

BENEFITS TO INVEST IN REAL ESTATE IN

DODOMA.

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Real Estate is a form of real property, meaning that it is something you own that attached to a piece of land. The properties may be for Residential, Commercial and Industrial purposes.

What is Real Estate?

-Real Estate refers to real or physical property and can include land, buildings, air rights above the land and underground rights below the land. As a business term Real Estate is also refers to producing, buying and selling property.

























TYPES OF REAL ESTATE

The real estate can be categorized into residential sector, retail sector, hospitality sector, industrial sector and land sector as;

- a. **Residential sector** especially housing sector including the development of the single-family houses, multi-family houses such as hostels for students, apartments developing, Detached units, Condos, the triple-net single use properties, mixed use properties, mansions developments in neighborhoods.
- b. **Hospitality sector** including development of properties such as hotels, guest houses, lodges, healthcare related facilities such as Pharmacies, laboratories, Dispensaries, hospitals and medical office buildings.
- c. **Retail sector** including the development of shopping malls, multi-use buildings (insurance firms, banks, shopping stalls) retail storefronts, supermarkets and grocery stores.
- d. **Industrial sector** including warehouses, distribution centres, factory buildings, storage units etc. Also additionally the mini-industrial sites developed under industrial real estate are ancillary revenue streams such as car-wash machines, garages, dispensing machines etc.
- e. **Commercial Office sector** including the office buildings, conference centres, skyscrapers and small detached units' offices.
- f. **Land sub-sector** including the **Raw** land, **Surveyed** one and **Strategic** land.
In Tanzania land sector categorized as general land, reserved land and village land which the properties can be erected, crops can be cultivated and modified for attraction such town parks etc.

A. BENEFITS OF OWNING LAND

FIVE (5) MAJOR BENEFITS OF OWNING A LAND.

1. APPRECIATION IN VALUE

The value of land appreciates every year and sometimes boom/bubble every five or ten years depending to the nature of market and the population growth of an area.

The appreciation in value encouraged by factors such as;

- Infrastructures and Construction projects to an area.
- Migration of people to the area.
- Population growth and birthrates increase to the area.
- Information and communication investments flow to the area.
- Social services investments.
- Political and Administration establishments in the area.

2. ACCESSIBILITY TO LOANS.

The one of prestigious advantage of owning land is that owner will be eligible to apply for a loan despite the fact that some banks in Tanzania recommend at least one immovable asset on that land particularly house to get loan.

The financial Institution may lend a loan to land owner of the potential place.

3. DEVELOP A RESIDENCE (SETTLEMENTS).

Land owner may develop a property especially Residence. The benefit of owning land made you able to build house for your settlements at a particular addressed area. The Settlements and accommodation altogether refers to shelters is one of basic need for human and animals henceforth the having house is very important.

4. ABILITY TO INVEST.

The ability and accessibility to invest in Real Estate sectors such as in;

- **Residential market:** Someone may invest in housing sector by building houses to sell or to rent and obtaining the rentals monthly and makes big bucks and even a fortune.
- **Retail market:** Someone may invest in developing of shopping malls, multi-use buildings (Insurance firms, Banks, Shopping stalls, retail storefronts), supermarkets & Shoprite and grocery stores.
- **Commercial Office Market:** There is huge demand in the Office market in Dodoma and this make many offices crowded in one place. By owning a land can develop the property like skyscraper for commercial Office market.

- **Industrial market:** The owner of land may erect the industrial power plant, Warehouses, Godowns, and other manufacturing plants or machines in an area.
- **Hospitality market:** The owner of the land can build the property for the hospitality sector including hotels, lodges, and Night Clubs, Flower and Commercial Gardens, Parks and luxuries places and so on.

The land may offer you the ability to invest in any kind of real estate as briefed above, and can turn someone very fortunate in the Wealth effect.

5. STORE VALUE OF CURRENCY

The land is not subjected to Inflationary component of GDP of particular state or country but it act opposite in number one benefit of owning land “Appreciation in value”. Therefore owners benefit two things;

- **Money being stored;** The amount of money bought a land kept the same and generate interests as value appreciates.
- **Investments;** In situation he/she wants to flip and sell it in future the land pays as good dividends (investments).

BENEFITS IN GROUPS

1. ECONOMICAL BENEFITS.

In the economic aspects land owner benefit on land as investments and appreciation in value therefore enable land owner to generate money.

2. SOCIAL BENEFITS.

Land owner has assurances on benefits associated with society including; Respect, Inclusivity, Self-Esteem & Ego, Sense of Sharing customs and traditions of particular area.

3. POLITICAL AND ADMINISTRATION BENEFITS.

The land owners have political favours and administration services benefits includes; political rights such as right to vote or be voted if establish a residence or any investment, right to participate in political activities, identification of someone physical address like place of residence and so on to get some privileges provided by authority.

4. CULTURAL BENEFITS

The land owners may share particular identity and sharing traditions & customs of the society where the land is located. For example in Tanzania when you buy land away from native ethnicity you may either adopt the culture or ways of life of the Indigenous like in Rural Dodoma one can copy or live Gogo or Rangi tribe traditions & customs.

B. BACKGROUND OF LAND SECTOR MARKET IN TANZANIA (SUMMARY)

In Tanzania all land is owned by government and leases are available to Nationals only and in case of Foreigners available for Investments.

The land is divided into three categories; **General land, Village land and Reserve land.**

i. GENERAL LAND

It comprises all land the central and local government own in their territories and according to the **New land Act of 2020**, the general land involves land covering everywhere from towns, cities, rural areas, forests(grasslands, woodlands and shrubs areas where not reserved) and shore lands.

All investment are allowed in general lands including housing sector, retail market, commercial office market, Industrial market and hospitality sector. Also program such as Afforestation and Reforestation or Agriculture activities are allowed in general land.

ii. VILLAGE LAND

The Village land Act recognizes the rights of the villages to land held collectively by village residents under Customary Law. There are more than 8400 villages and more than 100 small towns' areas under Customary Land of the Village land.

The ownership is privileged to village residents.

iii. RESERVE LAND

The Reserve land in Tanzania comprises land of National Parks, Reserve Games, Restricted Areas under government project investments, Military areas.

These areas of land are not associated with Residential or Commercial purpose.

They associated with large investments in agriculture and industrial/Manufacturing sectors. Nationals and Foreigners are allowed to Invest in Reserve land.

LEASE OF LAND BY THE GOVERNMENT.

The land Act provides for rights of Occupancy for between 33 years and 99 years for General land and Reserve land. Also rights of Occupancy for some of the General land is between 66 years and 99 or more for Reserved land.

Non-Tanzanians are not allowed to own land, unless for investment purposes granted by Tanzania Investment Centre (TIC) lease and Ministry of Land, for foreign investors (foreign entity).

There is huge market in land sector in Tanzania but in big towns the land now is expensive and in next ten years will be more expensive to afford like in Dar Es Salaam, Arusha, Moshi, Dodoma and Mwanza.

REAL ESTATE ANALYSIS IN DODOMA

The real estate in Dodoma previously before the government's decision to relocate to Dodoma was dominated by housing sector and little development in Commercial Offices market, Retail market, hospitality sector and industrial market properties.

Following the announcement of late, Dr. John P. Magufuli (President of Tanzania, 2015-2021) the decision of complete government to relocate in Dodoma in 2017, the real estate market in Office, industrial, retail, hospitality their market value surge as Housing sector.

The real estate in neighborhoods including; Kisasa, Nzunguni, Swaswa, Nkuhungu, Mipango, Mailimbili, Mlimwa C, Area A, Kizota, Area D, Kikuyu, Makole, Saba Saba, Makulu, Hazina, Ilazo, Uzunguni, Makulu, Majengo & CBD areas (like Uhuru street, Mji Mpya, Mazengo, Jiji(CDA)), Mkonze, Mnadani as well suburbs areas like Msalato, Nala, Mtumba, Ihumwa, Iyumbu, Mkalama, Michese, Vikonje, Chahwa, Kitelela, Mahomanyika, Mahoma makulu etc experienced massive booming in all aspect of residential sector, retail sector, hospitality sector, industrial sector and land sector as;

- Residential sector especially housing sector including the development of the single-family houses, multi-family houses such as hostels for students, apartments developing, Detached units, the triple-net single use properties, mixed use properties, mansions developments in neighborhoods.
- Hospitality sector including development of properties such as hotels, guest houses, lodges, healthcare related facilities such as Pharmacies, laboratories, Dispensaries, hospitals and medical office buildings.
- Retail sector including the development of shopping malls, multi-use buildings (insurance firms, banks, shopping stalls) retail storefronts, supermarkets and grocery stores.
- Industrial sector including warehouses, distribution centres, factory buildings, storage units etc. Also additionally the mini-industrial sites developed under industrial real estate are ancillary revenue streams such as car-wash machines, garages, dispensing machines etc.
- Commercial Office sector including the office buildings, conference centres, skyscrapers and small detached units' offices.

The real estate growing in Dodoma made the town to be a city and second largest market of real estate sector in the country in recent years after Dar es Salaam. The price of the market skyrocket from land values and the rentals prices.

1.DODOMA BEFORE 2020: MUNICIPAL



2.DODOMA AFTER 2020: CITY



MARKET SIZE

Dodoma is the capital city of Tanzania, the legislative and administrative headquarters in the country. Dodoma comprises areas such as neighborhoods, city centre, suburb areas such as Mtumba, Ihumwa, Nala, Iyumbu, Msalato, Mkonze, Mkalama etc.

The real estate market in Dodoma, it is second in high pace and to determine its actual market size it is better to compare with the forerunners of the sector such as Dar es Salaam, Arusha, Mwanza and Mbeya real estate markets. To know how the size (real actual size) of the Dodoma's real estate market in term of scopes of the real estate based on residential, retail, office, hospitality, industrial and land sectors.

(a). **Residential market;** The Dodoma's residential market specifically housing sector is smaller than Dar es Salaam ones and equivalent similar to the Mbeya, Arusha and Mwanza.

(b). **Office market;** The market is still ongoing construction process but recently it is small compared to Dar es Salaam and Arusha ones. The market is similar to the Mwanza ones and larger than Mbeya. Despite Mwanza has good skyline view.

(c). **Retail market;** The market of Dodoma's retail is small compared to developed retail market in Dar es Salaam. Expected in ten or more years to come will be similar depends on the investments and legislation policies of the municipality or city council.

(d). **Industrial market;** Dodoma's industrial market is very small compared to long term invested industrial market in Dar es Salaam, Arusha, Mwanza even in Mbeya and Tanga. But due to increasing of the most emerging market will surpass some of those towns in ten coming years.

(e). **Hospitality sector;** Dar es salaam and Arusha have large developed market and many properties due to the many facts such as tourism destinations, honeypots, infrastructures and geographical support like ocean shore and good landscape respectively etc. Dodoma market will take long time to develop due to fewer tourism destinations or attractive sites.

CONCLUSION;

According to this market size analysis, there is large demand almost in any market to make real estate in Dodoma real as capital of Tanzania and in that saying there is plenty of opportunities like land sector which soon will double or even more its values and the properties will increase in prices.

KEY PLAYERS OF THE REAL ESTATE IN DODOMA.

Before 2015, real estate in Dodoma was characterized by either Public (Government) and Private Investments.

In 2016 up to date things changed after government's decision to relocate to Dodoma. The major participants now are governments, private sectors and Multi-nationals due to increase of expatriates' investments explained as follows;

a. Governments investments;

i. Central government

The central government under its agencies associated in the real estate. The Office building by Pension funds such as NSSF, PSSF (formerly LAPF, PSPF and GEPF together) like offices for ministries, government departments and Institutions at Hazina (Treasury square), Mtumba and ongoing presidential palace at Chamwino-Ikulu and other government or public buildings throughout Dodoma.

The residential especially the housing sector operated by the public body known as National Housing Corporation(NHC) and had projects in Iyumbu, Ihumwa and Nyumba Mia tatu (Kisasa) for government employees and officials.

ii. Local government

The municipal and city council play role on Office sector by building offices for the city council, regional commissioner offices, district commissioner offices, officers like Mayor, DED's, security agencies like Police, Fire fighters etc. The municipal also had to deal with city planning and all associated projects in real estate.

iii. Central and local governments

The central and municipal collaborated in some of the projects. Always central government support local government in Office building, retail centres and among other infrastructures with all social amenities like building of hospitals, schools, colleges, universities, institutes etc. Example recent project of Ndugai Market at Nane nane , Nane nane Bus terminal, Playgrounds/stadiums and a lot of ongoing project expected to end at 2025.

b. Private sector Investments

i. Real Estate Companies (Domestic)

These are domestic companies participate in Office sector, retail sector, industrial sector and hospitality sector.

The office sector based on commercial real estate the companies building; small offices buildings, skyscrapers developing, multi-use offices which are ongoing in Dodoma city centre and in its neighborhoods.

Retail sector, the companies are building or built shopping malls, multi-use properties, retail storefronts. Example of multi-use buildings includes Banks, Insurance firms, shopping stalls etc.

Industrial sector, the companies are building warehouses, distribution centres, factory buildings, storage units etc.

Hospitality sector, the companies participate on building hotels including Morena hotel, Dodoma city hotel, Dodoma hotel and among tens others, lodges, etc.

Residential sector, these companies participating on building of apartments/flats, Detached units, multi-family houses at city centre and in neighborhoods.

ii. Non-Governmental Institutions

Following government's decision to relocate to Dodoma many NGO's struggled to open offices and investing in previous infrastructures by building multi-use offices, building schools, hospitals and social related facilities.

Example Orphanage centres like Tupendane Orphanage centre in Kikuyu, Tumaini Orphanage centre and among others, Vocational training centres like Don Bosco at Mipango.

iii. Religious Institutions

There is high rate of increasing religious institution to invest in real estate in multi-use building and office building including Churches, Mosques, Schools and hospitals with all amenities in Dodoma since 2015.

iv.Individual Investors

The individual investors are large group which focusing in almost all sectors.

The retail sector, individual investors focused in shopping malls, multi-use buildings, stores and retail storefronts, grocery etc.

Commercial office sector, Essential office buildings from small offices to medium offices and ongoing projects of skyscrapers in city centre.

Industrial sector, the building of warehouses, distribution centres, factory buildings, and storage buildings are part of the ongoing projects. Also there is recorded increasing Garage stores and Car Wash places.

Mixed use sector, some individuals developing multi-use properties such as medical facilities and healthcare facilities including dispensaries, laboratories, pharmacies, medical centres, schools, hostels/dormitories, shops, colleges, banks buildings.

Hospitality sector, the individual investors also are investing in the recreational related properties such as hotels with standards, nightclubs, lodges etc.

Housing sector, the residential sector is the most popular since then, it contributes more than 35% income of real estate to the residents in Dodoma. The individuals invested in single-family houses with different standards such as ordinary houses, classic houses such as townhouses of upper-end and middle-end quality, mansions and multi-family houses including apartments/flats and detached units.

c.Expatriate/ Multinationals investment

i.Subsidiary Companies

The Multinationals companies in 2017 were observed increasing to invest in Office building and shopping centres like malls and apartments building.

ii.External embassies Investments

These expatriate organisations investing in Office sector by building new office which will function as their new embassies location following the government's decision to relocate to Dodoma also they must relocate their offices too here in Dodoma. Example many of ongoing office buildings of expatriate embassies at Mtumba, Iyumbu and Ihumwa.

LANDSECTOR IN MARKET IN DODOMA

The land sector market in Dodoma continues to be most emerging market for residential, commercial office and retail properties in Tanzania following the government's decision to relocate to Dodoma and massive increasing infrastructures and construction projects like Standard Gauge Railway (SGR).

The market classified into three groups:-

- a. Low -end.
- b. Mid-end.
- c. High-end.

MARKET SIZE &PRICE	PLACES
LOW-END (TShs. 1,000,000 -19,500,000).	-Msanga -Ndachi -Chahwa -Chamwino Buigiri -Makutupora Chang'ombe(Chamwino-DC) -Chamwino Ikulu -Kikombo -Mahomanyika -Ipala -Mbwanga -Veyula -Mahoma makulu -Nala - -Hombolo etc.
MID-END (TShs. 6,500,000 -75,000,000)	-Mtumba -Chang'ombe (town) -Iyumbu -Mkonze -Ihumwa -Mlimwa C -Michese -Mailimbili -Mkalama -Swaswa -Makulu -Nkuhungu -Mipango -Msalato -Kizota -Kikuyu -Nzunguni -Mnadani -Area A -Mnada MPYA -Chidachi -Miganga -Nane Nane -Kinyambwa Extension
HIGH-END a. LOWER HIGH-END (Tshs. 35,000,000 -100,000,000)	-Ilazo -Kisasa -Makole -Area D -Area C -Saba Saba -Mwangaza
b.UPPER HIGH-END (TShs. 100M+)	-Uzunguni -Majengo and CBD -Mazengo,Uhindini -Hazina

WHY TO INVEST IN REAL ESTATE IN DODOMA?

-The reasons influence any one to invest in Dodoma is:-

- (a) **Growing of Settlements;** Dodoma is experiencing development of residence and many houses are on constructions especially increased of housing sector growth on various neighborhoods and suburbs and this brought about continuation of HOUSING SECTOR expansion and one can build houses as many as possible to sell reliable markets among the Tanzanians and Multinationals.
- (b) **Population growth observed;** There is highest notably increasing immigration of people to Dodoma from other regions, rural areas of Dodoma region, Dodoma's districts, for instance increased of Settlements of people from Lake Zone and Western regions near to Nala and along the road **(Singida road)**, People from Southern Highlands at Mkonze & nearby the neighbourhoods **(Iringa road)**, People from North regions, Eastern & South regions are dispersed in all of Dodoma municipality. Majority are Young people who are looking for Jobs.
- (c) **Plenty of Space and Plots;** There are many plots that can either used for Residence purpose or Commercial purpose and this may offer any development in housing sector, retail market, office market, hospitality sector or even industrial market since there is need of Factories.
- (d) **Great future opportunities as Dodoma urbanization skyrocketing in development;** The rise of infrastructure investments by government in Dodoma offers as only great market of real estate investments for People from all regions in Tanzania as now observed they prefer to own a property or properties in Dodoma.
- (e) **Speculation of bubble and booming of land value;** The most suburb areas in Dodoma are very cheap and experiencing housing bubble and booming due to speculation that in coming years the cost of living in City centre will be extremely expensive as Dar Es Salaam. This speculation is continuing pushing many residents in Dodoma town to immigrate to exterior city centre and other far lands.

REASONS FOR INVESTING IN DODOMA REGION.

1.1 Dodoma Region: Its Context

As part of Tanzania, Dodoma benefits from and largely depends on the country's investment policy and climate, including political stability and development frameworks that strategize the overall socio-economic and cultural development in the country.

Tanzania has abundant natural resources, including vast agricultural land, water bodies (such as lakes and rivers, springs) mineral , tourism attractions(including biodiversity and unique landscapes, such as Mount Kilimanjaro, Ngorongoro Crater and Serengeti National Parks) that are capable of attracting tourists from all over the world. In addition, its geographical location on the east coast of Africa, gives it a unique comparative advantage as a trade and transport services gateway to its six neighbouring landlocked countries.

A number of measures have been taken to create requisite conducive business environment to encourage inflow of local and foreign investments. Accordingly, the country has created a stable and attractive macro- and micro-economic climate policy and regulatory frameworks ending with single-digit inflation, enabling fiscal and monetary policies, and streamlining procedures to free business from unnecessary bureaucracy.

Tanzania is ripe for business development. It has sustained an average economic growth rate of 6-7 percent since the late 1990s due to a relatively stable political environment, reasonable macroeconomic policies, structural reforms, a resiliency from external shocks, and debt relief. The future trajectory is strong and promising.

The IMF has recently confirmed that Tanzania's macroeconomic performance remains strong, with its economic growth projected at about 7 percent with inflation remaining a target.

Tanzania's development agenda is also business friendly and supportive as well as in line with the Sustainable Development Goals (SDGs), in particular Goal 1 and 2 on fostering investment promotion agenda.

It has its keen focus on creating sound policy frameworks, pro-poor growth and gender-sensitive development strategies for realization of broad based investment promotion, poverty reduction and emancipation. To this end, new approaches, including enhanced international engagement Cooperation and solidarity, are important. Commendable efforts have been taken towards the mobilization of this, particularly in fostering rural and urban infrastructure, agricultural productivity, technology and innovative development, and general realization of regional productive capacities.

The regional government appreciates the role of the private sector (both local and foreign) and other strategic partners in redeeming the drivers of economic transformation. This important role of the private sector is further emphasized in the current Second Year Development Plan (2021/22-2022/23) that realization of the goals and targets thereof hinges on, among others, effective participation of the private sector in developing industries and enterprises that spur economic growth and create jobs.

1.2 Investment climate and trade policy

The Government of Tanzania (GoT) has for the last three decades taken commendable efforts to liberalize its trade and investment policies. As such there had been considerable success in attracting FDI. There are no longer laws or regulations that limit or prohibit foreign investment participation. The Government also recognizes the important role of the local private sector and enterprises in industrialization.

This recognition has been emphasised in many policy documents but more so in the second Five Year Development Plan *op.cit*. In that plan the government has committed to ensure that the local investment climate is functional for local enterprises thus supporting small and medium sized enterprises and encouraging new enterprises that attract inward investment. The Government uses the World Trade Organization's (WTO) Trade-Related Investment Measures (TRIMs) to encourage investments in line with national priorities, and to attract and regulate foreign investment. Trade development instruments that Tanzania has adopted include Export Processing Zones (EPZs), Investment Code and Rules, Export Development/Promotion and Export in Facilitation. EPZs were established by the 2002 EPZ Act and are open to both domestic and foreign investors in particular the agribusiness, textiles and electronics sectors.

Tanzania's Export Processing Zone Authority (EPZA) is the principal Government agency for promoting investments in Tanzania's Special Economic Zones (SEZs).

The Authority operates as an autonomous agency under the Ministry of Industry, Trade and Investment. EPZA is mandated to promote, register and facilitate investments in SEZs in Mainland Tanzania.

The EPZA functions include the development of EPZ and SEZ infrastructure, provision of business services to EPZ and SEZ investors and issuing of EPZ and SEZ licenses.

The Government has encouraged both local and foreign investors to take advantage of the investment opportunities under the Export Processing Zones Authority (EPZA) for their benefits and for the benefit of the country. There are three categories of license issued by the EPZA; these are:

- (i) **The Developer's License** (for investment in infrastructure development including the construction of industrial buildings and warehouses the development of internal roads, landscaping and fencing and the Provision of utilities);
- (ii) **The Operator's License** (for investors who are undertaking manufacturing operations including manufacturing, processing breaking bulk, repackaging, re-labeling and trading); and
- (iii) **The Service Provider's License** (for investors who are providing services and utilities to EPZ and SEZ investors within the zone, including banking, insurance and Information Technology).

The EPZA also oversees incentive packages such as exemptions from corporate tax and withholding taxes on rent, dividends and interest; remission of customs duty, value-added tax (VAT) and other taxes on raw materials and capital goods; and exemption from VAT on utilities and levies imposed by local authorities.

The Special Economic Zones Act of 2006 authorized the establishment of Special Economic Zones (SEZs) to encourage Greenfield investments in the light industry, agro-processing industry and agriculture. More information can be found on the website www.epza.go.tz and email address is: info@epza.go.tz

Generally, the following are among the reasons why one should invest in Tanzania

- **High degree of investment security**, because of unparalleled political stability that is strife-free without ethnic divisions; democratic rule that respects diversity of opinion and a strong tradition of constitutionality and rule of law;
- **Business-friendly Macro Economic stability with low inflation** (around 5 percent); stable exchange rates supported by unrestricted and unconditional transferability of profits, loan repayments, emoluments, royalties, fees and charges;

- **Simplified bureaucracy**, streamlined through the acclaimed services of the Tanzania Investment Centre, which is a one-stop facilitation agency of government serving registered investors and businesses;
- **Successful economic liberalization measures**, commended by both the World Bank and the IMF with business-supportive legislation continually being improved through genuine dialogue between government and the private sector;
- **A well balanced package of incentives** to investors with additional negotiated benefits to strategic investors;
- **Rapidly emerging** as the most effective entry point and gateway for trade into Eastern, Southern and Central Africa;
- **Lucrative investment opportunities** in infrastructure and value adding facilities;
- **Investment guarantees, and settlement of disputes**; investments in Tanzania are guaranteed against political risks, nationalization and expropriation; and
- **Any foreign business operating in Tanzania may obtain credit** from domestic financial institutions up to the limits established by the Bank of Tanzania (BoT); major banks like Standard Chartered Bank, ABSA, Barclays, Citibank, Stanbic and Exim Bank have invested in Tanzania.

1.3 Specific Attractive Investment Conditions for Dodoma

The following are some of the reasons why one should invest in Dodoma Region:-

a) Friendly Investment Climate

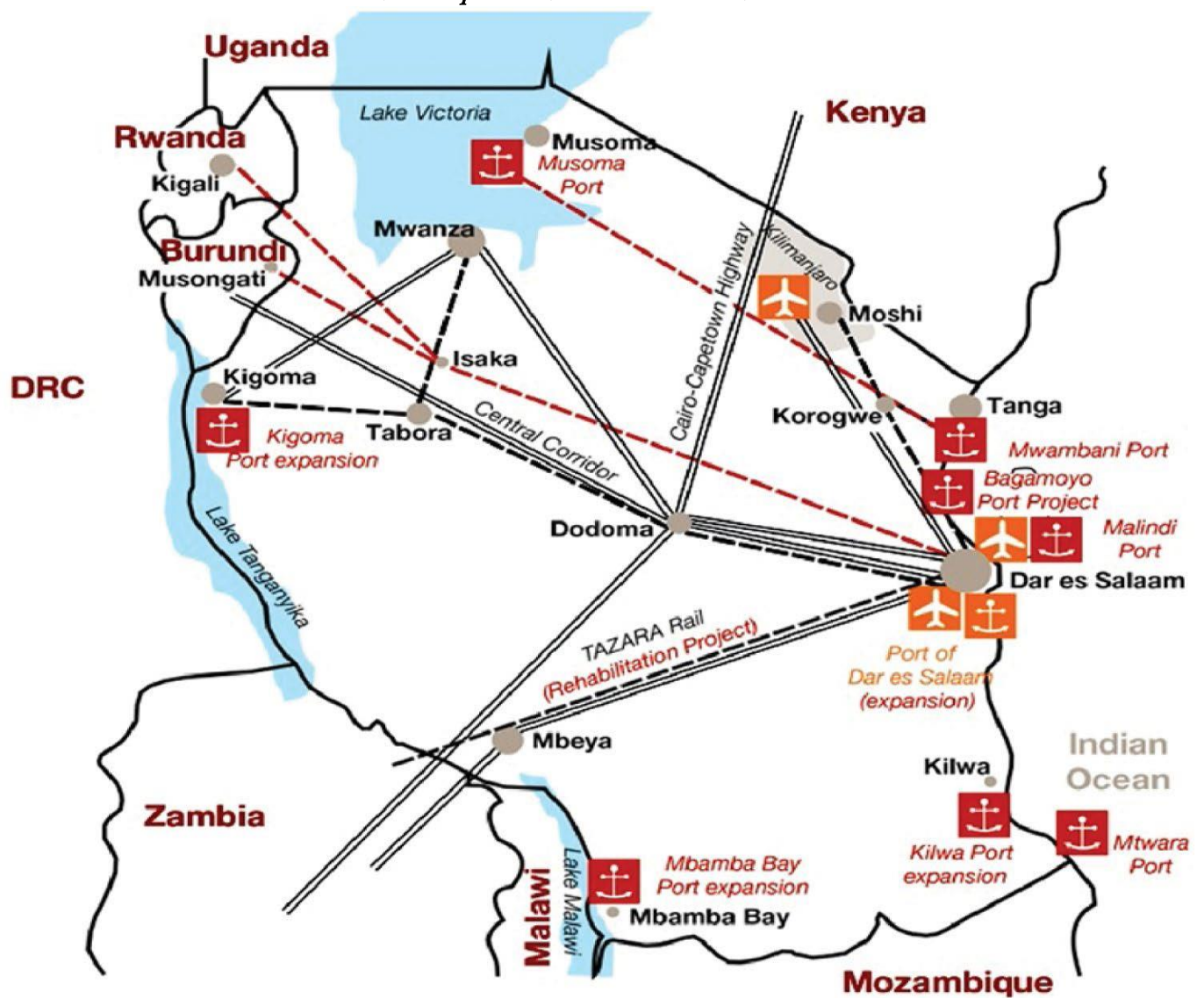
- As part of Tanzania, Dodoma Region is peaceful and assures security to all its residents' and non-residents;
- It has established "one stop business centre in all district councils in order to administer/facilitate all the required processes to potential investors; and
- The region has also allocated land needed for industries.

b) Advantageous Geographic Location

Dodoma Region is located along the Central Corridor development zone of East Africa. The Central Corridor runs south of the Lake Victoria region through Dodoma to the Dar Es Salaam Port.

Tanzania is rebuilding the efficacy of the central corridor as the transport hub and gateway for its neighbours to the world through modernization of infrastructure and overhauling of rule, regulations and procedures in the ports, inland transport and border posts.

Tanzania Infrastructure and Transport and Location of Dodoma:



This corridor comprises a network of roads and railways passing Lake Victoria to the south. Along this route, it also taps into East Africa's most established mining region: the greenstone belts of Tanzania. Its farthest extension into the Democratic Republic of Congo also taps into the limited mining activity in the Great Lakes region. The backbone of the Central Corridor is the Central Railway Line that runs between Dar Es Salaam and Kigoma in western Tanzania.

The Central Railway Line connects it over a distance of 465 kilometres (289 miles) with Dar Es Salaam to the east. A new standard gauge railway from Dar Es Salaam to the Port city of Mwanza (1219 kilometers/758 miles) through Dodoma is being constructed.

This location links Dodoma with some of the most resourceful regions and markets for its products.

c) Endowment of Natural Resources

Dodoma Region is endowed with ample natural resources. Natural resources sector is comprised of various sub-sectors including forestry, bee-keeping, fisheries and wildlife. These sectors play important roles in promoting climate stability, conservation of water sources, soil fertility, controlling land erosion, and providing source of fuel wood and industrial materials. The region's strategy is to increase the growth and strengthening of natural resource in order to increase the contribution of the sector into growth of regional economy, increased household income and employment creation.

These achievements will be made through facilitation of improved relationship between National Natural Resource Conservation Authorities and surrounding community, ensure more economic and social benefits of surrounding communities. Natural forest reserves of the region covers a total of 220,989 hectares equivalent to 5.44 percent of total 4,131,100 hectares land area. These natural forest reserves are located largely in Chamwino (100,391 hectares), Kondoa (37,199 hectares), Bahi (28,058 hectares), Mpwapwa (22,958 hectares), Kongwa (11,883 hectares) and Chemba (20,500 hectares).

The annual reports from the Local Government Authorities indicated that in the five years' period from 2010/11 to 2014/15 the region raised a total of 9,340,999 tree seedlings in all Local Government Authorities including 4,302,817 tree seedlings (46.1 percent) in Kongwa, 2,440,460 seedlings (26.1 percent) in Kondoa District Council, 1,631,030 seedlings (17.5percent) in Bahi, 544,295 (5.4 percent) in Chamwino, 248,995 seedlings (2.7 percent) in Mpwapwa, 100,962 seedlings (1.1

percent) in Chemba and 72,440 seedlings(0.8 percent) in Dodoma Municipal Council.

d) Seamless Economic Infrastructure and Services.

Apart from its rich natural resources and strategic geographical location, Dodoma Region has well functioning economic infrastructure. The infrastructures include road networks, railway services, air services, telecommunication services and energy.

i. Road Networks

Road network consist of a system of interconnected paved carriage path way, which are designed to carry buses, cars and goods vehicles. The road network generally forms the most basic level of transportation infrastructure within urban



Areas, and links with all other areas, both within and beyond the boundaries of urban areas. Road network can be divided into parts such as urban roads, rural roads, motorways, footpath and intersections.

Dodoma Region is centrally placed with regard to mainland Tanzania. This strategic position makes Dodoma the centre for the road networks to Morogoro and Dar Es Salaam in the East, to Mtera, Iringa and Njombe in the South West, to Arusha and Kilimanjaro in the North and to Singida, Tabora, Shinyanga and Mwanza to the West. For this reason, the Dodoma Region by

Tanzanian standard has relatively well developed road system especially its Trunk, regional roads as well as district roads. Dodoma Region is well connected by road networks and therefore accessible throughout the year. This well-developed transport network allows smooth transportation of goods to and from neighboring Regions. Most of rural areas

are well connected with roads passable throughout the year.

The Region's road network is 8,183 kilometres of which 555 are Trunk roads, 1,142, Regional roads, 3,054 District roads and 3,432 village roads.

Road Passability

Road worthiness during the rainy season measures the effectiveness of the road network. Dodoma Region is a lucky region since more than a half (75.9 percent) of its total road network are 510km tarmac or 1,565.2km gravel which are passable throughout the year even during rainy season.

This is evident in Table 19 as 2,490.1 Kilometres (50.0 percent) and 1,288.6 Kilometres (25.9Percent) are passable roads. The greater parts of the roads are in Mpwapwa District (1,098.1kilometres) while tarmac roads cover 110 kilometres. Chemba has the second largest length of road network (971kilometres) and the smallest is in Kongwa with 310 kilometres.



ii. Railway Services

The Region is traversed by 202.2 kilometres of Central Rail Line of the Tanzania Railways Corporation passing East - West through Mpwapwa, Chamwino and Bahi District.

The railway transportation in Dodoma Region is important as a mover of goods, services and passengers with the advent, the railway line from Dar es Salaam to upcountry via Dodoma is still crucial to the movement of goods such as; tobacco, livestock, cotton etc the combination of the railway services from Dodoma to Singida, Kigoma, Mwanza and Dar es Salaam with the service provided by the road network provides special opportunities for transportation of goods and services from the hinterland. The need to connect the road network with railway is inevitable.

Dodoma Region has 9 railway stations whereby Dodoma City Council has: Kikombo, Ihumwa, Dodoma urban, and Zuzu stations; Bahi District has: Bahi and Kigwe stations, Mpwapwa District has: Godegode Msagali and Gulwe stations, Chamwino has only Igandu railway station.

A new standard gauge railway is being built from Dar es Salaam through Dodoma to Mwanza and Kigoma regions. Given the central location of Dodoma, the Standard Gauge Railway will be a major railway station, second to Dar Es Salaam.

Construction of Standard Gauge Railway from Dar through Dodoma to Port City of Mwanza.







iii. Air Services

Dodoma Region has one Airport and four Air Strips. The Airport is located in Dodoma City Council while Air Strips are Located at Mpwapwa Town in Mpwapwa District, Mvumi Village in Chamwino District, Kondoa Town in Kondoa District and Kongwa Village in Kongwa District. These Air Strips are used for emergency services such as floods and vermin attacking crops such as quelea quelea control. The Mvumi Mission airstrip is also used to serve Flying doctors serving Mvumi Mission District Designated Hospital. The Government is in the process of

constructing the second Airport in Dodoma at Msalato area



iv. Telecommunication service.

Dodoma Region enjoys internet, telephone services (both cellular phone and land line

Based telephone services) and postal services. Dodoma urban is the most privileged area in

The region as it is well accessed to the above mentioned telecommunications services.

Fortunately, there are three television cable stations which are Dodoma TV Cable, Maneno TV Cable and FCN TV and 11 radio stations transmitting from Dodoma City which are Dodoma FM, Mwangaza FM, ABM FM, Nyemo FM, Kifimbo FM, Maisha FM, A- FM, RAS FM, C-FM, Impact FM, Uzima Radio. Famous Tanzania Local Television channels like Independent Television (ITV), Star TV, Azam TV, Clouds 360 TV, Channel Ten; Tanzania Broadcasting Corporation (TBC)

Television can be accessed. There are several internet cafes in Dodoma Region and the number is increasing as time goes by.

There are also many outside radio stations that are accessible in the region.

Postal services are confined to the headquarters of LGAs of Dodoma Region.

The region is well served by a number of telephone companies, namely, Tanzania Telecommunication Company Limited (TTCL), Vodacom, Airtel, Tigo, Zantel,

Halotel and optical fibre network. Most of urban and rural areas are served by either all of these companies or few among these companies.



v. Energy.

Various sources of energy are used in the region for domestic and commercial Purposes. These include hydro-electricity, solar, firewood and charcoal.

Electricity is available in many districts that have semi-urban characteristics.

The proportions of customers using electricity in the region are: 63 percent of All commercial institutions and 46 percent of all households.

e) The Regional Economy.

Dodoma Region's economy continues to be dominated by the agricultural Sector. Both commercial and peasantry farming are carried out. According to the results of the 2022 National Census the region had a Population of 2,083,588, with Housing Census(Households), a total of 576,924 in which 450,305 are private households in the region (equivalent to 84 percent) were engaged in agricultural activities. Most of these households were in Chamwino District Council (68,162 households). It was further revealed that with the exception of Dodoma City Council, which had 54 percent of its households involved in agriculture, the proportion of households involved in agriculture in districts within Dodoma Region ranged from 90 percent in Kondoa and Mpwapwa to 93 percent in Bahi and Chemba District Councils. Service Workers, Shop and Stall Sales Workers is the second most important occupation after agriculture, involving about 5.3 per cent of active population in the region.

The Crafts and Related Workers sub-sectors come third engaged 3.3 percent of active population. The fourth and fifth economic activities in the region are Technicians, Associate Professionals and Livestock Keepers employ 3.0 percent and 2.3 percent of region population respectively.

The census results also show that street vendors and related activities, though is an informal sector is growing very fast and is becoming among key occupations in the region, account 1.7 percent of region population aged 10 Years and above.

1.4 Suggested Priority Investment Areas

Investors are welcome to invest in the following suggested priority investment Areas:-

1.4.1 Regional Level Priority Investment Opportunities

1. Investment in the Central Business District (CBD);
2. Packaging Materials for both Primary and Secondary Processing Industries;
3. Dairy Industry;
4. Leather Processing Industry (Tanneries).

1.4.2 Council Level Priority Investment Opportunities

1. Grape Industry;
2. Sunflower Industry;
3. Building Commercial Irrigation Infrastructure;
4. Solid Wastes Management;
5. Building Market Structures;
6. Building Warehouse for Agricultural Produce;
7. Fish Farming and Fish fry Hatcheries;
8. Mangoes Industry in Chamwino District Council;
9. Building Bus Stand and Related Facilities;
10. Animal Feeds Processing Industry;
11. Groundnuts Processing Industry;
12. Cereal Processing Industries;
13. Paddy Processing Industries (sorting, grading, packaging and branding);
14. Establishment of Lorry Parking and Related Facilities;
15. Livestock Feedlot;
16. Investment in Modern Beehives;
17. Building Hotels/Motels;
18. Specialized Vocational Training on Skills Development.

1.5 The Guide's Target groups

The direct targeted beneficiaries of this Guide include:

- Investors, business owners and stakeholders, agricultural crop estates and medium-to-large farms and value adding and marketing entities intending to invest in Dodoma designated industry and business areas; Ministry of Trade, Industries and Investment;
- Primary stakeholders across value chains, including individual entrepreneurs, importers and exporters of input and output factors, and agriculture crops, livestock keepers and fisher folks, industry organisations/marketing boards or organizations and exporters;
- Government Ministries, agencies, LGAs, EPZA, and Parastatals (e.g. those Responsible for agriculture, industries, trade, finance, and international Cooperation);
- Other private sector entities;
- Academia/researchers in the Central Zone and in Tanzania as a whole;
- Umbrella organizations such as the National Business Council, TCCIA, PSSSF, pension funds investing in agriculture and industries, and other support institutions;

- Institutions overseeing the management of quality and safety management issues, such as TBS, TFDA;
- Organizations providing productive capacities, information and data, Monitoring and Evaluation and other business support services, such as Textiles Development Unit, BRELA, TRA, FCC, NEEC, TANTRADE, Industry Support Organizations (ISOs), agricultural and industrial extension services providers, etc.;
- Selected Civil Society and NGOs; and Development partners, such as FAO, UNDP, World Bank, UNCTAD, ITC, EU, UNIDO, TMEA, etc.