

UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



Theme: HOUSING AND URBAN DEVELOPMENT POLICY AND THE CURRENT SITUATION IN TANZANIA



**Tanzania-Japan Seminar on Housing,
Building and Urban Development- HYATT
REGENCY HOTEL, Dar es salaam**

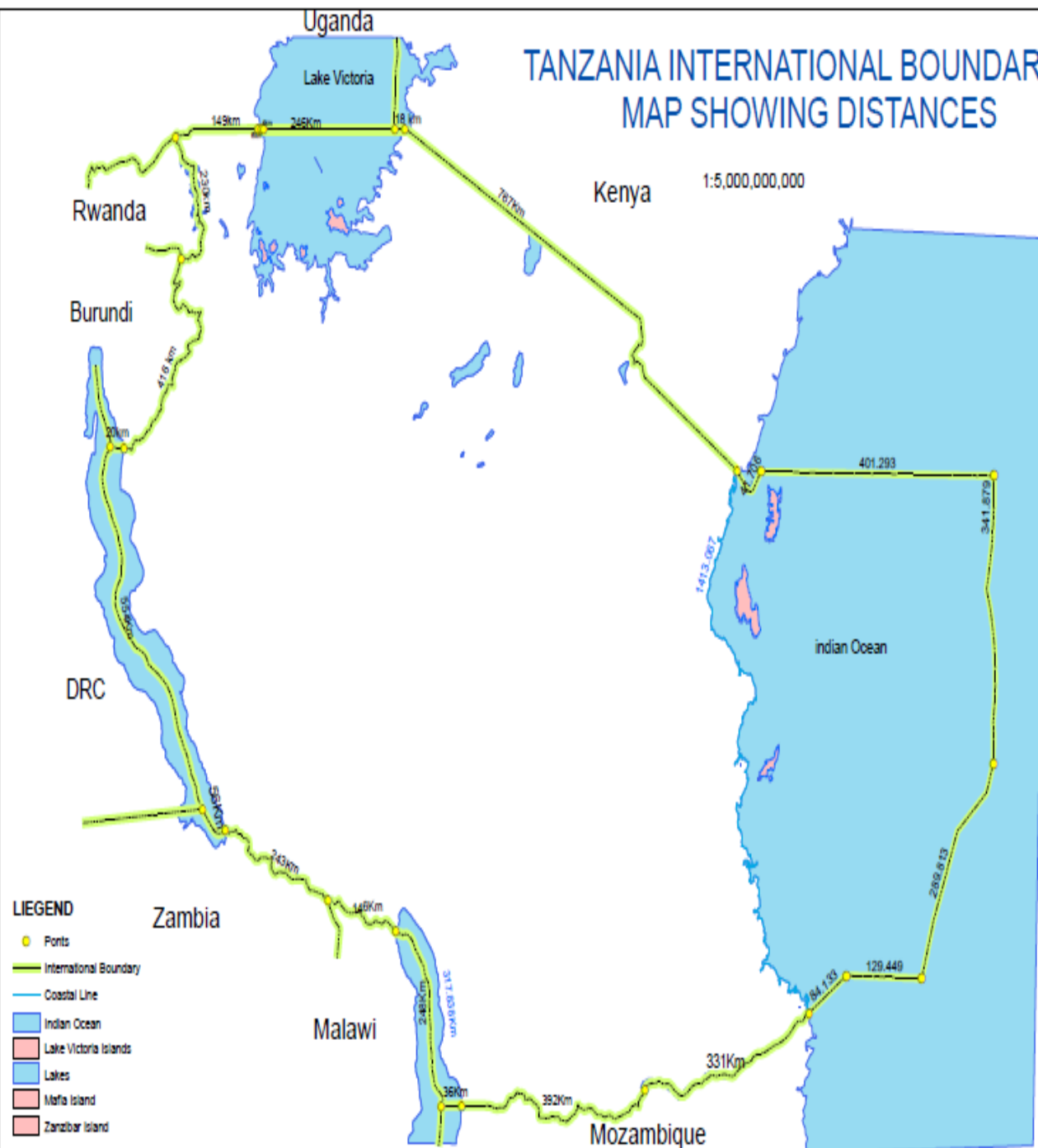
Presented by:
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28th July 2025

Presentation outline

1. Introduction
2. Tanzania Urbanization
3. Government initiatives on Urban Development and Housing provision
4. Policy and Legal frameworks
5. Basic facts on housing in Tanzania
6. Areas for cooperation and investments

Tanzania in a glance

TANZANIA INTERNATIONAL BOUNDARIES MAP SHOWING DISTANCES



1. Size: 948,740 km²

2. Total Dry Land area: 886,990 km²
(**93.18%**)

1. Tanzania Mainland 883,600 km² Tanzania
Zanzibar 2,500 km²

2. Area covered by water 61,500 km² (**6.82%**)

Administrative areas;

- 31 Regions (URT: 26, RGZ:5)
- 136 Districts
- 195 LGAs (URT:184, RGZ: 11)
- 6 Cities
- 25 Municipalities (URT:22, RGZ:3)
- 26 Town Councils (URT:20, RGZ:6)
- 139 District Authorities (URT:137, RGZ:2)
- 71 Township Authorities

URBANIZATION IN TANZANIA

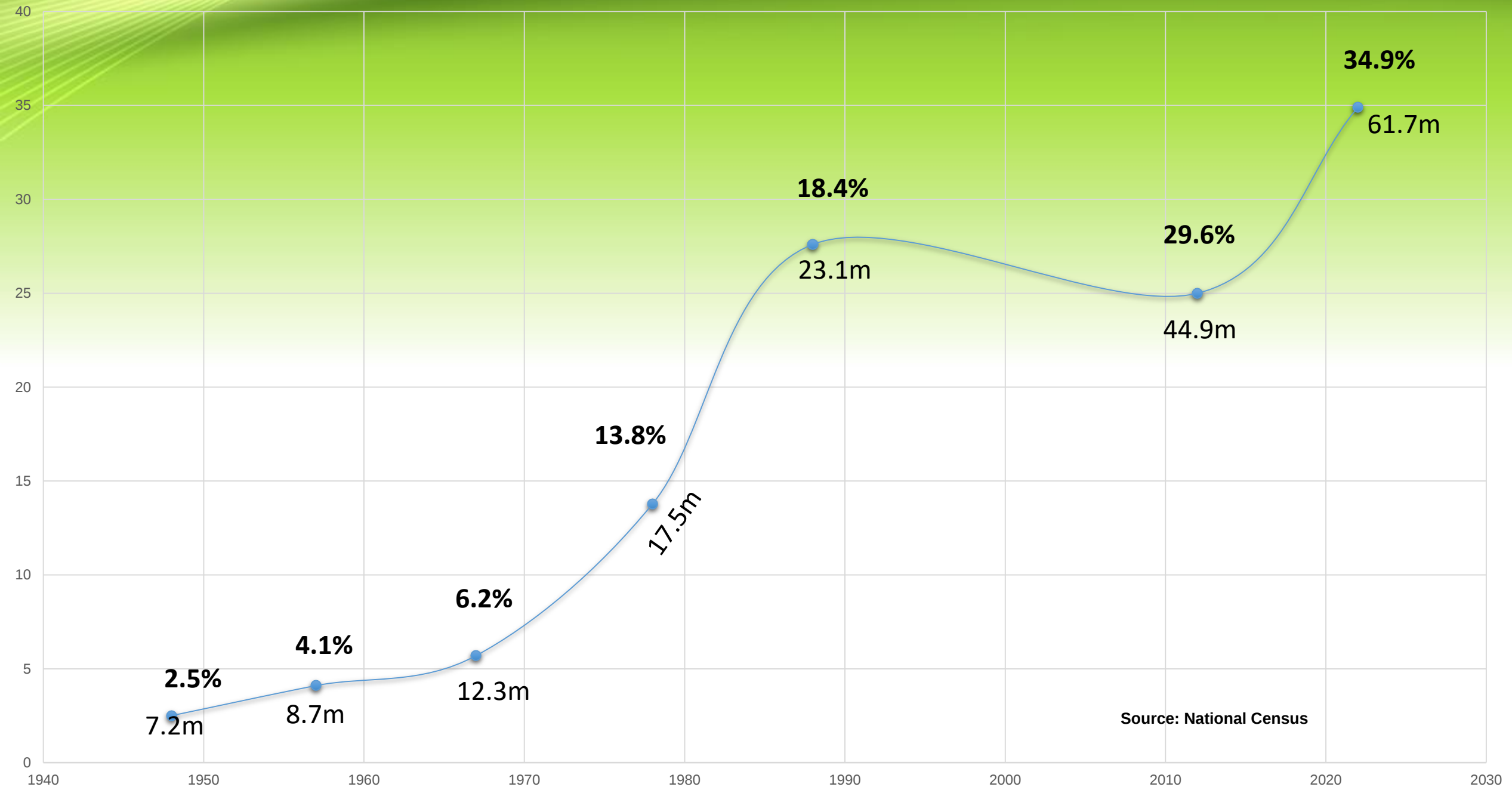


Country
population
61.7 million
growing at
3.2% p.a.

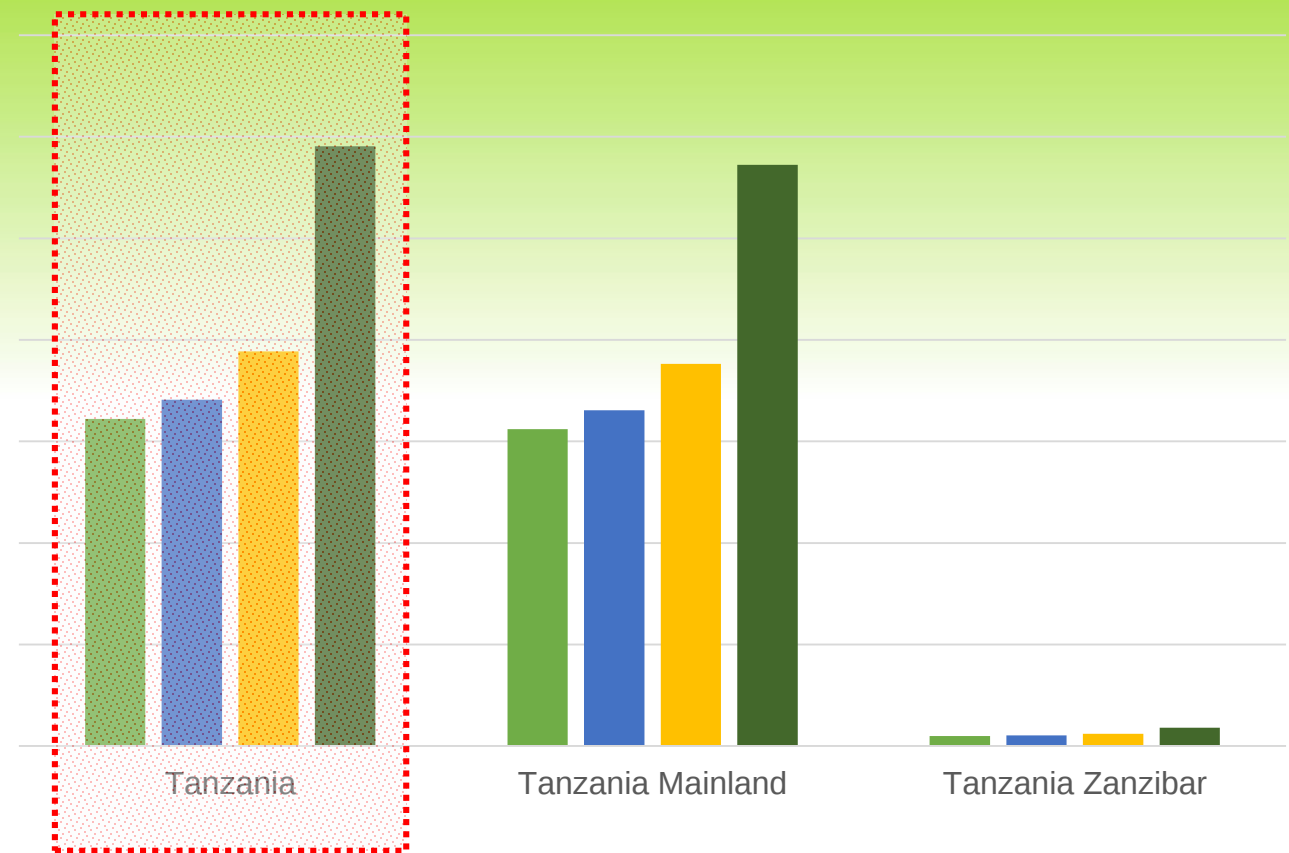
21.6 million
(35 %) in
urban areas,
growing at
4.8%

Projection - by
2050, country
population
118.1 million;
59% will live in
urban areas

Urbanization Trends in Tanzania



Projected population growth 2023-2050 (millions)

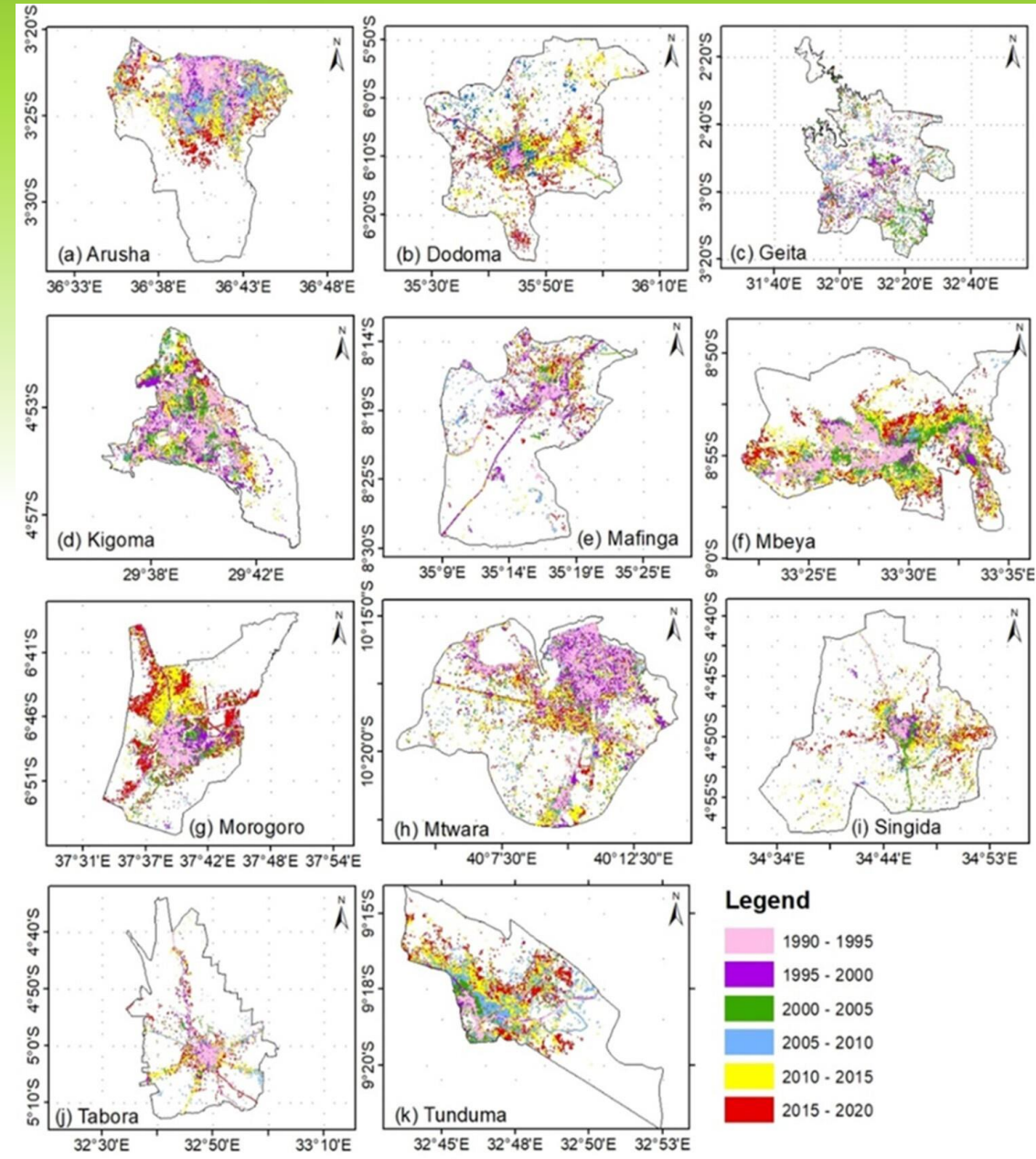


Source; National Bureau of Statistics

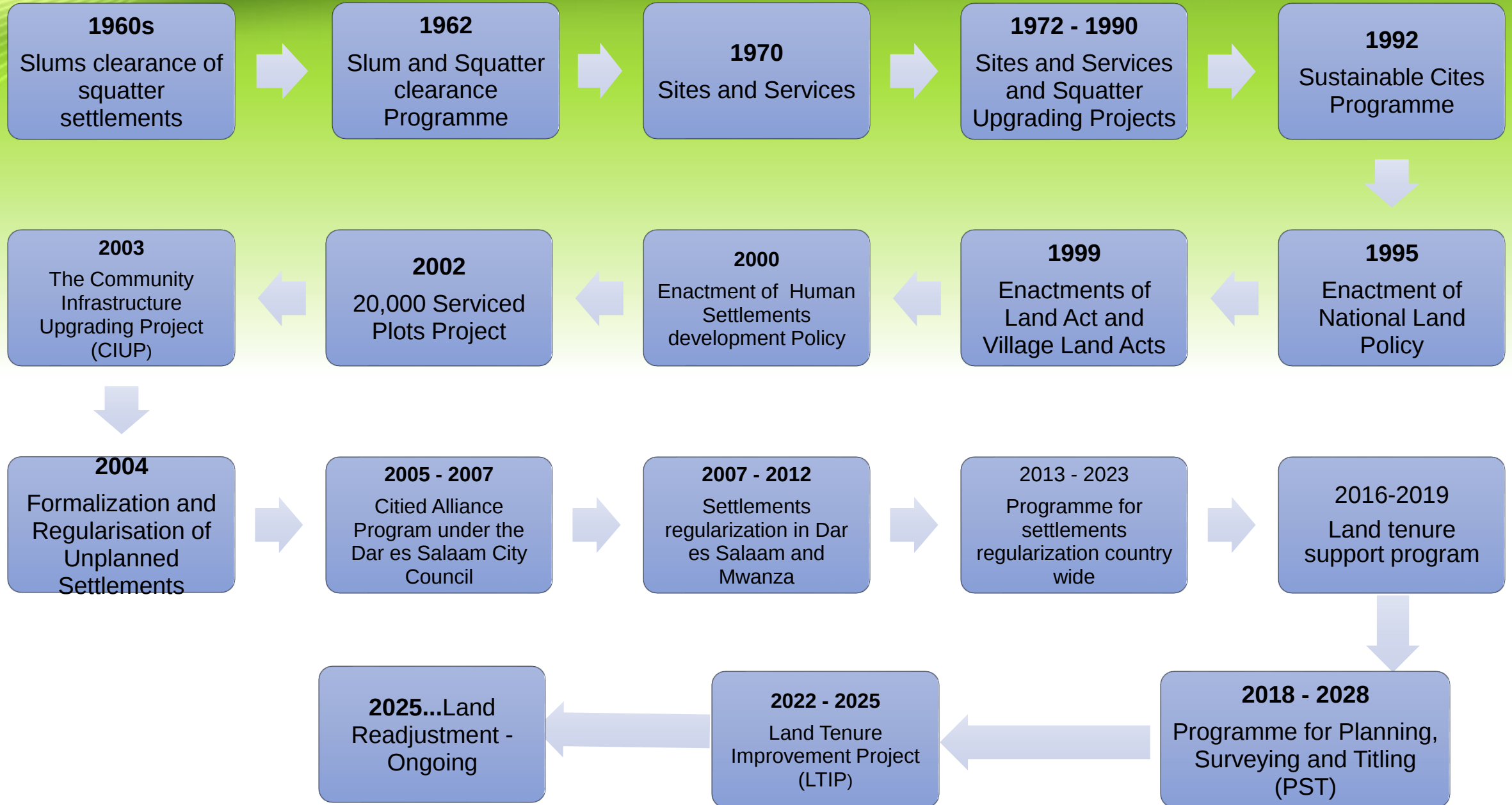
■ 2023 ■ 2025 ■ 2030 ■ 2050

Current Urban Development

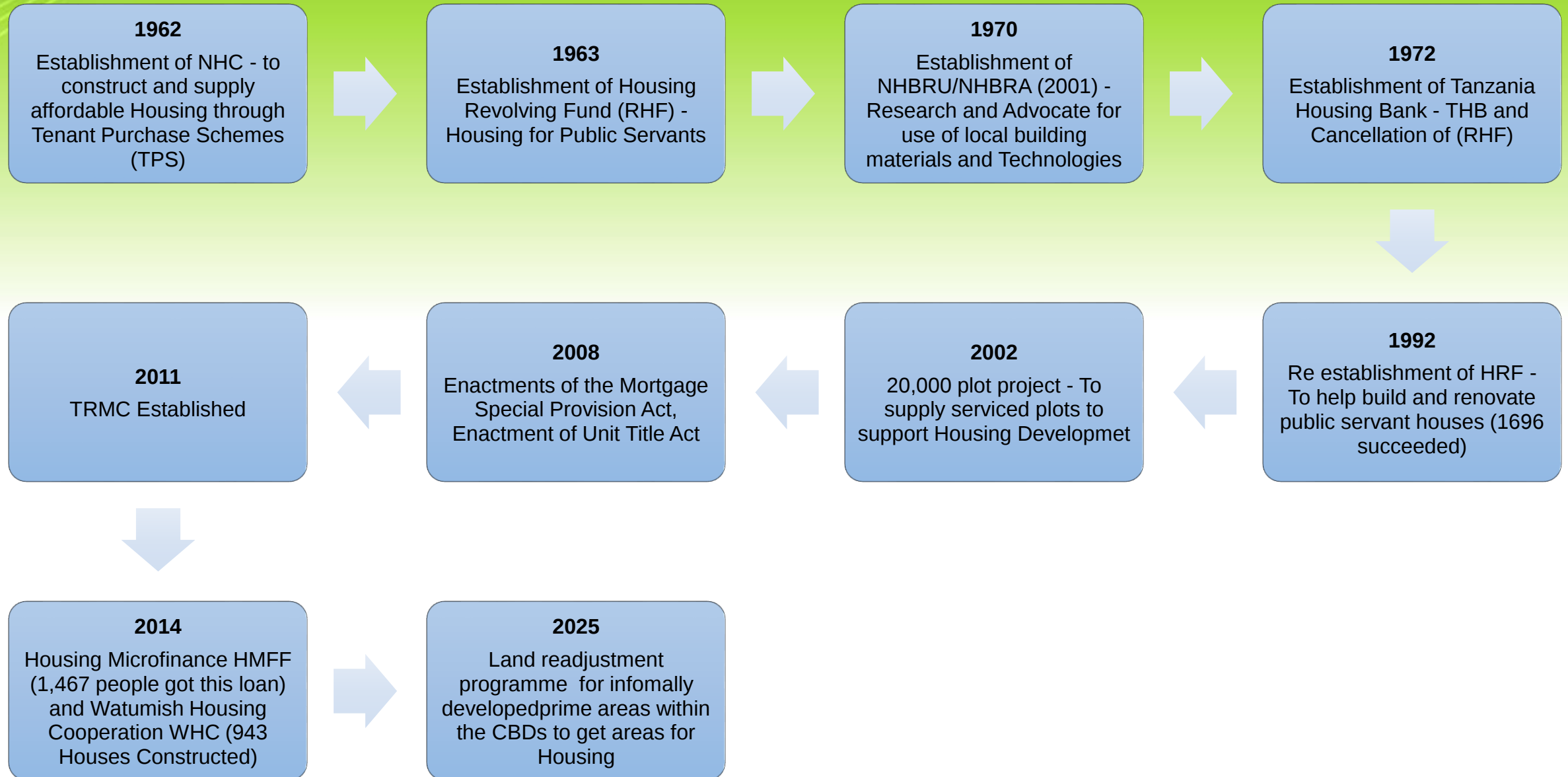
- Urban Pop density 6,579/sqkm (global average 1,500- 4,500)
- Informal sector employment 52.3%
- Unemployment rate is 7.8%
- Informality 67.1%
- Public transport use (43%)
- Households live in Rental houses 52.1%
- Urban physical structure – linear and radial
- GDP 69.5 billion USD(2022)
- GDP per capita 1,229.1 USD



Government initiatives on Urban Development



Government initiatives on Housing Provision and supply



Policy and Legal frameworks facilitate housing delivery

National Land Policy 1995(RE 2023)

- Promote equal access to Land for all citizens;
- Non Citizens can access land for investments through TIC with delivertive right;
- Provides systematic land allocation authorities from National level to village;
- Transfer of land rights from one owner to another;
- Establishment of process for Land values and compensation

National Human Settlements Development Policy 2000

- Advocate densification of cities through vertical developments;
- Make serviced land available for Shelter and Human Settlements Development;
- Promote participation of private and popular sectors in planning, development and management of HS;
- Promote the use of and production of local building materials that are affordable;
- To assist the poor to acquire decent shelter

Legal framework for housing delivery in Tanzania

- Land Policy Ardhi (1995)
Revised edition 2023
- Human Settlements
Development Policy (2000).

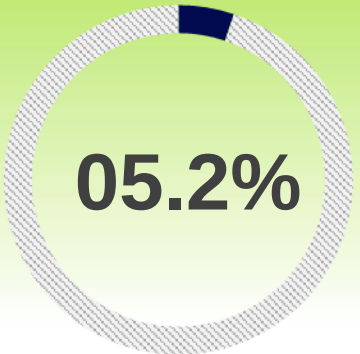


Existing building stock and types



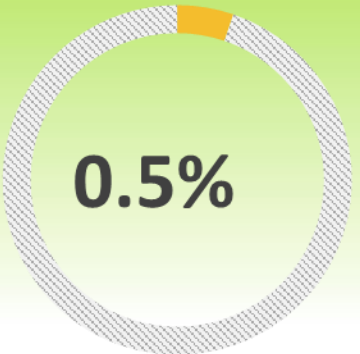
Single storey

Buildings 13,540,363



Under construction

Buildings 739,285



Multi storey Buildings

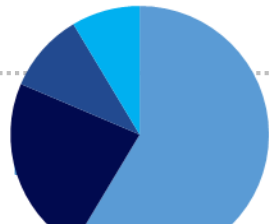
Buildings 68,724



Total Buildings

Building 14,348,372

Source: Tanzania Building Census 2022

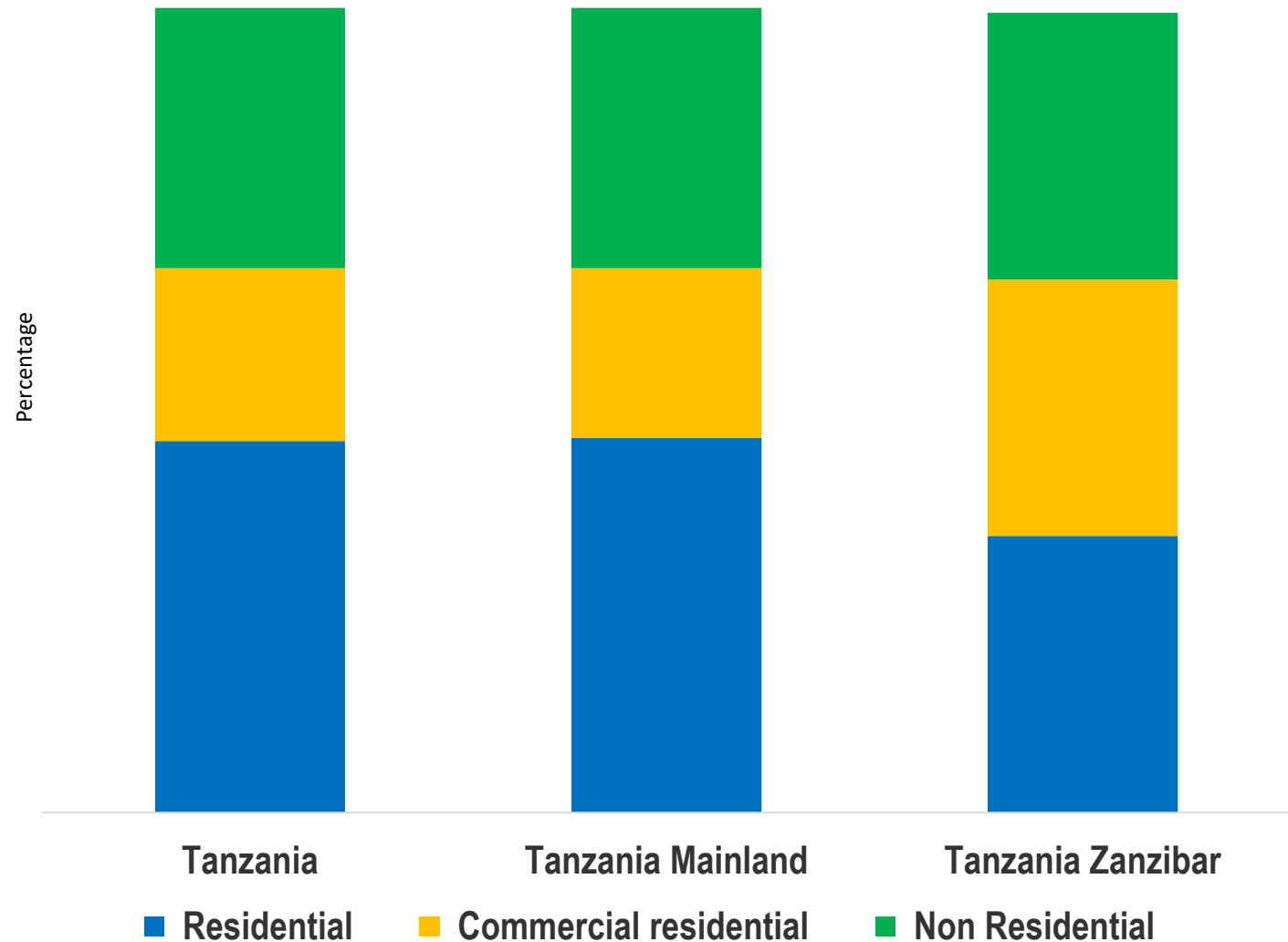


Use of Existing Buildings

91.4% Residential

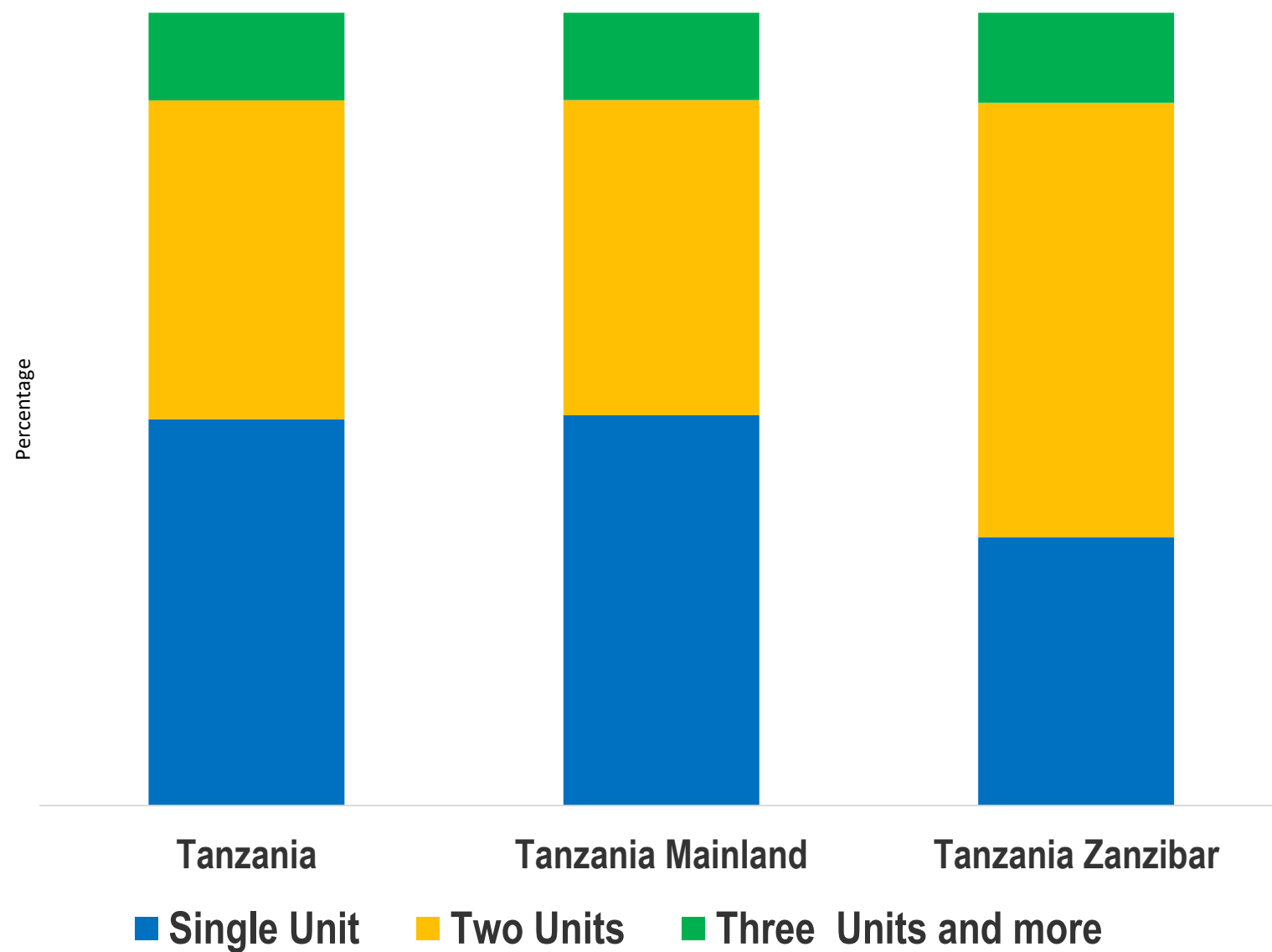
3.4% Commercial Residential

5.2% Non Residential



Housing units

- Single unit **98.2%** and **1.4%** has two units.
- **0.4%** of Residential Buildings with 3 and above units.

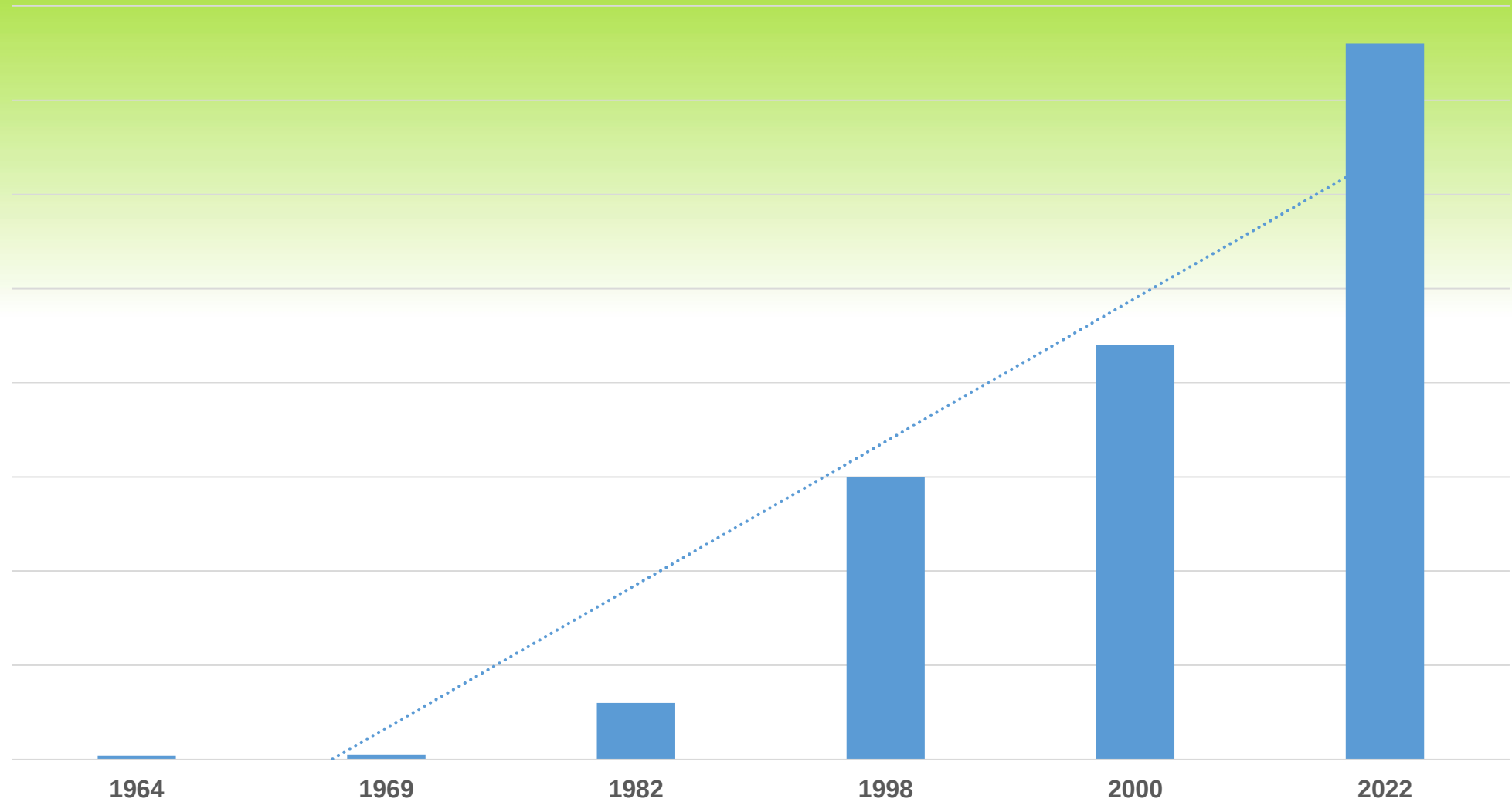


Number of Bed rooms

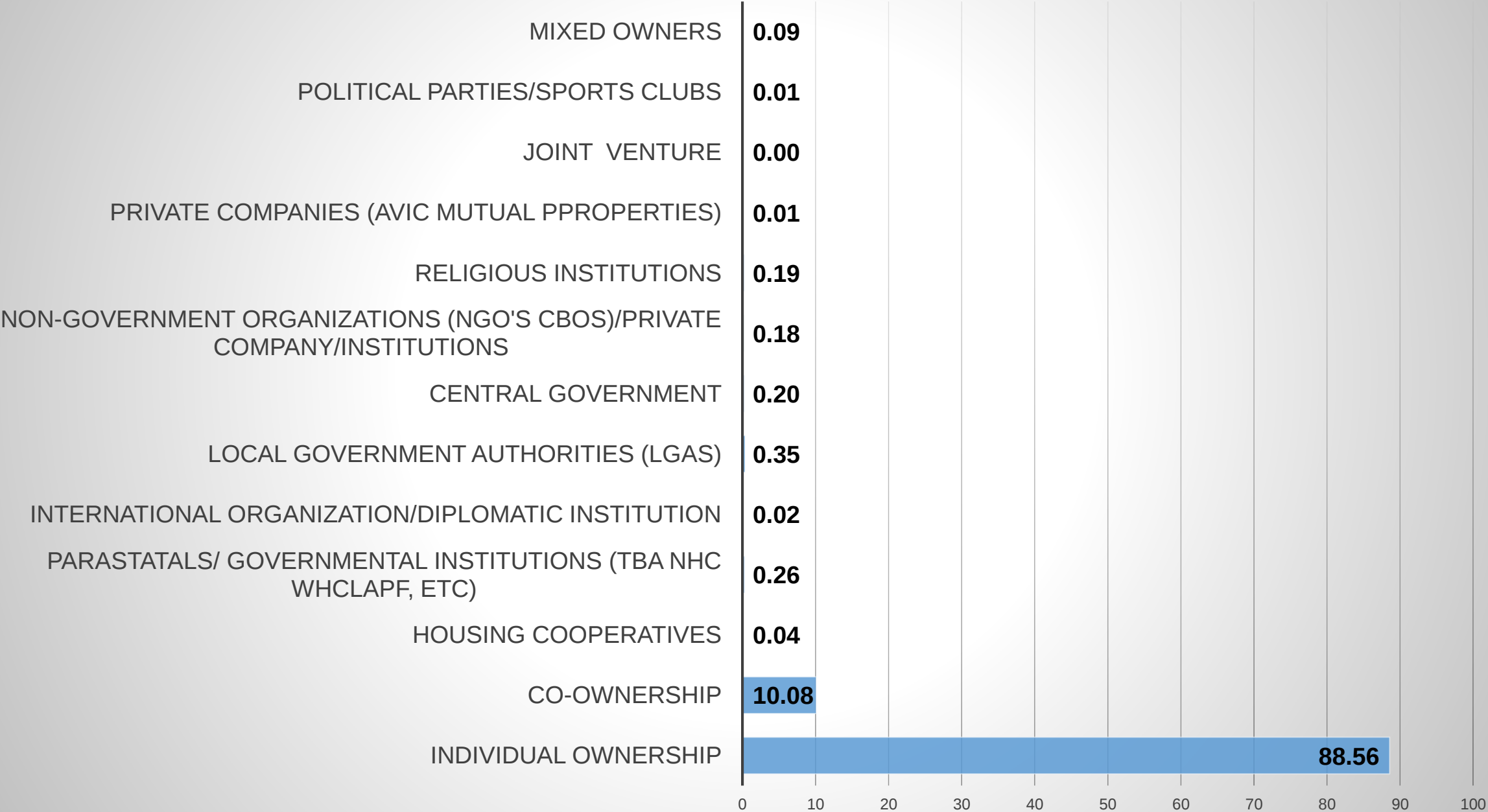
- **25.3%** of Buildings has single room,
- **33.5%** of Buildings have two bedrooms
- **25.9%** of Buildings have three bedrooms
- **15.0%** of Buildings have four and above rooms.



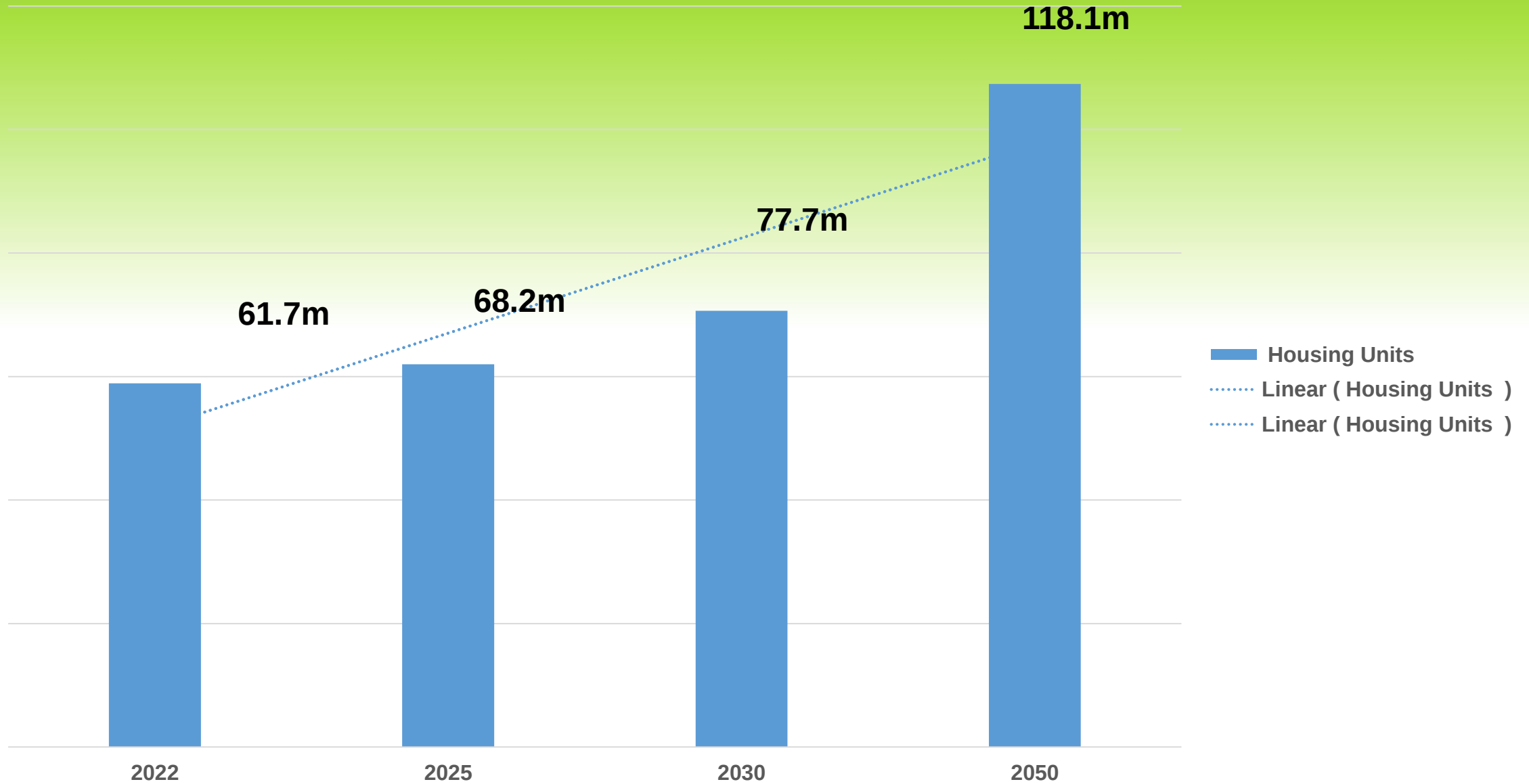
Housing shortage



Housing providers in Tanzania



Housing demands



Areas for cooperation

Promoting Land
Readjustment Programs to
get prime lands for
Housing schemes



Capacity Building on
new technologies on
housing
constructions



Promoting
use of
Locally
available
construction
materials



inviting and
promoting PPP
investments on
housing
construction
industries

Available opportunities for investments



Population and Housing

Growing population

- 61 Mil. to date and projected to 118.1 mil by 2050 .
- High **housing Demand** 390,981 units per year
- Availability of Land for investments, electricity, growth of industries,
- Availability of plenty and varieties of Construction materials natural resources e.g. iron, gypsum, cements, gravels etc.



Existing policies and laws favouring investments in Housing and urban development (

- National Land Policy 1995 (2023)
- National human settlement development policy (2000)
- PPP Policy,
- Investment policy

Existing institutions ready for collaborations

- MLHHSD
- TIC
- NHC
- TBA
- WHC
- TMRC
- Real Estate and Private firms
- Financial institutions



Thank you

