

# Institutional and Legislative Conflicts in the Management of Built Heritage Assets in Neo-liberal Cities: A Case of Dar es Salaam City

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## Abstract

*This paper analyses relationships between public institutions and legislations responsible for built heritage and their impacts on the management of built heritage assets in neoliberal cities of sub-Saharan Africa. Underpinned within the neo-liberal and systems theoretical frameworks, this paper is based on the management of built heritage assets in Dar es Salaam city centre used as a case study. In-depth interviews and documentary reviews were the main data collection methods. The findings indicate that there are conflicting relationships between institutions responsible for built heritage assets in Dar es Salaam city. The conflicts result from disparities in institutional goals, non-integrated built heritage legislative and policy frameworks, and weak institutional linkage strategies. It is argued that such public institutional and legislative conflicts constitute the foundation for anthropogenic agents of built heritage assets deterioration and demolition of such historical assets in the most rapidly growing and modernised cities of sub-Saharan Africa.*

## Introduction

Despite their historical, social, scientific, architectural, aesthetic and economic values built heritage assets and their management in most cities of sub-Saharan Africa are in crisis (Cohen, 2005; Henderson, 2002, Pearson and Sullivan, 1995; Tweed and Sutherland, 2007). Moreover, the management of built heritage assets in such cities receives limited attention in urban development policies and practices (Dutta and Husain, 2009; Steinberg, 1996). As a result, built heritage assets in cities such as Dar es Salaam, are neglected and left to deteriorate and later on demolished (Moon, 2009; Mturi, 1982; Steinberg, 1996).

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