regulation and scope of their activities. Several cases have shown the conflict between the city authority and the informal traders who run commercial activities in pedestrian ways and other open spaces5). For this case, the government who is the overall in charge to plan and execute development activities for a particular area such as Kariakoo has reluctantly given less attention to the area due to the complex nature to control and manage the formal and informal systems. In the Kariakoo area, commercial activities are the sources of income to owners on one side but on the other side they highly contribute to the existing social and urban issues discussed in the next sub-chapter (Fig. 12 A, B and C). Images in figure 13 A-F show various existing urban and social issues which need intervention in order to improve the commercial environment.

5.6 Income Generation to Owners

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6.1 Urban Issues Based on the Views of Residents

A questionnaire survey and interview to residents within the Kariakoo area was carried out randomly with the intention to come up with the urban issues based on the social experiences of different groups of stakeholders of commercial activities in the area. Based on the interviews and questionnaire, two categories of urban issues comprising of poor infrastructure systems such as sewage, electricity, walkways, parking and water supply were identified. The second categories of urban issues were social oriented such as an increase of crime level in the Kariakoo area. Based on the statistical results of the findings, the people who reside in the commercial area are discouraged by poor social and infrastructure services. It can be agreed that, as an effort to achieve a compact city as well as to revive the urban centers it is vital to develop a sound and remarkable social services which will attract people to reside in the city centers to eventually combine living and working environment.

6.2 Urban Issues Based on the Views of Customers

In the Kariakoo area as well as any other urban center, different groups of commercial stakeholders have different needs. The study of social and urban experiences was also conducted to customers who visit Kariakoo on daily, weekly and monthly basis. Based on their social architectural needs two categories of urban issues were surfaced. The first category is related to architectural deficiencies such as difficult to locate a specific shop, narrowness of walking streets during shopping, congestion of streets, lack of pedestrian ways and lack of public facilities such as public toilets and resting area during shopping while the second category is social oriented such as crime and insecurity in the commercial environment. Other issue such as the means of transport of goods from shops to the customers’ destination was experienced. Environmentally, customers express the various types of pollution including air and garbage collection management. The social and urban issues not only discourage the customers but also they create hard time for them to shop at Kariakoo. Air pollution has been address as a major cause of diseases in the city of Dar es Salaam5).

6.3 Urban Issues Based on the Views of Shop Owners

Likewise, the commercial environment in the Kariakoo area for shop owners was assessed through the interview and questionnaires. Based on the needs of shop owners, several issues were noticed comprising of infrastructure service such as water, electricity and sewage; architectural needs include parking places, access to shops for goods and customers; and social needs including security due to the rate of crime level.

6.4 Preferences for Improvement in Kariakoo Based on the Observation

The study enquired about the issues to be improved based on their preferences from the respondents explained in chapter five. According to the statistical results of the respondents the issues to be improved in Kariakoo include infrastructure system (reliable water supply, roads, drainage systems, and reliable power supply), architectural issues (pedestrian walk ways, streets, public toilet, and open spaces), and social (crime). Expressing the percentages of issues to be improved according to respondents are as follows; infrastructure (78%, 81%, 85%); architectural issues (38%, 72%, 56%); Social issues (43%, 85%, 71%). These figures are according to owners, customers, and residents respectively. Improvement and upgrading of these aspects will be vital for to raise both the commercial and living environment in the Kariakoo area.
7. CONCLUSION

The study basically focused to understanding on the current situation of formal and informal shopping activities in the Kariakoo that results from formal and informal transformation process. As a transformed area, Kariakoo has become a prime area that provides a new level of social and economic interaction by attracting people from various social classes, races, ages, genders, nations, and backgrounds. The current aspect of interaction involves exchange of services in terms of commercial activities as well as investments that provide formal and self employment, business opportunities, and economical empowerment to the local people which can be one way to improve the livelihood of people and the economical potential of the area.

The study identifies various social and economical activities which are carried by both small and medium scale entrepreneurs (SME) in either formal or informal operations. The case of Kariakoo is an example of amalgamation of urban social complex of formal and informal operators which need different ways to manage and control in order to facilitate the future of urban development based on the existing condition. Based on this aspect, it can be agreed that by understanding the potential values and typologies of both formal and informal commercial activities in this particular area can be a clue for urban designers to target and propose pragmatic development plans, improvement of the Kariakoo area based on the users’ preferences outlined in the findings.

Through this study the role of the informal sector in a form of small and medium scale entrepreneurs can be realized, however, doubts still prevail about the capacity of the SME to alleviate poverty and boost economic growth since some of the economical activities are just marginal. Never the less, the case in the Kariakoo area has revealed. Based on the results of the transformation and improvement of the Kariakoo area based on the users' preferences of services in terms of commercial activities as well as investments that provide formal and self employment, business opportunities, and economical empowerment to the local people which can be one way to improve the livelihood of people and the economical potential of the area.

END NOTE
1. Seyyid Said was the son of Seyyid Sultan bin Ahmed and the grandson of Ahmed bin Said, the first ruler from the Albusaid Dynasty in 1832. He was the first Arab leader to settle in Kariakoo.
2. Dodoma is the official national capital of Tanzania and the seat of government in the country. However, Dar es Salaam remains the center for all governmental activities.
4. Residents who were the first to live in Kariakoo before its colonial occupation, and who have experienced the process of transformation.
5. Interview with Architect Mcha. A. Chief architect, Mr. Mbohembela, Urban Planner, Ilala Municipal (Kariakoo area is located within Ilala Municipal Council).
6. Tanzanian Shilling (Tshs): The basic unit of money in Tanzania; equal to 100 cents (1 US $ approximately equals to 1100 Tshs).

REFERENCES

和文要約
タンザニアのダルエスサラーム市は、イスラム、ドイツ、アメリカの植民地時代にさかのぼる歴史を持つが、その都心地区の中で最も土地利用の変容の度合いの高いKariakoo地区を対象に、そこでのフォーマルとインフォーマルな小売店舗、露天商などの商業活動の現状を現地調査と商業事業者、利用者へのアンケート及びヒアリング調査により初めて明らかにし、植民地時代からの変容経過を経て形成された現在の地区の空間構成の中で環境改善の課題を整理した。さらに、既報の通り同地区的変容経過を明らかにしたが、その変容の結果、現代的な施設と伝統的な施設が混在している現地区内における64街区、計106件の建物に関する現地調査を通じ、商業空間の変容を明らかにするとともに、その空間内で自然発生的に発達してきた様々な商業事業者の業態、事業者の属性、意識等をアンケート調査により明らかにし、商業事業者の意識調査から、活発な商業活動を活かした地区的環境改善の課題と方向性を提示した。

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