

“ROLE OF NHC AND ITS INITIATIVES FOR HOUSING PROVISION IN TANZANIA”

***Presenter:* Elizabeth Maro**

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ABOUT NHC

NHC is a public Corporation that was established under the NHC Act No 45 of 1962 and reconstituted under NHC Act No 2 of 1990 that was amended under Misc. Laws Act No 2 of 2005.

❖ **NHC was Mandated to Perform the followings:-**

- Construction of houses for sale and rent
- Promotion of home ownership
- Construction of affordable houses for low-income groups countrywide.
- Taking advantage of its assets to operate commercially and alleviate housing problems.
- Partner with private investors (under PPP arrangement) in undertaking large scale investment projects.

ABOUT NHC

VISION

“To be a leading Real Estate Development and Management Firm”

MISSION

“To provide and facilitate the provision of quality housing and other buildings for use by the general public while operating on sound commercial principles”

CORE VALUES

Integrity

Transparency

Efficiency

Teamwork

Professionalism

Innovativeness

ABOUT NHC

- NHC property stock includes **3,246 buildings** located in the most prime areas of major urban centers.
- This stock offers **18,760 rental units**.
- Capital Base stands at about **USD 2 Billion**

NHC INVESTMENT PORTFOLIO

In reinforcing its mandates, including *“Housing Provision”*, NHC initiatives are: -

- Provision of Rental properties (*Rental property investment*)
- Property development for Sale
- Collaborative property development/Investment (PPP) via *Joint-ventures*
- Maintain and expand the landbank for future development

RENTAL PROPERTIES INVESTMENT

- Currently, NHC has a stock of 3,246 rental buildings which offers over 18,760 rental units.
- These are categorized as residential rental properties and commercial rental properties.
- They include the acquired buildings from the RoB and the newly constructed buildings (by NHC)

PROPERTIES DEVELOPMENT FOR SALE

- NHC develop properties for sale.
- The development capital is sourced in various ways
 - Pre-sale
 - Internal Fund
 - Outsourced fund (Mortgages) from NHC partners



PROPERTIES DEVELOPMENT FOR SALE

- ***Samia Housing Apartments (SHS) – Phase I- Kawe***

- The project is part of a large scheme named in honor of the URT President Hon. Samia Suluhu Hassan
- SHS- Kawe Apartments project is located within the uptown Kawe Satellite city project area, Dar es Salaam.
- Phase I of the project comprise of 560 residential apartments
- All 560 units are sold out
- Phase II of the project is scheduled to commence during this financial year 2025/2026



PROPERTIES DEVELOPMENT FOR SALE

Medeli III Residential Apartments

- **Location:** Medeli West Area, Dodoma City Council
- 160 Residential Apartments of 3-bedrooms each
- **Revenue Mode:** Sales (pre- sales has commenced)
- **Sales price:** TZS 321,500,000 VAT Excl



PROPERTIES DEVELOPMENT FOR SALE

RAS Kilomoni Villas

- **Location:** Kunduchi, Dar es Salaam
- 16 High end Duplex Villas on 6 buildings of 4 storey each
- Each building with 4 units duplex apartment
- **Amenities:** Gym and common playground, restaurant , bar and swimming pool along the beach line
- **Revenue Mode:** Sales (pre- sales has commenced)



PROPERTIES DEVELOPMENT FOR SALE)

Mindu Residence- DSM

- Mindu Place consist of 60 apartments for sale.
- Each apartment has a floor area of 141M², and a spacious lounge extended to the dining area



PROPERTIES DEVELOPMENT FOR SALE)

- *Eco-residence
Dsm*



PROPERTIES DEVELOPMENT FOR SALE)

- ***Rahaleo
Apartments-
MTWARA***



MIXED USE PROPERTIES (LEASING/SALE)



NHC uses the mixed-use property development strategy to ensure that properties accommodates wide range of uses.



Revenue from this project is generated through sales and rental



Residential apartments, hotel and some office are for sale while retail spaces and some offices are both for lease.

MIXED USE PROPERTIES (LEASING/SALE)

Morocco Square Mixed-Use project

- It is located on plots No's 1-3 Mwai Kibaki Road & 44 Ursino Street, Regent Estate, Kinondoni District, Dar es Salaam.
- The project consists of four business segments that include; two office towers, three levels podium of retail mall, hotel apartments building and residential apartments building.
- The whole project covers a total of 110,000 Square meters (GFA).



Apartments

Office space

Retail Mall

Hotel

MIXED USE PROPERTIES (LEASING/SALE)

Victoria Place

- NHC has built the all-modern VICTORIA PLACE, a blend of 2,3- and 4-bedroom apartments for sale
- The building has rental spaces designed for commercial uses



MIXED USE PROPERTIES (LEASING/SALE)

Kawe 711

- Mixed use project
- 422 Residential apartments on Eight towers
- Convenient center with planned services such as retail anchor tenant, line shops restaurant, coffee shop , sports grounds etc.
- **Status:** construction at 75% to completion
- **Revenue mode:** Sale of residential apartments, lease of commercial spaces
- Pre- sales and pre- lease on progress



MIXED USE PROPERTIES (LEASING/SALE)

Golden Premier Residence-Kawe

- Plot coverage area –4,704 sq.m
- Construction of high-end apartments
- 100 residential apartments
- Office Block
- Commercial area
- Population –average 1200
- Employment opportunity - 1,800+ people



INVESTMENT VIA JOINT VENTURE

- NHC collaborates with private entities in the delivery of properties/housing.
- There are over 100 signed contracts for undertaking Joint-venture projects.
- Currently there are 21 projects that are being executed under the Joint-venture arrangements.

INVESTMENT VIA JOINT VENTURE

- Joint venture arrangement is structured in models
 1. Land as Equity Contribution (LEC);
 2. Long-term Lease Model (LLM).

1. Land as Equity Contribution (LEC);

In this model, NHC Contributes land only and the partner contributes all resources required for project implementation. This model is divided into two types:-

- Investment which focuses on ownership of the project; and
- Investment which focuses on cash flow.

1. Land as Equity Contribution (LEC);

A. Investment which focuses on OWNERSHIP of the project gives ownership of project with cash flow benefits to the partner for 15 years.

- After project completion, NHC vs partner ownership shares with cash flows benefits become 25%:75% for first 10 years. After 10 years shares become 50%:50% for 5 years. Thereafter and finally, the shares becomes 60%:40%.

	START	AFTER 10 YEARS		AFTER 15 YEARS	
		Action	Shares	Action	Shares
NHC	25%	Add 25%	50%	Add 10%	60%
PARTNER	75%	Less 25%	50%	Less 10%	40%

1. Land as Equity Contribution (LEC);

B. Investment which focuses on CASHFLOW of the project gives cash flow benefits to the partner for 25 years and 25% ownership of the building.

- After the project completion, NHC vs partner cash flow or space shares become 25%:75% for first 12 years. After 12 years shares become 50%:50% for 13 years. Thereafter and permanently, the shareholdings becomes 75%:25%.

	START	AFTER 12 YEARS		AFTER 25 YEARS	
		Action	Shares	Action	Shares
NHC	25%	Add 25%	50%	Add 25%	75%
PARTNER	75%	Less 25%	50%	Less 25%	25%

2. Long-term Lease Model (LLM)

- Under this model, NHC offers a plot on long-term lease (10-30 years) based on project size and type, with the lease period set at twice the payback period (5-15 years).
- Eligible projects must be strictly commercial in nature.

AVAILABLE LAND FOR COLLABORATIVE INVESTMENT (JV)

As an initiative to continue provision of housing, commercial spaces, etc., NHC has been advertising the landbank that is reserved potentially for Collaborative development via Joint-venture arrangements

AVAILABLE LAND FOR JV-USA RIVER

- **Location:** Arumeru District, Arusha region. Within Tanzania's northern tourist hub of Moshi and Arusha where Africa's highest mountain Kilimanjaro and the famous Serengeti National Park lies.
- **Size:** 293 Acres
- The area was master planned in the year 2012 into a satellite city and classified as a high end one stop area.
- **Total Land Value:** 55.6 Billion (\$20.9 million)
- **Development phases:** four phases, starting with the left- frontal corridor of the master planned land.
- The area is currently under horticulture farming and a few farmhouses.



AVAILABLE LAND FOR JV-USA RIVER

Apartments



Villas



Conference Center



Retail mall, hotels, APT. & office Blocks

AVAILABLE LAND FOR JV

SALAMA CREEK SATELLITE CITY

- **Location:** Kigamboni Municipality within the Dar es salaam City approximately 8 Km from Dar es Salaam CBD to the South and approximately 22 km from the port.
- The area was master planned in the year 2016 into a satellite city and classified as a one stop area that will introduce a city within another city.
- The area is open for Partnership under SPV.



AVAILABLE LAND FOR JV

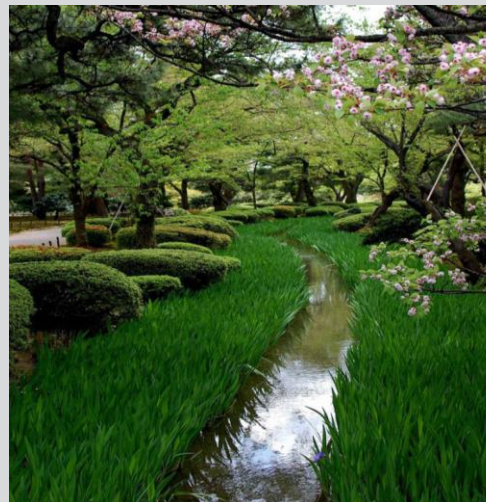
SALAMA CREEK SATELLITE CITY

- Proposed Town Houses and Residential apartments to be developed in the area



AND

- *A well conserved natural drained area existing within the project area*



AVAILABLE LAND FOR JV

UPANGA REDEVELOPMENT SCHEME

Location: Ilala Municipality, Dar es Salaam, 4.5 km from the Port, 13 km from Julius Kambarage Nyerere International Aiarport (JKIA) and 3 km from the Kariakoo International Market.

- **Why redevelop Upanga?**
 - Aging and dilapidation of the existing buildings
 - Changes in economic conditions, demographics, and real estate market conditions
 - Realization of greater values from the same existing land
 - Improvements of neighborhoods skyline and looks and feel
- **Current area context:**
 - Old residential and commercial buildings with residing tenants
 - 370 Buildings with 2300 Units.
 - 95% Residential & 5% Commercial.
 - Rental Revenue of TZS 1.3 Billion (\$490,000) per month.

AVAILABLE LAND FOR JV

UPANGA REDEVELOPMENT SCHEME

- 15 Plots
- 48,399.86 Square Meters
- 11.96 Acres
- Land Value of TZS 54 Billion
- Current With 229 Units Producing TZS 47.5 Million Per Month
- Average Rent of TZS 207,300 Per Unit Per Month.



AVAILABLE LAND FOR JV

UPANGA REDEVELOPMENT SCHEME

- **Residential:** 1,200 Units
- **Retail :** 30,000 SQM
- **Hotel:** 9,000 SQM
- **Recreational:** 3,000 SQM
- **Serviced Apartment:** 14,000 SQM



AVAILABLE LAND FOR JV

NJEDENGWA VALLEY VIEW APARTMENTS

- ❑ The project is part of the second phase of the Samia Housing Scheme named in honor of the URT President Hon. Samia Suluhu Hassan
- ❑ Affordable to mid end apartments of 2 and 3 bedrooms each
- ❑ **Location:** Njedengwa, Dodoma City Council
- ❑ 9 blocks of 5 storey each
- ❑ 180 residential apartments
- ❑ **Amenities:** Parking, Shops, Playground and garden parks
- ❑ **Revenue Mode:** Sales



OTHER AVAILABLE LAND FOR JV

Plot No.	Location	Plot Size(SQM)
278	Alykhan/Nkomo	2,352.12
279	Alykhan Rd	2,559.29
280	Alykhan Rd	2,641.70
281	Alykhan Rd	2,305.67
282	Alykhan Rd	2,657.31
283-285	Alykhan Rd	6,939.11
286	Alykhan Rd	4,168.56
288	Alykhan Rd	2,641.79
289	Alykhan Rd	2,608.00
296	Ali Hassan Mwinyi Rd	3,580.06
298	Ali Hassan Mwinyi Rd	2,492.77
300-301	Ali Hassan Mwinyi Rd	4,065.62
302	Ali Hassan Mwinyi Rd	2,374.97
303	Ali Hassan Mwinyi Rd	2,307.89
293	Vijibweni	2,147.18
Total		45,842.04

FINANCIAL PARTNERS



THANK YOU