



# ARU Convocation Newsletter

Vol. 1

Issue No. 1

July - December 2013

ISSN 1821 - 9314

[www.aruconvocation.ac.tz](http://www.aruconvocation.ac.tz)

LANDS BUILDING



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## STATEMENT OF THE PRESIDENT OF ARU CONVOCATION

In November, 2012 ARU Convocation was officially launched, held the first Annual General Meeting (AGM) and elected the Convocation office bearers. This historical event took place at ARISA Club, ARU in Dar es Salaam. Dear Alumni, this was a promising start for this important organization. It therefore, gives me immense pleasure to convey my warm greetings and best wishes to all alumni of the ARU Convocation and wishes to thank you all for attending the AGM in November 2012. I would urge that all of you again attend the coming AGM with a special look at the future of our convocation with radiant hopes.

One year down the road, has been instrumental in getting organized and ready to roll out the set goals to actualize the convocation objectives. The foundation for the work of the Convocation has been put in place and it is my expectation that we continue to work hard and join our individual efforts in pushing forward the agenda that convocation was set for. I wish to acknowledge with gratitude, the vital support



given by all members of the office and alumni; and hugely impressed by the ARU Management for the continued support rendered to facilitate functions of the Convocation.

It is my high expectation that we will have many of you coming to the great and fascinating day, our AGM day scheduled in November, 2013. It is a unique opportunity to offer exceptional experience and expertise to the ARU community and to the Convocation. I specifically look forward to your voices and views on what we need to do and contribution towards the growth of the Convocation. I therefore take this opportunity to welcome all of you to the coming AGM of the Convocation and hope

you all brings with you the energy and enthusiasm to propel works of the Convocation.

**Eng. Bonaventure Baya**  
**President of ARU Convocation**

## CONVOCATION: MEANING AND FUNCTIONS

*By Staff reporter*

Many institutions of higher learning have an institution known as “The Convocation”. It has various meanings. In general however, the word is from the Latin word “Convocare”, meaning, “Call together” and it means “a group of people formally assembled for a special purpose. The first usage of the word Convocation is traced to the 14th century.

In many universities in the world the Convocation is the university graduation ceremony to award degrees to students and honorary graduates. The other definition of the convocation is a meeting of the members of a college or university to observe a particular ceremony (such as the beginning of the school year or the announcing of awards and honors). Thus what we call the Graduation

Ceremony is known as the convocation Ceremony in many universities in the World.

For the University of Chicago in the United States, the University’s convocation assembles all elements of the University community: degree candidates and their families, and friends, the faculty, the deans, the officers of the University, the Trustees of the University, the provost, and the president. The first convocation was celebrated in January 1893. Since then the University has held at least four convocations every year. Convocations are held to mark the end of an academic quarter, while others are held to inaugurate University presidents or to commemorate significant institutional milestones.

In some universities, the term “convocation” refers specifically to the entirety of the alumni of a college which function as one of the university’s representative bodies. Due to its inordinate size, the Convocation will elect a standing committee, which is responsible for making representations concerning the views of the alumni to the university administration. The convocation also, however, can hold general meetings, at which any alumnus can attend. The main function of the convocation is to represent the views of the alumni to the university administration, to encourage co-operation among alumni, especially in regard to donations, and to elect members of the University’s governing body (known variously as the Senate, Council, Board, etc., depending on the particular institution, but basically equivalent to a board of directors of a corporation). In some countries, instead of the word Convocation, the term General Council is used.

The roles, functions and powers of the convocation differ and have changed with time. In the University of Oxford (UK) for example, the Convocation was originally the main governing body of the University, consisting of all doctors and masters of the University, but it now comprises all graduates

of the university and its only remaining function is to elect the Chancellor of the University and the Professor of Poetry.

At other colleges, convocation refers to a formal ceremony in which arriving freshmen are welcomed and may sign the College “matricula”, a ceremonial parchment that contains the names of all of the students and alumni.

In Tanzania, the word Convocation means a congregation of the alumni of an institution of higher learning such as the Ardhi University, whose main role is to bring the university community and the alumni together to consider matters of mutual interest including academic discourses, donations, scholarships, support which the alumni can give to the University, including funding, providing openings for students and graduates, supporting the cause of the University in various forums and so on.

In another article in this Newsletter, the set up and Membership of the Ardhi University Convocation is explained. It is clear that the Convocation is an important organ of the university set up and all alumni and staff are called upon to support its goals.

*“Convocare  
in latin means  
call together”*

## STORY ON THE LAUNCHING OF THE ARU CONVOCATION

*By Staff reporter*

The formation of the Ardhi University (ARU) convocation is part of the implementation of Ardhi University Charter, 2007 that provides for the right of formation of such an organ within the University. The said charter (Ardhi University Charter, 2007) provides for the right of the convocation to meet and discuss any matter relating to the University, and to transmit resolutions thereon to the Council and Senate. Though being provided in the University charter since 2007, it was until November 2012 that an official launching of the Ardhi University convocation was made.

Prior to this historic event of the University, it is

important to acknowledge the efforts that were made. These amongst others included: preparation of proposals for establishment of the convocation, detailing its vision, mission, objectives and structure; proposals for a Draft Constitution of the convocation and appointment of the 1st President of the convocation.

The launching of the convocation was done by the ARU Convocation General meeting that was held on 23rd November 2013 at ARISA Club, ARU, Dar es Salaam. The meeting drew 112 participants from all over the country; a majority of which were ARU alumni.

One can consider the launching of the convocation as to have constituted 3 major parts. The first part was the opening ceremony where the ARU Vice Chancellor (VC) commenced with a welcoming speech to all participants and congratulated Eng. B.T. Baya for being appointed the 1st President of Ardhi University Convocation. The VC underscored the significance of the convocation towards the development of the University and stating the commitment of the University in supporting its activities and operations. Opening remarks were followed by the Convocation president Eng. B.T. Baya. The president after thanking the audience for their presence called upon members for creativity and innovation so as to contribute towards the development of the University.

The second part formed the main business of the day that had the following key events:

- i) Presentation of the “ Establishment of the ARU Convocation” as approved by the ARU Council
- ii) Presentation of the draft Constitution of ARU Convocation
- iii) Election of office bearers
- iv) Receiving of statements from various Registration Boards and Professional Associations

The Constitution was unanimously approved, with a few recommendations made by members. The members further empowered the Executive committee of the convocation to oversee the completion of the Constitution.

The election of office bearers henceforth followed; in accordance to the approved Constitution. The outcome and positions of the office bearers was as follows:



**Eng. B. Baya**  
President



**Prof. A. Lupala**  
Vice President



**Prof. I. B. Mshoro**  
ARU VC



**Prof. G. Kasenga**  
ARU DVC -AA



**Prof. E. Mwangeni DVC – PFA**  
Honorary Secretary

The second part of the AGM that marked the launching of the convocation constituted of well wishes and statements submitted to the convocation from regulatory boards and prominent professional association within the country. These were from the following:

- Architects and Quantity Surveyors Registration Board ( AQRB)
- Town Planners Registration Board ( TPRB)
- National Council of Professional surveyors ( NCPS)
- African Real Estate Society (AFRES)

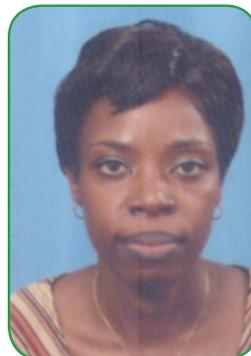


**Dr. T. Limbumba**  
Deputy Secretary



**Ms. Z. Sinare**  
Honorary Treasurer

The third part marked the closing of the AGM with a vote of thanks from the ARU Deputy Vice Chancellor Academic Affairs Prof. Kaseva to all participants and for the big accomplishment made of the “launching of the ARU Convocation” on the 23rd November 2012.



**Dr. S. R. Lukwale**  
EC Member



**Mr. B. Igangula**  
EC Member

## CONVOCATION MEMBERSHIP

*By Staff reporter*

The membership of the Convocation covers the following aspects:

- The membership of the Convocation consists of ordinary, special and honorary members
- The alumnae are required to fill an application form to register for recognition of membership in the Convocation.

### **Ordinary Members**

The ordinary membership includes:

- Senior Officers of the University – past and present;
- All Academic Staff – past and present, including those of the former Survey Training School, Ardhi Institute and UCLAS;

- Current Senior Administrative Staff, and all alumni of the university, including those of its predecessors The Survey Training School, the Ardhi Institute and UCLAS wherever they may reside;

- All graduate students except those of the former Survey Training School and Ardhi Institute prior to 1974.

### **Special Members**

The special membership includes:  
All the Staff and Students of the former Survey Training School and Ardhi Institute prior to 1974.

### **Honorary Members**

The honorary membership includes:

- (i) Any person who has received an honorary degree from the University
- (ii) Any person whom the AGM confers honorary membership for his/her exceptional contribution to the Convocation or to the University
- (iii) Such persons as the Vice Chancellor may, upon recommendation by the President of the

Convocation, appoint honorary members of the Convocation

***Becoming a convocation member***

Upon fulfilling conditions stipulated in any category of membership, an aspiring individual will fill an application form that is available on the convocation webpage. The filled form will be submitted to the convocation office for assessment and approval. The member will be informed on the acceptance or rejection to membership.

## MESSAGE FROM ARU MANAGEMENT

Ardhi University Management is pleased to see the Convocation of ARU in place and operational and wishes to acknowledge the importance of the Convocation in bringing together the members to meet and discuss issues pertaining to the University development in a common forum and furtherance of the objectives and functions of the University.

The establishment of Convocation of ARU will help to facilitate collaboration within ARU Community and the general public in rolling-out the development agenda and parting solution to various issues proactively, strategically and visionary in order to ensure smooth running of University mission. Although the Convocation of ARU is still young the ARU Management has big expectation on its role and wishes to promise that it shall do all what is required in order to assist the Convocation to achieve its entire objective for which it has been created.

It is our anticipation that the birth of Convocation of ARU is expected to be a mouthpiece for providing input to the University programs through sharing knowledge and technology between the industry and teaching at the University.

The management is of the view that the Convocation will help to establish beneficial relationship between ARU and its Alumni in promoting the welfare

of the University and maintain a dialogue with stakeholders on matters related to social, economic and environmental concerns of the country.



**Prof. Idrisa B. Mshoro**  
**The ARU Vice Chancellor**

## A WORD FROM ARUSO

The Vision of Ardhi University (ARU) is “To be a Center of Excellence in seeking knowledge and disseminating it to a wide spectrum of beneficiaries at national, regional and global levels” while the Mission is “To provide integrated teaching, research and public services that are geared towards achieving sustainable socio-economic development of Tanzania and the world at large”.

In view of this each stakeholder within and outside our community, who is in favour of the development of our Country has the obligation to make sure that the main mission of our University is achieved.

According to the basis and regulations of our university the first and foremost stakeholders are the students in collaboration with our guardians (The Administration). It is obvious that the development of any society is brought about by the community members. In this case university students and staff together will bring development to their own university; villagers will do the same to their village, likewise we as a nation shall contribute to the development of our nation.

The most important capital for the development of any country lies in its well educated human resource. These are the people who have been given the type of education that meets and answer different challenges facing the communities they live in. In order for any society to receive progressive development, it is important to set a foundation with strong evidence of research and consultancy so as to assess the system and effectiveness of the policies, hence development projects to bring intended changes and results within the society. We all agree that without research undertakings it is very difficult for any society or country to achieve progressive development.

Ardhi University Students’ Organization (ARUSO) is sending a message to the government and non-government organizations, and private owned organizations, that this is the right time to have strategic development plans and policies, and be responsible to develop the Nation by ourselves.

Our University is faced with different challenges such as lack of adequate accommodation which has been a



problem for a very long time, unreliable wireless internet services; and lack of a big hall where academic activities such as conferences, seminars and meetings can be held. If the stakeholders, the incumbent students and the alumni join hands with our parents/guardians and our fellow Tanzanian patriots we can overcome these challenges.

Despite all the challenges our University has made big steps forward in making sure that it fulfills its Mission. The University has produced prominent professionals who are highly specialized in their fields of study such as architecture, land administration and management, environment, survey, economy and finances, quantity surveying and community development which have brought prospects to the nation.

God bless Africa, God bless Tanzania  
God bless ARU, God bless ARUSO

Yours in building the nation

**Richard Sabin**

**The President**

**Ardhi University Students’ Organisation**

**(ARUSO)**

# THE JOURNEY FROM STC TO ARU

By A. R. Mbegha

## Introductory Remarks

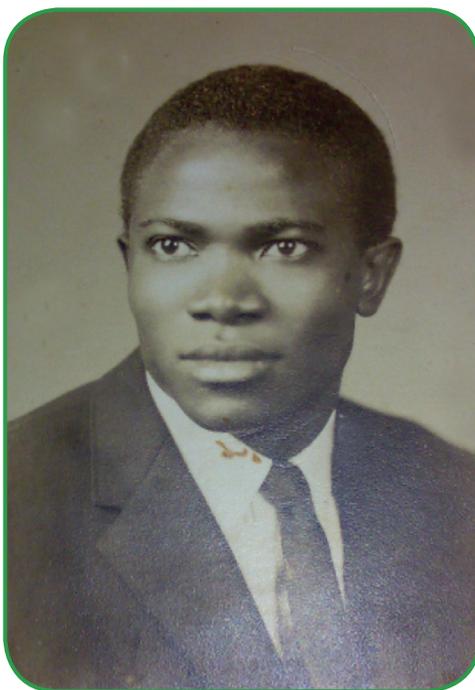
Ardhi University (ARU) evolved from extremely humble beginnings as Survey Training Centre (STC). The Centre was first established in 1956 at the Mgulani Salvation Army Camp mainly for in-service short-courses for Technical Assistants from the Survey Division. In 1960, the Centre moved to the current ARU Campus and, remained a centre inconspicuously perched on the Observation Hill virtually unknown to anybody not connected with the then Ministry of Lands, Housing and Urban Development.

The first students' intake at STC was in 1964 with eleven students. Only seven (7) out of the eleven students graduated with Certificate in Land Surveying, I happened to be one of them. One (1) student did not complete the course; instead, he joined the military and became a Fighter Pilot with the TPDF; the remaining three (3) students did not make it. There were no female students.

We had one resident tutor who was also the Principal – Mr. Alexander C. McEwen from Canada under the auspices of CIDA. Occasionally, he was assisted by expatriate surveyors from the Ministry. And, by the way, while at STC he also attended lectures at UDSM in the Faculty of Law. It was during this time that he used to give us very difficult assignments that would at times take us up to three (3) days to complete. Anyway, at the tail-end of his tenure in Tanzania, Mr. McEwen graduated with an LL.M degree of the University of Dar es Salaam!

The present Administration block is more or less perched on the small building that used to contain the Principal's office, classroom, dining room and

the kitchen. There were no library facilities at the STC; instead, we used to go to the Ministry of Lands for the purpose. The two office blocks one of which is the present office of the Dean of Students, used to be our dormitories. There was only one vehicle a 3-ton Bedford lorry meant to ferry us to the city on Saturdays. Imagine the way we used to get out of and into the lorry while at Mnazi Mmoja, our rendezvous!



Ayoub Mbegha at 24

In 1970, UNDP recommended to the Tanzania Government the need for the establishment of a 3-year permanent course for the training of operational Physical Planners. The recommendations were accepted and acted upon by the Government and the UNDP, whereby the latter would provide experts, transport, equipments and training fellowships. The Government had to provide premises within the STC campus for a course in Urban and Rural Planning (URP). The first formal training in Urban and Rural Planning began in 1972 and, the first graduates came out in 1975. They were only seven in number. It was during the Graduation Ceremony in November, 1975 when we witnessed a 'Change

of Guards'. Enter Severine Ndunguru, exit William Mwankusye!

## Ardhi Institute (ARI)

On 1st October, 1972 the Survey Training Centre was renamed Ardhi Institute (ARI) and it started offering sub-professional diploma courses in Land Surveying with 18 students; this was followed by the Town Planning course with 10 students and Valuation course with 11 students. The Estate Management course could not start in 1972 due to lack of suitable students and tutors. Hence, it was decided to merge the Valuation and Estate Management courses.

Resident tutors were seconded from the Ministry and these were supplemented by senior office staff as part-time lecturers.

In practical terms the former Survey Training Centre, which had been in existence since 1956, gradually assumed the enhanced role. Meanwhile, it was thought that time would come when the University of Dar es Salaam would start a Faculty of Land Management and the Institute would then be transferred to the University.

In 1973, a study by the McKinsey Management Consultants proved that there existed a serious shortage of land development manpower at the middle and senior levels of the Government. Consequently, in 1974 the Ardhi Institute was re-constituted by a Statute into a legal form and status with the objective of conducting a wide scope of courses at full professional level. The Institute then expanded and widened its scope from the three diploma courses offered in 1974 to six Advanced Diploma courses. The other three courses were Building Design (now Architecture), Quantity Surveying (now Building Economics) and Public Health Engineering (now Environmental Engineering) in 1981.

In 1979, a Centre for Housing Studies (CHS) was established on the Ardhi Institute campus as a joint Netherlands and Tanzania Government Regional Project on Training, Applied Research, Documentation and Information Services in the fields of Human Settlements. The Centre changed its name to Centre for Human Settlement Studies (CHSS) and later to Institute for Human Settlement Studies (IHSS) reflecting a paradigm change in its revised mandate.

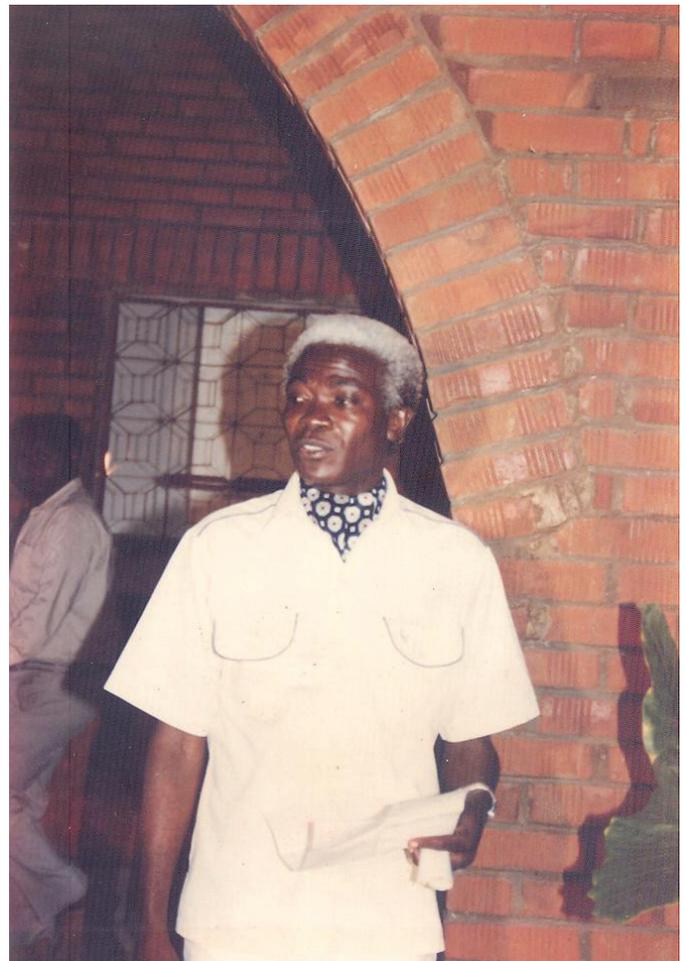
Although Ardhi Institute was launched in 1972 it operated under extremely constrained conditions:

- (i) It had no recurrent or development budget of its own;
- (ii) There was a serious shortage of residential accommodation for lecturers and students; there were only 4 staff housing units. Some students were accommodated in 'make-shift' facilities made up of corrugated iron sheets!
- (iii) There was hardly any office accommodation for staff;

- (iv) There wasn't enough reading material in the form of books, journals and the like;
- (v) Except for one VW Combi then, there was no reliable transport for students fieldwork;
- (vi) There were few full-time lecturers.

Generally, the prospects for the Ardhi Institute then were uncertain. However, over a span of 24 years i.e. 1972 to 1996, the situation changed and the following structures were constructed:

- (a) Students' halls of residence; with the library located at the first floor of the 'high-cost' block;
- (b) The CHSS block;
- (c) The Architecture Complex commonly referred to as Arch-plaza;
- (d) The 'ARISA Club House'; before which, staff



**Mbegha addressing his students as Dean of Students**

- used to get their meals under the famous academic tree;
- (e) Internal roads, pavements and parking lots at

ARISA and the old Administration block.

## **Transformation of Ardhi Institute to UCLAS**

The transformation of Ardhi Institute into a constituent College of the University of Dar es Salaam i.e. the University College of Lands and Architectural Studies (UCLAS) in 1996 had been an interim measure during which, the University College would be nurtured to become a fully-fledged University.

UCLAS offered a wider range of programmes than Ardhi Institute including: postgraduate courses, and continuing education short courses. During its existence, academic activities were organised into two faculties; namely, the Faculty of Architecture and Planning (FAP) and the Faculty of Lands and Environmental Engineering (FLEE), each with three academic departments.

The nurturing period was originally envisaged to last for five (5) years. It lasted for more than ten (10) years! Nonetheless, it was during this time that the College embarked into a deliberate and massive training programme of its staff to both Master's and PhD. levels. The training programme became deliberate and massive because at the nick of time, there were only three (3) members of staff with the PhD. qualification, to over forty (40) members of staff with such qualification after the ten (10) years of nurturing. This has been yet another milestone we should be proud of. I wish to record my gratitude to the late Professor Alfeo Nikundiwe – the first Principal of UCLAS, who together with his management team, spear-headed such deliberate yet fruitful efforts.

Over the ten (10) years period, the Planning Building and the current Administration Block were constructed. The Library then moved to the former Administration Block. We also witnessed the construction of a 600,000 m<sup>3</sup> Water Storage Tank within the campus.

## **Transformation of UCLAS to Ardhi University (ARU)**

In 2007, UCLAS was transformed into a fully-

fledged university – Ardhi University, under the Universities Act No. 7 of 2005 and the Ardhi University Charter 2007. Among the major undertakings was the transformation of the former two faculties into six (6) schools each with a number of academic departments. Other academic units include the Institute of Human Settlement Studies (IHSS), Centre for Continuing Education (CCE), Disaster Management Training Centre (DMTC), and the Centre for Information and Communication Technology (CICT).

Currently, Ardhi University boasts of having over fifty (50) academic programmes and a student population of slightly above 3000; thirty percent of which are female students. When it comes to effective Governance, ARU has it all. Praise should go to Professor I.B. Mshoro – the first and current Vice Chancellor of Ardhi University and his management team, for having initiated the preparation of a 'Corporate Plan' and the formulation of requisite 'Policies'. In the realm of construction, ARU also boasts of having partially constructed the 'Lands Building' in spite of the existing budgetary constraints. Despite the increase in the student population, the number of students' Hostels has remained the same. However, efforts to acquire more students' hostels are on-going.

## **Changes in Technology since STC**

At the STC computational methods were enhanced with the use of natural trigonometric and logarithmic tables and later supplemented by FACIT mechanical calculators. Even at the Ardhi Institute, mechanical calculators were in use until such time when the IBM main-frame computers using 'punch-cards' were introduced.

Also at the STC, linear measurements were carried out by using a variety of techniques including the use of linen tapes and steel bands; and the actual technique used for a specific task was dependent on the accuracy required. Electromagnetic Distance Measurement (EDM) devices came into use. While the early EDM were large and cumbersome, changes in technology allowed them to fit inside angle measurement equipment. Combining the optical theodolite with small EDM allowed electronic distance measurement to replace the



Receiving a certificate on the participation of the 35 DITF exhibitions (Sabasaba) from the Vice President Dr. Ghalib Bilal is the ARU Vice Chancellor, Prof. Idrissa Mshoro. ARU emerged the 1<sup>st</sup> winner in the research category.

traditional means with the Total Station. In addition, the advent of the 3-D satellite positioning using the Global Positioning Systems (GPS) has, not only revolutionised the work of the land surveyor but also that of other earth scientists.

On the other hand, the new era of digitisation also saw the emergence of printers, plotting devices and the advent of AutoCAD, LisCard and other CAD packages ultimately replaced hand drafting. Interestingly, Google Maps and Google Earth have now put digital maps in the hands of everyone who has a computer, a mobile phone, a tablet or an iPod!

## Achievements

The main objective of establishing the Survey Training Centre, Ardhi Institute, UCLAS and now Ardhi University has been to train the badly needed manpower in the professional fields as discussed above. In this regard, modest success has been recorded in training personnel needed for the development of the land sector in Tanzania in so far as the financial and physical resources allowed. More so, over 2000 persons graduated from the Institute with professional diplomas and several hundred with technician certificates in the areas

related to land and housing development.

Many of our graduates hold senior Administrative and Managerial positions in the Central and Local Governments, Parastatal Organisations, Government Agencies and the Private Sector. Besides, most of them have so thoroughly permeated into the Civil Service and the Local Government that it is now not possible to find any District in Tanzania, which has no serving Ardhi Institute - ARU graduate.

Capacity development and strengthening institutional building enabled the Institutions to grow from strength to strength. We also note with satisfaction that the academic and professional standards of these Institutions have been widely recognised by various professional institutions and associations in and outside Tanzania.

Also worth mentioning, is our learning environment moving deeper into the digital domain. Today we use ARIS software to process examination results as compared to the manual (analogue) processing of examination results during the Ardhi Institute days. I hope that each one of us is in consonance with ARIS!

During the just ended International Trade Fair exhibitions, ARU became the overall winner in the category of “Research and public service delivery” above universities. Also, when people talk of flyovers, they should realise that the concept and prototype of flyovers also displayed at the previous ITF exhibitions, was first conceived and coined by engineers from ARU. In actuality, these and many more are not mean achievements.

## **A Light Touch**

In Mathematical Analysis they talk of infinite-dimensional Euclidean Spaces, one of which is the so called Hilbert Space. Town Planners talk of Open Spaces; and Architects too have their own concept of Space. Of late however a very beautiful structure, an Annex of some sort, has been constructed. But I have the feeling that this is in gross violation of the norms of optimal utilisation of Space!

## **Concluding Remarks**

I feel consumed in joy whenever I see my former students in good and responsible positions in the government and elsewhere. Some operate their own firms while others are colleagues teaching here at Ardhi University. This makes me feel elated because it is my modest contribution to the Nation. However, I should advise them to stay in course because

successful development of ARU lies in their hands. I challenge them, especially the young generation to embark more on research and consultancy activities in order to perfect their skills, knowledge and attitudes in teaching.

But I also wish to challenge the staff to embark on useful exchange of views and ideas on their professions; to share experiences and more importantly, to record their research activities and findings through peer-reviewed Journals including our own “Journal of Building and Land Development”. To the academicians, the Journal will have added significance especially if they remember the dictum “publish or perish” which, unethical as it sounds, those of us in academe must learn to live with, nonetheless.

To the alumni and alumnae, I wish to urge you all to participate in the development of our Alma Mater. It is indeed this foundry which has forged us in the status we have today. As we stand tall with our heads high, we should remember our responsibility to give back to society. Remembering that this is our home, and needless to remind you of the adage that charity begins at home, let us then make it a more pleasant place to be. In other words, let the unknown centre that was inconspicuously perched on the Observation Hill now, be known!

# **SECURING YOUR FUTURE – PROTECTING THE VALUE ASSET**

*By Prof. J. L. Kironde*

A good number of the alumni of Ardhi University work in one way or the other with one of the most expensive and valuable assets for individual households’, institutions and the country, that is real estate. It is therefore important that deliberate steps should be taken to protect the value of this asset in both the short and long term.

Some characteristics of real estate are that it is usually fixed geographically in location. This means its value is affected by the neighborhood in which it finds itself. It is adversely or positively affected by a phenomenon called externalities. Externalities are costs or benefits

that an economic actor enjoys or suffers without the actor being party to the generation of the externality. Thus it is important to make sure that real estate is invested in an area where there is a potential for positive externalities. In our circumstances, building in a planned area maximizes positive externalities. A road constructed in a neighborhood to ensure access for all properties many times brings positive externalities. So is the existence of infrastructure such as water and electricity.

Public authorities are supposed to intervene in land markets to minimize negative externalities but

also to provide externality generating goods and services, known as goods and services with public good characteristics. These are the ones which, once produced are available to all and one person's consumption does not affect the consumption of the others. They are non-rival and non-excludable. Such goods and services, which include roads, bridges, street lighting and so on, do not render themselves to production by the private sector.

The public sector must also intervene to ensure a planned neighborhood and the exclusion of non-compatible uses. Thus real estate needs to be invested in areas where the public sector is active and can control individual economic actor's behavior. Constructing an expensive asset in an area that is unplanned, or where there is little law and order will not preserve its value. It is also important to realize that value is not equivalent to cost. It is nevertheless amazing that many of the professionals in real estate find themselves owning property in areas that are unplanned, and where access may be a problem. There may be short-term advantages to doing so (such as the low cost of land) but this will prove expensive in the long-run, as the value of the assets becomes difficult to realize.

The legal status of the asset is important for the realization of its value. There are many property owners who do not do much to ensure the legality of their assets. This will be difficult to realize if the asset is in unsurveyed area. But, even in planned areas, there are many owners who do not have the proper papers. Some have just an offer for a right of occupancy. They go no further than that. Others acquire property but do not take the trouble to ensure that change in ownership is legally recorded. Yet others do not check the conditions in their right of occupancy such as the duration of the lease or development conditions including paying regular land rent. Real estate professionals must themselves set examples and also help others to ensure clear legality of their assets. Murky legal status for real estate adversely affects its value.

The supply of real estate is said to be inelastic, that is, it does not easily respond to changes in demand and supply conditions. This means the design must be in such a way as to take consideration of the current demand but have some flexibility to change with future demand. For instance, a large residential house could be designed in such a way that it could be modified (e.g. expanded or subdivided) should future conditions so demand. A large house constructed

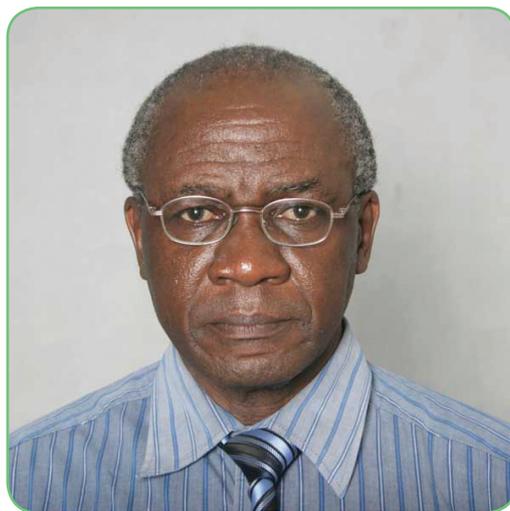
now to respond to a market characterized by large household sizes needs to be designed in such a way that it can be converted into smaller units, to respond to the needs of smaller household sizes.

Designs need to also take into consideration future maintenance costs. Clearly a large house with many rooms and many fittings; or one that does not minimize the use of energy will be expensive to maintain. Higher maintenance costs mean lower property values.

Construction must be of good quality. Shoddy workmanship leads to low lifespan for the building and high maintenance cost, which translate into lower property values. The quality of components, finishes and services is also important. Much as a book should not be judged by its cover, poor finishing adversely affects the value of the property.

A good number of property owners struggle to get their property in place but sooner than later forget about periodic maintenance. The culture of maintenance seems to be missing not just in the case of individual property owners but also in the case of institutions. It is generally noted that there is considerable concern for a road to be constructed but once that is realized, there are no arrangements for maintenance. How many times have we witnessed roads that have been constructed at high cost, being left to deteriorate for lack of maintenance? We should always remember the saying of the wise: "A stitch in time saves nine". Regular maintenance postpones the need for major property overhaul and enhances the value of the property.

Maintenance goes hand in hand with the judicious use of the property. There must be consideration in the



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way the property is used: for the intended purposes without overburdening it. Overusing the property not only leads to high maintenance costs but also shortens the lifespan of the asset.

There are many ways of maintaining the value of the asset but we should not forget insurance. Few take out an insurance policy for their expensive real estate, chiefly since it is not a legal requirement. Insurance comes in handy should unexpected disaster such as

fire strikes. Insurance should also cover the contents of the property.

To conclude, we call upon all ARU Alumni to not just think about the present but also of the future. It may be true that real estate increases in value with time, but this value must be protected by taking deliberate steps at the inception, construction and use of the property without forgetting regular maintenance.

## ARU Convocation

*By Dr. Tatu M. Limbumba*

This piece, this prose, *wimbo huu*,  
Is a testimony to the immense power of the expression  
“*The entirety of the alumni of a college*”  
Thus Convocation is our Song.  
There is no denying the power of *Pamoja*,  
Stories oft told about *nguvu ya Umoja*  
Whosoever’s Ardhi Alumni?  
We are not like streams and rivers apart, yet to converge  
Mighty intellects and potential, yet to merge  
So heed the call to assemble, to unreservedly share, exchange and celebrate!

To carve footprints and shape faculties.  
For amidst journeys, personal dreams and true ambitions  
Those fulfilled and yet unfulfilled – lies great openings  
Witnessed and mirrored in destinies, habitats, status and positions  
So don’t just graduate and fade to the edges  
Give back to ARDHI because she colored your attainment too.

See,  
*Haba na haba hujaza kibaba*  
*Hali na Mali* builds learning spaces, transforms young minds  
Carves footprints and shapes faculties  
There is no denying the power of *Pamoja*,  
Stories oft told about *nguvu ya Umoja*

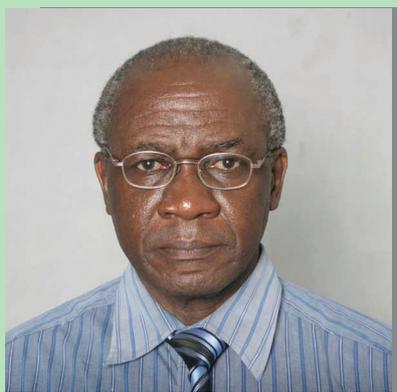
**Hence Convocation is surely our Song**

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