UNITED REPUBLIC OF TANZANIA

MINISTRY OF LANDS, HOUSING AND HUMAN SETTLEMENTS DEVELOPMENT



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



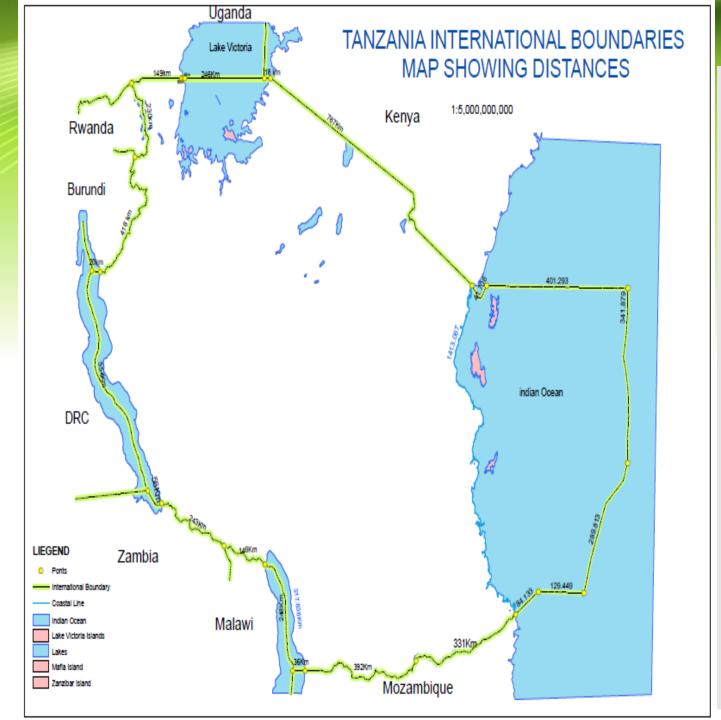
Tanzania-Japan Seminar on Housing, Building and Urban Development- HYATT REGENCY HOTEL, Dar es salaam

Presented by:

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Director of Human Settlements Development
28th July 2025

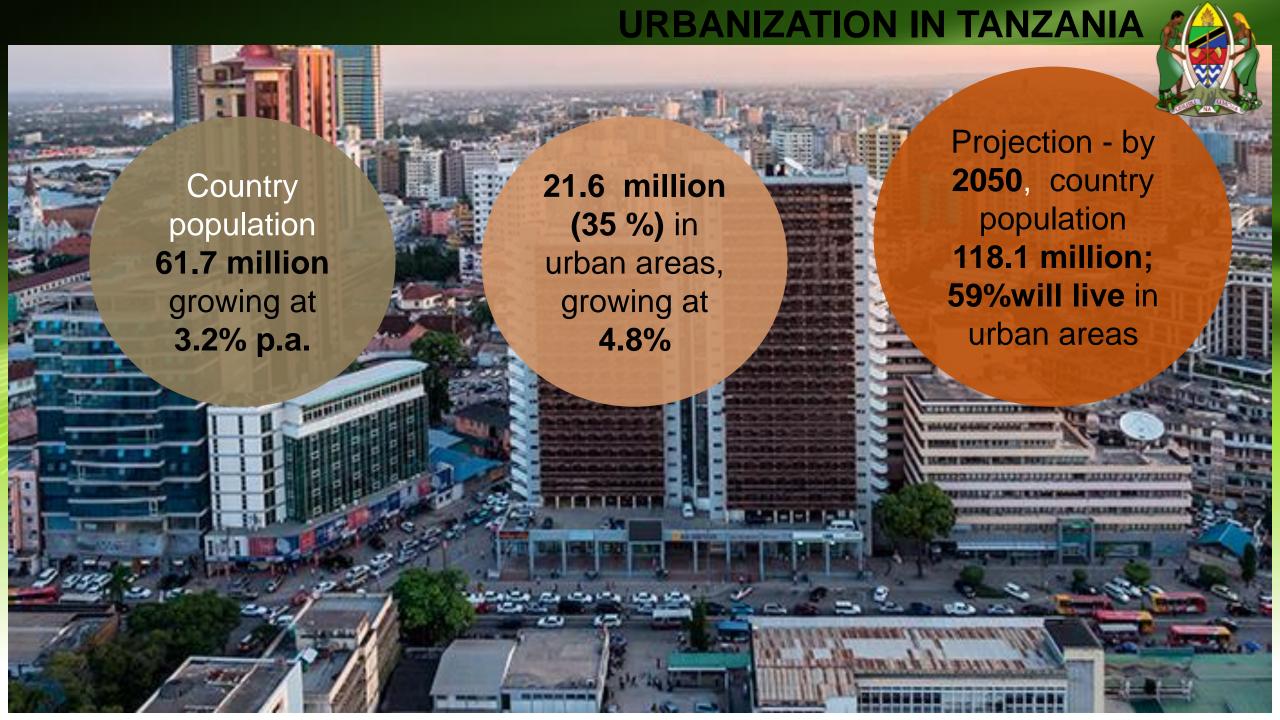
Presentation outline

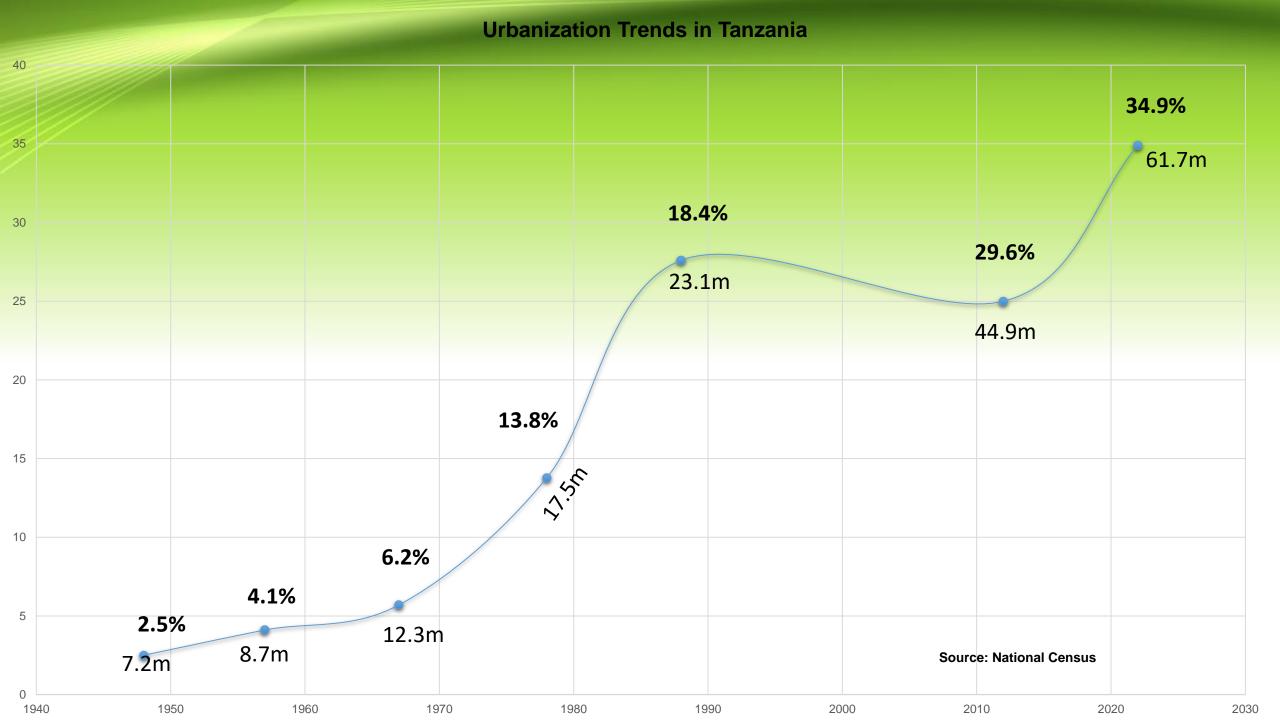
- 1. Introduction
- 2. Tanzania Urbanization
- Government initiatives on Urban Development and Housing provision
- 4. Policy and Legal frameworks
- 5. Basic facts on housing in Tanzania
- 6. Areas for cooperation and investments



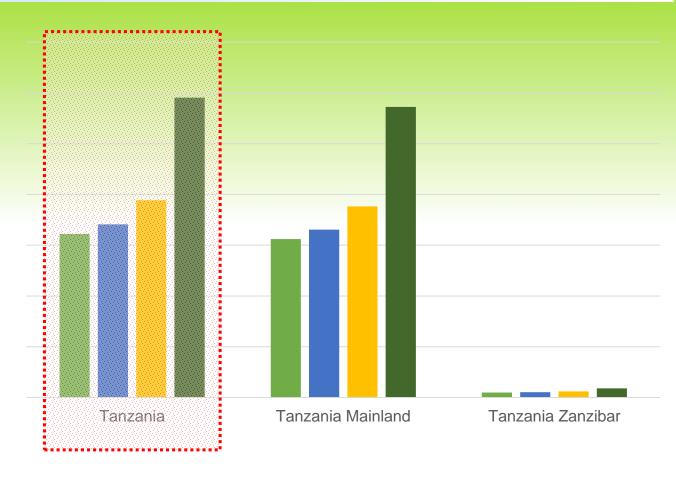
Tanzania in a glance

- 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





Projected population growth 2023-2050 (millions)

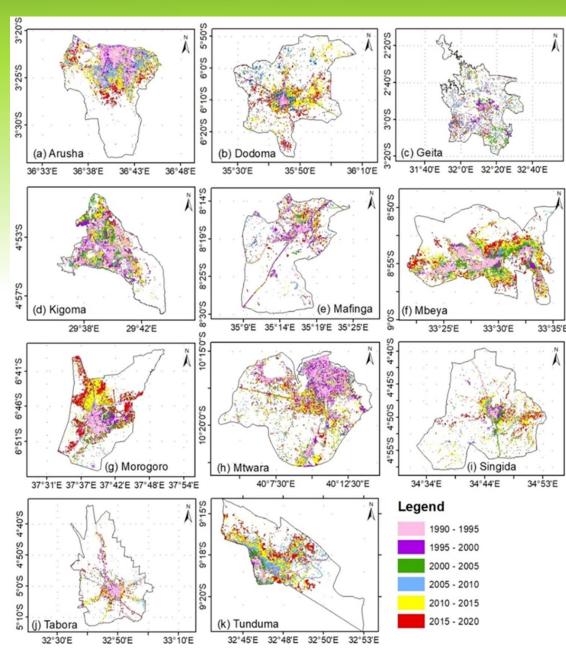


Source; National Bureau of Statistics

2023 **2**025 **2**030 **2**050

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

1960s

Slums clearance of squatter settlements



1962

Slum and Squatter clearance Programme



1970

Sites and Services



1972 - 1990

Sites and Services and Squatter Upgrading Projects



1992

Sustainable Cites Programme



The Community Infrastructure Upgrading Project (CIUP)



20,000 Serviced Plots Project



Enactment of Human Settlements development Policy



Enactments of Land Act and Village Land Acts



Enactment of National Land Policy



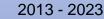
Formalization and Regularisation of Unplanned Settlements



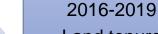
Citied Alliance Program under the Dar es Salaam City Council



Settlements regularization in Dar es Salaam and Mwanza



Programme for settlements regularization country wide



Land tenure support program

2025...Land Readjustment - Ongoing

2022 - 2025

Land Tenure Improvement Project (LTIP) 2018 - 2028

Programme for Planning, Surveying and Titling (PST)

Government initiatives on Housing Provision and supply

1962

Establishment of NHC - to construct and supply affordable Housing through Tenant Purchase Schemes (TPS)



1963

Establishment of Housing Revolving Fund (RHF) -Housing for Public Servants



1970

Establishment of NHBRU/NHBRA (2001) -Research and Advocate for use of local building materials and Technologies



1972

Establishment of Tanzania Housing Bank - THB and Cancellation of (RHF)



TRMC Established



2008

Enactments of the Mortgage Special Provision Act, Enactment of Unit Title Act



2002

20,000 plot project - To supply serviced plots to support Housing Developmet



1992

Re establishment of HRF -To help build and renovate public servant houses (1696 succeeded)



2014

Housing Microfinance HMFF (1,467 people got this loan) and Watumish Housing Cooperation WHC (943 Houses Constructed)



2025

Land readjustment programme for infomally developedprime areas within the CBDs to get areas for Housing

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

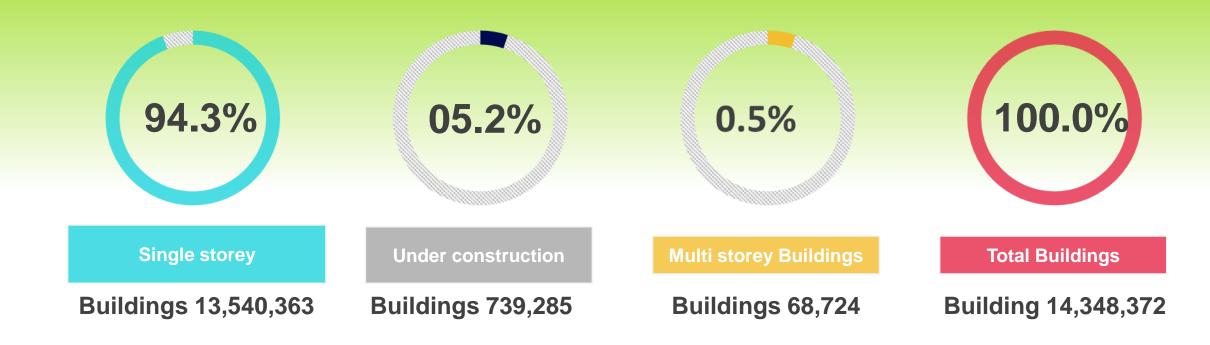
Legal framework for housing delivery in Tanzania

Land Policy Ardhi (1995)
 Revised edition 2023

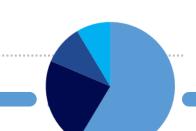
Human Settlements
 Development Policy (2000).



Existing building stoke and types



Source: Tanzania Building Census 2022

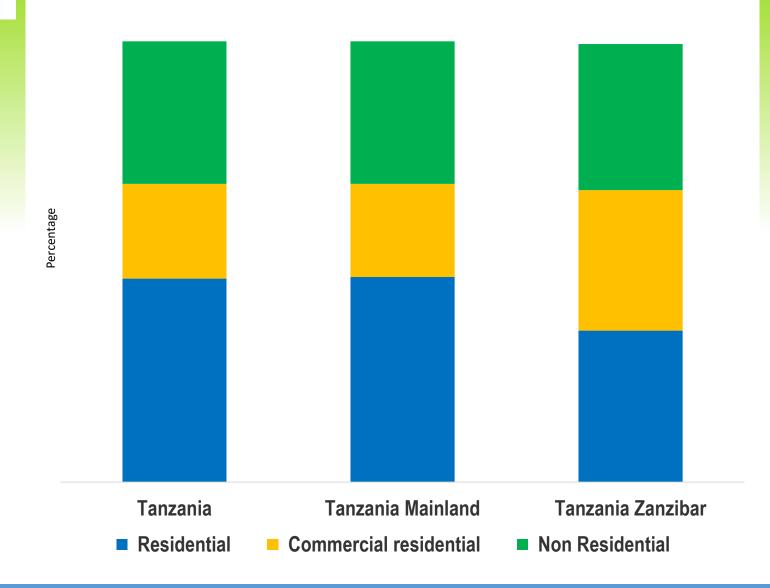


Use of Existing Buildings

91.4% Residential

3.4% Commercial Residential

5.2% Non Residential

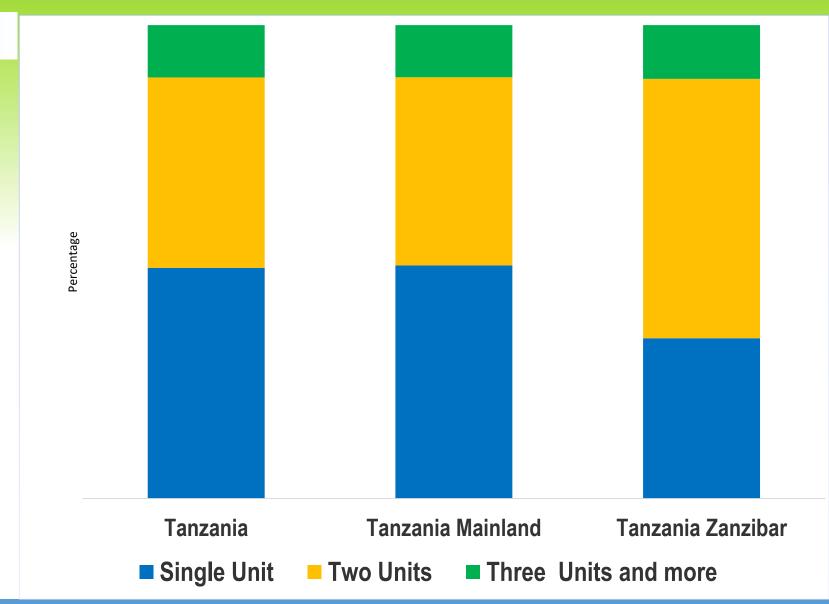


Source: Tanzania Building Census 2022

Housing units

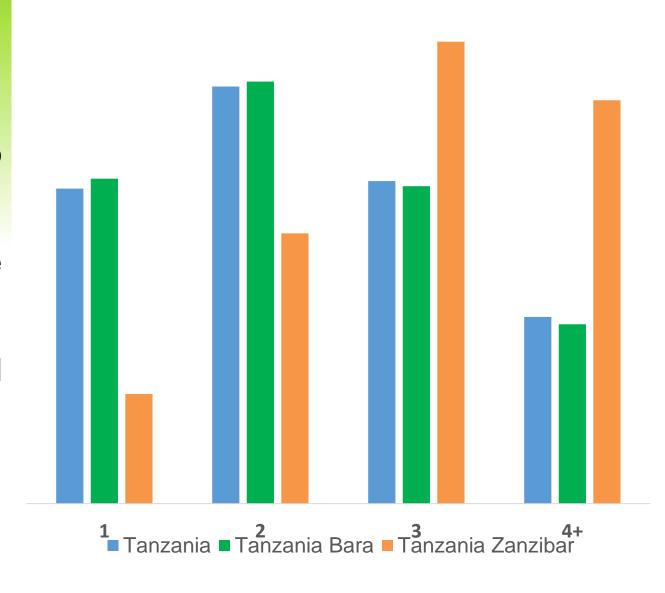
Single unit 98.2% and
 1.4% has two units.

 0.4% of Residential Buildings with 3 and above units.

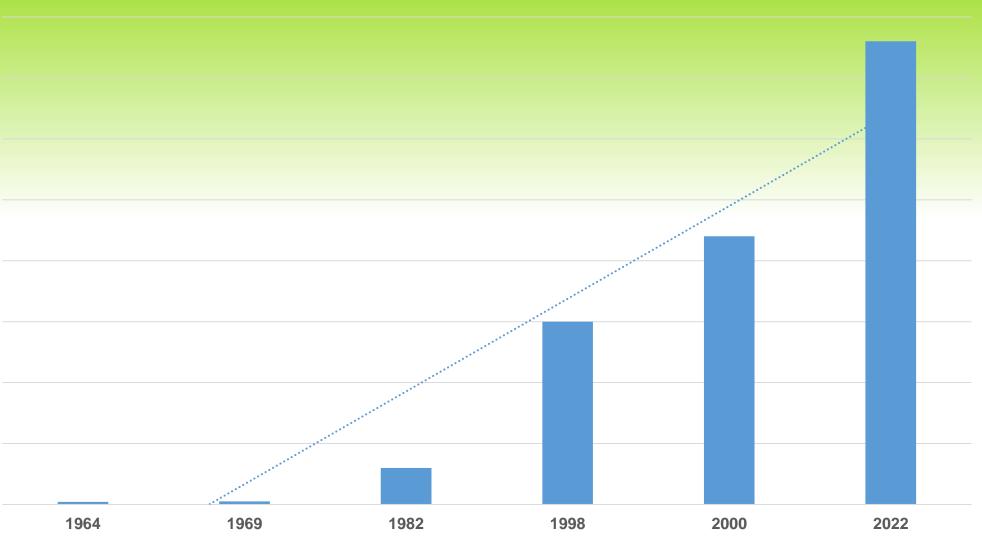


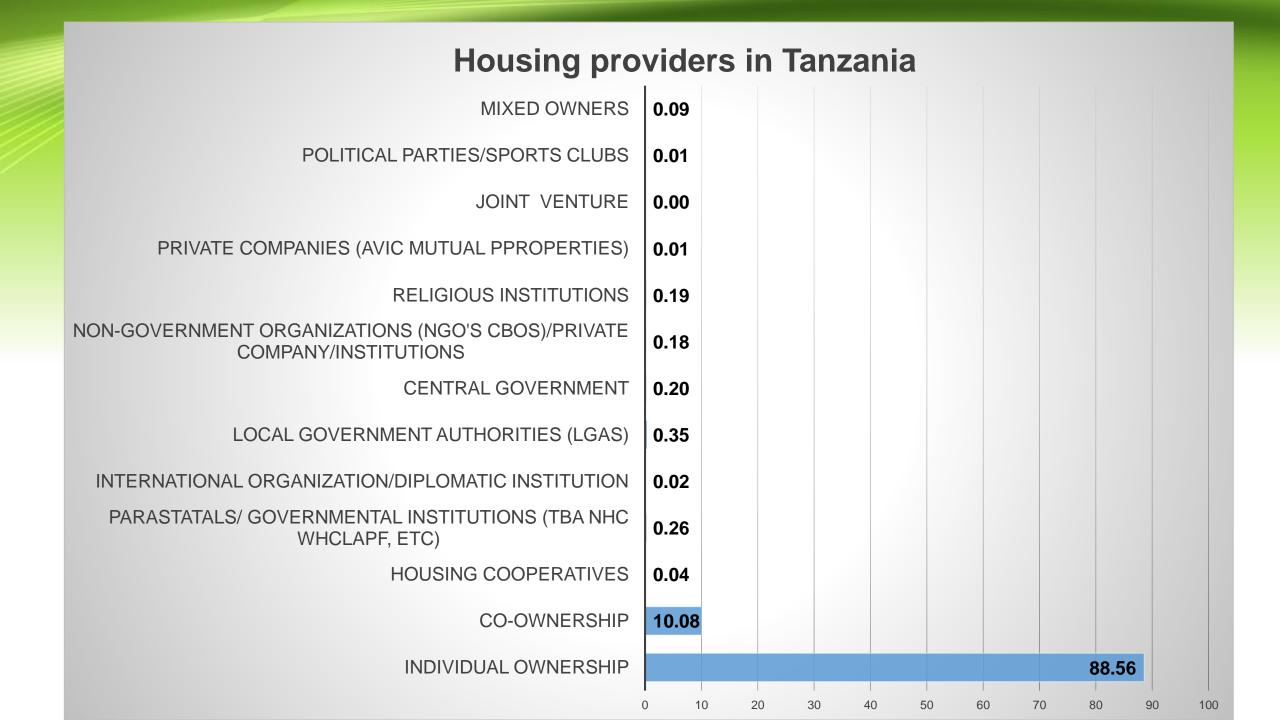
Number of Bed rooms

- 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.

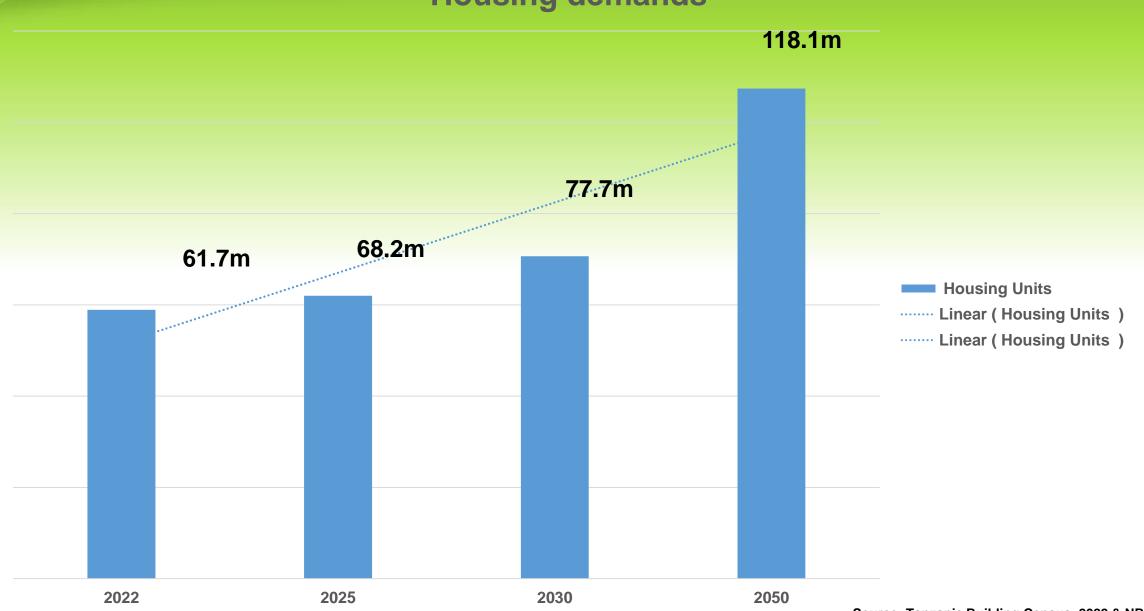








Housing demands



Areas for cooperation





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