



**TANZANIA DIASPORA FORUM IN LONDON, UNITED KINGDOM
(18TH APRIL, 2008)
INVESTMENT/OPPORTUNITY OF ACQUIRING A HOUSE/FLAT IN
TANZANIA THROUGH NATIONAL HOUSING CORPORATION**

BACKGROUND

- NHC was established by the Act of Parliament No 2 of 1990
- It is wholly government owned Corporation, that operates commercially.
- Owns 2534 buildings which accommodates 16,021 tenants.
- Has an annual income of TSh 23 billions

Main Functions

- Construction of houses for sale and letting.
- Management of existing stock
- Offers consultancy on all issues pertaining to property development.
- Undertakes contract works and is registered as contractor class II
- Undertake joint venture projects with other investors.

CONSTRUCTION PROJECTS

1. Completed projects

a. Houses for sale

- ✓ Boko Project -DSM
- ✓ Mbezi Project -DSM
- ✓ Kijenge and Mwandamo – ARUSHA
- ✓ Capri point and Isamilo – MWANZA
- ✓ Mbweni J.K.T phase 1 - DSM



b. Investment Portfolio

- ✓ Mwananyamala office block – DSM
- ✓ Ilala Block of flats – DSM
- ✓ Keko Block of flats – DSM
- ✓ Mpwapwa Block of flats – DODOMA
- ✓ Office Blocks – KIGOMA and MWANZA
- ✓ Chalinze Blocks of flats – COAST REGION
- ✓ 21 joint venture projects – DSM and KLM

COMPLETED PROJECTS



2.ONGOING PROJECTS

a. Houses for sale

- o Mbweni J.K.T phase II –DSM
- o Kibla flats – ARUSHA



b. Investment Portfolio

- o Ipogoro shops – IRINGA
- o Kibla shops office – ARUSHA
- o Singida Motel – SINGIDA
- o 30 joint venture projects – DSM, ARUSHA and MWANZA
- o NHC House - DSM

3. PLANNED PROJECTS

- Mbweni J.K.T phase III – DSM
- Kibada Housing Estate – DSM
- Block of flats Drive inn – DSM
- Office Block Kariakoo – DSM
- Shops/Office Block – SHINYANGA, TABORA and KIGOMA.
- Joint venture projects



Why Choose NHC?

- Trust
- Long Experience
- Good Track Record
- Quality Housing
- Financial stability
- Owns plots in prime locations.

How to acquire NHC Built Houses

- Application by a potential buyer.
 - ❖ Specifying location, type, size, mode of payments.
- NHC will provide information on location, designs, tentative price
- Upon the buyers' commitment, NHC will prepare an agreement to be signed by both parties.
- On completion of construction of the house and full payment by the buyer
 - ❖ The corporation will hand over the house to the buyer
 - ❖ NHC will arrange for the buyer to obtain the title deed
- NHC shall be liable for any construction defects detected within 6 months after handing over.

REAL ESTATE INVESTMENT

- Tanzania is a safe investment destination
- Demand for real estate is very high
 - o Current shortfall for housing is estimated at 3m units and is rising every year.
- Land is available in all urban areas and investment policy is conducive.

Challenges

- Inadequate mortgage finance
- Lack of infrastructure in planned development sites/areas
- Inadequate real estate developers

THE WAY FORWARD

- Call on investors to invest in mortgage finance, real estate development and infrastructure

Conclusion

- A house is a solid investment
- NHC is the best vehicle you require for a decent house and the partner you need to actualise your investment dream in housing.