

CHAPTER ONE

1.0: INTRODUCTION AND BACKGROUND

1.1: THE MUNICIPAL IN THE BROADER CONTEXT

Tanzania, with its large and growing domestic population, strategic location, abundance of natural resources and internal political stability, presents a uniquely attractive investment opportunity. The country with a population of 44.9 million (national census 2012) is the largest in East Africa and its new middle-class is growing rapidly. Tanzania faces the Indian Ocean; it is the natural trading gateway for the 6 landlocked countries of DRC-Congo, Rwanda, Burundi, Uganda Malawi and Zambia. The country is further blessed with vast natural riches; minerals in the form of gold, diamonds, copper, coal; more recently discoveries of large reserves of natural gas along its shores and it enjoys vast tracts of beautiful natural scenery including game reserves and sandy beaches.

Democratic principles are firmly engrained in the country; since its independence in 1961, the country has never suffered a civil war and its political leaders have come into power through an electoral process. Free-market principles are also firmly engrained and successive Governments have continued to open up and liberalize Tanzania's economy. As a result, Tanzania has enjoyed over 5 consecutive years of 7% real GDP growth and is a member what the World Bank has dubbed the "7% Club", a group of countries forecast to achieve 7% or more real GDP growth for next decade.

According to the Ministry of Planning and Finance, The government of Tanzania was plans to mobilize and spend Tsh. 32.4 trillion in the 2018/19 budget. The theme of the 2018/19 Budget is ***"to build an industrial economy that will stimulate employment and sustainable social welfare"***, in accordance with the followings;

- Tanzania Development Vision 2025,
- National Five Years Development Plan 2016/17 – 2020/21,
- CCM Manifesto 2015 – 2020.

The budget main goals are poverty eradication, transforming Tanzania into an industrial economy and Tanzania endeavor to be a middle-income country by 2025.

Macroeconomic Policy Targets;

The macroeconomic targets for 2018/19 budget are as follows;

- i. Attain real GDP growth of 7.2% in 2018 up from the growth of 7.1% in 2017,
- ii. Continue to contain inflation at single digit,
- iii. Domestic revenue including Local Government Authority (LGAs) own sources is projected at 15.8% of GDP in 2018/19 up from the likely outturn of 15.3% in 2017/18 and the actual outturn of 15.6% in 2016/17,
- iv. Tax revenue is estimated at 13.6% of GDP in 2018/19 up from the estimate of 13.0% in 2017/8 and the actual outturn of 13.3% in 2016/17,
- v. Total Government expenditures are projected at 24.5% of GDP in 2018/19 from estimate of 23.0% in 2017/18 and the actual performance of 22.2% in 2016/18,
- vi. Budget deficit to be 3.2% of GDP in 2018/19 compared to the likely outturn of 2.1% in 2017/18 and the actual deficit of 1.5% in 2016/17.

Priority Areas for 2018/19 budget of TZS 32.4 trillion will put more emphasis on implementation of flagship projects, namely;

- i. **Agriculture;** More funds will be allocated in improving irrigation infrastructure, warehouses and markets, strengthening the supply of agricultural inputs and implement, improving extension services, improving researches and dissemination of findings to the people and development of livestock and fisheries sub-sectors.
- ii. **Industries;** The Government will direct more efforts in the implementation of a Blueprint for Regulatory Reform to Improve Business Environment for Tanzania in order to attract private sector investments particularly in textiles, leather and meat, fish, edible oil, medicines and medical equipment, food and animal feeds and in the mining sector.
- iii. **Social Services:-**
 - **Water;** To increase availability and distribution of clean water particularly in villages and sewerage systems, drilling of boreholes in arid and semiarid areas and construction of strategic dams.

- **Education;** The Government will continue to finance free basic education, increasing number of experts in rare and specialized skills in areas of minerals, oil and gas, specialist doctors (cardiologists and kidney specialists) as well as the provision of loans to higher education students.
- **Health;** Financial resources will be allocated to increase distribution of medicines, medical equipment and reagents in health centers, dispensaries and referral hospitals.

iv. **Infrastructure;**

- Construction and rehabilitation of supportive infrastructure especially increasing electricity generation from different sources,
- To continue with the construction of new central line railway of the standard gauge,
- Construction of roads connecting regions and rural roads,
- To improve air and marine transport.

v. **Other priorities;**

- Ease of land acquisition and ownership,
- To improve communication services,
- Finance tourism,
- To improve defense and security, good governance and justice.

In order to increase and strengthen domestic resources mobilization, revenue policies for the year 2018/19 will focus on widening tax base; strengthen management of existing sources especially by intensifying the use of electronic collection systems and other administrative measures. In widening the tax base, there are two main measures that the Government will undertake, namely **formalization of the informal sector** and **improve investment environment** in order to foster new sources of revenue from such investments.

The 2018/19 Budget is in line with Tanzania's 2017/18 Budget that revolved around the theme *"Industrialization for Job Creation and Shared Prosperity"*, which in turn represented a continuation of the 2016/17 theme *"Industrial Growth for Job Creation."*

1.2: MARKETS FOR INVESTORS IN TANZANIA

There are mainly three markets of interest to investor;

- i. The domestics in Tanzania,
- ii. The regional market provided chiefly by the East African Community,
- iii. The export markets abroad in the European Union and the United States in the growing Asian economies of China and India, and in the Middle East to mention only the leading ones.

1.3: TRADE IN TANZANIA

The Bank of Tanzania (BOT) Monthly Economic Review of March 2018 indicates that earnings from export of goods and services increased by 21.6% to USD 222.7 million in the year ending February 2018. The improved performance follows the improvement in the major export commodities – cloves, seaweeds and manufactured goods—which altogether accounted for 96.8% of total earnings from Tanzania's goods exports. Earnings from the export of cloves amounted to USD 52.0 million compared with USD 21.5 million in the year to February 2017, mainly on account of volume, which rose to 6,586 tonnes from 2,741 tonnes. Seaweeds exports earnings also improved to USD 3.2 million from USD 2.0 million following increase in the volume. Manufactured goods export earnings amounted to USD 4.8 million compared with USD 3.0 million. Meanwhile, exports of fish and fish products rose greatly following a large increase in exports of octopus, squids, shrimps, live lobster, and crabs.

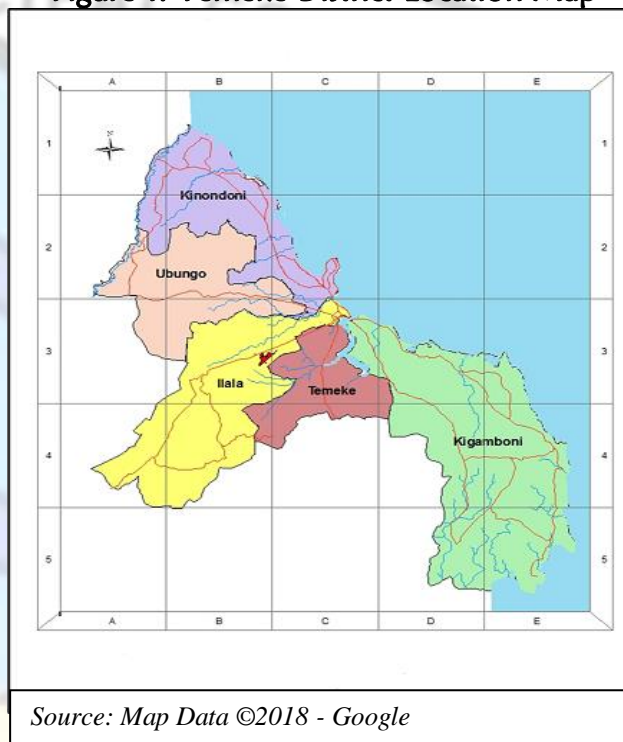
Services account improved by 32.1% to a surplus of USD 1,925.8 million during the year ending February 2018 from the surplus in the corresponding period in 2017. The improvement was on account of an increase in services receipts coupled with a decline in services payments. Services receipts amounted to USD 4,014.0 million and were 11.2% higher than in the year ending February 2017, largely following increase in travel and transport receipts. Travel receipts rose to USD 2,405.1 million from USD 2,108.3 million on account of increase in the number of tourist arrivals, while transport receipts grew by 9.0% to USD 1,177.3 million on account of increase in transit goods to-and-from neighboring countries.

1.4: ADMINISTRATION AND LOCATION OF TEMEKE MUNICIPAL COUNCIL

Temeke Municipal Council is one of the five Municipalities of the City of Dar es Salaam that was established on 10th November, 1999 under the Local Government (Urban Authorities) Act, 1982 No. 8 Sections 8 and 9.

Temeke Municipal has an area of about 240 square kilometers and the coastal zone of 5 kilometers. In addition it is 39° 12 degrees' - 39° 33' East and 6° 48 - 7° 33' South. Temeke is located South of the City of Dar es Salaam where the East borders the Indian Ocean, South borders

Figure 1: Temeke District Location Map



the Coast of Mkuranga - Region of Coast, and North - West is adjacent to Ilala Municipal and North East and is located in Kigamboni Municipality. Administratively, the Council is divided into 2 divisions and 23 wards.

1.5: INTER-REGIONAL TRADE/COOPERATIONS

Temeke area is heavily engaged in small scale farming, trading and fishing. It is also considered as a manufacturing centre since it holds most of the industries in Dar es Salaam. The largest port in Tanzania, Dar es Salaam Port which serves 6 other neighboring countries, is also found here as well as Dar es Salaam International Trade Fair Grounds. The Municipal is connected to different economic infrastructures like railway lines of Tanzania Zambia Railway (TAZARA) and Tanzania Railway Cooperation (TRC), roads, and marine transport. The railway line of TRC infrastructure connects Temeke Municipal with the city center of Dar es salaam and the central regions of Morogoro, Dodoma, Singida, Tabora, Mwanza, and Kigoma. Mwanza and Kigoma connect the country to all East Africa Community member states. The TAZARA railway line connects the Municipal with the marine transport infrastructures and southern regions of Tanzania especial Mbeya Region. Mbeya connects Tanzania and

neighboring countries of Zambia and Malawi. At the same time, water transport connects Temeke Municipal to Dar es salaam City Center, Lindi, Mtwara and Tanga as well as countries such as Kenya, Mozambique and all countries along the Eastern zone of African Continent bordered with Indian Ocean. These connections provide favorable condition for investment.

1.6: LAND MANAGEMENT

Land Tenure; Land tenure system consists of a wide range of statutory, customary, and non-formal category. In Temeke municipality like the rest of the city, land tenure consists of formal and informal modes. The formal mode involves getting land by applying to the government and following legal procedures, while the other one is done through land transactions which are done between buyers and sellers in the area without the government notice. In the latter case, which is the most popular in Dar es Salaam city, the local leaders often play an active role in the transactions.

Land use; Major land use categories in Temeke municipality include residential, commercial, mixed uses, agricultural, industrial and recreational areas (DCC, 2008).

1.7: TEMEKE MUNICIPALITY SYNOPSIS

1.7.1: CLIMATE

Temeke Municipal Council lies in the tropical coastal belt of Tanzania and therefore is influenced by two major climatic conditions, namely rainfall and temperature. Rainfall pattern is that of bimodal type with erratic conventional rains. The monsoon rains occurring almost throughout the Municipality between December and February. While the long heavy rains in the period from March to June. The amount of rainfall received ranges from 800 – 1200mm per annum. Temperature just like rainfall is also influenced by ocean. High temperature prevails throughout the year ranging from 25°C during the period of June to August up to 35°C in the period of January to March.

1.7.2: SOIL GEOLOGIC FORMATION

The soil found in Temeke Municipal is often clayey and partly sandy, and therefore relatively unproductive regarding agricultural use. In the river valleys, which are recent floodplains and subject to flooding, alluvial soils (mainly Eutric Fluvisols and Eutric

Gleysols) are dominant. Soil erosion in the urban area occurs primarily at the slopes of river valleys, where no vegetation is left to hold the soil in place, and is intensified by human activities such as extraction of construction materials.

The geology of Temeke has two major geological units;

- The underlying substratum of (semi-) consolidated formations and outcropping rocks,
- Superficial mainly loose sediments.

The underlying (semi-)consolidated formations and outcropping rocks in Temeke Municipal consist of Neogene clay-bound sands to hard sandstones. The far less consolidated terrace sands and sandstones of the Quaternary System are more extensive in the central and southern parts of Municipal.

1.7.3: TOPOGRAPHY

The Municipal experiences hot and sunny weather throughout the year, with maximum temperature in December while minimum temperature occurring in July. There is three distinct seasons; dry season extending between May/June and October and two rain seasons. The first season (short rain season for two months) is between October/November and December and the second one (long rains for about four months) between March and May/June. The annual rainfall ranges between 800 and 1,000mm.

1.8: MARINE AND COASTAL RESOURCES

No specific studies of marine and coastal resources were found, thus the information provided in this section is general for Dar es Salaam city which located in a coast zone. As the figure 2 below shows, the coastal zone is comprised of a complex mixture of beautiful sandy beaches, beach rocks as well as rock cliffs and platforms, islands fringed by coral reefs, numerous coral patch reefs, estuaries streamlined with mangrove forests, and lagoons with sea grass beds covering large areas (Kairu and Nyandwi, 2000). About eight mangroves species can be found along the beach areas of the city, namely; *Rhizophora mucronata* ('Mkoko' in Kiswahili), *Sonneratia alba* ('Mlilana' or 'Mpira'), *Avicennia marina* ('Mchu'), *Ceriops tagal* ('Mkandaa'), *Bruguiera gymnorrhiza* ('Msinzi' or 'mshinzi'), *Heritiera littoralis* ('Msikundazi or Mkungu'), *Lumnitzera racemosa* ('Kikandaa' or 'Mkandaa dume') and *Xylocarpus granatum* ('Mkomafi') (URT,2011).

FIGURE 2: DAR ES SALAAM COASTAL RESOURCES/FORESTS



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

The city has about 88 species of hard coral species belonging to 34 genera. There are about 12 species of seagrasses in the coastal waters occupying much of the shallow lagoon between the islands and the mainland along the entire coast (URT, 2011). The city coast is home to a number of endangered species such as marine turtles, hawksbill (*Eretmochely imbricata*) and green turtle (*Chelonia mydas*) dolphins, Sea Turtle, humpback whales and whale sharks (URT, 2011). Fishing is one of the major economic activities along the coastal areas, and is mainly done for both subsistence and commercial purposes. Fishes of commercial importance to local communities include Siganidae, Lutjanidae, Lethrinidae, Scaridae, Labridae, Acanthuridae, Mullidae, Haemulidae, Serranidae, and Dasyatidae (Kamukuru, 2005)

1.9: TEMEKE POPULATION SIZE AND GROWTH

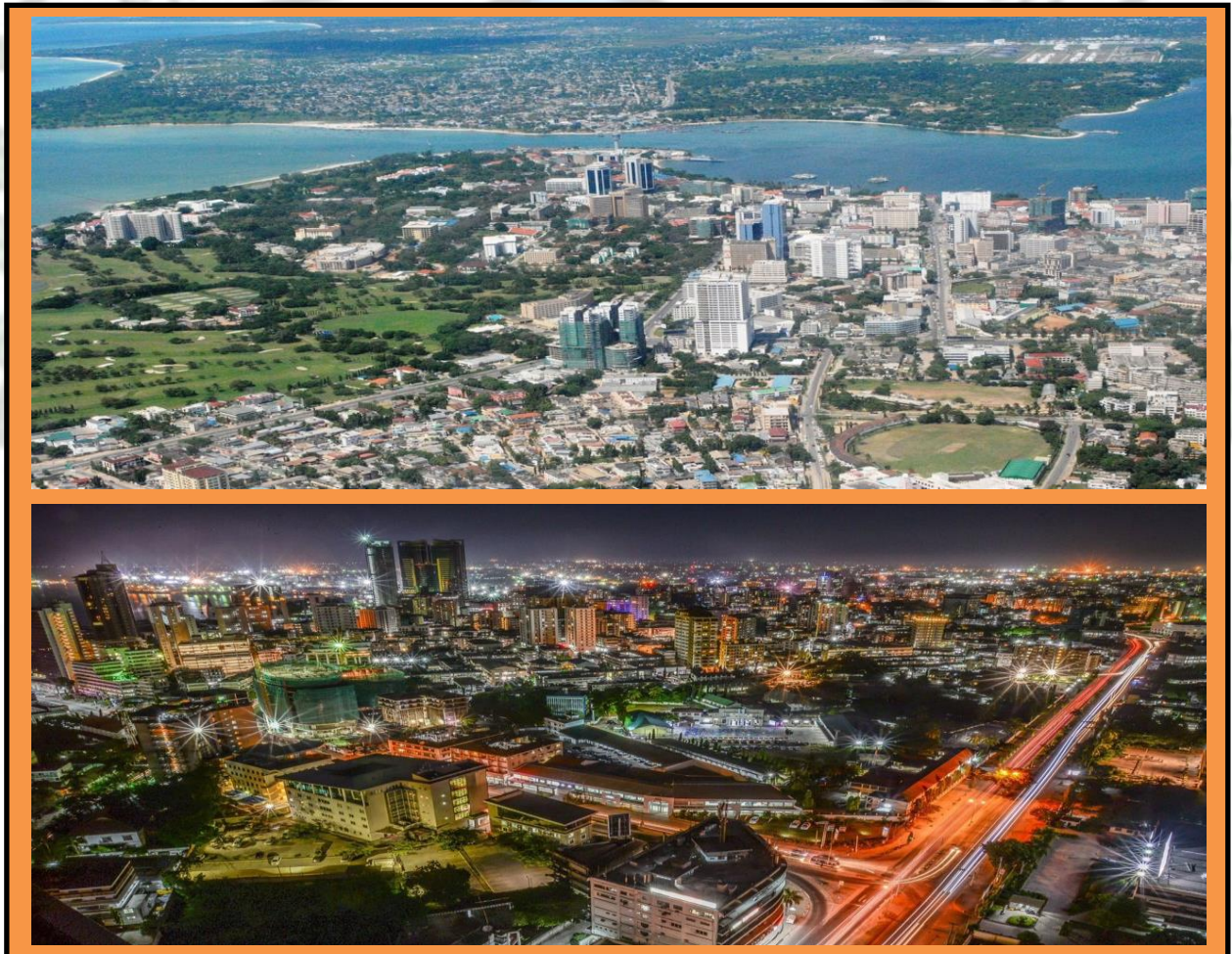
According to the 2012 National Population and Housing census, the municipal had a total population of 1,205,949 whereas 587,857 were males and 618,092 were female with a total of 307,760 households with average size 4 people per household. The average population growth rate stood at 4.6 % per annum. Until 2016, Temeke estimated to have 1,443,629 people and 368,416 households. Among them are 703,718 and women are 739,912.

1.10: DAR ES SALAAM

Temeke is one of the five municipalities of the Dar es Salaam region, so Temeke is benefiting everything from all opportunities in the Dar es Salaam region. The residents of both six Municipals are interacting to one another and accessing the services

provided by each Municipal. So, due to this situation its better if we could give out brief information about Dar es salaam Region as showed in figure 3 Below;

FIGURE 3: DAR ES SALAAM CITY (Day & Night Views)



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

Dar es salaam is commonly translated as "abode/home of peace", based on the Arabic words '*dar*' (which means a 'house') and '*es salaam*' (which means 'of peace'). The Region is divided into five administrative districts. All five are governed as Municipal Councils, and so all of the city's suburbs or wards are affiliated with them.

Dar es salaam is the former capital as well as the most populous city in Tanzania and a regionally important economic centre. Located on the Swahili coast, the city is one of the fastest growing cities in the world. Until 1974, Dar es Salaam served as Tanzania's capital city, at which point the capital city commenced transferring to Dodoma, which was officially completed in 1996. However, as of 2018, it continues to remain a focus

of central government bureaucracy, although this is in the process of fully moving to Dodoma.

In addition, it is Tanzania's most prominent city in arts, fashion, media, music, film and television and a leading financial centre. The city is the leading arrival and departure point for most tourists who visit Tanzania, including the attractive hotels (as figure 4 below), National parks for safaris and the island of Zanzibar (Unguja and Pemba). Dar es Salaam is also the largest and most populous Swahili-speaking city in the world.

FIGURE 4: ATTRACTIVE HOTEL IN DAR ES SALAAM



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

Dar es Salaam is Tanzania's most important city for both business and government. The city contains high concentrations of trade and other services and manufacturing compared to other parts of Tanzania, which has about 80 percent of its population in rural areas. Downtown includes small businesses, many of which are run by traders and proprietors whose families originated from the Middle East and the Indian sub-continent areas of the world with which the settlements of the Tanzanian coast have had long-standing trading relations.

The Dar es Salaam Central Business District is made up Kisutu, Kivukoni, Upanga and Kariakoo areas is Tanzania's largest city CBD. All three areas making up the downtown are found in the Ilala district. Kivukoni has the city's important fish market, the Magogoni fish market. Kivukoni also is the place where the Tanzania's

central bank, The Bank of Tanzania is located, so is the Dar es Salaam Stock Exchange. Kisutu has businesses and offices and is the location of Dar es Salaam central railway station, the PSPF Towers and the TPA tower.

As figure 5 below shows, there are beaches on the Msasani peninsula north of Dar es Salaam and in Kigamboni to the south. Trips to the nearby islands of the Dar es Salaam Marine Reserve are a popular daytrip from the city and a spot for snorkeling, swimming and sunbathing. Bongoyo Island can be reached by boat from the Msasani Slipway.

FIGURE 5: BEACHES AROUND DAR ES SALAAM



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

CHAPTER TWO

2.0: CURRENT INVESTMENT SITUATION

The majority of the Temeke residents are involved in small business, fisheries, livestock keeping and agriculture. In agriculture they are mainly concentrated in horticultural crops such as vegetables and root like cassava and sweet potatoes. The practice is carried out on open spaces, around their homestead and along the roads. Vegetables are grown for family consumption and the surplus is sold for income generating. Livestock kept includes dairy cattle, poultry (broilers and layers and local chickens which are kept by most households. General retail businesses include general merchandize, retail shops, milling machine and, hardware retail shops. Other businesses include pharmacies, hotels and guest houses, mobile telephone services and salon, barber shops, boutiques, charcoal selling, welders, stationeries, contractors, and recreation and liquor business like bars and social halls.

The basic infrastructure such as electricity, telephones, piped water, flush toilets, a network of service roads, shops, schools, and hospitals or dispensaries are well developed. Unplanned areas are often congested, and usually termed “squatter settlements” with little or no basic amenities. These areas lack basic services and public utilities including piped water, access roads, storm water drainage channels and solid waste management services. Inadequate and uncoordinated infrastructure provision has caused slow pace of development in these areas.

2.1: AGRICULTURE

2.1.1. Food crops

As shown in table 1 below, the main food crops cultivated in Temeke Municipal are paddy, cassava, sweet potatoes, maize, pigeon peas, cowpeas, vegetables and fruits.

TABLE 1: MAJOR FOOD CROPS PRODUCTIONS IN LAST THREE YEARS

S/N	CROPS	PRODUCTION IN TONS PER YEAR		
		2015/16	2016/17	2017/18
1	Paddy	2,089	352	1118
2	Cassava	15,935	682	640
3	Sweet Potatoes	2,781	750	642
4	Maize	332	44	46.4
5	Pigeon Peas	143.5	10.5	12
6	Cowpeas	249.1	19.8	31
7	Vegetables	302.4	1,446	2,526
8	Banana	1,672	318	326
GRAND TOTAL		23,504	3,622.3	5,341.4

Source: Department of Agriculture, Irrigation and Cooperatives, @2018

2.1.2. Cash crops

Temeke cash crops includes cashewnuts, coconuts, water melon, mangoes, cucumbers, passion, tomatoes, okra, fruit and vegetables as show in figure 2 below;

TABLE 2: CASH CROPS PRODUCTIONS IN LAST THREE YEARS

S/N	CROPS	PRODUCTION IN TONS PER YEAR		
		2015/16	2016/17	2017/18
1	Cashewnuts	307.3	30.1	Not recorded
2	Coconuts	2526	236	489
3	Watermelon	2718	398	890
4	Mangoes	1785	41	32
5	Cucumber	478	395	560
6	Tomatoes	7857.2	28.5	32.5
7	passion	111	7	6
8	Okra	2190	224	345
9	Vegetables	302.4	1446	2526
GRAND TOTAL		18274.9	2805.6	4880.5

Source: Department of Agriculture, Irrigation and Cooperatives, @2018

2.1.3: Production of various seedlings

In the vicinity of the agricultural office in the Municipal (at Pile office), there is a well established garden, that is used to produce a variety of different tree seedlings and vegetables, also container gardening is practised for environmental management and nutritional requirements respectively. The garden is also used as a farmer field school a place where farmers can acquire best knowledge on production of vegetables, fruits, flowers and decorative trees.

2.1.4. Plant Health Clinic

The Plant Health clinics are places where farmers bring infected plants to seek curative measures. The agriculture department has 3 plant Doctors who provide Plant Health Services and care for pest and disease control.

2.1.5: Irrigation agriculture; The Major Agricultural Program irrigation scheme has been developed at RUFU in Chamazi ward. Potential Irrigation land is more than 325 hectares suitable for crop production at a large scale level. Of these 75 hectares are developed for small irrigation by a group of 60 small holder farmers. The 200 hectares irrigation farming undertaken by small holders in Temeke Municipal is managed by extension officers. The farmers are also practicing artificial farming popular known as '*kilimo cha mjini*' or '*kilimo cha maghorofani*', alongside the roads, near residences and at open spaces as figure 6 below shows.

FIGURE 6: ARTIFICIAL FARMING



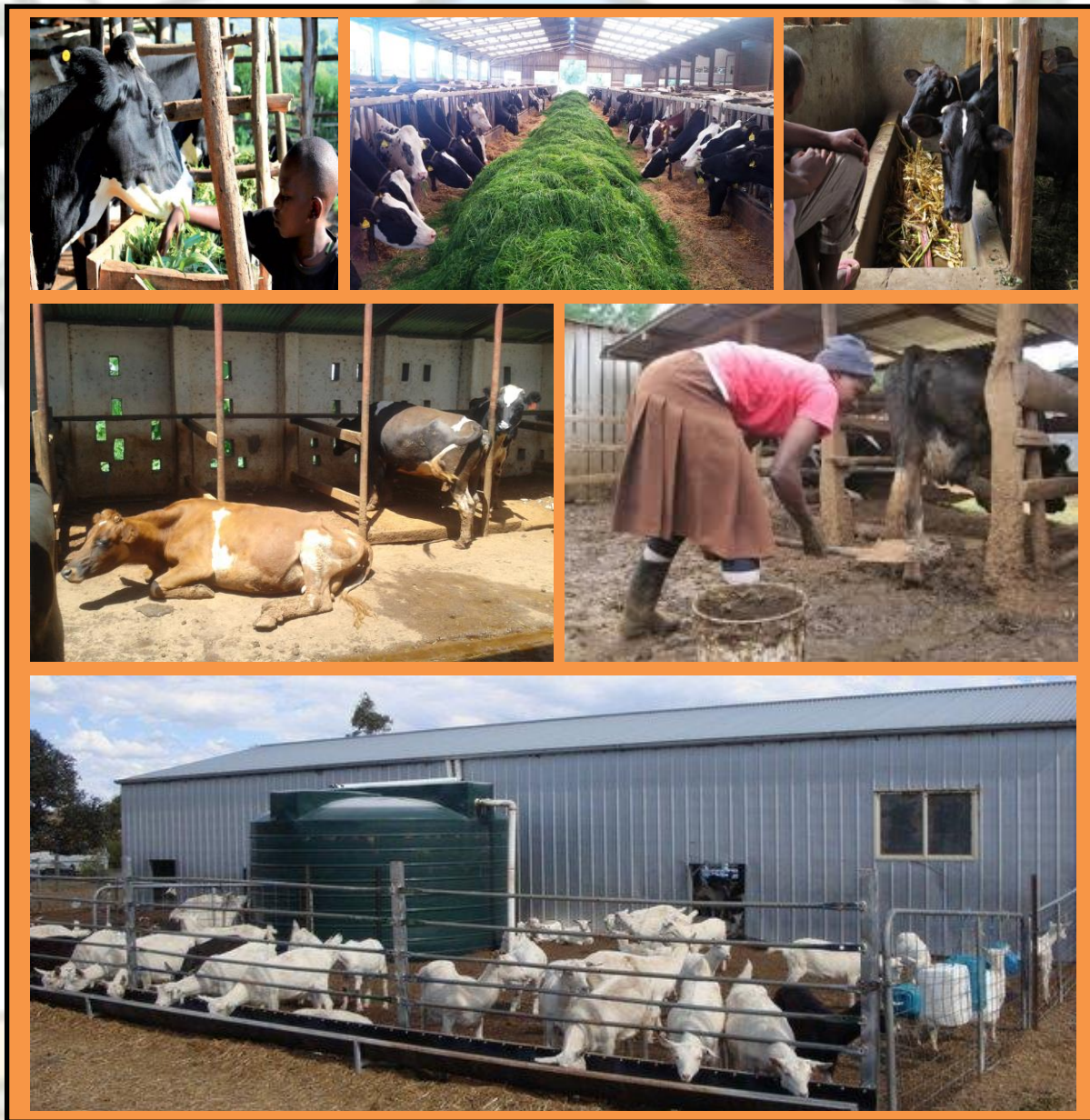
Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

2.2: LIVESTOCK

Livestock keeping is among activities operated in Temeke Municipal Council. A total of 6,095 households are engaged in livestock keeping. However due to human settlement expansion of the area for livestock keeping is decreasing. Dairy cattle, goats and poultry are kept intensively in small scale. Zero grazing is the system used for keeping dairy cattle in the Municipal. Average milk production is 6 liters for one cow per day during

dry season and 8 liters in rainy season. Milk produced in Temeke is sold raw to neighbors.

FIGURE 7: ZERO GRAZING SYSTEM



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

Commercial Poultry keeping is done under intensive and semi intensive systems. In average 742 tones of broiler meat and 928,173 trays of egg is produced in the Municipality. The table 3 (a & b) below shows the number of livestock kept in Temeke and the livestock products;

TABLE 3(a): NUMBER OF LIVESTOCK IN TEMEKE FOR THE YEAR 2017/18

S/N	PARTICULARS		NUMBER OF ANIMALS
1.	Cattle	Diary	2,228
		Indigenous	34
2.	Goats		1,875
3.	Sheep		358
4.	Pigs		2,674
5.	Rabbits		433
6.	Dogs		2,040
7.	Cats		1,033
8.	Chicken	Broilers	140,097
		Layers	50,473
		Local Breed	48,421
9.	Ducks		3,529
10.	Guinea Fowl		376

Source: Livestock and Fishing Department, @2018

TABLE 3(b): THE PRODUCTS FROM LIVESTOCK FOR THE YEAR OF 2017/18

S/N	PRODUCT	AMOUNT/YEAR
1	Beef	1,541 tones
2	Pork	143 tones
3	Poultry meat	742 tones
4	Milk	4,065,738 liters
5	Eggs	184,591 trays
6	Hides/Skins	10,279

Source: Livestock and Fishing Department, @2018

There are four poultry slaughter facilities and one privately owned cattle slaughter slab. Meat and other products from livestock kept in Temeke are locally consumed.

2.2.1: Markets for Livestock and Livestock Products

Currently, there are 30 companies which buy, sell, process, hides or skins and furniture manufacturing. Most of livestock are sold alive and transported to Pugu at Ilala for slaughtering. A very small number of livestock has being slaughtered and consumed within the Municipal. Along with live animals, other livestock products sold includes milk, eggs, hides and skins. The following table 4 is showing the available companies in the livestock sector;

TABLE 4: CATEGORY OF FIRMS OPERATING IN LIVESTOCK SECTOR

S/N	CATEGORIES	NUMBER OF COMPANIES
1.	Footwear manufacturing	8
2.	Leather tanning & Processing	1
3.	Seat cover manufacturing	9
4.	Leather products manufacturing	12
TOTAL NUMBER OF COMPANIES		30

Source: Livestock and Fishing Department, @2018

2.3: COMMERCE (TRADE) AND INDUSTRY

Temeke Municipal Council has many investment opportunities but not well developed to monitor sustainable commercial and industrial Development. As a result, with the speed of economic and community development growth required in the modern epoch of Globalization, the underdeveloped opportunities are to be opened not only to Tanzanians out of Temeke Municipal but also to the world at large, so that prospective investors could be aware for informed investment decisions. The current status shows that there are 2,353 companies invested in Temeke Municipal. Out of them, 80 are heavy manufacturing industries which employ more than 100 workers. The medium companies are 62 whilst small companies are 2,131. They are categorised in the following forms in table 5 below;

TABLE 5: FIRMS CATEGORIES OPERATING IN TEMEKE MUNICIPAL

S/N	CATEGORIES	NUMBER OF COMPANIES
1.	Agrochemicals & Explosives manufacturing	2
2.	Animal feeds preparation	3
3.	Bakery	13
4.	Bedsheets, pillows, pillowcases, etc	117
5.	Bottled drinking water manufacturing	2
6.	Canvas, tents and tarpaulins manufacturing	1
7.	Cardboard containers, paper bags & Corrugated Boxes manufacturing	4
8.	Cashewnut processing	1
9.	Cement blocks, etc.	116
10.	Cereal processing	65
11.	Chemical and Chemical Products	1
12.	Distilling spirits	1
13.	Doors, windows, frames, gates and grills	238
14.	Edible Oils, Detergent Soaps	2
15.	Fish processing	1
16.	Foam mattress production	3
17.	Footwear manufacturing	6
18.	Fruit processing	8
19.	Furniture & Coffin manufacturing	421
20.	Glass and glass products production	8
21.	Hand cart manufacturing	1
22.	Hatchery	1
23.	Ice cream manufacturing	3
24.	Imitation jewellery manufacturing	1
25.	Industrial and medical gases	1

INVESTMENT PROFILE OF TEMEKE MUNICIPAL COUNCIL

26.	Iron casting	1
27.	Jewellery manufacturing	39
28.	Joinery production, windows, doors and frames	87
29.	Knitted garments manufacturing	1
30.	Leather tanning & products manufacturing	3
31.	Maize meal production	18
32.	Making of Paving Blocks	1
33.	Malt and beer production	1
34.	Manuf. of Pilling, AC, Iron Art	1
35.	Manufactur of electrical wire	1
36.	Manufacture of basic iron and steel	6
37.	Manufacture of batteries	1
38.	Manufacture of clay stoves	1
39.	Manufacture of construction machinery	1
40.	Manufacture of containers of metal	1
41.	Manufacture of cutlery, hand tools, hardware	1
42.	Manufacture of electrical wire and cables	4
43.	Manufacture of farm equipment	1
44.	Manufacture of hair extensions	2
45.	Manufacture of household utensils	2
46.	Manufacture of iron stoves	20
47.	Manufacture of machinery for food processing	1
48.	Manufacture of musical instruments	1
49.	Manufacture of plastic products	4
50.	Manufacture of roofing sheets	1
51.	Manufacture of spare parts	2
52.	Manufacture of structural metal products	61
53.	Manufacture of Textiles	1
54.	Manufacture of thermos bottles	1
55.	Manufacture of trailers	1
56.	Manufacture of vehicle bodies	3
57.	Manufacture of vehicle spare parts	2
58.	Manufacture of water pumps	1
59.	Manufacture of wire products	3
60.	Manufacturing of cement	1
61.	Manufacturing of wire product	1
62.	Manufacturing of working wire	1
63.	Mat and basket weaving	1
64.	Match manufacturing	1
65.	Mattresses	1
66.	Metal and Metal Products	1
67.	Metal products manufacturing	6
68.	Napkins; Toilet Papers; Sanitary Napkins	1
69.	Oil and Lubricant	1
70.	Other food products manufacturing	1

INVESTMENT PROFILE OF TEMEKE MUNICIPAL COUNCIL

71.	Other manufacturing	1
72.	Other rubber products	1
73.	Paint manufacturing	4
74.	Paper & Boards, Printing Inks, Graphic Art Material	1
75.	Paper and Paper Products	1
76.	Paper, Paper Products,	3
77.	Petroleum products manufacturing	2
78.	Pharmaceutical products	2
79.	Plastic & Rubber Products	2
80.	Plastic packing materials	16
81.	Plastic pipes	2
82.	Plastic products	1
83.	Plastic products manufacturing	3
84.	Printing	17
85.	Processing of Chemicals for local industrials	1
86.	Producing signs	1
87.	Production of bicycles and parts	1
88.	Recycled Waste Plastics & Light Metal	1
89.	Repair of electrical equipment	3
90.	Repair of fabricated metal products	1
91.	Repair of other equipment	5
92.	Sawmilling	68
93.	Seat cover manufacturing	9
94.	Shoe manufacturing	12
95.	Sisal twine and products manufacturing	1
96.	Soap, cosmetics, cleaners	5
97.	Spaghetti and noodles manufacturing	2
98.	Tailoring	865
99.	Textile and appallel	1
100.	Textile finishing	2
101.	Textile weaving	3
102.	Tobacco products manufacturing	1
103.	Various Types of Hair	1
104.	Wheat milling	2
105.	Wood carvings, etc.	1
GRAND TOTAL		2353

Source: Finance and Trade Department, @2018

2.4: NATURAL RESOURCES

2.4.1: Forestry

In Temeke District there is mangrove forest extended from Mtoni Ward, Kurasini, Kijichi and Mbagala, covering the area of 380 hectares. The significances of mangrove forest include the following;

- Mangrove forests capture carbon dioxide in atmosphere five times than other forests.
- Mangrove trees are the breeding centre of the aquatic animals at a large.
- Through the presence of aerial roots it captures or blocks any kind of wastes to enter into the ocean or sea.
- It also a habitat of sea birds, white colobus, sea snakes.
- Within the forests there's big river known as Kizinga poured water to the ocean and it's also the habitat of crocodiles.

2.5: TOURISM

2.5.1: NYERERE BRIDGE

Though we don't have remarkable traditional Tourist attraction developed areas yet we can do something to provide the bases of tourism in our district. Nyerere Bridge (well known as Kigamboni Bridge) which is not widely known to the outsiders is a very attractive tourist area. As figure 8 shows below, **Nyerere (Kigamboni) Bridge** is a 680-meter-long bridge in Tanzania that connects the Dar es Salaam ward of Kurasini from the east to the west of Kigamboni district across the Kurasini Creek. Construction work began in February 2012 and completed in April 2016. The completion of the bridge has offered an alternative transport link to the new district of Kigamboni. Previously, the Kivukoni ferry provided a quick transport link between south east of the Dar es Salaam Central Business District specifically from south east of Kivukoni to north west of Kigamboni.

The bridge has six lanes (three on each direction) and two pedestrians/cyclists lanes with width of 2.5 meters (one on each side). Construction of 2.5 km approach roads were completed with 1 km on the Kurasini side and 1.5 km on the Kigamboni side. The road joins the Nelson Mandela expressway through elevated free interchange to separate traffic approaching and leaving the junction. There is a toll plaza for controlling and charging of vehicles passing through the bridge. A total of 14 controlled lanes are available in this area (seven for each of the two directions).

FIGURE 8: NYERERE KIGAMBONI BRIDGE (Day & Night Views)



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

2.5.2: TAZARA INTERSECTION (TAZARA FLYOVER)

Temeke Municipal Council also has another attractive tourist area at TAZARA Intersection in which the fly over has been built. As figure 9 below shows, Tanzania National Roads Agency (TANROADS) and Sumitomo Mitsui Construction Co.,Ltd. (SMCC) signed a contract on 15th October, 2015 concerning the project for Improvement of Tazara Intersection which would mark the construction of the first Flyover in Tanzania under the framework of the grant aid project supported by JICA. Construction of the TAZARA Flyover started in October 2016 and completed in September, 2018, completely funded by the Government of Japan through its Japan International Cooperation Agency (JICA). The flyover has been inaugurated by President John Magufuli at 27th September, 2018. The project has two values;

- Is the key for the easing of traffic congestion in Dar es Salaam;
- Is the first fly-over in Tanzania.

JICA hoped that the memorable Tazara fly-over will become a long-lasting symbol in opening a new era of Tanzania-Japan partnership and friendship. It will contribute to better life of the citizens of Dar es Salaam, and for the economic growth of not only Tanzania but also of neighboring landlocked countries.

The completion of the TAZARA flyover comes as a relief to motorists, who previously had to endure many hours in traffic especially those who using junction of the busy Mandela Expressway and Julius Nyerere Road in the commercial capital of Dar es salaam. During peak hours, motorists using the two roads would wait for hours due to traffic congestion at the busy junction, which is a key link from the central business district to the airport, the Dar es Salaam port and densely populated residential areas.

The TAZARA flyover which is expected to eventually reduce traffic jams by 80 per cent, consists of four lanes and a 425-metre bridge. The project factored in the need for a Rapid Bus Transit Project (*Mwendokasi*) to Gongo la Mboto from the city centre and it is also expected to increase productivity by reducing the time people spend on the road.

FIGURE 9: TAZARA FLYOVER



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

2.5.3: BENJAMIN MKAPA NATIONAL FOOTBAL STADIUM

As figure 10 shows below, this is the Tanzania national main stadium which is a multi-purpose stadium in Dar es Salaam, Tanzania. It opened in 2007 and was built adjacent to Uhuru Stadium, the former National Stadium. It hosts major football matches such as the Tanzanian Premier League and home matches of the Tanzania National Football Team. With 60,000 seats it is the eleventh largest stadium in Africa and the largest stadium in Tanzania. It is owned by the Tanzanian Government. The stadium was built

by Beijing Construction Engineering Group at a cost of USD 56 million. It has five main entrances, a car park for 600 vehicles, 114 closed-circuit television cameras, a VIP lounge and an extendable roof. The pitch size, as lined for association football, is 105m long by 68 meters wide.

FIGURE 10: BENJAMIN MKAPA NATIONAL FOOTBAL STADIUM



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

2.5.4: THE DAR ES SALAAM INTERNATIONAL TRADE FAIR

The Dar es Salaam International Trade Fair (DITF) also known as Saba Saba Day takes place annually on the seventh of each July at the Mwalimu J.K.Nyerere Trade Fair Grounds. It is located along Kilwa Road in Temeke Municipal in which the annual major promotional event organised by the Board of External Trade. The Board of External Trade is a government institution, which was established under the Act No. 5 of 1978 to spearhead Tanzania's Export endeavours.

FIGURE 11(a): DAR ES SALAAM INTERNATIONAL TRADE FAIR



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

The Trade Fair Grounds which is also known as Mwal. J.K.Nyerere Trade Fair Grounds were inaugurated in 1962, one year after Tanzania gained her independence on 9th Dec, 1961. The Grounds at that time were under the Ministry of Trade and Co-operative Unions and the fair was known as the National Agricultural and Trade Fair (NATF).

The Dar es Salaam International Trade Fair has established itself over years as the shop window for Tanzanian products as well as the East, Central and the Southern African Region. Supported by the services of the Dar es Salaam harbour which serves the region effectively, the fair acts as one stop centre for reaching countries such as Kenya, Uganda, Rwanda, Burundi, DRC-Congo, Zambia, Malawi, Zimbabwe, Botswana and other countries out of Africa as figure 11(b) shows below;

FIGURE 11(b): DAR ES SALAAM INTERNATIONAL TRADE FAIR



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

Participation has ever been on the increase from a mere over 100 companies in the late eighties to over 1041 companies in 1999. For instance, in 2006 a total of 1526 exhibitors exhibited at the fair and came from overseas representing over 18 countries, Tanzania inclusive. Though, sometimes there is a decreasing number of participants but there is an increasing rate of number of countries and companies as well. In 2009, a total of 23 countries were represented compared to 27 countries in 2008. The decline in representation was caused by the world economic crisis. A total of 2,103 exhibitors participated in the trade fair in 2009 compared to 1,930 exhibitors in 2008. Out of that, 1,760 exhibitors were locals while 343 exhibitors were foreigners compared to 1,602 local exhibitors and 328 foreigners in 2008. The increase in local exhibitors was attributed by the increase in participation of Ministries and Government Institutions. In 2018 in a 42nd trade fair, there were 29 countries and 2456 companies participating in the trade fairs in which 450 were foreign companies and 120 were government institutions.

The fair enjoys support of the Government through the Ministry of Industry, Trade and Marketing. The fair is also supported by the Central Government, Tanzania Chamber of Commerce, Industry and Agriculture (TCCIA) and the Confederation of Tanzania Industries (CTI) as well as other institutions in the country. The figure 11(c) below showed the Hon. President Dr. John Pombe Magufuli visiting the 42nd trade fair of 2018 at the fair ground.

FIGURE 11(c): DAR ES SALAAM INTERNATIONAL TRADE FAIR



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

The range of exhibits includes; Agricultural products (Food and Beverages), Textiles (Garments and Yarns), Manufactured products, Information and Communication Technology, Construction materials, Automobiles, Goods transport service providers, Passenger transport service providers, Electrical goods and appliances, Farm implements, Chemicals and cosmetics, Timber and furniture, Trade services, Engineering products, Machinery, Computer software, Gift articles and handicrafts, Etc. But the fair also prohibit the exhibits of Arms and Ammunition, Drugs, Political and Religious Affairs. However the visitors who allowed to participate including; Consumers and Traders, Importers, Wholesalers, Agents, Business Executives, General Public and VIP's.

2.6: LAND/REAL ESTATE

The largest market for investors in the real estate sector can be found in office development, but there are also some opportunities in the development of retail, industrial and residential spaces as well. Currently, there are few of real estate investment implemented by NSSF and NHC in this sector.

2.7: INDUSTRIES

An important role must be assigned to industrial activity as a vehicle of economic growth since the macroeconomic objectives for the 2018/19 revolved around the theme *“Industrialization for Job Creation and Shared Prosperity”*. The 2018/19 Budget is in line with Tanzania’s 2017/18 Budget that revolved around the theme *“Industrialization for Job Creation and Shared Prosperity”*, which in turn represented a continuation of the 2016/17 theme *“Industrial Growth for Job Creation.”* Industrial establishments possible are those geared towards processing/adding value on locally produced agricultural, fishing and livestock raw materials. These include the followings;

2.7.1: Cereal Processing Factories

Currently the Municipal has 67 commercial millers. All of them are owned by the private individuals in large, medium and small scale units. There are so many crops from southern part of Tanzania that are brought into the city for sale, the increase of flour mills companies will influence farmers and businessmen to increase the value of their products.

2.7.2: Agro – Based Industries

The Municipal has only 8 fruit canning and juice concentrates making industries. It has very small number of individuals who are dealing with agro based industries who are producing locally by using local manufacturing machines/tools. They are producing juice, mango pickles and spices (*achali & chachandu*) and selling to each other within the streets.

2.7.3: Fish Processing Industries

Tanzania is well endowed with water resources, sharing three of the largest inland lakes in Africa, namely Lake Victoria, Lake Tanganyika and Lake Nyasa, diverse river systems,

numerous wetlands, and the Indian Ocean. The country is reasonably rich in marine and inland fishery resources making the fisheries sector important in the economy. Fishing is one of the major economic activities, which provide highly needed food source and income for majority of coastal communities. Fish contributes more than 30% to the total animal protein consumed in Tanzania.

There is only one (1) fish processing industry in Temeke. The fisheries in Temeke are categorized into artisanal and commercial fisheries. The artisanal fishery exploits the freshwater bodies and the demarcated territorial waters in the Indian Ocean. The catch comprises a variety of finfish and invertebrates. The commercial fishery is mainly comprised of prawns, octopuses, lobsters, and to small extent sea cucumber fisheries in the territorial sea, while the Exclusive Economic Zone (EEZ) is exclusively exploited by foreign fishing vessels. Common fish species in the EEZ include tunas, marlins, sword fish, mackerels and sardines. Sharks are also caught mainly as by-catch. Fishing gears commonly used include gill nets, hook and line, trawling for prawns, and purse seining for sardines. The ocean, mangrove forests and coral reefs offer ideal ecological habitats for fisheries development. Also there is small scale fresh water fish farming. There is potential for establishment of fish processing industries and organized market along the coastal line of Indian Ocean.

2.7.4: Brewing Industries

Currently the Municipal has only one (1) brewing company called Serengeti Breweries Limited-(SBL) though there is enough investment opportunity and good physical infrastructures in transportation sector. **Serengeti Breweries Limited-SBL** is the second largest beer company in Tanzania, with its own brands accounting for 15% of the market by volume and when combined with EABL's portfolio, accounts for approximately 28% of the Tanzanian branded beer sector.

The company was incorporated in 1988 as Associated Breweries Limited and changed its name to Serengeti Breweries Limited in 2002. SBL's headquarters are in Temeke Municipal and it has other two operating plants in Mwanza Region and Kilimanjaro; the Temeke plant has being producing capacity of 350,000HL, the Mwanza plant a

capacity of 650,000HL while the state-of-the-art brewery in Kilimanjaro which was commissioned in January 2012 has a production capacity of 500,000HL expandable to 800,000HL.

Key SBL's Brands as figure 12 right shows include; its flagship brand - Serengeti Premium Lager, Tusker Lager, Tusker Malt Lager, Uhuru Peak Lager, Guinness stout, The Kick Lager, Malta Guinness, Johnnie Walker Whisky, Smirnoff Vodka, Gilbeys Gin, Richot Brandy, Bond 7 Whiskey and Baileys Irish Cream.

FIGURE 12: SBL'S BRANDS



Source: Research Findings

2.7.5: Timber Industries

The region has over 490 companies invested in this sector in a different level of small scale, medium level and large level. They are classified in Sawmilling (68), Furniture manufacturing (419), Coffin manufacturing (2) and Wood carvings (1). However, there are 238 companies dealing with the manufacturing of doors, windows and frames. The timbers (raw materials) are obtained from outside of Temeke and Dar es salaam as well but there is enough availability of it. About more than 2,360m³ of timbers are processed yearly in Temeke Municipal. The actual demand of timber in the Municipal is around 6,000m³ per annum. There sector employ over 1,000 casual laborers whilst some of the businessmen are dealing with timber selling in the Municipal.

2.8: INFRASTRUCTURE

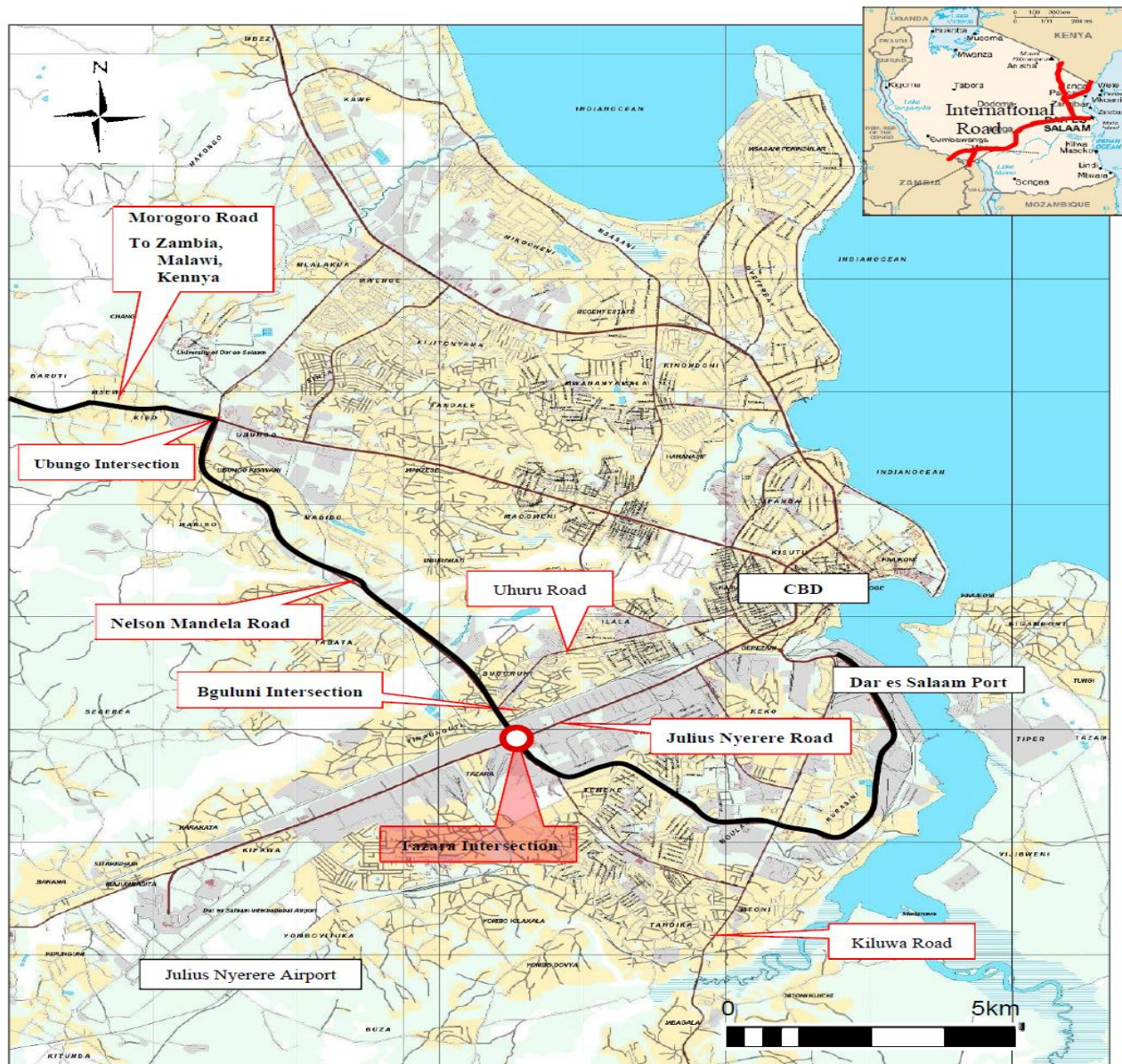
2.8.1: Roads

Physical infrastructure development in Dar es salaam, particularly road network improvement is recognized by the Government as one of the top priorities to accelerate the country's new economic opportunities and poverty reduction. Most of the roads in the Municipal as figure 13 shows below are passable the whole season. Temeke Municipal Council has road network with a total length of 628 km, where the tarmac road is 98.41, the gravel roads are 140.48 km and Earth-road is 389.11 km.

INVESTMENT PROFILE OF TEMEKE MUNICIPAL COUNCIL

Within 628km of the total network, 59km is under the TANROAD supervision which is all paved and 575.7km in which paved-59km, gravel-136.5km & earthroad-379.7 is supervised by TARURA-TEMEKE.

FIGURE 13: DAR ES SALAAM ROADS NETWORK



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

Dar es Salaam is the engine of Tanzania's growth. It is home to around 5 million people and is expected to continue growing at a very rapid pace. Accelerated growth poses multiple challenges but which also offer opportunities for the city to improve and

INVESTMENT PROFILE OF TEMEKE MUNICIPAL COUNCIL

ensure the best possible service delivery to its current and future residents and at the same time to contribute effectively to the country's economy as a whole.

Temeke is located South of the Dar es Salaam City and has good roads infrastructures that links with other districts, regions and countries. At the South there is Kilwa Road that link the Municipal with Pwani (Coast) Region via Mkuranga District, while at the North - West there is Nelson Mandela Road that links to Ilala District, Ubungo District and leads to capital city of Dodoma and other region including Morogoro, Singida, Tabora, Mbeya and Mwanza. The table 11 below shows the distance from Dar es salaam region to other regions;

TABLE 11: DISTANCE FROM DAR ES SALAAM REGION TO OTHER REGIONS

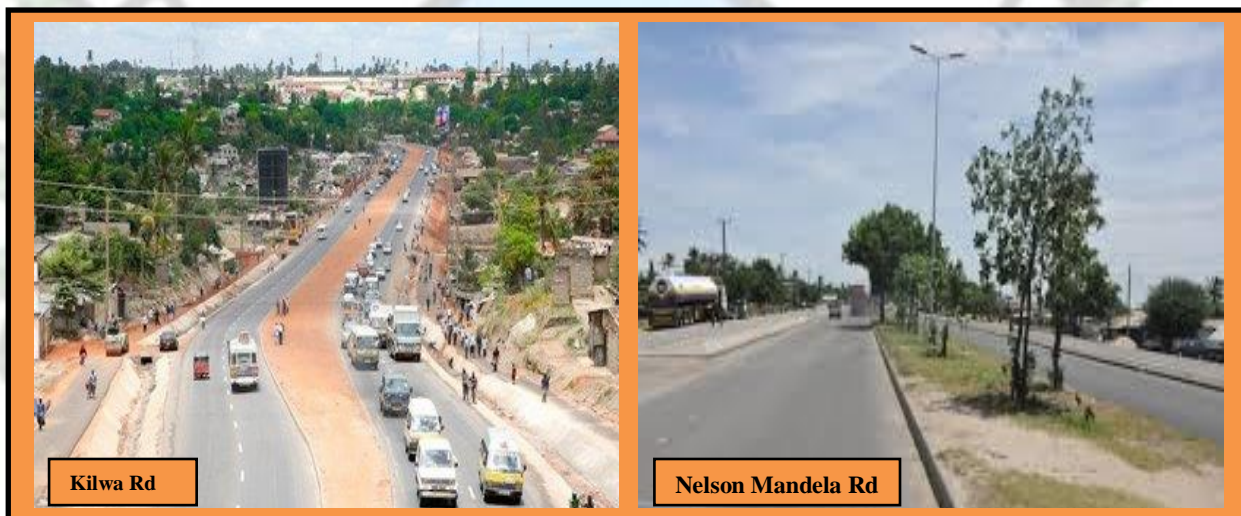
TANROADS																										
TANZANIA ROAD DISTANCE CHART IN KM - MARCH 2017																										
	DSM	ARUSHA	BABATI	BABADI	BUKOBA	DODOMA	GEITA	IRINGA	KIBAH	KIGOMA	LINDI	MBEYA	MOROGORO	MOSHI	MPANDA	MTWARA	MUSOMA	MWANZA	NJOMBE	SHINYANGA	SINGIDA	SONGEA	SUMBAWANGA	TABORA	TANGA	MWANZA
DSM		548	814	1127	1433	451	1228	492	35	1258	452	822	192	588	1383	558	1370	1152	710	989	898	947	1150	829	354	893
ARUSHA	548		188	782	1088	425	883	889	611	1090	1098	1020	821	80	1581	1202	499	787	907	824	331	1144	1348	881	435	1091
BABATI	814	188		594	900	257	695	521	779	922	1288	851	518	248	1413	1370	513	819	739	458	183	978	1179	493	803	922
BABADI	1127	782	594		854	878	378	940	1062	781	1579	899	935	842	895	1883	184	230	1158	138	431	1398	928	332	1197	970
BUKOBA	1433	1088	900	854		982	298	1248	1398	551	1885	1205	1241	1148	720	1989	834	418	1484	518	737	1871	954	838	1503	1278
DODOMA	451	425	257	878	982		777	284	418	807	903	594	259	505	1155	1007	919	701	482	538	245	720	922	378	588	885
GEITA	1228	883	695	378	298	777		1041	1193	514	1880	1000	1038	843	884	1784	337	1119	1259	239	532	1498	917	433	1298	1071
IRINGA	492	889	521	940	1248	284	1041		457	1071	944	330	300	789	891	1048	1183	985	218	802	509	455	858	842	829	401
KIBAH	35	611	779	1092	1398	418	1193	457		1223	487	787	157	531	1348	591	1335	1117	875	954	881	912	1115	794	319	858
KIGOMA	1258	1090	922	781	551	807	514	1071	1223		1710	880	1088	1170	299	1814	851	833	1089	822	759	1328	532	429	1525	789
LINDI	452	1098	1288	1579	1885	903	1880	944	487	1710		1088	844	1018	1829	104	1822	1804	839	1441	1148	802	1398	1281	808	1139
MBEYA	822	1020	851	899	1205	594	1000	330	787	880	1088		830	1100	581	1122	1142	924	229	781	803	488	328	587	959	71
MOROGORO	192	821	518	935	1241	259	1038	300	157	1088	844	830		541	1191	748	1178	980	518	797	504	755	958	837	329	701
MOSHI	588	80	248	842	1148	505	943	789	531	1170	1018	1100	541		1104	1122	579	887	987	704	411	1224	1428	741	355	1171
MPANDA	1383	1581	1413	895	720	1155	884	891	1348	299	1829	581	1191	1104		1883	938	720	790	557	893	1027	233	383	1520	490
MTWARA	558	1202	1370	1883	1989	1007	1784	1048	591	1814	104	1122	748	1122	1883		1828	1708	893	1545	1252	858	1450	1385	910	1193
MUSOMA	1370	499	513	184	834	919	337	1183	1335	851	1822	1142	1178	579	938	1828		218	1401	381	874	1838	1171	575	933	1213
MWANZA	1152	787	819	230	418	701	119	985	1117	833	1804	924	980	887	720	1708	218		1183	183	458	1420	953	357	1222	995
NJOMBE	710	907	739	1158	1484	482	1259	218	875	1089	839	229	518	987	790	893	1401	1183		1020	727	237	557	798	847	300
SHINYANGA	989	824	458	138	518	538	239	802	954	822	1441	781	797	704	557	1545	381	183	1020		293	1257	790	194	1059	832
SINGIDA	898	331	183	431	737	245	532	509	881	759	1148	803	504	411	893	1252	874	458	727	293		984	931	330	788	874
SONGEA	947	1144	978	1398	1871	720	1498	455	912	1328	802	488	755	1224	1027	858	1838	1420	237	1257	984		794	1033	1084	537
SUMBAWANGA	1150	1348	1179	928	954	922	917	858	1115	532	1398	328	958	1428	233	1450	1171	953	557	790	931	794		598	1287	257
TABORA	829	881	493	332	838	378	433	642	794	429	1281	587	837	741	383	1385	575	357	796	194	330	1033	598		1098	838
TANGA	354	435	803	1197	1503	588	1298	829	319	1525	808	959	329	355	1520	910	933	1222	847	1059	788	1084	1287	1098		1030
MWANZA	893	1091	922	970	1278	885	1071	401	858	789	1139	71	701	1171	490	1193	1213	995	300	832	874	537	257	838	1030	
NOTE:																										
ROUTE	VIA				ROUTE	VIA				ROUTE	VIA															
Dar - Kigoma	Ifgi - Tabora				Bukoba - Mbeya	Nzega - Tabora				Kigoma - Njombe	Mpande - Sumbawanga - Mbeya															
Dar - Musoma	Singida - Shinyanga - Mwanza				Bukoba - Njombe	Singida - Dodoma - Iringa				Kigoma - Tabora	Malagasi															
Arusha - Iringa	Babati - Dodoma				Dodoma - Mbeya	Mtera - Iringa				Lindi - Mbeya	Masasi - Songea - Njombe															
Arusha - Kigoma	Singida - Nzega - Tabora				Dodoma - Kigoma	Ifgi - Tabora				Mbeya - Mwanza	Njombe - Songea - Masasi															
Arusha - Mbeya	Babati - Dodoma - Iringa				Geita - Mpande	Nyakazizi - Kasulu				Mbeya - Singida	Rungwe - Ifgi															
Arusha - Musoma	Serengeti				Geita - Njombe	Singida - Dodoma - Iringa				Musoma - Shwaga	Tabora - Ipole - Mpande															
Arusha - Mwanza	Babati - Singida - Shinyanga				Iringa - Kigoma	Dodoma - Ifgi - Tabora				Musoma - Tanga	Serengeti - Arusha															
Babati - Iringa	Dodoma				Iringa - Tabora	Dodoma - Ifgi				Mwanza - Tanga	Shinyanga - Singida - Arusha															
Babati - Morogoro	Dodoma				Kigoma - Mbeya	Mpande - Sumbawanga				Singida - Shwaga	Rungwe - Mbeya															
Babati - Musoma	Makuyuni - Serengeti				Kigoma - Musoma	Nyakazizi - Geita - Mwanza				Singida - Tabora	Nzaga															

Source: TANROAD HQ, 2018

Considering the need of a comprehensive and sustainable development of road network, the Tanzania Rural Urban Road Agency of Temeke District (TARURA-

TEMEKE MUNICIPAL) is ensuing implementation of the “Road Network Upgrading Project” (RNUP), with financial assistance from the Government Grants, Donors’ Aids and or loans from various financial institutions.

FIGURE 14: KILWA ROAD & NELSON MANDELA



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

2.8.2: Railway

The Central Railway Line and TAZARA Railway Line are passes through Temeke Municipal from Dar es Salaam Port which serves the Nation and other seven (7) neighboring countries of Rwanda, Burundi, Zambia, Malawi, DRC-Congo, Kenya and Uganda. This could as well be useful in transportation of bulk goods to other Regions of Tanzania and to upcountry as far as Kigoma, Mbeya and Mwanza (final destinations of railways) both bordering with neighbouring countries of Democratic Republic of Congo, Burundi, Rwanda, Uganda, Zambia, Malawi and Kenya.

2.9: COMMUNICATIONS

2.9.1: Telecommunication

Tanzania telecommunication sector is undergoing extensive modernization. The sector is dominated by the Tanzania Telecommunication Company Ltd (TTCL), which is the main gateway to international exchanges. The sector was liberalized in 1993, opening the market for both local and foreign investment.

Currently there are six cellular mobile network operators licensed by Tanzania Communication Commission (TCC) which are MIC (T) Ltd (Tigo); Zanzibar Telecommunication Company (ZANTEL), Vodacom (T) Ltd, Halotel and Tanzania Telecommunications Company Ltd (TTCL), Airtel. All mobile phones are operating in both the mainland and Zanzibar. Currently there are four Public Data Communication Service Providers including Simbanet (T) Ltd a subsidiary of International Communication Systems (ICS), Datel (T) Ltd, Wilken Afsat (T) Ltd and Equant (T) Ltd.

TTCL is currently implementing a rural automation project, which is geared at ensuring that all district centers and suburbs (with economic potential) have full automation digital exchanges. Another programme underway is the Telecommunication Restructuring Programme (TRP). The TRP has managed to raise teledensity from 3 telephones per 1,000 inhabitants to 7 telephones per 1,000 people. From its proximity to Dar es Salaam City Center, Temeke Municipal Council enjoys almost all of the telecommunication facilities. Television services are accessible. Most residents presently use satellite dishes to access more TV channels.

2.10: ENERGY AND POWER SUPPLY

Major sources of commercial energy in the Municipal are petroleum; hydropower and 1% of the Municipal's households depend on kerosene for lighting in small business and residential sector as well. Power cuts are somehow common due to low water levels in the hydro-electric dams since the Municipal is depending on the power supply from the National Grid. All 23 wards in the Municipal are connected to the electricity services. Some institutions belonging to the religious organizations, government and very few individuals are using solar energy technology.

2.11: NEWS AND MEDIA

There are more than 15 Radio Stations which can be accessed in the Municipal including; Radio Maria, Radio One, TBC1 FM, Radio Free Africa (RFA), TBC Taifa, KISS FM, Clouds FM, Capital radio, Abood FM, Uhuru FM, Mwangaza FM, East Africa radio and Wasafi Radio. Television stations can be accessed via satellites by using antennas, dishes and boosters. Some of the local stations which can be accessed include TBC1, TBC2, ITV, Star TV, Channel 10, Channel 5, TVE, TABIBU TV, ZBC1, ZBC2,

Clouds TV, Wasafi TV and EATV, depending on the type of the antenna used. Other international world wide stations such as CNN, BBC, CFI, Al Jazeera, and other more may be accessed.

2.12: FINANCIAL SECTOR

The Municipal has a large number of local banks that are operating in Tanzania except few of them. According to the latest banking report of BOT, the banking institutions in Tanzania had an overall branch network of 702 branches. Most of the branches were located in major cities of Dar es Salaam, Arusha, Mwanza, Mbeya, and Moshi. Dar es Salaam had 255 branches which constituted 36.32% of all branches in which the Temeke residents can access the services provided by all branches operated in Dar es salaam City. The lists includes;

- Commercial banks,
- Development financial institutions,
- Community banks,
- Microfinance banks,

The Commercial Banks are such as AccessBank Tanzania, Letshego Bank Tanzania, Akiba Commercial Bank, Amana Bank, Azania Bank, BancABC, Bank M, Bank of Africa Tanzania, Bank of Baroda Tanzania Limited, Bank of India (Tanzania), Barclays Bank of Tanzania, Citibank, Commercial Bank of Africa (Tanzania), CRDB Bank, DCB Commercial Bank, Diamond Trust Bank Tanzania, Ecobank, Equity Bank (Tanzania), Exim Bank (Tanzania), and FINCA Microfinance Bank(Tanzania).

Others are First National Bank of Tanzania, FBME Bank, Guaranty Trust Bank (Tanzania) Limited, Habib African Bank, I&M Bank (Tanzania), International Commercial Bank, Kenya Commercial Bank, Mkombozi Commercial Bank, National Bank of Commerce (Tanzania), National Microfinance Bank and NIC Bank Tanzania, People's Bank of Zanzibar, Stanbic Bank Tanzania Limited, Standard Chartered Bank, United Bank for Africa, UBL Bank Tanzania Limited, Mwalimu Commercial Bank, TPB Bank Plc, TIB Corporate Bank, and First Housing Company Tanzania Limited. There are also development financial institutions such as Tanzania Agricultural Development Bank, Tanzania Mortgage Refinance Company and TIB Development Bank. However,

the Microfinance Banks such as EFC Tanzania Microfinance Bank and Finca Microfinance Bank are available in Temeke Municipal.

There is a positive trend in lending to SMEs that builds confidence in banking growth potential. Furthermore, The Municipal is not far with Bank of Tanzania (BOT) main office which allocated at the city center of Dar es salaam. BOT is ensuring that both commercial banks and other financial institutions that operating in Temeke Municipal Council conduct their business on a sound prudential basis and according to the various laws and regulations in force.

2.13: EDUCATION SECTOR

2.13.1: Pre – Primary and Primary Education

The Municipal has 134 primary schools in which 2 schools and 14 units offers special education for pupils with different disabilities and 140 pre-primary schools. Out of 134 schools, private sector owns 51 and the rest are under the government, where Government Pre-primary Schools are 81 and private Pre-primary School are 59. However, there are 15 COBET (MEMKWA) Centers, 3 Vocational centers 2 for Government and 1 is private.

The total number of students in public and private in both pre-primary and primary schools is 170,027. The following tables 7 (a, b, c & d) below gives out the statistics of students and available infrastructures in both private and public schools;

TABLE 7(a): PUBLIC SCHOOLS STUDENTS STATISTICS

	BOYS	GIRLS	TOTAL
Pre- Primary	4,384	4,330	8,714
Primary	78,397	81,107	159,504
COBET (MEMKWA)	1,092	717	1,802
TOTAL	83,873	86,154	170,027

Source: Department of Education for Primary Schools, @2018

TABLE 7(b): PRIVATE SCHOOLS STUDENTS STATISTICS

	BOYS	GIRLS	TOTAL
Pre- Primary	2,006	1,970	3,976
Primary	9,042	9,187	18,229
TOTAL	11,048	11,157	22,205

Source: Department of Education for Primary Schools, @2018

TABLE 7(c) PUBLIC SCHOOLS INFRASTRUCTURES

TEACHERS HOUSES			CLASSROOMS			BOYS TOILET PITS			GIRLS TOILET PITS		
Required	Available	Shortage	Required	Available	Shortage	Required	Available	Shortage	Required	Available	Shortage
3182	102	3080	3789	1576	2213	3354	730	2624	3446	943	2503

Source: Department of Education for Primary Schools, @2018

TABLE 7(d): PRIVATE SCHOOLS INFRASTRUCTURES

TEACHERS HOUSES			CLASSROOMS			BOYS TOILET PITS			GIRLS TOILET PITS		
Required	Available	Shortage	Required	Available	Shortage	Required	Available	Shortage	Required	Available	Shortage
1035	47	988	555	762	-	441	634	-	558	655	-

Source: Department of Education for Primary Schools, @2018

2.13.2: Secondary School Education

The Municipal has a total number of 63 Secondary School. In which, 26 of them are public and 37 are private secondary schools. As figure 8 below shows, currently the Municipal has a total number of 52,161 students (for both private and public schools) in which boys are 25,347 and girls are 26,814.

TABLE 8: NUMBER OF STUDENTS

SN	OWNERSHIP	BOYZ	GIRLS	TOTAL
1.	Public Schools	19,469	22,106	41,575
2.	Private Schools	5878	4708	10,586
GRAND TOTAL		25,347	26,814	52,161

Source: Department of Education for Secondary Schools, @2018

2.14: HEALTH INFRASTRUCTURE

The current status on medical facilities has a total number of 136 health facilities in which 3 are Hospitals, 16 are Health Centers and 102 Dispensaries. However, there are 13 Clinics of different categories and 1 RRH as shown in the following table 9 below.

TABLE 9: AVAILABLE MEDICAL FACILITIES

ROW LABELS	FBO	FBO - BAKWATA	PRIVATE - FOR PROFIT	PRIVATE - NGOS	PUBLIC - LGA	PUBLIC - MILITARY	PUBLIC - PARASTATAL	PUBLIC - POLICE	PUBLIC - PRISONS	GRAND TOTAL
Clinic				2			1			3
Clinic			1							1
Clinic - Other Clinic			1							1
Dental Clinic			2							2
Dispensary	19	1	47	11	20	1	1	1	1	102
Eye Clinic	1		5							6
Health Center	3		7	2	2	1	1			16
Hospital			2		1					3
Hospital								1		1
RRH					1					1
Grand Total	23	1	65	15	24	2	3	2	1	136

Source: Department of Health, @2018

2.15: WATER SUPPLY, SANITATION AND HYGIENE

2.15.1: Water Supply

The water, sanitation and hygiene sector in Tanzania is guided by the Water Sector Development Programme (WSDP 2006-2025). The programme encompasses water resources management; rural and urban water supply; sanitation and hygiene including elimination of open defaecation; as well development of sector capacity and strengthening institutional effectiveness. The programme focuses on addressing the goals and directives of the National Water Policy and Zanzibar Water Policy, which are in line with and the National Five Year Development Plan 2016/17 – 2020/21 and the Tanzania Development Vision 2025. In 2015, Tanzania achieved coverage of 64% for improved drinking water (limited + basic + safely managed) and 31% for improved sanitation (DHS 2015-16). This however was insufficient to achieve the respective MDG targets for water and sanitation.

The benefits of water and sanitation projects are manifested in reduced medical costs of treating water-borne diseases, time saved in collecting water which could otherwise be used in economic production, and deaths avoided from waterborne infections, as exemplified by statistics related to access to improved water and sanitation services.

The main water sources in the Municipality include both surface sources through Mtoni plant and lower Ruvu (through DAWASCO pipelines) and ground water sources. According to 2002 National Population and Housing census, current population (2018) is estimated to be 1,574,167. With 80 litres/day/capita, the total water demand is estimated to be 125,933m³ per day. The present water supply production level stands only at 85,634 cubic meter per day equivalent to 68.% of the total required quantity.

Temeke Municipal Council has 232 deep boreholes. Out of 232 boreholes, 116 are public owned i.e 69 for Primary schools, 23 for Health centres, and 24 for Secondary schools. Total number of households connected to DAWASCO network is 9,516 out of 368,416 in 13 wards out of 24 wards. Bore holes and shallow wells are scattered in different places in the Municipality. In the urban areas both the Mtoni water treatment

plant and bore holes produce about 6.5 million gallons per day. Bore holes in the rural areas and in some places streams, all together produce about 0.7 million gallons per day.

However, the available water is inadequate both in terms of quantity and quality. Besides, the Some of Municipal residents have no access to piped water and, as a result, rely mostly on bore holes and shallow wells which are, unfortunately untreated and thus, unsafe.

The Municipal Council is making big efforts to alleviate the shortage of clean and safe water by drilling boreholes. In 2006/2007 to 2007/2007, 32 boreholes were drilled, among these 10 boreholes were drilled by the Council and other 22 boreholes were drilled by DAWASA in collaboration with WATER AID.

2.15.1: Sanitation And Hygiene

Temeke Municipal council is estimated to generate an average amount of waste 1494 tons per day. The waste collection capacity of Municipal's trucks in collaboration with private entities is 964.6 tons per day which is equivalent to 65% of waste generated per day from areas within Temeke Municipal Council. Therefore, the total amount of waste generated which is not collected and transported to the disposal area is approximately to 529.4 tons per day which is equivalent to 35% of total waste generated per day (it includes recyclable wastes). Among 23 wards of Temeke Municipal Council, only five (5) wards including Chang'ombe, Mtoni, Kurasini, Tandika and Temeke have private contractors who collect and transport waste generated on daily basis to the landfill located at Pugu Kinyamwezi.

CHAPTER THREE

3.0 INVESTMENT AREAS AND OPPORTUNITIES

Temeke is the industrial district of the city, where the manufacturing centers (heavy and light industry) are located. The Port of Dar es Salaam, which is the largest in the country, is found in east of Temeke. Temeke is believed to have the largest concentration of low-income residents due to industry. Port officials, Military and Police Officers live here.

- **Kurasini** located on the Dar es Salaam Harbour, is the home of the Dar es Salaam Port, The Police College, Mgulani Police Barracks and the Dar es Salaam International Trade Fair Grounds. Thus, the main residents are police officers and port officials.
- **Chang'ombe** is one of the only higher income areas in Temeke. It has maintained this status due to occupation by African high colonial officers and some industry owners from the colonial era. Chang'ombe is the home of the Dar es Salaam University College of Education, the National Stadium and Uhuru Stadium.
- **Temeke, Mtoni and Tandika** are middle to low-income suburbs.
- **Mbagala** and **Kijichi** are middle to low-income suburbs. Mbagala is the largest suburb in the whole district, and is also considered a slum.

In Temeke there are significant varieties of areas suitable for investment ranging from Fishery, Agro-processing industries and Real estate. Agriculture and Livestock activities can be invested in a small scale and somehow medium due to the small availability of conducive environment for the mentioned sectors. Land for investment can be acquired through purchasing from the Municipal Council and individuals by paying compensation or companies.

3.1: INVESTMENT AREAS

The Municipal allocated the investment areas of more than 300,000m² into different areas for the various investments as follows in table 10 below;

TABLE 10: MUNICIPAL INVESTMENT AREAS

SN	AREA	WARD	PARTICULARS	AREA SIZE
1	Chang'ombe Basra Street	Chang'ombe	Residential Building	
2	Chang'ombe Chamwenyewe Street	Chang'ombe	Residential Building	
3	Temeke Market	Temeke	Market	E.217 ^B
4	TAZARA Market	Temeke	Market	9,264
5	Natural Resource-VETA	Keko	Office/Hotel Block	16,160
6	Zakhem Market	Kibondemaji	Market	3,990
7	Mbagala Market (Kampuchea)	Charambe	Market	8,338
8	Tuangoma Bus Terminal	Toangoma	Bus Terminal	
9	Chamazi	Chamazi	Bus Terminal	9,950
10	Tandika Market (Kampuchea)	Tandika	Market	Not measured
11	Temeke Mwisho	Azimio	Bus/Truck Terminal	124,586
12	Playing Ground (different areas)	Toangoma	Different Sports	57,733
13	Playing Ground (different areas)	Mtoni Kijichi	Different Sports	32,037
TOTAL SQUARE METRES OF INVESTMENT AREA				262,058

Source: Department of Land Planning and Environment, @2018

The feasibility studies conducted by the Municipal into these areas have shown that proper investments in these areas include;

- i. Commercial Buildings offices,
 - Modern Markets
 - Mixed residential-commercial buildings.
- ii. Residential Apartments;
 - Apartment Houses,
 - Restaurants/Hotels Building
- iii. Business Buildings;
 - Bank Buildings
- iv. Assembly Building;
 - Bus Terminals,
 - Truck Terminal,
 - Playing Grounds.

3.1.1: Modern Markets

Temeke Municipal Council is the key hub of governmental, diplomatic, settlement, industrial and commercial activities of Dar es salaam Region. There are 40,553 businesses within Temeke Municipal Council that includes Large Scale Entrepreneurs, Medium and SME's who are operating in markets areas/building, along the high ways (even in street roads) and in residential areas. All Municipal market buildings/areas are traditional in

nature, unplanned, unorganised, and have very poor infrastructures though they are contributing about Tsh. 4.5 Bilion per year.

The Temeke Municipal Council is intending to reconstruct all existing markets in the Districts into modern markets to carter rapid development growth of the town starting with Mbagala market and Temeke Stereo Market. The Municipal considers developing unique structures on these areas of international standards to be the icon building of modern market facility in the country. The following figure 15 below is the proposed project of Modern Market to be constructed at Mbagala Market. However, the feasibility study is on the process for the Temeke Stereo Market.

FIGURE 15: PROPOSED PROJECT OF MBAGALA MODERN MARKET



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

3.1.2: Residential Apartments

These building include any building in which sleeping accommodation provide for normal residential purposes, with or without cooking and dining facilities. It includes single or multifamily dwellings, apartment houses, lodgings or rooming houses, and residential hostels. Requirement for residential accommodation are different for different classes of people & depends on the income & status of the individual, a highly rich family will require a luxurious building while a poor man will be satisfied with a single room house for even poor class family. The Municipal is going to invest in this sector by constructing standard apartments for both classes of people. The following figure 16 is showing what the Municipal is looking forward;

FIGURE 16: TYPES OF PROPOSED DESIGN OF RESIDENTIAL BUILDINGS



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

3.1.3: Restaurants/Hotels Building

A hotel is an establishment that provides paid lodging on a short-term basis. Facilities provided may range from a modest-quality mattress in a small room to large suites with bigger, higher-quality beds, a dresser, a refrigerator and other kitchen facilities,

upholstered chairs, a flat screen television, and en-suite bathrooms. Small, lower-priced hotels may offer only the most basic guest services and facilities. Larger, higher-priced hotels may provide additional guest facilities such as a swimming pool, business centre, childcare, conference, event facilities, and social function services.

Travellers are always looking for a home away from home, and the tourist industry needs these vacationers to survive. Creating a winning hotel can benefit everybody, and people will return to your retreat time and time again. Most hotels and major hospitality companies that operate hotels have set widely accepted industry standards to classify hotel types. General categories include Luxury Hotels; Boutique and lifestyle hotels; Full-service Hotels; Focused or select service; Economy & limited service; Extended stay; Timeshare & destination clubs; Motel; and Micro stay hotels. The figure 17 below shows what Temeke is looking towards.

FIGURE 17: TYPES OF PROPOSED HOTEL BUILDINGS DESIGN



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

3.1.4: Bank Building

A bank is a financial institution that accepts deposits from the public and creates credit. Due to their importance in the financial stability of a country, banks are highly regulated in most countries. Most nations have institutionalized system known as fractional reserve banking under which banks hold liquid assets equal to only a portion of their current liabilities.

Activities undertaken by banks include personal banking, corporate banking, investment banking, private banking, transaction banking, insurance, consumer finance, foreign exchange trading, commodity trading, trading in equities, futures and options trading and money market trading.

FIGURE 18: TYPES OF PROPOSED BANK BUILDINGS DESIGN



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

3.1.5: Bus Terminals

The supply of bus terminals and transport infrastructures in Temeke Municipal Council is still limited. The existing planned bus terminal is estimated to be about 23 terminals which is approximate average of one bus terminal in each Ward. In real sense, construction of bus terminals is truly needed in order to increase the number of bus terminals and its infrastructure in the Municipal. However, growth of population and settlement is very high compared to the increase rate of bus terminal infrastructures. For this reason, the construction project of the terminals is very significant in order to expand the supply of bus terminals in Temeke Municipal so as to reduce the existing gap between demand and supply of bus terminals.

The Municipal has a plan of constructing two Bus Terminals at Chamanzi and Toangoma as figure 19(a & b) shows below. The assessment shows that all available bus terminals in the district are not modern, very unplanned and outdated. The project specific objectives are; To reduce traffic congestion from city Centre; To improve efficiency in service delivery; To generate employment opportunities; To provide a well standard commercial facilities; To generate revenues to the Council from the provided services as shown in table 11 below; and improving quality of life in the community (focus on poor).

The new terminals envisage being effective hub that will deliver more services with increased efficiency while accommodating the projected growth in passengers' inflow/outflow. Both projects will be bounded with one floor (ghorofa moja) business cottage and mini super market so as to make the project area to be the shopping center. It will enable the Municipal operate a permanent and bus terminals that are safe, convenient, cost effective, operationally functional, and flexible. However the proposed of new bus terminals will serve as a Council's source of revenue.

TABLE 11: SERVICES TO BE PROVIDED BY THE PROPOSED PROJECTS

PARTICULARS	
Parking	Town Buses (Daladala)
	Private Cars
	Taxi
Business outlets (Shops/Restaurants/ Financial services)	
Public Toilets	

FIGURE 19(a): PROPOSED PROJECT OF MODERN BUS TERMINAL OF CHAMANZI



FIGURE 19(b): PROPOSED PROJECT OF MODERN BUS TERMINAL OF TOANGOMA



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

3.1.6: Playing Grounds (Stadium)

The aim of the Project is to contribute to the development of football in Temeke Municipal and revenue as well thereby delivering the social, health and community benefits that are well-recognized as flowing from community participation in and support for sporting teams and competitions.

As the figure 20 below shows, the project also aims to deliver short, medium and long-term community building, social health and welfare benefits by;

- Providing young people in Temeke Municipal role models for participation in exercise and organized teams sports;
- Encouraging and growing the rates of participation in football at all ages, levels and across gender;
- Providing potential football players, an aspiration pathway for a professional football career and/or fulfillment of their individual sporting potential;
- Providing future coaches and other technical football staff and sporting administrators, an opportunity to pursue a career path in their chosen sport and profession within their local community;
- Providing the Temeke Municipal community with volunteer and employment opportunities based around support for their Club;
- Providing an economic stimulus to the region through the trade and commerce, tourism and employment benefits of operating a stadium and regular sporting events;
- Providing the people of Temeke Municipal a forum to foster and grow their community spirit and pride through their shared support of their own local club.

FIGURE 20: PROPOSED PROJECT OF A FOOTBALL STADIUM



Source; Research Findings – TMC Planning, Monitoring & Statistics Department @2018

3.2: INVESTMENT OPORTUNITY/SECTORS

3.2.1: Agro-processing Industries

The industrial sector in developing countries is typically dominated by small manufacturing firms. Such firms are generally characterised by poor physical infrastructure, limited human capital endowment and unskilled labour with low levels of education (Daniel, 2016). A large number of these manufacturing firms are agro-related, using agricultural products as their main raw material or those producing agricultural inputs.

Tanzania's industrial sector contributes around 25% to the country's GDP and experienced an average annual growth of 8% over the past 5 years. The general industrial structure of Tanzania is comprised of manufacturing (53%), processing (43%), and assembling industries (4%). In Tanzania there are only a few large agro-processing firms focusing on regional and international markets meanwhile the sub-sector being dominated by small and medium sized firms. Over 90% of these firms are characterised by low technology, undertaking semi-processing of products that are sold in the local market.

Currently, the majority of crops in Tanzania are marketed in their raw forms, while value-addition to agricultural products is mostly on small-scale secondary level. Still, the Tanzanian agriculture value-added net output rose by 61% during the period 2013–2017, from USD 8.6bn to USD 13.8bn. Currently, value-added products in Tanzania include cotton yarn, manufactured coffee and tobacco, sisal products (yarn and twine), and wheat flour. In line with the 2025 Vision of the Ministry of Agriculture, Food and Cooperatives of Tanzania, there should be at least two new products developed from each of the staple crops, horticultural crops, livestock and fisheries by that year.

About 75% of small agro-processing firms in Tanzania operate below their installed capacity recording only 15% capacity utilization on average, which contributes to high post-harvest losses (Shilton et al., 2016). It is currently estimated as 30 % of cereals, 70% of fruits and vegetables, and 20% of fish are lost in the post-harvest phase due to lack of processing facilities (Ukwami, 2017). For these reason only about 1% of

available agricultural raw produce are being processed in Tanzania compared to 40-50% in Thailand, 78% in the Philippines, and 83% in Malaysia.

3.2.1.1: Reason for the Agro-processing Industries in Temeke Municipal Council;

The main purpose of the Government's SIDP is to design a plan for industrializing Tanzania so that the country becomes semi-industrialized by 2025. In order for Tanzania to become a semi-industrialized country, the contribution of manufacturing to the national economy must reach a minimum of 40% of the GDP by 2025. Foreign Direct Investments (FDIs) are expected to provide the capital for the desired industrial development. Since The Government of Tanzania (URT) conceives industrialization as the main catalyst to transform the economy and generate sustainable growth and reduce poverty, Temeke Municipal Council stands as the key area for the industrial investments due to the following reasons;

- The presence of an investment profile that highlights opportunities in the Council.
- Availability of railway line for transportation of cargoes in and outside.
- Availability of financial institutions for transactions.
- Available of enough health facilities.
- A variety of opportunities for high value investment.
- Strategic location with easy access to and from other regions as well as Dar es salaam Port that facilitate the international mobility.
- Availability of an inexpensive labour force (skilled and unskilled).
- Reliable power energy supply for both small and large investment.
- Availability of raw materials in which 80% of them are available within the District and nearby Districts.

3.2.1.2: Investment Opportunities in Agro-Processing Industries;

Investment in agro-processing industries entails adding value, and improvement of standards of quality. The following are key areas:

- **Fruit processing:** A large variety of fruits and vegetables are obtained in Temeke delivered from nearby Districts and other areas. The most important fruits

include mangoes, oranges, pineapples and passion fruits. Others include bananas, avocados, jackfruits, papayas, peaches, pears, guavas and grapes. There is a significant potential for provision of heavy equipment for commercial and processing of fruits for the local market as well as export market.

- **Cashew nut Processing:** Cashews is one of the major cash crop produced in nearby Districts and production has been increasing at a decreasing rate at the percentage of 4% tons per year. However, only about 10% of the cashew nuts produced is processed in nearby districts. There is an opportunity in establishing medium or large scale processing plants.
- **Oil seeds:** Tanzania still imports a lot of edible oil. Processing of oilseeds locally is now on the rise, therefore there is potential in supplying oil pressing and processing equipment. Common oil seeds produced in the country include sunflower, sesame, groundnuts, palm oils, etc. In Temeke Municipal Council there are no farmers who are cultivating oil seeds due to lack of areas/land and stable market. Contrary, the nearby Districts are producing large quantities. If there will be an industry within Temeke it will attract farmers and businessmen from other district to bring their product.
- **Textile and apparel:** Though the raw materials needed for this sector are not available or produced within Temeke Municipal Council, but still the council has great and attractive investment environments as what mentioned above such as accessibility due to strategic-location of the council. With the high level of unemployment and the high availability of raw material from other region there is a very great potential for establishing clothing factories that can produce garments for export. Tanzania produces abundant cotton but only 20 percent is locally processed. The sector has great investment potential in establishing fully integrated textile mills as well as plants for cotton ginning, yarn fabric production (spinning, weaving and printing) and Cut, Make and Trim (CMT) units.

- **Leather sector:** Tanzania has a large livestock population (17.7m cattle, 12.5m goats and 3.5m sheep) and produces about 2.6 million pieces of raw hides and skins annually. A large portion is exported as raw and only 10 percent is processed. Investment opportunities in the leather sector include establishment of modern tanneries and leather finishing production units are key priorities in Temeke Municipal Council.
- **Meat and Dairy Sector:** Given the large number of livestock population within Region of Pwani and its districts, the Municipal is ideal for meat processing (Beef curing, Beef packaging, Sausage packaging, Beef canning, etc), packaging and processing of dairy products, etc. Investment opportunities include establishment of meat processing plants and dairy products processing plants.
- However, opportunities exist in the **Chemical Industries** too as there is local demand for fertilizers and pesticides. Investors can establish manufacturing operations in Temeke Municipal and enjoy the lucrative incentives provided by the scheme. Suffice it to say that Agro-Processing Industries is the main investment opportunity in Temeke Municipal council.

3.3: AGRICULTURE

The overall performance of the Tanzanian economy remains strong with a high rate of growth, and a low rate of inflation over the past five years. Today, agriculture is the main contributor to the value of Tanzania's economy, while tourism is the leading sector in terms of foreign exchange earnings. The agriculture sector, as a whole in Tanzania has an annual growth rate of 6% and accounts for nearly half the GDP contribution, 70% of the rural household income, and absorbs 80% of the entire workforce (Kanyama, 2017). Agriculture provides 85% of exports and accounts for half of the employed workforce where 16.4% of the land is arable with 2.4% of the land planted with permanent crops.

This strong dependence on agriculture, makes Tanzania's economy highly vulnerable to weather shocks and fluctuating commodity prices. 76% of Tanzania's population subsist thanks to agriculture and, due to the lack of knowledge and infrastructure to develop

and implement some kind of agricultural technology, any droughts, floods, or temperature shocks can severely damage the living standards of those people and create huge increases in unemployment, hunger, and malnutrition rates, as well as, in really severe case, mortality rates due to starvation.

However, while most other sectors are growing, agriculture faces stagnation in productivity growth. In 2016, agriculture accounted for nearly 30% of GDP and was the largest contributor to employment for about 70%. However, it continues to be dominated by small-scale and subsistence farmers with average farm sizes between 0.9 and 3 hectares and with little capital to invest in machinery and irrigation. Several reforms have been undertaken in this sector such as a review of land laws to allow for long term leases for foreign companies and redefining the role of government and private sector that allow for the latter to participate in production, processing, and public support functions.

3.3.1: Horticulture (Vegetables and Fruits)

Tomatoes, Okra, Water Melon, Egg Plant and Green Pepper all these can be grown intensively in Temeke. These fetch readily internal markets. Medium scale processing and packaging plants can fetch external markets. Fruit canning can be another investment avenue. There is a small area for growing mangoes, oranges and pineapples.

3.4: LIVESTOCK

The spatial distribution of livestock in Tanzania depends on the agro-climatological zones; Arid, semi-arid, sub-humid, humid and the highlands. Pastoralism in which traditional cattle, sheep and goats predominate is concentrated in the northern (Arusha and Manyara) savannah plains where climatic and soil conditions do not favour crop production. Agro-pastoralism is found in low rainfall areas of western (Shinyanga and Tabora) and central (Dodoma and Singida) zones where shifting cultivation of sorghum and millet is practiced. Smallholder dairy production include cattle under coconut systems in the coastal regions and stall fed crossbred dairy cattle in the Northern and Southern highlands, Kagera and peri-urban and urban dairying in and around major

cities and towns. Commercial ranching (mostly NARCO beef ranches) accounts for about 7% of the marketed milk (Mufwifwi, 2018). A number of technical, policy and institutional and specific agro-ecological zone related constraints have influenced the performance of the livestock sector.

In Temeke Municipal, investment in Livestock has opportunities in Meat Processing Industries, Tannery Industries, Animal Feedlotting, animal feed industries and fish farming. However, there is a great opportunity in dairy processing investment. This is due to the following reasons;

- Regarding average milk production of 6 liters per day per cow, we can have more than 7,352.4 liters of milk per day ready for processing
- Growing population which demands for healthier products in order to reduce the spread of diseases such as TB and Brucellosis.
- Increased number of people engaged in dairy production in Temeke and nearby districts of Kigamboni and Mkuranga.
- Availability of dairy cross bred cows that are well adapted to the environment.
- Presence of supermarket chains that has eased distribution of dairy products and retail shops to distribute milk.

3.5: CONSTRUCTION INDUSTRY

The construction industry in Tanzania includes real estate, transport infrastructure, and other civil works, including water supply. Construction contributed 13.6% to Tanzania's GDP during 2015, reaching almost USD6b. In 2010 the sector accounted for only 7.8% of the country's GDP or USD1.6b. The growth rate of the Tanzanian construction sector was 4.3% in the first quarter 2016, compared to 23.2% in the same quarter 2015. According to the Tanzania National Bureau of Statistics (NBS), the slowing of the growth rate was due to reduced investments in construction activities.

In Temeke Municipal Council the available investment opportunity is in Real Estate sector and Transportation infrastructures. The Real Estate sector including the

construction of recreation centers, shopping malls, supermarkets and Public Servants Housing Scheme.

3.5.1: Real estate

The developments within the Tanzanian construction sector have positively influenced and benefited Tanzania's real estate and housing sector through the creation of additional real estate space. The current real estate development projects that are under way, as well as those that are being developed, have created various opportunities for interested local and foreign investors. The Tanzanian housing sector's fast-growing demand is mainly driven by the fast-growing Tanzanian population which is estimated to be 50 million and that is expected to be more than double by 2050. The current demand for housing in Tanzania is estimated at 200,000 houses annually, and a total housing shortage of 3 million houses.

Temeke Municipal Council has some areas that are conducive for the commercial, residential and office buildings purposes. There is availability of land for markets construction and bus terminals as well. However, the opportunity for recreation centers, shopping malls, supermarkets, Public Servants Housing Scheme and playing grounds are available as well as social services development (Hospitals, health centers, educational facilities), Radio and Television broadcasting.

3.5.1.1: Investing in Shopping Complex, Recreation And Entertainment Facilities; Apart from above discussed areas for investment, the Temeke Municipal Council also has investment opportunities suitable for investment of Shopping Complex, Recreation And Entertainment Facilities. Though there are modern and local shopping centers, recreational and entertainment facilities for the residents, transit passengers, foreigners and the general public, but they are not enough. This investment will give an opportunity to those who are not have enough time to do shopping at the City Center of Dar es salaam.

To have positive outcome of this sector investment, investors are invited to invest into the following facilities; Supermarket, bookshops, coffee shops, restaurants, boutique and curio shops, fast food outlets, electronics, banking services, communication and

secretarial services, souvenir shops, hair dressing and barber shops, vending machines, perfumes and toiletries, liquor and tobacco, and many more. As well as entertainment facilities such as casinos, night clubs, bowling alleys and children's play areas.

3.5.1.2: Convention Centre And Hotel; Temeke Municipal is a medium size but rapidly growing council in Tanzania due to its opportunities into various sectors. The Council currently lacks a modern and large convention centre. This implies that there is great potential for mega events currently being diverted to competing destinations, notably Kinondoni, Ilala, Ubungo and Kigamboni. Among the primary factors on which meeting planners evaluate host locations are (a) political stability, safety and security; and (b) attractions for possible pre and post-conference tours. Temeke Municipal Council boasts of both these factors, which provide great competitive advantage.

Conventions are a great opportunity for the council to promote the destination with its various tourist attractions if available. In Temeke Municipal there is no official tourist area yet been discovered, but the location of the council is very nearby Dar es salaam Zoo at Kigamboni as well as Kaole Museum and Saadan National Park at Bagamoyo. However, there are Makumbusho National Museum (Ilala), Makumbusho Village (Kinondoni). Through conventions, a large number of potential repeat visitors become acquainted with a tourism area.

Meetings and conventions can constitute a major source of shoulder and off-season demand. In Tanzania, shoulder tourist season is the months of October through early December, while off-season is late January through May. However, convention tourism provides the potential for product diversification. Convention centre provides the potential market for conference and urban tourism. There is an increasingly growing need for quality accommodation. The existing facilities are inadequate.

3.6: OTHER INVESTMENT AREAS

3.6.1: Health services

Investment opportunities lie in building new and modern hospitals, health centers and dispensaries. Likewise, there will be opportunities in construction of pharmaceutical

industries, intravenous infusion, medical oxygen plants and hospital equipments. Modern hospital management and establishment of health insurance investment.

3.6.2: Solid and Liquid Waste Management

Investment opportunities in solid and liquid waste management facilities are plenty since there is no reliable facility in operation as at currently.

3.6.3: Education sector

Many opportunities still exist for the establishing of education and training institutions as well as related academies. The Municipal encourages private sectors to set up specialized schools of excellence in Management, Science and Technology, Finance, Marketing and Tourism etc.

3.6.4: Financial services

Investment opportunities remain unlimited in establishing commercial banks and other financial institutions. The Municipal has strong potential for banks and other financial institutions to undertake additional activities such as investment consultations, asset valuation, sales and insurance, loans to identified groups in the street levels such as SACCOS, VICOBA etc.

CHAPTER FOUR

4.0: MANAGEMENT AND FACILITATION

4.1: INVESTMENT POLICY AND LEGISLATION

The following policies and legislation contributing a better investment environment in Temeke Municipal Council;

- **National Investment Policy;** Is a Government statement setting out favorable conditions to investors, the investment policy objectives and strategies and issues needed in promoting and retaining investment in the Country.
- **Tanzania Investment Act;** Gives powers to T.I.C to coordinate, promote and facilitate investment in Tanzania together with advising the Government on investment policy and related matters.
- **Business Environment Strengthening for Tanzania (BEST);** A multi donor funded programme aimed at working with the Government and other stakeholders in business to eliminate hurdles to undertaking business and investment in Tanzania so as to contribute towards poverty alleviation efforts.
- **National Policies;** Relevant Sector Policies are in place to guide interventions in the relevant areas. National Forest Policy (1998), Bee keeping Policy (1998), Small and Medium Enterprises Development Policy (2003), National Land Policy (1995), Land Act (1999) and Village Land Act (1999) are relevant to develop the District Investment Profile (DIP).
- **Small and Medium Enterprises (SMEs) Development Policy;** Encourages investments in small and medium enterprises, which could be rural to contribute to poverty alleviation efforts. Kibaha District Council has a greater potential to promote the development of such SMEs.
- **Agricultural and Livestock Policy;** Is geared towards poverty alleviation and aims at attaining, among other things, increased standards of living in rural areas, increased foreign exchange earnings and increased production capability among people in the sector.
- **Blueprint For Regulatory Reforms To Improve The Business Environment;**
For a while now, successive government regimes in Tanzania have made various attempts to promote investment in the country by creating an enabling business

environment through strategic reforms. Such reform initiatives, for example BEST and BRN, have admittedly led to some improvements in the realignment of the business regulatory regime and the government's initiative in provision and delivery of services. Despite the well-intended efforts to drive reforms with a view to achieving a vibrant economy, a number of policy and regulatory challenges have persisted. The challenges partly emanate from changes in the dynamics of economic, political, social, cultural and the business environments; and have had a significant negative impact on the growth of the private sector, weakening the very foundation of the present government's industrialization drive.

The 5th Phase Government has re-iterated its dedication to ensuring that regulatory hurdles are removed. It has devised strategies aimed at bringing clarity in the regulatory regime in order to ensure that the private sector operates in a friendly and predictable business environment while maintaining its regulatory role. The government has therefore embarked upon a holistic approach to review the policy and regulatory framework governing institutions and agencies. It has done so in order to streamline and rationalize the taxes and levies to ensure inclusive participation of the private sector, focusing on smallholder farmers, SMEs and large-scale businesses.

This Blueprint for regulatory reforms in Tanzania has been prepared bearing in mind that the system of State regulation of business has been taken with some scepticism by a cross section of private stakeholders who have occasionally argued that the conduct of business should be left to be determined by market forces. These concerns have been addressed in some aspects by the Blueprint, but it does not purport to remove government oversight.

However, Tanzania Government with its Investment Incentive Strategies, in year 2003/2004 reduced a number of taxes that were an obstacle to investment.

Consequently, the Temeke Municipal Council also is in the process to implement the following way forward so as to attract and facilitate investment by;

- Improving the infrastructure in the investment areas.
- To review existing Municipal by-laws.
- To reduce the bureaucratic procedures so as to consider and grant an application from investors for land.
- To improve the attitude of the staff towards a more positive outlook in dealing with investors.
- Observe good governance practices in handling investor's issues including being in line with the poverty reduction strategy.
- Maintain peace and security within the Temeke Municipal Council by establishing and maintaining dispute resolving mechanisms at all levels (land dispute tribunal). These are Street Land Tribunal, Ward Land Tribunal and District Lands and Housing Tribunal.

4.2: LAND MATTERS AND LAND DISPUTES

The Municipal has a strategy of preparation of Land Use Planning for the areas where there are no plans which will enable the Street councils to prepare Street Land Use Plans. These plans will enable individuals including investors to acquire their land title more easily.

4.2.1: Land Ownership

According to the Land Act of 1999, all land shall continue to be public land and remain vested in the President as trustee for and on behalf of all the citizens of Tanzania. The law recognizes three types of land in Tanzania namely General land, Village land and Reserved land;

- **General land** is a surveyed land usually located in urban and peri-urban centres.
- **Village land** is usually land in villages and within villages in rural Tanzania. Some village land has been surveyed but the majority of the land is un-surveyed. Village land cannot be used for investment until it is transferred into general land.

- **Reserved land** includes that reserved for forestry, National parks, public recreation grounds etc.

4.2.1.1: Land Ownership for Tanzanian; All land in Tanzania is vested in the office of the President on behalf of all citizens. In Tanzania, land is divided into three categories which are general land, village land and reserved land. The Land Act provides for the General land and Reserved land. Under this Act, a person who wants to occupy land can apply and be issued the granted right of occupancy, subject to fulfilling the required conditions. The terms of right of occupancy are between 33 years and 99 years.

Village land is governed under the Village Land Act and that Act recognizes the rights of villages to land held collectively by village residents under customary law. Village land can include communal land and land that has been individualized. Villages have rights to the land that their residents have traditionally used and that are considered within the ambit of village land under customary principles, including grazing land, fallow land and unoccupied land.

4.2.1.2: Land Ownership for foreigners; The Land Act is very clear that a non-Tanzanian is not allowed to own land, save for investment purposes under the Tanzania Investment Act. This includes corporate bodies which are registered in Tanzania and have a majority shareholding by foreigners, which are considered as foreign entities.

The Tanzania Investment Act establishes the Tanzania Investment Centre (TIC), an entity over which the land designated for investment is registered under its name. It has mandate to issue derivative rights to investors who meet the requirements provided under the law. Under the TIC, a foreigner can be allocated land designated for investment purposes and which is already listed, or can look for desirable land owned by a Tanzanian national, and after agreeing on the acquisition of such land with the owner, the owner will submit the existing title deed to the Ministry of Lands whereby it will be re-issued as a land designated for investment purposes under the name of TIC and thereafter derivative rights issued to the investor (foreign entity).

Foreigners have a wide range of options when choosing land, depending on their requirements, and are not limited to only acquiring land listed under TIC. However, when choosing land so listed, should the foreigner/investor fail to meet the conditions of investment agreed upon on granting of the said derivative right, TIC can re-acquire the said land and the foreigner is entitled to compensation on the developments made on such land.

Although this seems to be one of the best ways for investors to enjoy the use of land in Tanzania, it comes with certain challenges to the investors; for example most of the banks in Tanzania are not comfortable with taking derivative right titles as a security, mainly because their enforcement is associated with a number of challenges, the main one being the TIC right to re-acquire the property. However, there is also the fact that such land is already registered under TIC as land designated for investment purposes and therefore when a bank decides to sell it in order to recover they have a limited range of buyers.

Another challenge associated with derivate rights is the timing of issuance of the title, especially when an investor purchases a property from a Tanzania individual or registered entity. Relevant approvals at the Municipal Ministry of Lands and TIC to the point of issuance of the title takes approximately a year or more, which is after the investor has made all necessary payments associated with acquisition of the said land. Whilst for land already registered under TIC, it can take just two to three months.

Apart from derivative rights, there are other ways by which investors have been able to make use of land in Tanzania and that is through long leases and joint ventures. Using a long lease, a foreign investor will enter into a lease with local land owners for the most part of the term of right of occupancy of that land, save for few days less that term of occupancy. It is worth noting that the granted right of occupancies have a term of up to 99 years with an option of renewal.

Using the joint venture route, a company joins ownership with a Tanzanian entity which owns 51% of the shareholding of the company, and hence, is allowed to enjoy use of land as a Tanzanian company. Such companies can enter into joint venture agreements and/or shareholders agreements which should provide for a structure of such company and the rights of the parties to it.

4.2.1.3: Land disputes; When looking at the concept of land ownership in Tanzania, it is important to understand the court systems especially relevant to land matters in case a dispute arises. Under Tanzanian law, land matters fall under the District Land and Housing Tribunal (DLHT) which covers the district level, and matters involving amounts above one hundred million Tanzanian Shillings, or appeals from the DLHT, are referred to the High Court Lands Division.

Due to its pecuniary jurisdiction, most matters fall under the High Court Lands Division, which has a huge backlog of cases and the timing for a case to reach judgment ranges between 4 and 10 years. Although the High Court Lands Division is not so exceptional in terms of timing compared to other courts in Tanzania, the country has witnessed a high number of land disputes over the years.

One of the reasons for this state of affairs is that much of the land is not surveyed. Another reason is lack of awareness of the land regulations which means a large number of people do not have formal documentation in relation to ownership of land. These are just a few causes of land disputes in Tanzania. As in other countries, it is also highly advisable to do proper due diligence before buying land in Tanzania. Situations such as a fake title deed, a fake owner, no consent of the spouse, and inherited land sold by some of the beneficiaries without proper estate administrators being appointed are some of the common problems.

4.3: INVESTMENT PROMOTION STRATEGIES

The following are our investment promotion strategies for both local and foreign investors:

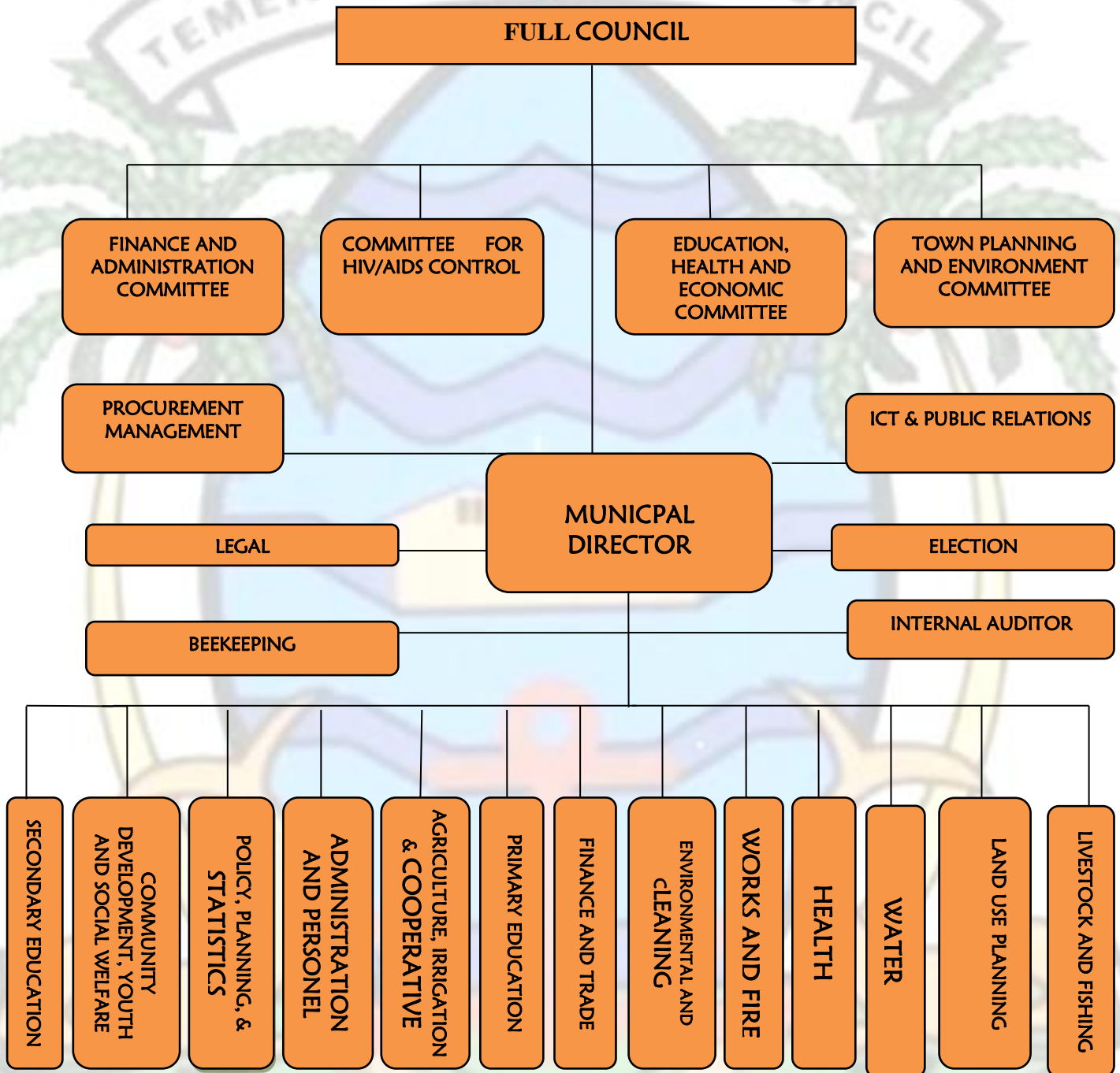
- To advertise the identified investment areas and encouraging the implementation of Public & Private Partnership Policy.
- Working very closely with the Tanzania Investment Centre so as to provide support whenever necessary to investors in our Municipal.
- Providing required support to facilitate processes of obtaining permits, licenses and other required documents.
- Providing support for amicable solutions during settlements of disputes
- Assisting thoroughly in the identification and acquisition of investment sites
- Providing appropriate information timely so as to make investors make well informed decisions hence decreasing investment costs
- Improved Telecommunications Services

4.4: CONCLUSION

The Temeke Municipal Council comprises number of opportunities suitable for resources exploitation as described above, investors from Tanzania and around the globe are warmly welcome to share with us the huge virgin potentialities as we expect a win-win situation.

APPENDIX I

FIGURE 21: TEMEKE MUNICIPAL COUNCIL ORGANIZATION STRUCTURE



APPENDIX II

THE PROCEDURES TO INCORPORATE & REGISTERING A FIRM IN TANZANIA

Below is a detailed summary of the bureaucratic and legal hurdles faced by entrepreneurs wishing to incorporate and register a new firm in Tanzania. It examines the procedures, time and cost involved in launching a commercial or industrial firm with between 10 and 50 employees and start-up capital of 10 times the economy's per-capita gross national income;

No.	Procedure	Time to Complete	Associated Costs
1	<p>Apply for clearance of the proposed company name</p> <p><i>Agency:</i> Business Registration and Licensing Authority (BRELA)</p> <p>A business name and a company name refer to two different names. Regarding the company name, the applicant writes a letter to BRELA with at least three proposed names for the company. BRELA will then approve one of the names proposed. A company can have different businesses or projects, which are registered under the umbrella of the company but can have different names. An application for registering a business name can be submitted either by mail to the Registrar of Companies or at the counter of the Business Registration and Licensing Authority (BRELA) for clearance. Upon receiving notification that the name is available, the applicant prepares the memorandum and articles of association and submits to BRELA. If the memorandum and articles of association have been prepared and presented for registration without name clearance, the search will be conducted during the registration process. If a search reveals a similar name in the Register, the name application will be rejected.</p> <p>Recently, the Business Registration and Licensing Authority (BRELA) enabled the online name search service to be conducted on its website: www.brela.go.tz.</p>	1 day	no charge
2	Obtain a notarized declaration of compliance	1 day	TZS 10,000-50,000

INVESTMENT PROFILE OF TEMEKE MUNICIPAL COUNCIL

	<p><i>Agency:</i> Notary</p> <p>Entrepreneurs visit the notary for notarization of the declaration of compliance. Notaries charge within the range of TZS 10,000-50,000 for notarial services for normal documents such as form No. 14 b.</p>		
3	<p>Apply for company incorporation and obtain the certificate of incorporation</p> <p><i>Agency:</i> Registrar of Companies</p> <p>Companies can be registered only in Dar es Salaam. A lawyer is not required, but using one is common practice.</p> <p>To apply for a certificate of incorporation, a subscriber, secretary, or a person named in the articles of association as a director must submit the following to the Registrar of Companies:</p> <ul style="list-style-type: none"> - 14a (First Directors and Secretary and Intended situation of Registered Office) - 14b (Declaration of Compliance on Application for the Registration of a Company) <p>The Memorandum and Articles of Association are also filed with the forms.</p> <p>After the forms are filed, the certificate of incorporation is usually processed within 3 days. Registration forms are free.</p> <p>A company can prepare its own articles of association but Table A of the Schedules to the Companies is in most cases adopted by companies limited by shares.</p> <p>Company registration fee (based on share capital):</p> <ul style="list-style-type: none"> - Share capital from 20,000 to 1,000,000: TZS 95,000. - Share capital from 1,000,000 to 5,000,000: TZS 175,000. - Share capital from 5,000,000 to 20,000,000: TZS 260,000. - Share capital from 20,000,000 to 50,000,000: TZS 290,000. - Share capital 50,000,000 and over: TZS 440,000. <p>Filing fee: TZS 66,000: 22,000 per document</p>	4 days	TZS 337,200

INVESTMENT PROFILE OF TEMEKE MUNICIPAL COUNCIL

	<p>Stamp duty fee:</p> <ul style="list-style-type: none"> - Original memorandum and articles of association: TZS 6,200. - Every additional copy: TZS 5,000. 		
4	<p>Apply for taxpayer identification number (TIN). <i>Agency:</i> Tanzania Revenue Authority (TRA).</p> <p>TIN registration is free of charge. Tax registration has been computerized. It takes a minimum of 2 days to obtain a TIN number, depending on the number of requests made to the Revenue Authority (TRA) at the time.</p> <p>The Certificate of Incorporation shall be attached to the TIN application enclosed with Memorandum and Articles of Associations when a person makes application to TRA.</p> <p>The limited liabilities company can apply for TIN certificate by filling TIN application forms as follows;</p> <ul style="list-style-type: none"> ➤ Application for the company. ➤ Application for each shareholder/director, in case any director has already issued with TIN certificates for other purpose he or she cannot make another application. The same TIN number will be used. 	1 day	no charge
5	<p>Obtain taxpayer identification number (TIN)</p> <p><i>Agency:</i> Tanzania Revenue Authority (TRA)</p> <p>At least one of the directors of the company must be physically present at the tax office to give their fingerprints (biometric data). The applicant must visit TRA offices to pick up the TIN number in person. The company will be required to declare its estimated income or turnover for the provision tax assessment for the particular year. At the TRA office, the tax officer may interview the company founders/directors and record their business and personal particulars.</p>	1 day	no charge
6	<p>Apply for a business license</p> <p><i>Agency:</i> Ministry of Industry and Trade (MIT) or Local Government Authorities (LGAs)</p> <p>The business license is either issued by the Ministry of Industry and Trade or the Local Authorities depending on the nature of business. Together with the</p>	6 days	TZS 1,000

INVESTMENT PROFILE OF TEMEKE MUNICIPAL COUNCIL

	<p>application, the following documents must be submitted;</p> <ol style="list-style-type: none"> 1) Certificate of incorporation 2) Memorandum and Articles of Association 3) Proof of Tanzanian Citizenship 4) Proof of a suitable company premises 5) Taxpayer Identification Number (TIN) 		
7	<p>Apply for the VAT certificate</p> <p><i>Agency:</i> Tanzania Revenue Authority (TRA)</p> <p>VAT registration takes 3 to 5 days if the proposed company has over the threshold income of TZS 100,000,000.</p>	4 days	no charge
8	<p>Register for the workmen's compensation insurance</p> <p><i>Agency:</i> Workers Compensation Fund (WCF) and Tanzania Insurance Regulatory Authority (TIRA)</p> <p>To register for workers' compensation insurance, employers must complete the Workmen's Compensation Tariff Proposal Form. This form should be completed once the firm begins hiring employees and just before the firm becomes operational. However, because the insurance industry is privatized in Tanzania, employers may opt to take an insurance policy instead of the workmen's compensation claims.</p>	1 day	no charge
9	<p>Obtain Social Security registration number</p> <p><i>Agency:</i> Social Security Regulatory Authority (SSRA)</p> <p>It takes a week to obtain a social security registration number. Every employer in the formal sector is required to register his/her employees with any of the mandatory schemes, provided that it shall be the right of the employee to choose the mandatory scheme to register under. These mandatory schemes are established by law and guaranteed by the Government to provide social security benefits to employees.</p>	7 days	no charge

SOURCE: BRELA website, 2017

INVESTMENT PROFILE OF TEMEKE MUNICIPAL COUNCIL

CONTACTS

Please contact the followings for any clarification;

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3.	Bupe H. Mwakibete	District Administrative Secretary	+255 625 712 190
2.	Hon. Issa Mwangungu	Member Of Parliament - Mbagala	+255 713 771 122
3.	Hon. Abdallah Mtolea	Member Of Parliament - Temeke	+255 758 811 110
4.	Hon. Mariam N. Kisangi	Member Of Parliament - Special Seats	+255 787 712 234
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