

## NSSF

### REQUEST FOR EXPRESSION OF INTEREST (EOI) TO INVEST IN FUND'S LANDS

The National Social Security Fund (NSSF) is established under the National Social Security Fund Act Cap 50 R.E. 2018 having its Head office located at Benjamin William Mkapa Towers, Azikiwe Street, Dar es Salaam.

- 1.0. The Fund owns parcels of land in prime areas in various regions in Tanzania which can be developed into residential, commercial, industrial and other mixed commercial uses.
- 2.0. As part of its investment strategy, the Fund is planning to develop some of these parcels of land through a Joint Venture arrangement in a form to be agreed upon between the Fund and the Investor or a Long-Term Lease.
- 3.0. The parcel of land earmarked for development through any of the above-mentioned arrangements are as tabulated hereunder:

Sn	LAND DESCRIPTION	REGION	SIZE (M <sup>2</sup> )	CURRENT LAND USE	LAND ATTRIBUTES
1	Plot No. 1&2 Block D Kunduchi Beach, Kinondoni Municipality	DSM	25,036 & 37.691	Hotel	The plots are located at the Kunduchi beach area, about 1.5 km from the junction of Kunduchi Road and Ununio Road. Plots face the Indian ocean and the notable landmark is Wet & Wild Water Park.
2	Plot No.40 & 41- Bahari Beach, Kinondoni Municipality	DSM	4,888 & 5,553	Residential	Plots are located along Bahari Beach Street, about 200m from the junction of Ununio Road and Bahari Beach Road. A notable landmark is the Budget Resort.
3	Plot No. 98 Mandela Road, Temeke Municipality	DSM	8.825	Industrial and Offices	The plot is located in an industrial area along Mandela Road. A notable landmark is TAZARA HQ.
4	Plot No. 12 Ununio area, Kinondoni Municipality	DSM	94,480	Hotel	The plot is located along Tanganyika Street, about 500m from the junction of Tanganyika Street and Ununio Road. The plot faces the Indian Ocean and neighbourhood is mainly residential properties developed in low-density plots
5	Farm No 2023 Chambewa, Bagamoyo	Coast	156,540	Agricultural and Pastoral	The farm is located along Bagamoyo Road in Chambewa area, about 5km from Bagamoyo Town. Neighbourhood is characterized by

					undeveloped parcels of land and few residential propert developed on low-density plots.
6	Plot No. 37 Block A Magogo, Geita Urban Area	Geita	19,900	Housing Estate	The land is located in Geita urban area about 250 metres from Ge Mwanza highway. A notable landmark is the NHC housing estate, which is located about 150m from the said land.
7	Plot No. 265 Block A Magogo, Geita Urban Area	Geita	19,700	Housing Estate	The land is located in the Geita urban area about 150m from Geita - Mwanza highway. A notable landmark is GPSA & TANROAD Offices which are located about 100m from the said land.
8	Plot No. 246-250 Block LL, Lubaga	Shinyanga	6.854	Residential	The plots are located in the newly developed residential area of Lubaga Joshoni area about 0.8 km from Shinyanga - Mwanza Road. The neighbourhood is characterized with residential plots changing to institutional and commercial uses.
9	Plot No. 284-294,296,298,300 & 302 Block LL, Lubaga	Shinyanga	2234	Residential	The plots are located in the newly developed residential area of Lubaga Joshoni area about 0.8 km from Shinyanga - Mwanza Road. The neighbourhood is characterized with residential plots changing to institutional and commercial uses.
10	Plot No. 2 Block A Ligula Road, Mtwara Municipality	Mtwara	4.280	Residential	The Plot is located along Ligula Road in a residential and commercial neighbourhood about 500m from Mtwara Central Business District
11	Plot No. 14-21 & 37-41 Block I, TANU Road, Municipality Mtwara	Mtwara	5,740	Office	Plots are located along TANU Road adjacent to TTCL offices Mtwara Branch and Cashewnut Board. The Neighbourhood is mainly residential, institutional and commercial buildings.

12	Farm No 18168 Mtawanya, Mtwara District Council	Mtwara	2,100,320	Agriculture	The farm is located at Ziwani Village about 15km from Mtwara town center. A notable landmark is Mtawanya Water Pumping Station.
13	Farm No 71, Ziwani area, Mtwara District Council	Mtwara	1,009,000	Agriculture	The farm is located at Ziwani Village, Mtwara Mikindani about 23km from Mtwara town centre.
14	Mmango Beach Plots (31 plots), Lindi Town Council	Lindi	90.877	Residential, Hotel, Commercial and Housing Estates	The plots are located about 11km from Lindi town and about 2 km from Lindi DSM Road. A notable landmark is the Resident Magistrate Court of Lindi Region.
15	Mabano Beach plots (245 plots), Lindi Town Council	Lindi	220.255	Residential, Hotel, Commercial and Housing Estates	The plots are located about 13km from Lindi town and about 2 km from Lindi - Dar es Salaam Road.
16	Plots No.122-131, Njiro Hill, Arusha City Council	Arusha	4,440	Residential	Plots are located about 15 km from the Arusha city center and are accessed via Faru Street which branches off Njiro road at "Njiro kwa Masister.
17	Plot No.249 Block D, Njiro Area, Arusha City Council	Arusha	39.610	Residential	The property is located at Njiro area near Ebenezer Retreat Lodge. The plot was formerly owned by the Mukidoma School.
18	Plot No 1895 Block M, Forest Area in Mbeya Municipality	Mbeya	14350	Office	The plot is located along Mahakama road. Neighbourhood is characterized with institutional properties. Notable landmark is BOT and High Court of Tanzania.

**\*The current use can be changed depending on the submitted concept and upon obtaining approval from relevant authorities.**

- 4.0. The Fund is seeking eligible, competent, and reputable investment Partner(s) who demonstrate the appropriate capabilities, expertise, and experience to invest in developing the above-mentioned parcels of land.
- 5.0. The Fund invites sealed submissions for expression of interest from eligible and reputable local and international investors to formally express their interest in becoming preferred investors in developing the parcels of land through

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a Joint a Venture or Long Term Lease arrangement. Interested and eligible investors must provide the following information:

- 5.1 Application letter;
- 5.2 A Bankable Business Plan/ feasibility study;
- 5.3 Project proposal;
- 5.4 Concept Design;
- 5.5 Cost estimates;
- 5.6 Preferred financing arrangement;
- 5.7 Company Profile;
- 5.8 Company registration documents;
- 5.9 Audited and Financial statement for the past three years; and
- 5.10 Proposed Lease Terms in case of Long-Term Lease.

- 6.0. The submitted financing arrangement must be accompanied by proof of availability of funds for the proposed project in the form of a bank statement or line of credit from a reputable financial institution or any other evidence.
- 7.0. Interested eligible local and international investors may submit their expression of interest as a company or as a consortium of two or more companies.
- 8.0. The company/ies expressing interest can be local or foreign, upon successful award in the case of foreign investors, they will be obliged to be registered by TIC and other legal relevant authorities.
- 9.0. Five years (5) experience in Sub-Saharan Africa in the proposed investment will be an added advantage.
- 10.0. Potential investors shall not engage in any instance of inside dealing and should be free of any conflict of interest;
- 11.0. The potential investors who wish to physically visit the parcels of land may do so from 24th September to 4th October 2024 through the following contacts:
  - i. Dares Salaam Plots: Contact person: Estates Management Manager, Mr. Geoffrey A. Timoth, Tel No. 0753567260;
  - ii. Bagamoyo Farm: Contact person: NSSF Coast Regional Manager, Ms. Witness Patrick, Tel No. 0746238415;
  - iii. Geita Plots: Contact person: NSSF Geita Regional Manager, Ms. Winnie Lusingu, Tel No. 0746260794;
  - iv. Shinyanga Plots: Contact person NSSF Shinyanga Regional Manager, Ms. Amina Mdabi, Tel No. 0767140926;
  - v. Mtwara Plots and Farms: Contact person: NSF Mtwara Regional Manager, Mr. Rebule Maila Tel No. 0756140358;
  - vi. Arusha Plots: Contact person: NSSF Arusha Regional Manager, Mr. Josephat Komba Tel No. 0756140182;
  - vii. Mbeya Plots: Contact person: NSSF Regional Manager, Mr. Andrew Jandwa Tel No. 0756140441; and Lindi Plots: Contact person: NSSF Lindi Regional Manager, Mr. Juma Namuna Tel No. 0758803091.
- 12.0. Interested investors may seek clarification in writing and the same to be received at least seven (7) working days before the date of closing the Expression of Interest.
- 13.0. The Fund reserves the right to accept or reject any submission and to annul the expression of interest process and reject all submissions at any time prior to short-list and awarding, without thereby incurring any liability to the affected applicant.

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14.0. All applications should be submitted on or before 4:00 pm on 22nd November 2024. Further, application should be directly addressed and submitted to the Director General through the following modes:

1. **Postal address:**  
**Director General**  
**National Social Security Fund,**  
**P.O. Box 1322,**  
**Dar es Salaam, Tanzania.**
2. **Email address**  
Email: [dg@nssf.go.tz](mailto:dg@nssf.go.tz)
3. **Physical address**  
**NSSF Headquarters,**  
**Benjamini W. Mkapa Towers, 17<sup>th</sup> floor,**  
**Azikiwe Street, Dares salaam.**

**Issued by:**  
**Public Relations & Members Education Unit**

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[www.nssf.go.tz](http://www.nssf.go.tz)

