

# Njombe Affordable Housing Project

## Business Case

### Project tangible targets

The implementation project will be carried out in close cooperation with the local government and the Njombe Evangelical Lutheran Church (ELCT), the owner of the land.

The project aims to build a 2000 home community with all the necessary facilities and services to fulfil Tanzanian citizens' requirements

1. Modern centralized utility systems such as paved roads and streets, water & sewage systems, wastewater treatment, garbage handling, power supply and firefighting system
2. Public services such as kindergarten, elementary school, medicine clinic, library, city hall, and sports facilities
3. Private services such as shopping centre with opportunities for entrepreneurs such as grocery shops, barber shops, coffee shops, and kiosks
4. Green areas for recreation

### Beneficiaries & Target Market

1. Houses are targeted and will be sold to creditworthy people eligible for long-term mortgages from local banks (government, business, employers, national institutions)
2. Houses are sold to people with cash in hand for their use or investment
3. A portion of the houses can be also sold to companies like National Housing Company for renting
4. Business spaces will be sold or rented to local entrepreneurs
5. The housing area will provide permanent working opportunities for ca. 300 people.
6. The established industry will provide permanent direct or indirect jobs for 500 people
7. The house building project will employ ca. 500 people over the building period

### Magnitude of the project

1. The size of the construction area is 172 hectares
2. To establish a 2000-house community
3. There will be three sizes of homes ca. 55m<sup>2</sup>, ca. 70m<sup>2</sup>, and ca. 100m<sup>2</sup>
4. The housing area will provide permanent working opportunities for ca. 300 people.
5. The established industry will provide permanent direct or indirect jobs for 500 people
6. The house building project will employ ca. 500 people over the building period



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## Project parties and roles

The project will be carried out in close cooperation with the following partners:

- 1. ARU** Ardhi University (ARU) is a leading University in Tanzania specializing in construction, built environment and sustainable development. With core competencies in Real Estate, Land Administration, Urban and Regional Planning, Architecture, Engineering and Housing, ARU also extends its expertise into areas such as sustainable technology and engineering. The university actively engages in research, innovation, and capacity-building initiatives that promote sustainable practices and address the evolving challenges in the construction and built environment sectors. Committed to advancing sustainable development ARU serves as a hub for knowledge exchange, collaboration and thought leadership, contributing to the socio-economic growth and environmental resilience of Tanzania.

Some key points of the cooperation are:

ARU and Peabud will collaborate on the development and implementation of the Peabud Community Development Model, Industrial Housing Models and Industrial Technology, aiming to revolutionize sustainable housing solutions in Tanzania.

ARU and Peabud will jointly work on the standardization and testing of Peabud Mass Production Technology, including the permitting process of NOVA Panels and other building components related to the Industrial Building Housing Model, ensuring adherence to quality standards and regulatory requirements.



Professor John Lupala, Deputy Vice Chancellor for Academic, Research and Consultancy, Professor Josephy Msambichaka, Dr Godfrey Severe Ayubu-Acting Head of IBR, Risto Pönniö and Aulis Vakkilainen.



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## 2. ELCT in Njombe southern diocese

The Evangelical Lutheran Church in Tanzania (**ELCT**; Swahili: Kanisa la Kiinjili la Kilutheri Tanzania) is the federation of Lutheran churches in Tanzania and one of the largest Lutheran denominations in the world, with more than 6 million members and 13% of the Tanzanian population. It is the second largest Lutheran church in the world and the largest Lutheran church in East Africa.

The church is led by a presiding bishop and twenty-eight diocesan bishops, representing 28 dioceses. The head office of the church is in Arusha, where it has owned the New Safari Hotel since 1967. The church is affiliated with the All Africa Conference of Churches (AACC), the Christian Council of Tanzania, the Global Confessional and Missional Lutheran Forum, and the Lutheran World Federation.

The ELCT is an organization which reaches out to the people of Tanzania offering worship opportunities, Christian education and numerous social services, including disaster response, healthcare and AIDS education and relief.

The church as a cooperation partner

The church works actively in society and has a good vision of society's condition and needs. The church maintains universities and hospitals, kindergartens and educational institutions. The Njombe region is growing strongly. The area is invested in the mining industry and agriculture,

especially avocado plantations are the subject of great interest.

The lack of housing and thus the lack of labor significantly hinders development. The church also needs more student apartments.

The church owns a large area of land, 172 hectares, and is thinking about its efficient use. The church administration is interested in the Peabud concept and wants to be involved in starting the project. The church has good connections with all decision-making bodies and political parties in society and is able to help in the implementation of the different phases of the project.



In front; Elikana Ngogo, Aulis Vakkilainen, Bishop Dr. George M. Fihavango, Risto Pönniö



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