



THE UNITED REPUBLIC OF TANZANIA

DAR ES SALAAM REGION BASIC BUILDING STATISTICS REPORT





The United Republic of Tanzania

Dar es Salaam Building Census 2022

Basic Statistics Report

Ministry of Lands, Housing and Human Settlements Development

Ministry of Finance

National Bureau of Statistics

Tanzania

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Notes:

Maps and land area used in this publication are derived from the 2022 Population and Housing Census (PHC) cartographic work; therefore, they are for statistical use only.

List of Abbreviations

CBO	Community Based Organisation
CRO	Certificate of Right of Occupancy
CCRO	Certificate of Customary Right of Occupancy
IOM	International Organisation for Migration
FCDO	Foreign, Commonwealth and Development Office
OCGS	Office of the Chief Government Statistician, Zanzibar
NBS	National Bureau of Statistics
NGO	Non-Governmental Organisation
NHC	National Housing Corporation
NSSF	National Social Security Fund
TBA	Tanzania Building Agency
TBC	Tanzania Building Census
SDG	Sustainable Development Goals
URT	United Republic of Tanzania
UNFPA	United Nations Population Fund
UNICEF	United Nations Children's Fund
USAID	United States Agency for International Development
USCB	United States Census Bureau
WB	World Bank
WHC	Watumishi Housing company

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Basic Concepts and Definitions

Access Road	Is any road whether public or private and includes any street, square, court, alley, beach, footway, path, passage or highway whether a thoroughfare or not.
Building Census	Is the act of collecting, analysing and disseminating buildings' data for specific time.
Building	Is any structure or erection and any part of any structure or erection of any kind whatsoever whether permanent, temporary or movable, and whether completed or uncompleted.
Building Parastatals	Are Government institutions whose functions are to provide and or facilitate the provision of housing and other buildings in Tanzania.
Building Stock	Refers to total number of buildings in a particular area.
Certificate of Customary Right of Occupancy	Is the certificate of right of occupancy issued to land under customary tenure as stipulated under Section 27 of the Land Act No. 5 of 1999.
Certificate of Right of Occupancy	Refers to legal land certificate of occupation granted under the Tanzania Land Act No. 4 of 1999 and the Tanzania Zanzibar Land Tenure Act No. 12 of 1992.
Detached house	A building that stands alone from the foundation to roof level. Does not share walls with other houses. The building could be single or multi-storey.
Non-residential Use	Is a building or structure of any kind for whatsoever use, designed or intended to be used for other than a

residential use.

Partly Complete House	A building where one part is complete and can be occupied and other part is still under construction.
Physical Address	Is the mailing address, including a zip code which details the actual location (building number and street name) of person, business or physical property.
Regularised Settlement	Is the legalised tenure status in the informal or unplanned settlements through a deliberate process aimed at bringing the informal and un-authorised settlements within the official legal (formal) and administrative systems of land to guarantee secure tenure for the concerned population.
Residential Building	Is a structure used or constructed or adopted to be used primarily for human habitation; such buildings may be available as apartments, quarters and similar facilities or accommodation.
Residential License	Confers upon the licensee the right to occupy land in non-hazardous land, land reserved for public utilities and surveyed land, urban or peri-urban area for the period of time for which it has been granted as provided in Section 23 of the Tanzania Land Act No.4 of 1999.
Single Storey	A building consisting of ground floor only.
Stand Alone	A single house that is separate and detached from other buildings
Surveyed Settlement	Refers to human settlements for which cadastral surveying has been undertaken to each land parcel to determine its location, the extent of its boundaries and

surface area, and to indicate its separate identity, both graphically on a map or in a record as well as physically on the ground.

Tenure

Is defined as institutions and rules which regulate property rights and resource use, and determine who can use what resource, under what conditions and for how long.

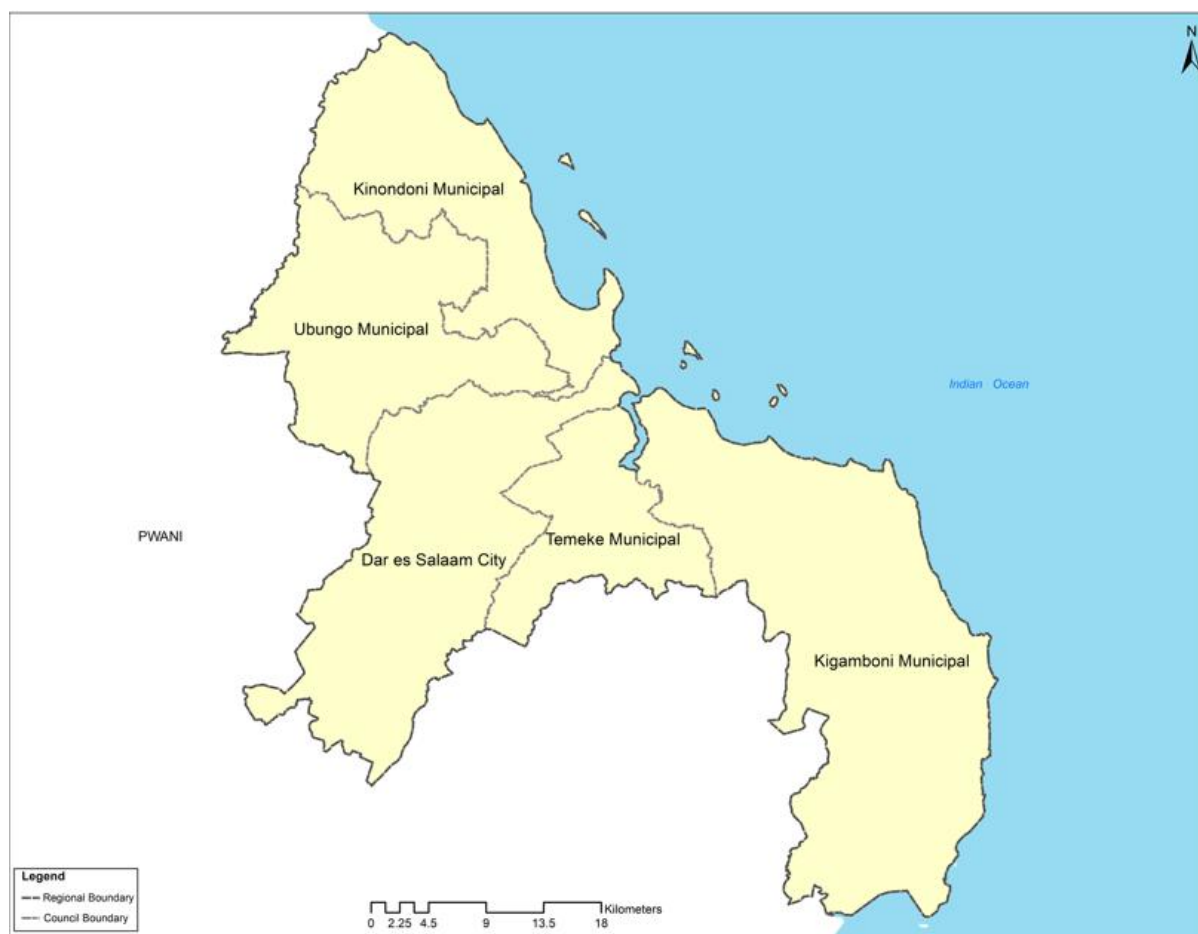
Terrace/Row of Houses

A terraced house is a row of more than two similar houses under one roof joined together by their side walls. The house could be single or multi-storey

Unit (for the purpose of this publication)

A unit is a house or part of the house with all necessary amenities. A building can have more than one unit

Map 1: Dar Es Salaam Region, Administrative Boundaries



Foreword



The Government of the United Republic of Tanzania conducted the 2022 Buildings Census (2022 TBC), being its first comprehensive building census in the country. It is also the first building census to be



conducted successfully in the East African Region. The Sixth Phase Government of the United Republic of Tanzania under the leadership of Her Excellency Dr. Samia Suluhu Hassan, and the Eighth Phase Revolutionary Government of Zanzibar under the leadership of His Excellency Dr. Hussein Ali Mwinyi have fulfilled its obligation of conducting the 2022 TBC a move that apart from addressing the long time challenges of lack of information on buildings, have met the requirements of the National Human Settlements Development Policy of 2000 as well as various national, regional and international programmes related to Human Settlements Development. We thus owe them much appreciation for their commitment and unwavering support during the process of 2022 TBC implementation.

Given the prevailing inseparable relationship between buildings and population, conducting the first 2022 Building Census conforms with the Statistics Act Cap 351, which mandates the Government of the United Republic of Tanzania to conduct Population and Housing Census after every ten years. Thus, the Building Census and the Population and Housing Census complement each other. The Government's decision to use modern technology throughout the implementation of both censuses, made the 2022 TPHC and 2022 TBC the first ever digital censuses to be conducted in Tanzania.

Generally, the 2022 TBC results are useful for sustainable socio-economic development and therefore are expected to bring significant impacts on residential, commercial, industrial and institutional main categories of building uses. The buildings census data with its regular update will assist in increasing awareness and transparency in allocating resources needed for buildings development at all levels of administration based on the actual requirements.

Focusing on the facet of human settlements development in rural and urban areas, the 2022 TBC results will be used by the Government and other relevant stakeholders in monitoring and evaluation of various National, Regional and International development frameworks, including the Tanzania Development Vision 2025; the Zanzibar Development Vision 2050; the Third National Five-Year Development Plan 2021/22 - 2025/26; the Zanzibar Development Plan 2021/22 - 2025/26; the East African Community Vision 2050; and, the African Development Agenda 2063. The 2022 TBC data will provide a reliable source of building data that will enable the Government to evaluate the progress of implementation of Sustainable Development Goal No. 11 of 2030 which aspires to make cities and human settlements inclusive, safe, resilient and sustainable.

The main purpose of this report is to provide detailed buildings information on buildings stock, building characteristics, availability of essential services in the building and tenure status. of the information in this report is provided at regional and Council administrative levels.

The successful implementation of the 2022 TBC was due to collaborative efforts and assistance from the Government through Census Committees from national to the lowest administrative levels. These include the National Central Census Committee, National Census Advisory Committee, National Census Technical Committee, Census Committees at Regional, District, Wards/Shehia, Village/Mtaa and Hamlet; and, Forums from Non-States Actors including Collaborators Forum, Private Sector, various institutions and the public at large.

Special gratitude is extended to the following Development Partners:- United Nations Population Fund (UNFPA); World Bank (WB); United Nations Children's Fund (UNICEF); UN-Women; International Organisation for Migration (IOM); United States Agency for International Development (USAID); Foreign, Commonwealth and Development Office (FCDO); United States Census Bureau (USCB), The Republic of South Korea, The People's Republic of China and other Development Partners for providing equipment, expertise, training and financial support in making the 2022 Population and Housing Census as well as the Building Census a success. We also thank religious, traditional and political leaders, non-governmental organisation

leaders, the media and all citizens and non-citizen in general for their participation and contributions in the successful implementation of the Censuses.

Special thanks should go to the Honourable Anne Semamba Makinda - the Census Commissar for Tanzania Mainland and Former Speaker of the National Assembly; and Honourable Ambassador Mohamed Haji Hamza - the Census Commissar for Tanzania Zanzibar, for their effective leadership and management in educating and sensitising all citizens and non-citizens to participate in these Censuses, thus resulting in enhanced quality, smoothness and timely execution of the exercise. We also thank the former Chairperson of the Governing Board of the National Bureau of Statistics (NBS), Dr. Amina Msengwa and the former Chairperson of the Statistics Board of Zanzibar, Ambassador Amina Salum Ali, for their guidance throughout the implementation of the Census exercise.

Last but not least, we would wish to acknowledge the unprecedented efforts and commitment of the management and staff of the Ministry of Lands, Housing and Human Settlements Development under leadership of Eng. Anthony D. Sanga, Permanent Secretary; National Bureau of Statistics under the leadership of Dr. Amina Msengwa, Statistician General; and staff of the Office of the Chief Government Statistician, Zanzibar under the leadership of Mr. Salum Kassim Ali; Chief Government Statistician; as well as other Government officials who worked tirelessly in ensuring that the 2022 censuses were implemented successfully.



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Acknowledgement

The National Bureau of Statistics and Office of the Chief Government Statistician, Zanzibar conducted the 2022 Tanzania Building Census (TBC) in order to provide necessary information for policy review and formulation, project planning, monitoring and evaluation of human settlements development process in the country. The 2022 TBC collected detailed information on buildings including buildings stock, building characteristics, availability of essential services in the building and tenure status.

With these achievements, we specifically like to extend our thanks to all staffs of the Ministry of Lands, Housing and Human Settlements Development, Ministry of Lands and Housing Development of Zanzibar, Ministry of Information, Communications and Information Technology together with experts of the National Bureau of Statistics (NBS) and the Office of the Chief Government Statistician, Zanzibar (OCGS), who worked tirelessly in ensuring that the 2022 TBC was successfully implemented.

Our appreciation is also extended to all professionals, Regional and District supervisors, enumerators and field supervisors as well as the media for their dedicated work. Certainly, without their commitment and dedication, the Census would not have been successful. We would also like to thank the public for their cooperation during the entire period of the Census.

We also appreciate the contributions made by development partners as well as public and private institutions, various groups including religious leaders, customary and traditional leaders, politicians, NGOs, Tanzania Federation Organization of Persons with Disabilities and all other influential persons who contributed to the successful implementation of the 2022 TBC. The results of this achievement have enabled the publication of the 2022 TBC Report that will provide reliable data for sustainable socio-economic human settlements development in the country.



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Executive Summary

The 2022 Dar es Salaam Region Basic Building Statistics Report was undertaken to address the long-time challenges of lack of information on buildings in the Region. The 2022 TBC was conducted to meet requirements of various national, regional and international policies pertaining to human settlements development. The collected information includes number, type and use of all buildings in the country, quality of buildings, buildings ownership by sex, buildings characteristics and status of land survey where the buildings are constructed. The report provides data at regional and council levels.

Chapter one presents a brief background information, rationale and objectives for undertaking the 2022 Tanzania Building Census (2022 TBC). The Government conducted for the first time the 2022 TBC, an exercise done concurrently with the 2022 Population and Housing Census. The 2022 TBC adhered to the provision of Section 4.1.8.2 (ii) of the National Human Settlements Development Policy 2000 as well as Section 5.4.11 of the National Land Policy of Zanzibar 2018 and Section 2.5 of the National Housing Policy 2008 of Zanzibar. The main objective of the 2022 TBC is to equip the nation with adequate and reliable buildings data to enhance evidence-based decision making in all administrative levels for sustainable development of human settlements.

Chapter two presents information on the number, type, main uses and the number of units in residential and commercial-residential buildings in Dar es Salaam Region. The results show that Dar es Salaam Region has a total of 913,707 buildings. Dar es Salaam City Council (formerly Ilala Municipal Council) has the largest number of buildings (295,150 buildings) followed by Temeke Municipal Council (198,213 buildings). Most buildings (90.6 percent) in Dar es Salaam Region are single storey. More than eighty six percent (86.1 percent) of buildings are residential and 8.1 percent are commercial-residential. On the other hand, 94.0 percent of all residential and commercial-residential buildings are single units.

Chapter three presents information on building categories, occupancy status, buildings ownership, construction status, materials used for buildings construction, number of bedrooms, buildings tenure status and buildings condition. The result shows that 91.5 percent of all buildings in Dar es Salaam Region are detached (stand -alone), with 67.8 percent having been completed. More than six out of ten of all buildings (60.3%) have sand - cement and 89.3 percent are roofed with corrugated iron sheets. Further, 35.9 percent of all residential and commercial-residential buildings have one or two rooms for sleeping. More than 12 percent (12.2%) of all buildings in Dar es Salaam Region needs major repair.

Chapter four presents information on availability of basic services in buildings during the Tanzania Building Census of 2022. The services are categorized into two main parts: services within the building (electricity, water, and toilets) and accessibility of buildings (by roads) and infrastructure for Persons with disabilities. Results show that 69.0 percent of all buildings in Dar es Salaam Region get electricity from the national grid whereas 7.3 percent use alternative sources of electricity. Buildings with water services account for 56.5 percent whereas 83.3 percent have toilet services. About three quarters (75.3%) of all buildings are accessible by road while only 5.8 percent have infrastructure for Persons with Disabilities.

Chapter five presents information on ownership and tenure status, land surveying and the presence of legal documents for land ownership where the buildings are built. Results show that 86.1 percent of all buildings in Dar es Salaam Region are individually owned. Of all individually owned buildings, males own more than two times (65.2%) as many buildings as females (26.4%), while 5.7 percent are jointly owned. Almost one third (32.1%) of all buildings in Dar es Salaam Region are built on un-surveyed land whereas 8.6 percent do not have land ownership documents.

Chapter six presents the Building Census key findings, policy implication and policy action.

Table 1.1: Building Census Results in Brief - Dar es Salaam Region

Indicator	Total	
	Number	Percent
Total Number of Buildings	913,707	100.0
Number of Buildings by Physical Address		
Buildings with physical address	638,673	69.9
Buildings without physical address	275,034	30.1
Number of Buildings	913,707	100.0
Number of Buildings by Type		
Multi storey	32,219	3.5
Single storey	827,644	90.6
Under construction	53,844	5.9
Number of Buildings	913,707	100.0
Number of Buildings by Main Use		
Residential	786,485	86.1
Residential and commercial	74,466	8.1
Non-residential use	52,756	5.8
Number of Buildings	913,707	100.0
Number of Buildings by Construction Status		
Completed	619,371	67.8
Partly completed	91,337	10.0
Under construction	180,733	19.8
Temporary building	22,266	2.4
Number of Buildings	913,707	100.0
Number of Buildings by Occupancy Status		
Occupied	785,929	86.0
Vacant	127,778	14.0
Number of Buildings	913,707	100.0
Number of Buildings by Services		
Electricity (TANESCO/ZECO)	701,661	69.0
Alternative electricity sources (e.g. solar, generator)	74,655	7.3
Water	574,378	56.5
Toilet	847,250	83.3
Number of buildings by Social sServices		
Accessed by road	765,446	75.3
Infrastructure for people with disabilities	58,780	5.8

Number of Individually Owned Buildings by Sex of Owner		
Male	650,405	68.1
Female	256,208	26.8
Jointly (male and female)	45,535	4.8
Jointly males	2,046	0.2
Jointly females	1,264	0.1
Number of buildings by Occupancy Tenure Status		
Owner's use	496,269	57.6
Live in without paying any rent	47,568	5.5
Both owner's use and rented	87,736	10.2
Rented	229,762	26.7
Number of Residential and Commercial/Residential Buildings	861,335	100.0
Number of Buildings by Land Survey Status		
Surveyed	414,859	45.4
Not surveyed	293,299	32.1
Regularized	136,531	14.9
Do not know	69,018	7.6
Number of Buildings	913,707	100.0
Number of buildings/units by type of Legal Documents		
Title deed (right of occupancy)	302,509	30.3
Residential Licence	116,623	11.7
Letter of Offer	54,723	5.5
Customary Land Tenure	14,783	1.5
Agreement/Contract	77,210	7.7
Registration (Zanzibar)	NA	NA
Local Government Documents (Mtaa/Village)	282,799	28.3
No legal document	78,329	7.8
Do not know	71,673	7.2

CHAPTER ONE

BACKGROUND INFORMATION

1.0 INTRODUCTION

Buildings are amongst the most important infrastructure in the lives of people in Tanzania and around the world. Buildings help to preserve and promote the lives of individuals, families and the society at large in the economic, social, political and cultural spheres. Moreover, buildings as part of premises are an important criterion for measuring the state of a non-income economy for an individual or the community concerned. The main uses of buildings in the lives of rural and urban people include residential, commercial, commercial-residential, institutional and industrial.

Despite the immense importance of buildings in the life of the community in developing individual economy and the nation as a whole, Tanzania has never had actual census data for all buildings in the country. Statistics on buildings that have been used for planning and decision-making at various administrative levels have been available as estimated numbers covering few types of buildings especially residential, educational and health institutions. These shortcomings have contributed to lack of a national database of buildings in Tanzania, a resource that would have assisted in developing various policies, programmes and projects for bringing about or improving socio-economic development at various administrative levels in the country.

For the purpose of overcoming lack of national buildings data, the Government of the United Republic of Tanzania conducted for the first time the 2022 Tanzania Buildings Census (2022 TBC), an exercise done concurrently with the 2022 Population and Housing Census. Apart from addressing long time challenges of lack of information on buildings in the country, the 2022 TBC has been conducted to meet the requirements of various national, regional and international policies pertaining to human settlements development. This huge national undertaking has been made practical due to a clear understanding that, building census is the primary means of accessing complete, accurate, adequate, timely and reliable building information.

The 2022 Dar es Salaam Region Basic Buildings Census Report consists of six chapters which provide information on all key topics covered in the Buildings Census Questionnaire conducted in August 2022. These topics include number, type and use of all buildings in the Region, quality of buildings, ownership by sex, buildings characteristics and status of land survey where the buildings are constructed. The information is provided at regional and council levels.

Given the importance of the 2022 TBC results, the 2022 Dar es Salaam Region Basic Buildings Census Report has been prepared so as to strengthen and manage the official use of census data in both public and private offices, so that the Region can achieve the intended objectives of bringing about the sustainable socio-economic development of the human settlements sector.

1.1 RATIONALE

The 2022 Tanzania Building Census adhered to the provision of Section 4.1.8.2 (ii) of the 2000 National Human Settlements Development Policy. The Policy guides the Government to equip itself with settlements and housing data that will assist in decision making for sectoral improvements such as fulfilling housing requirements and controlling urban growth through Ministry of Lands, Housing and Human Settlements Development.

Moreover, the 2022 TBC provides a reliable source of buildings data that enables the Government to evaluate the progress of implementation of Sustainable Development Goal (SDG) No. 11 of 2030, which aspires to make cities and human settlements inclusive, safe, resilient and sustainable. Building census data are also useful in implementing the Declaration No. 5 of the 2016 International New Urban Agenda, which emphasises on appropriation in planning, designing, financing, developing, governing and managing human settlements especially towns and large cities.

1.2 OBJECTIVES OF BUILDING CENSUS

The main objective of the 2022 TBC is to equip the nation with adequate and reliable buildings data to enhance evidence-based decision making in all administrative levels for sustainable development of human settlements.

The specific objectives are to enable the Government to:

- i. Obtain statistics that will help to establish the database of all buildings in the country;
- ii. Review and improve various policies, laws, regulations, and programs that govern the housing development and settlements sector in the country;
- iii. Obtain information on the use of various buildings in the country such as number of buildings that are used for housing, business, and various community services including schools, health centres, hospitals and police stations;
- iv. Assess Government's contribution to the availability of housing in the country as directed by the Tanzania Human Settlements Development Policy of 2000;
- v. Evaluate the ratio of houses built in planned and unplanned areas; and ratio of access to community services in those buildings; and
- vi. Identify the state of urban development in existing buildings stock such as multi storey buildings, single-storey buildings and buildings characteristics.

CHAPTER TWO

BUILDINGS STOCK

Key Points

- More than nine out of ten (90.6%) buildings in Dar es Salaam Region are single storey.
- More than eighty-six percent (86.1%) of all buildings in Dar es Salaam Region are used for residential purposes
- More than nine out of ten (94.0%) of all residential and commercial-residential buildings in Dar es Salaam Region are of single units.

2.0 INTRODUCTION

This chapter presents findings of the 2022 TBC on buildings stock in Dar es Salaam Region which include number of buildings, types of buildings, main use of buildings and number of housing units in residential and commercial - residential buildings at regional and council levels.

2.1 NUMBER OF BUILDINGS

The 2022 TBC results show that Dar es Salaam Region has a total of 913,707 buildings. Dar es Salaam City Council (formerly Ilala Municipal Council) has the largest number of buildings (295,150 buildings) followed by Temeke Municipal Council (198,213 buildings) and Ubungo Municipal Council (193,701 buildings). On the other hand, Kinondoni and Kigamboni Municipal Councils have relatively fewer numbers of buildings (157,843 and 68,800 respectively). Further, results show that Kinondoni Municipal Council has the largest number (13,350) of multi-storey buildings, followed by Dar es Salaam City Council (7,188) while Kigamboni Municipal Council has the smallest number (2,134) of multi-storey buildings (Map 2.1 and Table 2.1).

Map 2.1: Number of Buildings by Council; Dar es Salaam Region, 2022 TBC

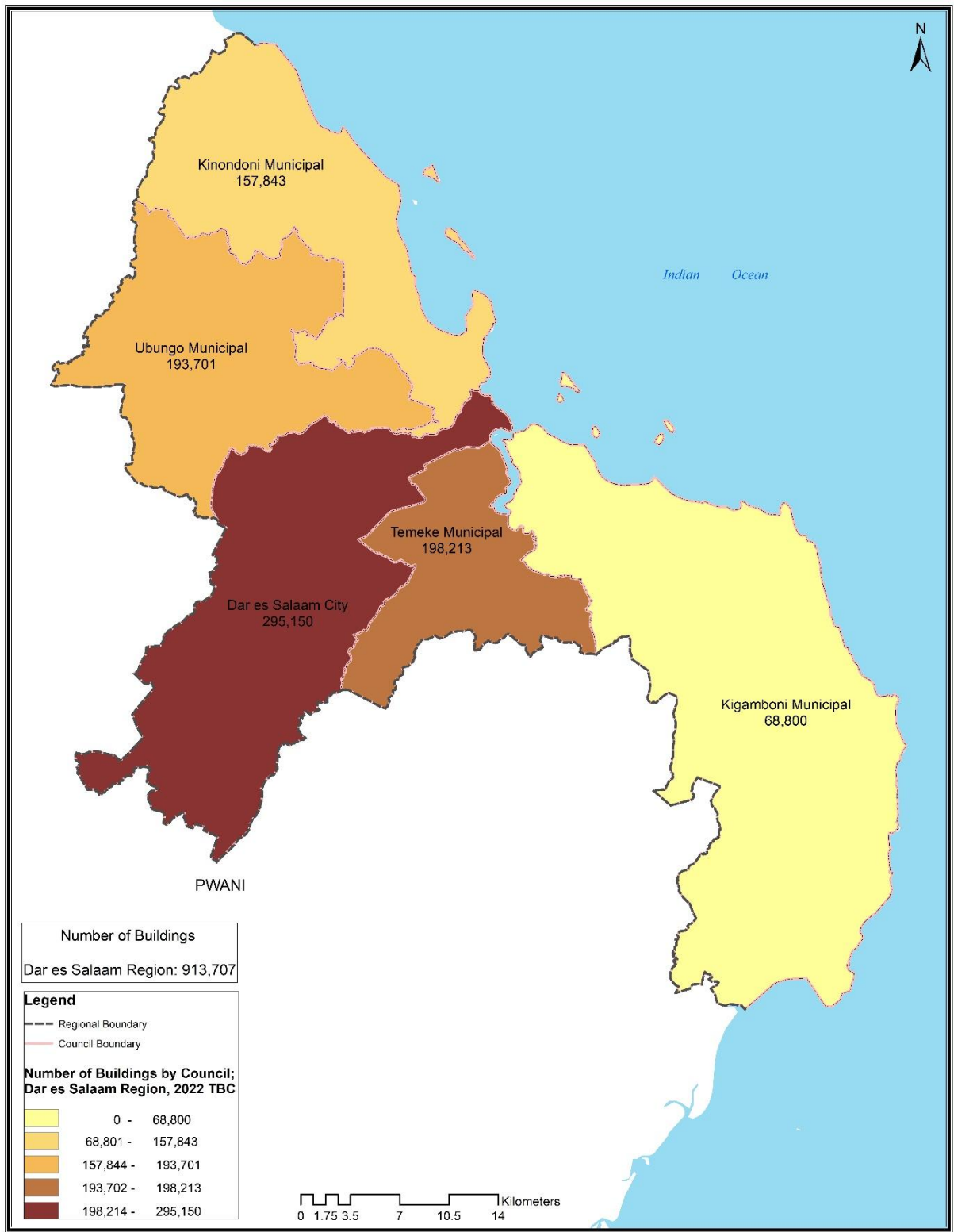


Table 2.1: Number of Buildings by Type and Council; Dar es Salaam Region, 2022 TBC

Council	Total			
	Number of Buildings	Multi Storeys	Single Storeys	Under Construction
Total	913,707	32,219	827,644	53,844
Kinondoni Municipal	157,843	13,350	136,101	8,392
Dar es Salaam City	295,150	7,188	268,386	19,576
Temeke Municipal	198,213	2,750	185,926	9,537
Kigamboni Municipal	68,800	2,134	61,222	5,444
Ubungo Municipal	193,701	6,797	176,009	10,895

2.2 BUILDINGS WITH PHYSICAL ADDRESSES

The results show that 69.9 percent of all buildings in Dar es Salaam Region have physical address. Ubungo and Temeke Municipal councils have the highest percentage of buildings with physical address (78.8% and 76.4% respectively) while Kinondoni Municipal Council has the lowest (56.1%) (Figure 2.1 and Table 2.2).

Figure 2.2: Percentage Distribution of Buildings with Physical Address by Council; Dar es Salaam Region, 2022 TBC

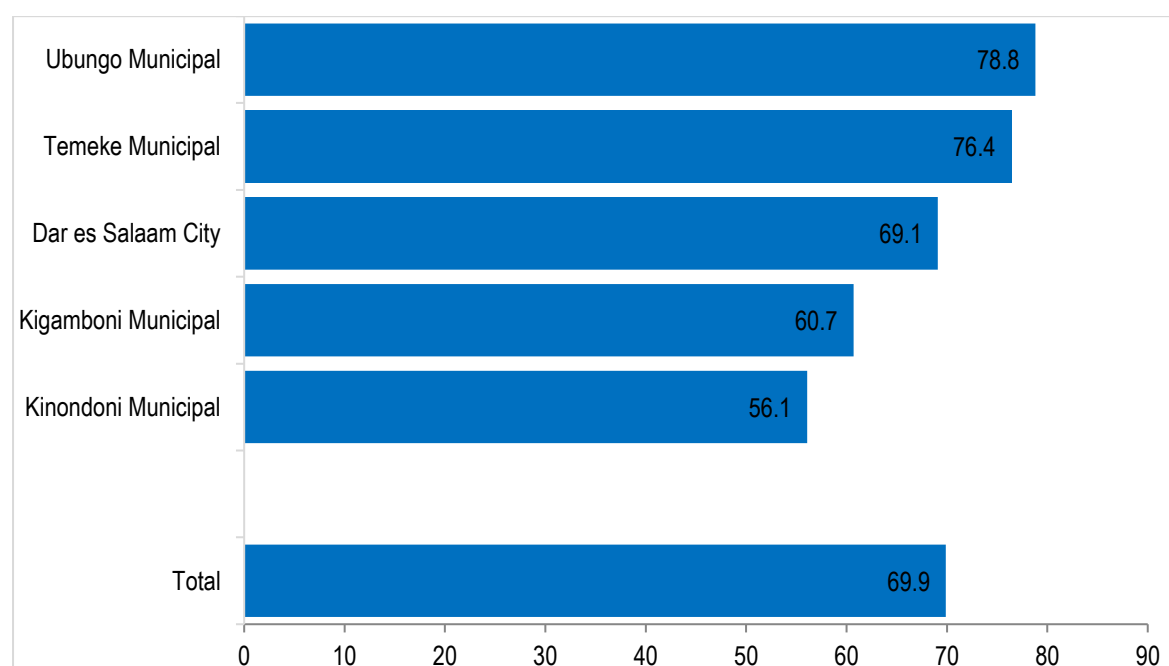


Table 2.2: Number and Percentage of Buildings With and Without Physical Addresses by Council; Dar es Salaam Region, 2022 TBC

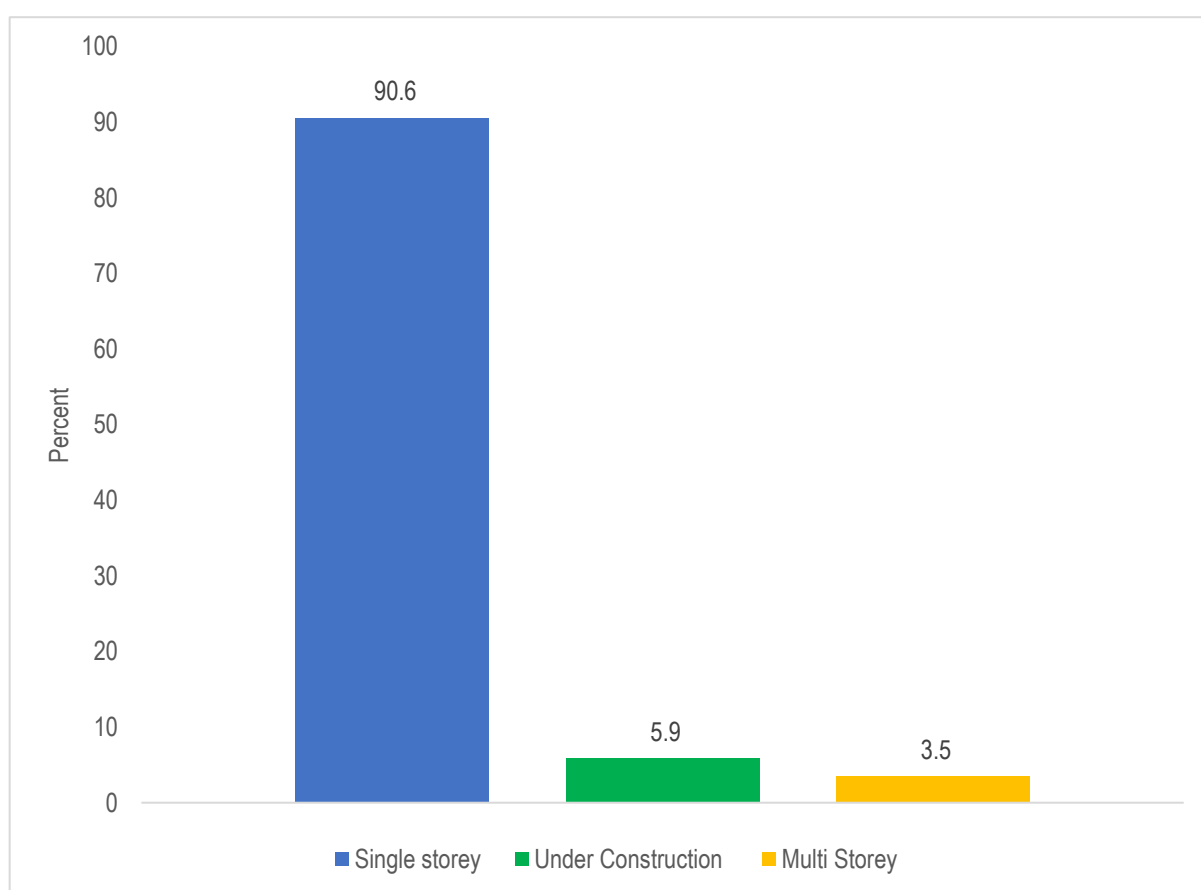
Council	Total			Percentage		
	Number of Buildings	With Physical Address	Without Physical Address	Total	With Physical Address	Without Physical Address
Total	913,707	638,673	275,034	100.0	69.9	30.1
Kinondoni Municipal	157,843	88,516	69,327	100.0	56.1	43.9
Dar es Salaam City	295,150	203,956	91,194	100.0	69.1	30.9
Temeke Municipal	198,213	151,631	46,582	100.0	76.4	23.6
Kigamboni Municipal	68,800	41,753	27,047	100.0	60.6	39.4
Ubungo Municipal	193,701	152,817	40,884	100.0	78.8	21.2

2.3 TYPE OF BUILDINGS

Building types are categorized into single storey buildings (one floor buildings) and multi-storey buildings (more than one floor buildings). Information on buildings under construction including those at foundation stage is also presented.

The results reveal that, 90.6 percent of all buildings in Dar es Salaam Region are single storey while only less than four percent (3.5%) are multi-storey. Results further reveal that almost six percent (5.9%) of all buildings in the region are under construction (Figure 2.3).

Figure 2.3: Percentage Distribution of Buildings by Type; Dar es Salaam Region, 2022 TBC

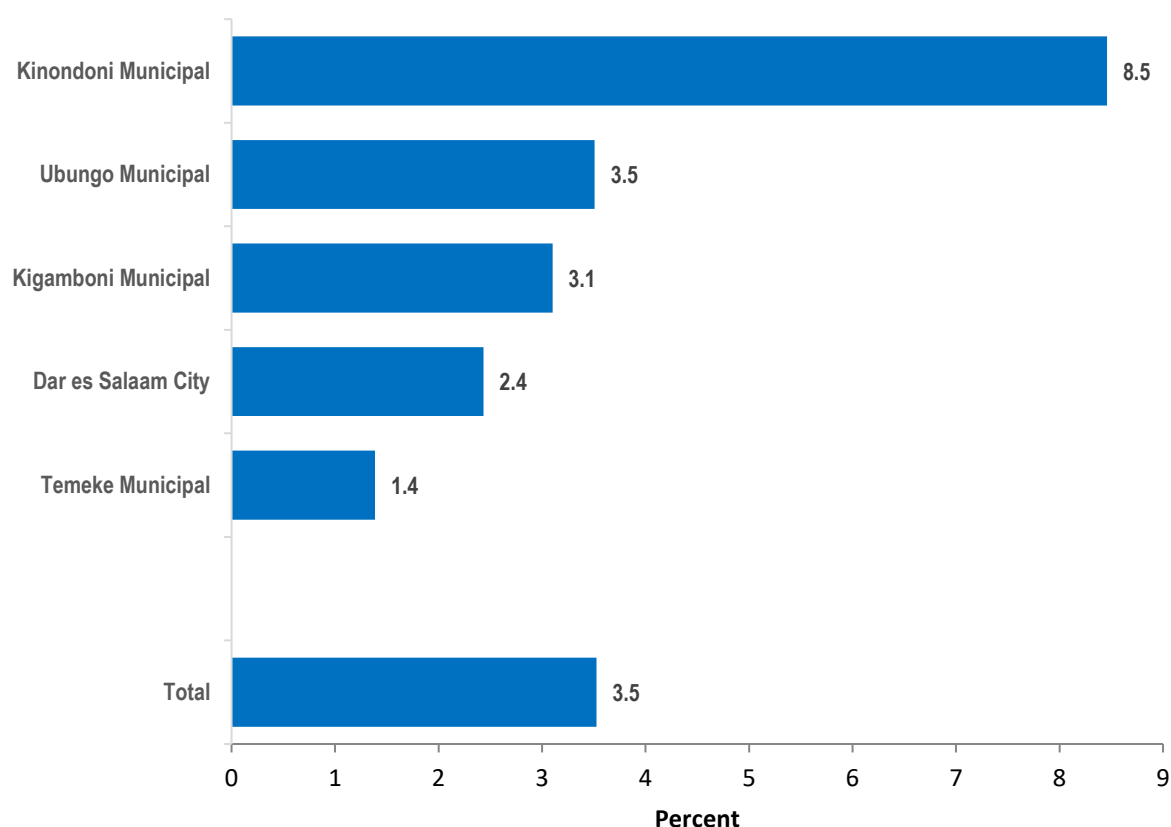


Across councils, Kinondoni Municipal has the highest proportion of multi-storey buildings (8.5%) followed by Ubungu (3.5%) and Kigamboni (3.1%) Municipal Councils. Temeke Municipal Council has the smallest proportion (1.4%) of multi-storey buildings (Figure 2.4 and Table 2.3).

Table 2.3: Percentage of Buildings by Type of Building and Council; Dar es Salaam Region, 2022 TBC

Council	Total			
	Number of Buildings	Multi-storeys	Single Storeys	Under Construction
Total	913,707	3.5	90.6	5.9
Kinondoni Municipal	157,843	8.5	86.2	5.3
Dar es Salaam City	295,150	2.4	90.9	6.6
Temeke Municipal	198,213	1.4	93.8	4.8
Kigamboni Municipal	68,800	3.1	89.0	7.9
Ubungo Municipal	193,701	3.5	90.9	5.6

Figure 2.4: Percentage of Multi Storey Buildings by Council; Dar es Salaam Region, 2022 TBC



2.4 NUMBER OF STOREYS IN A BUILDING

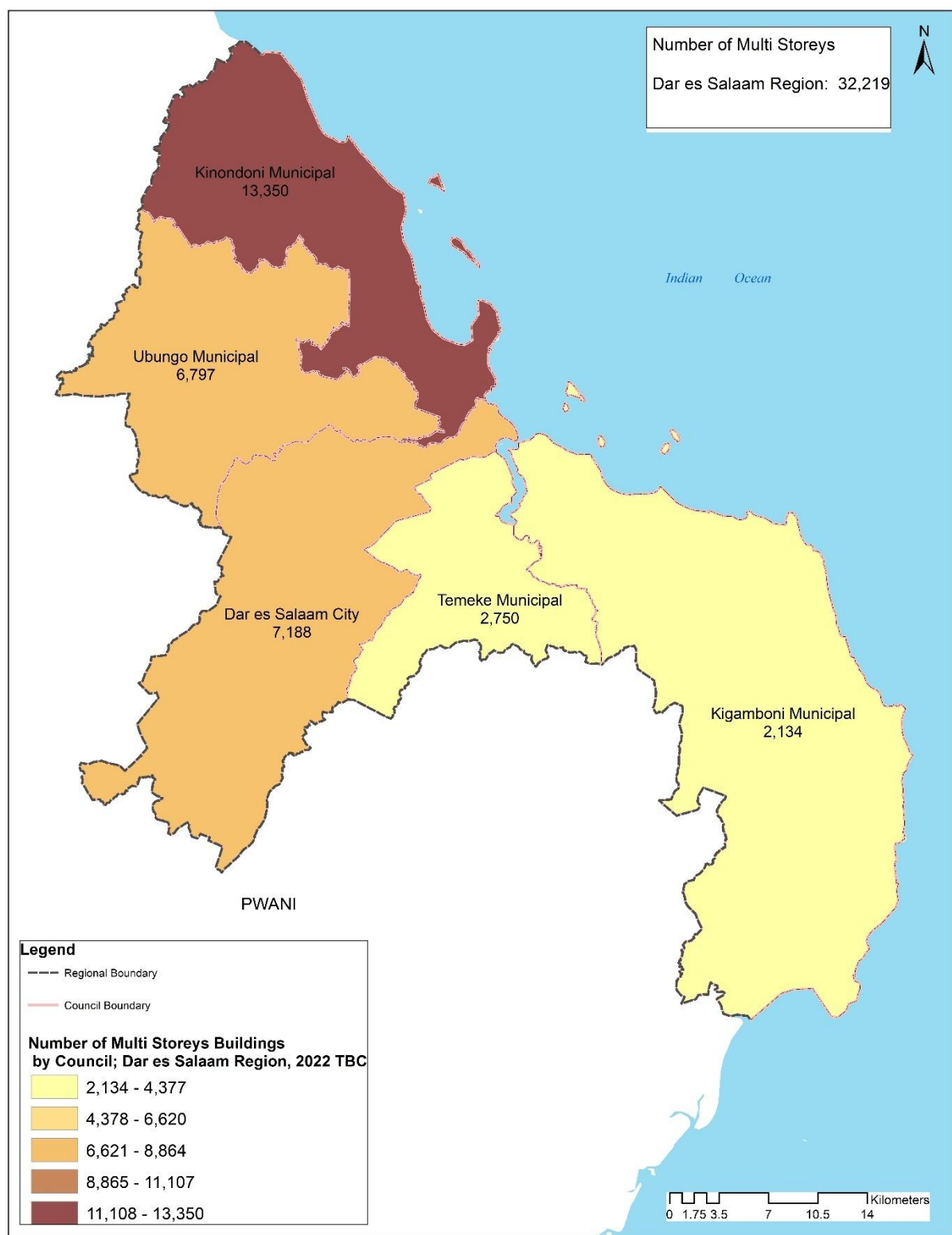
The number of storeys in a building consists of all storeys that are primarily above the ground level and in which there are habitable rooms or office space or other space conforming to the intended use of the building. This section presents an analysis of the number of floors in multi-storey buildings, encompassing both ground and additional floors. Table 2.4 indicates that most of the multi-storey buildings (75.6%) in Dar es Salaam Region comprise one storey followed by buildings with two storeys (11.6%) and buildings with three storeys (5.3%).

Across councils, Ubungu Municipal has the highest proportion (83.1%) of one storey buildings followed by Kinondoni Municipal (81.9%) and Kigamboni Municipal (81.6%). On the other hand, Dar es Salaam City has the smallest number of one storey buildings (55.0%) (Table 2.4).

Table 2.4: Percentage Distribution of Multi Storey Buildings by Type, Number of Floors and Council; Dar es Salaam Region, 2022

Council	Number of Floors									
	Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5			
		G1	G2	G3	G4	G5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total	32,219	75.6	11.6	5.3	3.0	1.5	2.4	0.6	0.1	0.0
Council										
Kinondoni Municipal	13,350	81.9	10.3	3.7	1.7	0.9	1.2	0.2	0.0	0.0
Dar es Salaam City	7,188	55.0	14.9	9.9	6.0	4.3	7.6	2.0	0.2	0.1
Temeke Municipal	2,750	75.3	13.3	7.1	2.6	0.7	0.8	0.1	0.0	0.0
Kigamboni Municipal	2,134	81.6	7.1	2.9	8.2	0.1	0.0	0.0	0.0	0.0
Ubungu Municipal	6,797	83.1	11.3	3.5	1.1	0.4	0.5	0.1	0.0	0.0

Map 2.2: Number of Multi Storeys Buildings by Council; Dar es Salaam Region 2022 TBC



2.5 MAIN USE OF BUILDINGS

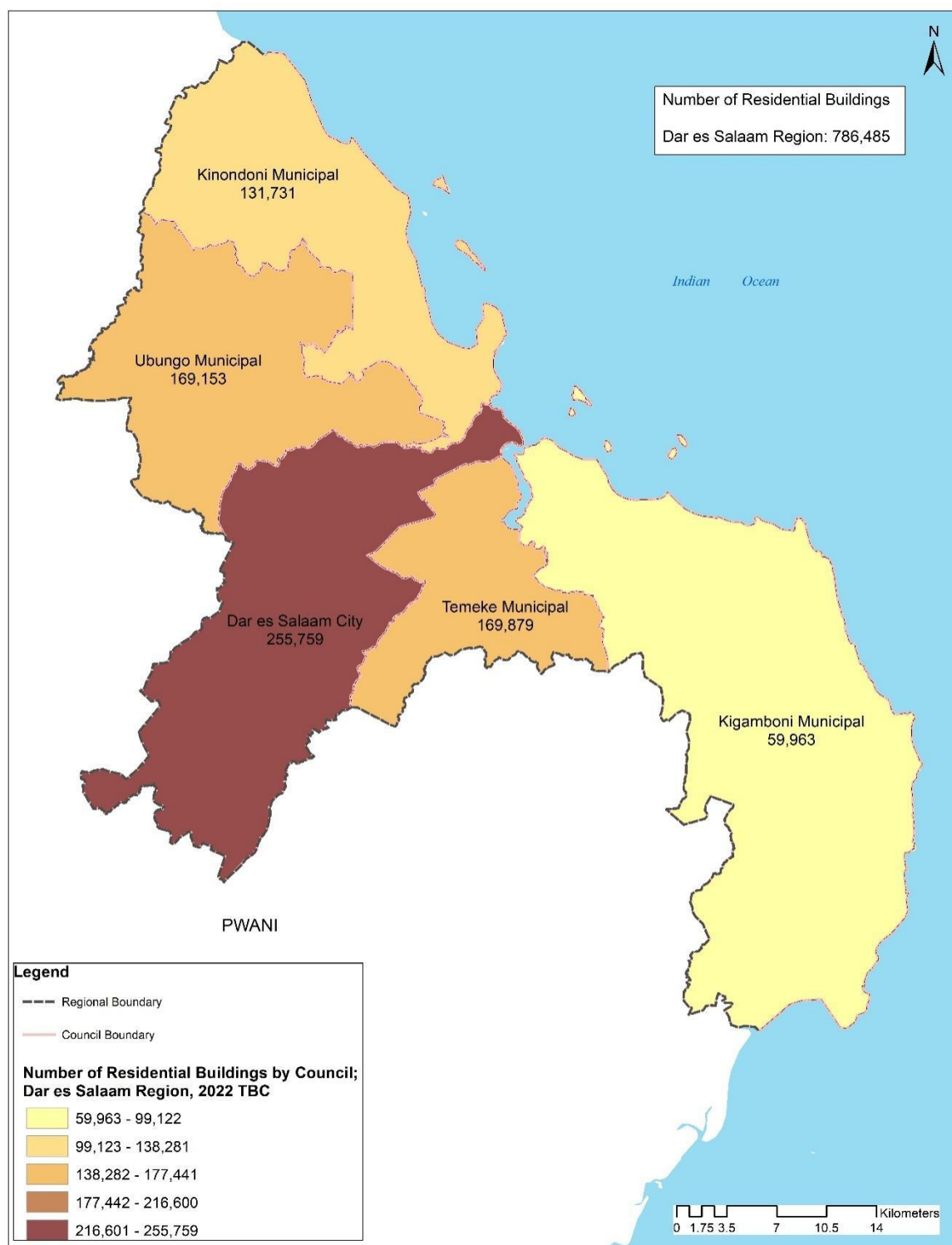
The main uses of buildings are divided into three groups; residential, commercial-residential and non-residential uses. The TBC results show that 86.1 percent of buildings in Dar es Salaam Region are used for residential purposes, 8.1 percent for commercial-residential and 5.8 percent for non-residential uses.

At the council level, Ubungo Municipal has the highest proportion of buildings used for residential purposes (87.3%) while Kinondoni Municipal has the lowest (83.5%). On the other hand, Kinondoni Municipal Council has the highest proportion of non-residential buildings (7.9%), while Temeke Municipal Council has lowest (4.8%) (Table 2.5 and Map 2.3).

Table 2.5: Percentage Distribution of Buildings by Main Use and Council; Dar es Salaam Region, 2022 TBC

Council	Main Use			
	Total Buildings	Residential	Residential and Commercial	Non-residential use
Total	913,707	86.1	8.1	5.8
Kinondoni Municipal	157,843	83.5	8.6	7.9
Dar es Salaam City	295,150	86.7	8.0	5.4
Temeke Municipal	198,213	85.7	9.5	4.8
Kigamboni Municipal	68,800	87.2	7.0	5.9
Ubungo Municipal	193,701	87.3	7.1	5.5

Map 2.3: Number of Residential Buildings by Council; Dar es Salaam Region, 2022 TBC

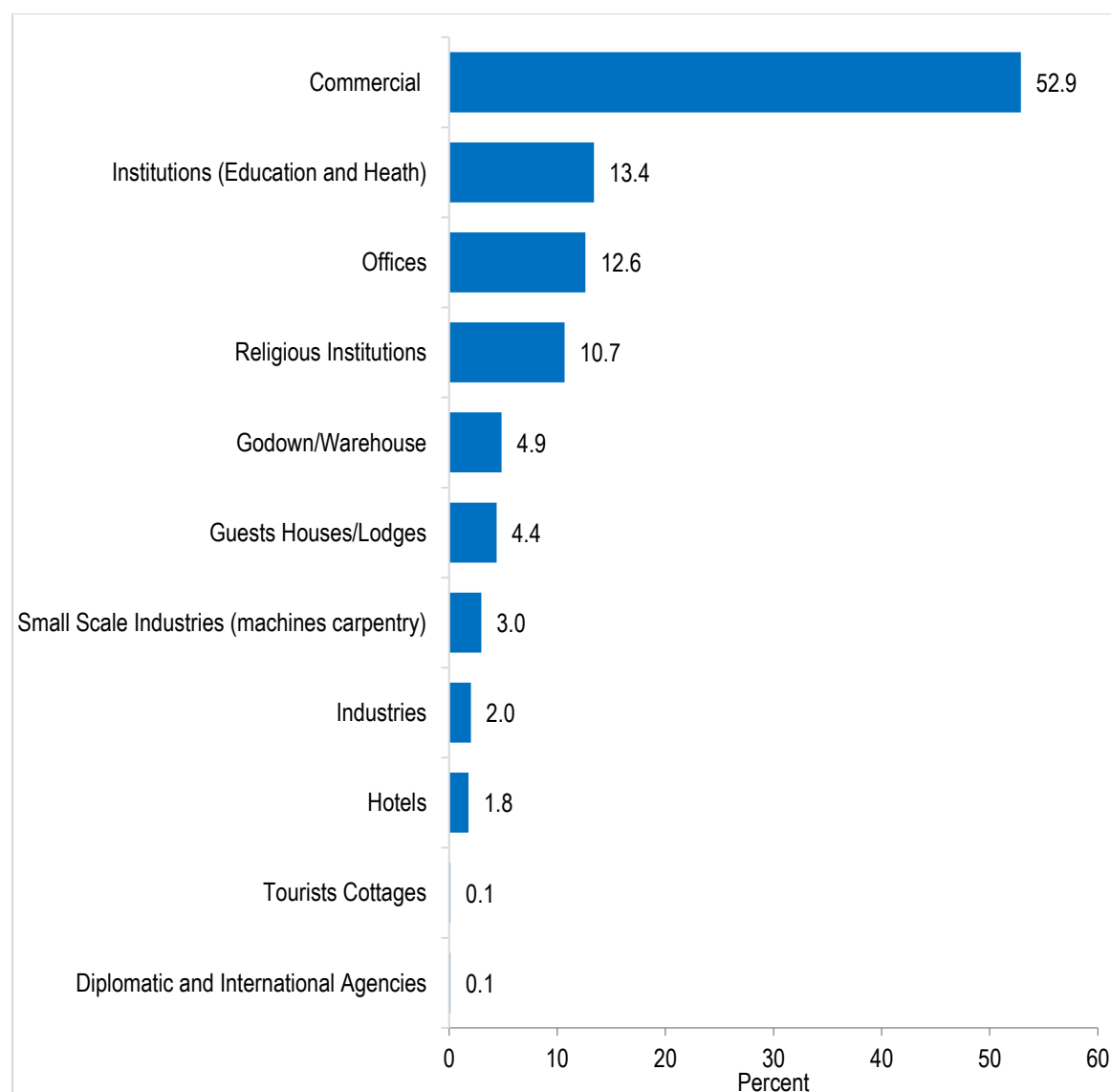


The main use of non-residential buildings in Dar es Salaam Region is commercial (52.9%; 27,890 buildings), followed by institutional (13.4%; 7,060 buildings) and office services (12.6%; 6,645 buildings). Ubungo Municipal Council has the highest percentage (57.8%) of non residential buildings used for commercial purposes followed by Dar es Salaam City Council (56.8%) while Temeke Municipal Council has the lowest (45.7%). In addition, Temeke Municipal Council has the largest proportion of buildings used for industrial purposes (3.4%; 327 buildings) while Kigamboni Municipal Council has the lowest (2.5%; 121 buildings) (Table 2.5 and Figure 2.5).

Table 2.6: Percentage Distribution of Non-Residential Buildings by Type of Use and Council; Dar es Salaam Region, 2022 TBC

Council	Total	Type of Use										
		Offices	Commercial	Industrials	Tourists Cottages	Guest Houses/Lodges	Hotels	Godown/Ware House	Institutions	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total	52,756	12.6	52.9	2.0	0.1	4.4	1.8	4.9	13.4	0.1	10.7	3.0
Kinondoni Municipal	12,543	19.7	49.8	2.1	0.2	3.5	2.2	4.8	13.0	0.1	7.7	3.3
Dar es Salaam City	15,870	10.7	56.8	1.9	0.1	3.8	1.8	4.8	12.0	0.2	11.6	2.7
Temeke Municipal	9,570	12.0	45.7	2.9	0.0	5.6	1.0	6.7	15.9	0.1	12.5	3.4
Kigamboni Municipal	4,036	8.0	51.0	1.8	0.4	5.4	2.3	3.0	14.3	0.0	13.9	2.5
Ubungo Municipal	10,737	9.4	57.8	1.3	0.1	4.9	1.8	4.1	13.4	0.0	9.9	2.8

Figure 2.5: Percentage Distribution of Non – Residential Buildings by Type of Use; Dar es Salaam, 2022 TBC



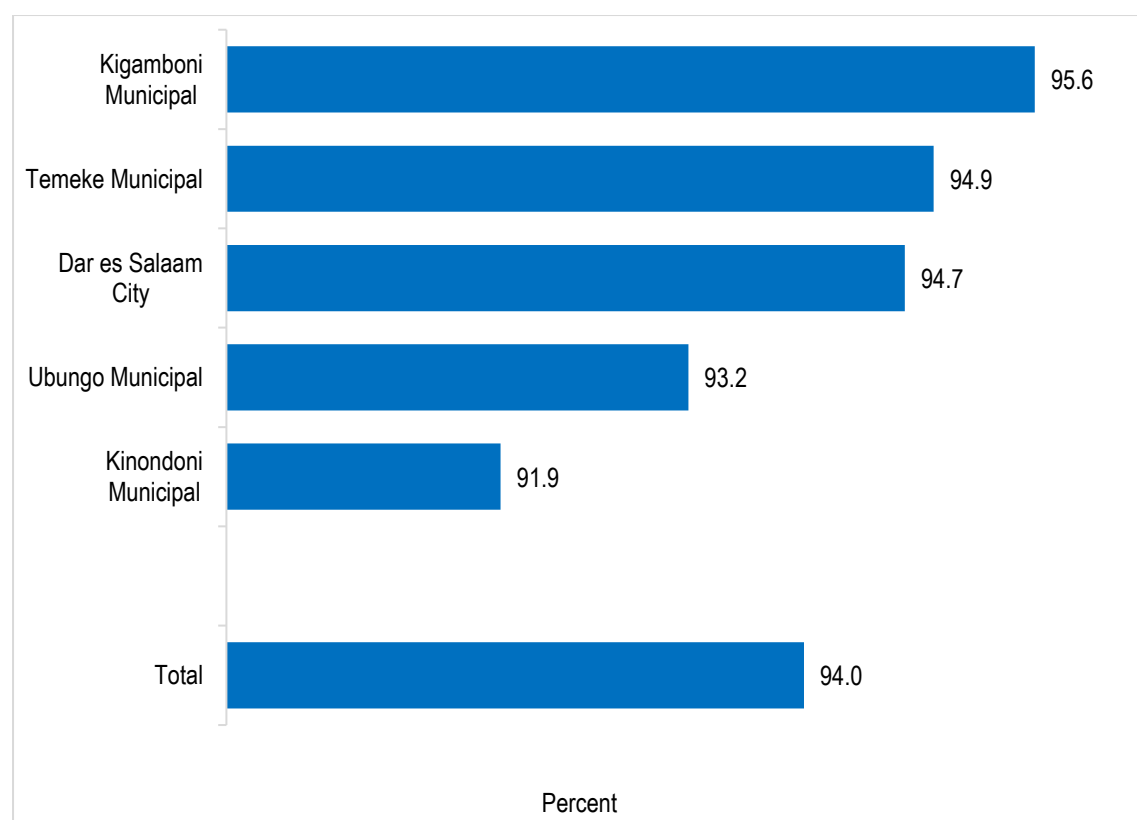
2.6 NUMBER OF UNITS IN BUILDINGS

Information on the number of units in the building was collected only in residential and commercial-residential buildings. Results show that, most of these buildings (94.0%) in Dar es Salaam Region, have one unit followed by those with two units (4.2%). The percentage of buildings with single unit ranges from 91.9 percent in Kinondoni Municipal Council to 95.6 percent in Kigamboni Municipal. Results further show that, Kinondoni Municipal Council has the highest percentage (5.4%) of buildings with two units while Kigamboni Municipal Council has the lowest percentage (3.0%) (Table 2.6 and Figure 2.6)

Table 2.7: Percentage Distribution of Residential and Commercial Buildings by Number of Units and Council; Dar es Salaam Region, 2022 TBC

Council	Number of Buildings	Number of Units					
		1	2	3	4	5	6+
Total	866,020	94.0	4.2	0.9	0.4	0.1	0.4
Kinondoni Municipal	147,611	91.9	5.4	1.3	0.6	0.2	0.6
Dar es Salaam City	272,344	94.7	3.6	0.8	0.3	0.1	0.5
Temeke Municipal	191,627	94.9	4.0	0.6	0.2	0.1	0.2
Kigamboni Municipal	66,362	95.6	3.0	0.6	0.3	0.1	0.3
Ubungo Municipal	188,076	93.2	4.8	1.1	0.4	0.2	0.3

Figure 2.6: Percentage of Residential and Commercial-Residential Buildings with One Unit by Council; Dar es Salaam Region, 2022 TBC



CHAPTER THREE

BUILDING INFORMATION

Key Points

- More than nine out of ten (91.5%) of all buildings in Dar es Salaam Region are detached (stand-alone).
- About sixty eight percent (67.8%) of all buildings in Dar es Salaam Region have been completed.
- About sixty percent (60.3%) of buildings/units in Dar es Salaam Region, have cement floors.
- More than eighty nine percent (89.3%) of buildings in Dar es Salaam Region are roofed with corrugated iron sheets.
- About thirty-six percent (35.9%) of all residential and commercial buildings have one or two rooms for sleeping.
- More than twelve percent (12.2%) of all buildings in Dar es Salaam Region needs major repair.

3.0 INTRODUCTION

This chapter presents findings on buildings information which include building categories, occupancy status, building ownership, construction status, building materials used for construction, number of bedrooms, building tenure status and buildings condition.

3.1 BUILDING CATEGORIES

For the purpose of the 2022 TBC, the categories of building are; semi-detached; terrace or row of houses; and detached or stand-alone. The results show that most (91.5%) of the buildings in Dar es Salaam Region are detached or stand-alone buildings, while a small proportion (5.3%) are terrace buildings and 3.2 percent are semi- detached.

Kigamboni Municipal Council has the highest percentage of detached or stand-alone buildings (93.2%) followed by Dar es Salaam City (92.5%), while Kinondoni Municipal Council has the lowest (89.7%) (Table 3.1).

Table 3.1: Number and Percentage Distribution of Buildings by Category and Council; Dar es Salaam Region, 2022 TBC

Council	Building Category						
	Total Number of Buildings	Semi-detached	Percent	Terrace/Row of Houses	Percent	Detached/Stand Alone	Percent
Total	913,707	29,167	3.2	48,769	5.3	835,771	91.5
Kinondoni Municipal	157,843	6,224	3.9	10,092	6.4	141,527	89.7
Dar es Salaam City	295,150	7,734	2.6	14,285	4.8	273,131	92.5
Temeke Municipal	198,213	6,968	3.5	9,837	5.0	181,408	91.5
Kigamboni Municipal	68,800	1,587	2.3	3,119	4.5	64,094	93.2
Ubungo Municipal	193,701	6,654	3.4	11,436	5.9	175,611	90.7

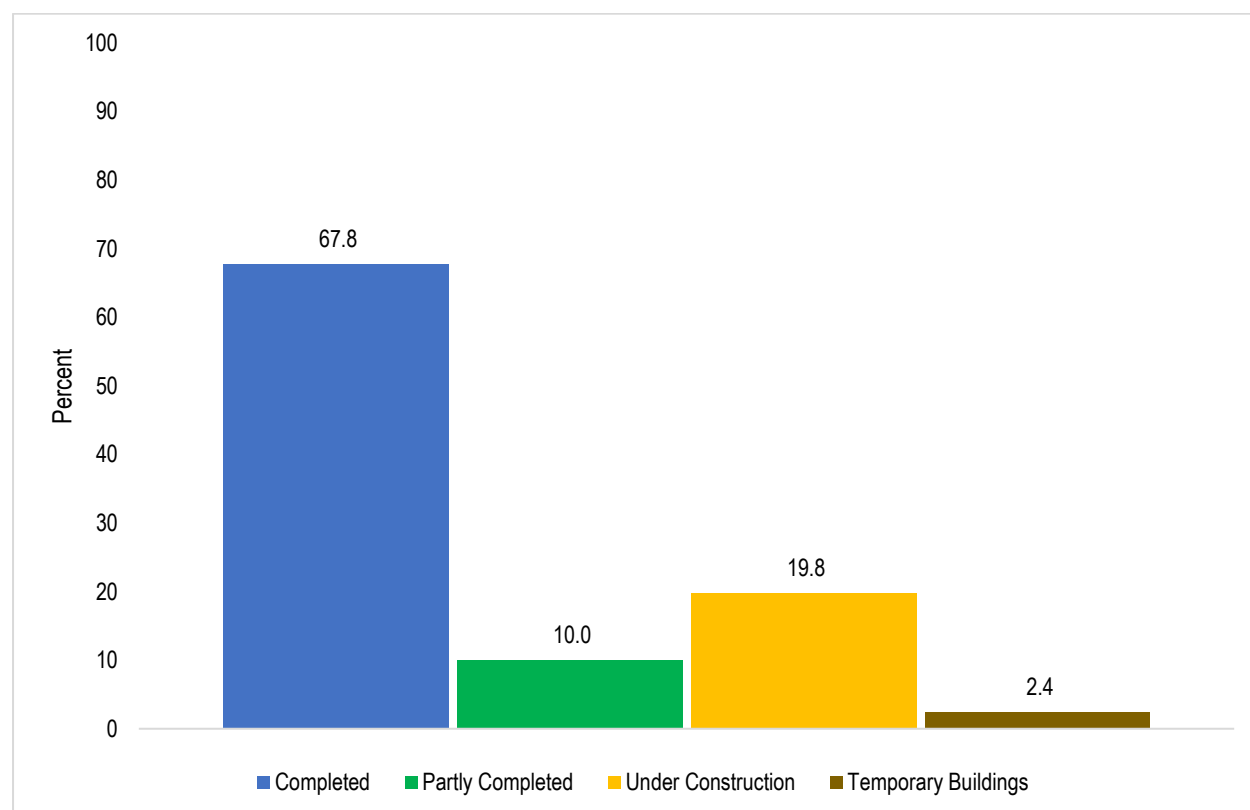
3.2 BUILDING CONSTRUCTION STATUS

The construction status of buildings is divided into four categories, namely completed, partly completed, under construction and temporary buildings. The 2022 TBC results show that, 67.8 percent of all buildings in Dar es Salaam Region have been completed and 10.0 percent are partly completed. Buildings under construction account for 19.8 percent while temporary buildings accounts for 2.4 percent. Kinondoni Municipal Council has the highest percentage of completed buildings (72.5 %) while Dar es Salaam City Council has the lowest (63.3%) (Table 3.2).

Table 3.2: Percentage Distribution of Buildings by Construction Status and Council; Dar es Salaam Region, 2022 TBC

Council	Total Number of Buildings	Completed	Partly Completed	Under Construction	Temporary Buildings
Total	913,707	67.8	10.0	19.8	2.4
Kinondoni Municipal	157,843	72.5	7.5	16.9	3.1
Dar es Salaam City	295,150	63.3	11.5	22.8	2.4
Temeke Municipal	198,213	72.1	10.4	15.3	2.1
Kigamboni Municipal	68,800	64.8	9.0	23.0	3.2
Ubungu Municipal	193,701	67.4	9.7	20.9	2.0

Figure 3.1: Percentage Distribution of Buildings by Construction Status; Dar es Salaam Region, 2022 TBC



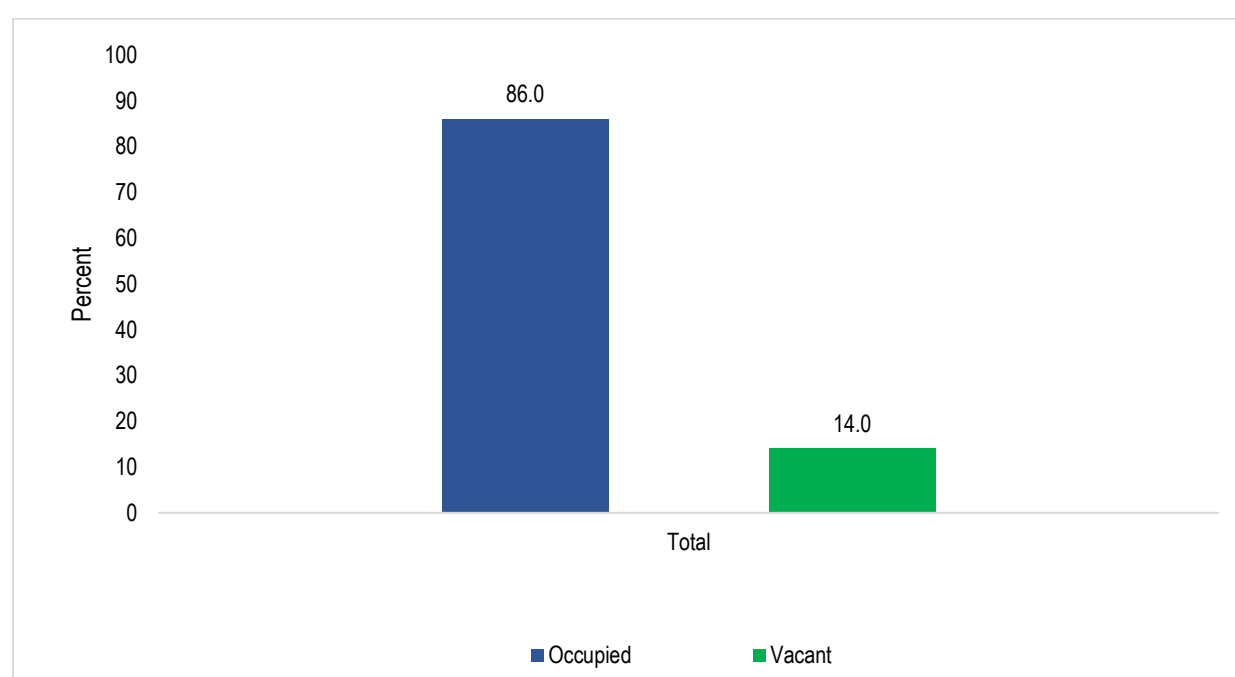
3.3 BUILDING OCCUPANCY STATUS

The occupancy status of buildings is determined by checking whether the building is in use or vacant. The results show that 86.0 percent of all buildings in Dar es Salaam Region are in use, while 14.0 percent are vacant. Temeke Municipal Council has the highest percentage (89.9 %) of buildings in use while Kigamboni Municipal Council has lowest (79.7%) (Table 3.3 and Figure 3.2).

Table 3.3: Percentage Distribution of Buildings by Occupancy Status and Council; Dar es Salaam Region, 2022 TBC

Council	Total Number of Buildings	Percent	
		Occupied	Vacant
Total	913,707	86.0	14.0
Kinondoni Municipal	157,843	87.2	12.8
Dar es Salaam City	295,150	84.1	15.9
Temeke Municipal	198,213	89.9	10.1
Kigamboni Municipal	68,800	79.7	20.3
Ubungu Municipal	193,701	86.2	13.8

Figure 3.2: Percentage Distribution of Buildings by Occupancy Status; Dar es Salaam Region, 2022 TBC



3.3.1 REASONS FOR VACANT BUILDINGS

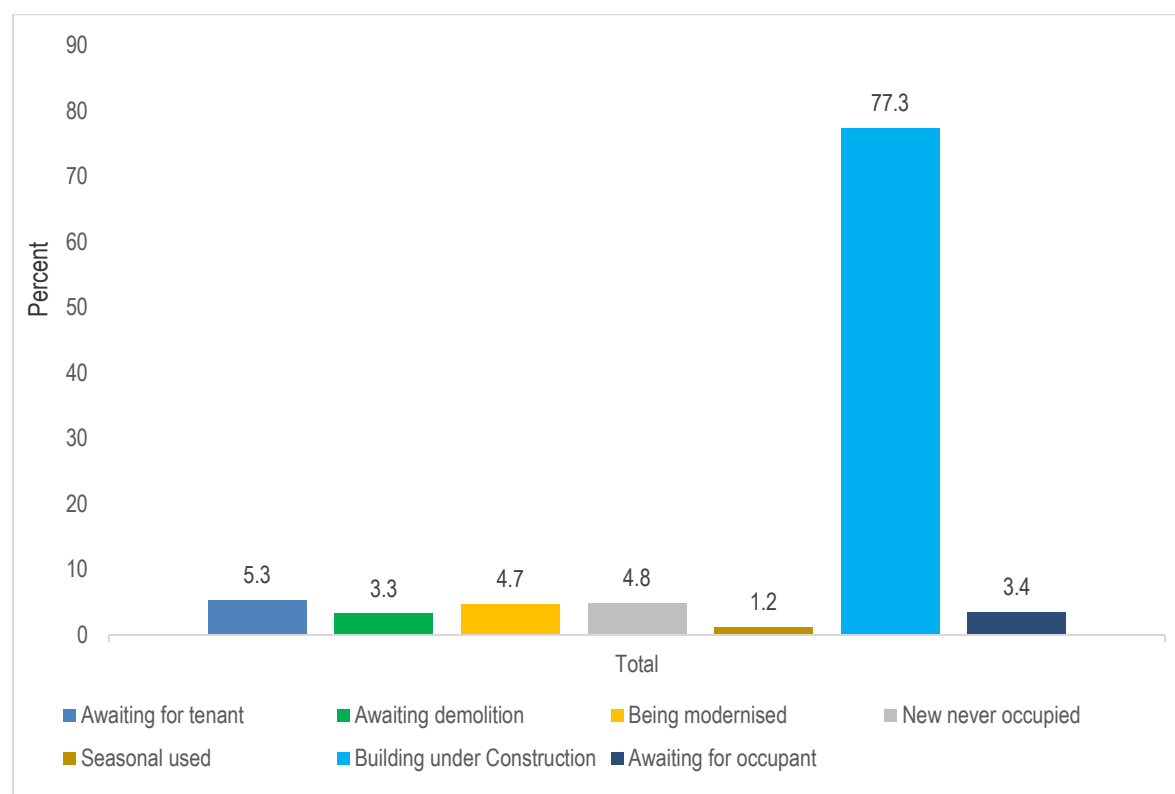
Reasons for buildings not being occupied (vacant) include waiting for a tenant or a resident, undergoing modernization, being a new building (never occupied), seasonal use, construction in progress and the building awaiting demolition.

The results show that 77.3 percent of all vacant buildings in Dar es Salaam Region are still under construction and 3.3 percent are awaiting demolition. Across councils, Kigamboni Municipal Council has the largest proportion of vacant buildings (79.9%) under construction while Kinondoni Municipal Council has the least (74.0%). In Dar es Salaam Region, 4.8 percent of buildings are not being occupied because they are new accounted and 4.7 percent are vacant because they are being modernised (Table 3.4 and Figure 3.3).

Table 3.4: Percentage Distribution of Vacant Buildings by Reasons; Dar es Salaam Region 2022 TBC

Council	Total	Reasons for Vacant Building						
		Building under Construction	Awaiting Demolition	Awaiting an occupant	Being modernized	Awaiting a Tenant	New (never occupied)	Seasonally used
Total	127,780	77.3	3.3	3.4	4.7	5.3	4.8	1.2
Kinondoni Municipal	20,176	74	4.6	3.4	5.1	6.3	4.7	1.8
Dar es Salaam City	47,009	78.7	3.1	3.2	4.5	4.8	4.7	0.9
Temeke Municipal	19,968	74.5	4	3.5	5.1	5.5	5.6	1.8
Kigamboni Municipal	13,985	79.9	2.5	3.8	3.6	5.5	3.9	0.8
Ubungu Municipal	26,642	78.2	2.5	3.6	4.8	5	5.1	0.9

Figure 3.3: Percentage Distribution of Vacant Buildings by Reasons; Dar es Salaam Region, 2022 TBC



3.4 BUILDINGS CONSTRUCTION MATERIAL

This section describes the types of building materials used in flooring, walling and roofing. Analysis in this section is based on buildings and not households.

3.4.1 FLOOR MATERIALS

Materials used for floor include cement, PVC tiles, ceramic tiles (marble), terrazzo, clay, earth/sand, hard plastic or bitumen, polished wood, cow dung, wood planks, or bamboo or plant residues. About sixty percent (60.3%) of buildings/units in Dar es Salaam Region, have cement floors, followed by buildings with ceramic tile floor (26.2%) and those with earth/sand/soil floors (2.4%).

Temeke Municipal Council has the highest percentage (69.9%) of buildings with cement floor while Kinondoni Municipal Council has the lowest percentage (53.3%) (Table. 3.5).

Table 3. 5: Percentage of Buildings by Type of Flooring Materials and Council; Dar es Salaam Region, 2022 TBC

Council	Total	Flooring Materials								No Floor
		Sand-cement	Ceramic tiles	Parquet or polished wood	Terrazzo	PVC tiles	Wood planks	Earth/sand/soil	Cow dung	
Total	913,707	60.3	26.2	0.1	0.7	0.0	0.0	2.4	0.0	10.2
Kinondoni Municipal	157,843	53.3	34.7	0.1	0.9	0.0	0.1	2.6	0.0	8.3
Dar es Salaam City	295,150	62.2	22.5	0.0	0.7	0.0	0.0	2.3	0.0	12.1
Temeke Municipal	198,213	69.9	20.2	0.0	0.5	0.0	0.0	1.9	0.0	7.5
Kigamboni Municipal	68,800	56.5	24.9	0.0	0.5	0.0	0.1	4.3	0.0	13.7
Ubungu Municipal	193,701	54.9	31.5	0.1	0.9	0.0	0.0	2.3	0.0	10.2

Note: "No Floor" refers to buildings that were under construction (at foundation stage) during Census enumeration

3.4.2 WALL MATERIALS

Materials used in wall construction include stones, cement or stone blocks, sun-dried clay bricks, burnt clay bricks, glass, wood, iron sheets, bamboo/poles/mud and poles/grass or tents. Most of the buildings in Dar es Salaam Region have walls built with cement /stone blocks (95.7%) (Table 3.6).

Table 3.6: Percentage Distribution of Buildings by Type of Wall Materials and Council; Dar es Salaam Region, 2022 TBC

Council	Total	Wall Materials									No Walls
		Stones	Cement /Stone blocks	Sundried bricks	Burnt bricks	Glass	Wood and Iron Sheets	Bamboo poles/wood planks	Grass	Tent/ container	
Total	913,707	0.9	95.7	0.5	0.1	0.0	0.4	0.5	0.0	0.1	1.7
Kinondoni Municipal	157,843	0.8	94.6	0.6	0.2	0.0	1.3	0.7	0.0	0.1	1.6
Dar es Salaam City	295,150	1.0	96.0	0.4	0.1	0.0	0.2	0.3	0.0	0.0	2.0
Temeke Municipal	198,213	1.0	96.7	0.5	0.1	0.0	0.2	0.2	0.0	0.0	1.4
Kigamboni Municipal	68,800	0.6	92.6	1.1	0.2	0.0	0.3	2.9	0.1	0.1	2.1
Ubungo Municipal	193,701	1.0	96.1	0.3	0.1	0.0	0.4	0.2	0.0	0.1	1.8

Note: “No walls” refers to buildings that were under construction (at foundation stage) during Census enumeration

3.4.3 ROOFING MATERIALS

Construction materials used for roofing can be permanent or temporary. Permanent construction materials include corrugated iron sheets, tiles, concrete and asbestos, while temporary roofing materials are grass (leaves or palm leaves), mud/grass and poles, plastics, tarpaulin and straw.

The results show that, the highest percentage (89.3%) of all buildings in Dar es Salaam Region are roofed with corrugated iron sheets. On the other hand, Kinondoni Municipal Council has the highest percentage of buildings roofed with tiles (6.7%) and concrete (1.7%) (Table 3.7).

Table 3. 7: Percentage Distribution of Buildings by Type of Roofing Materials and Council; Dar es Salaam Region, 2022 TBC

Council	Total	Roofing Material								No roof
		Corrugated Iron sheets	Tiles	Concrete	Asbestos	Grass/ leaves	Mud and leaves	Plastics/ Tins	Tent/ Container	
Total	913,707	89.3	1.8	0.9	0.2	0.1	0.0	0.0	0.0	7.6
Kinondoni Municipal	157,843	84.6	6.7	1.7	0.4	0.1	0.0	0.0	0.1	6.4
Dar es Salaam City	295,150	88.8	0.7	1.1	0.1	0.0	0.0	0.0	0.0	9.1
Temeke Municipal	198,213	92.9	0.7	0.3	0.2	0.0	0.0	0.0	0.0	5.8
Kigamboni Municipal	68,800	86.5	0.9	0.8	0.0	1.2	0.1	0.0	0.0	10.4
Ubungu Municipal	193,701	91.3	1.0	0.5	0.1	0.0	0.0	0.0	0.0	7.0

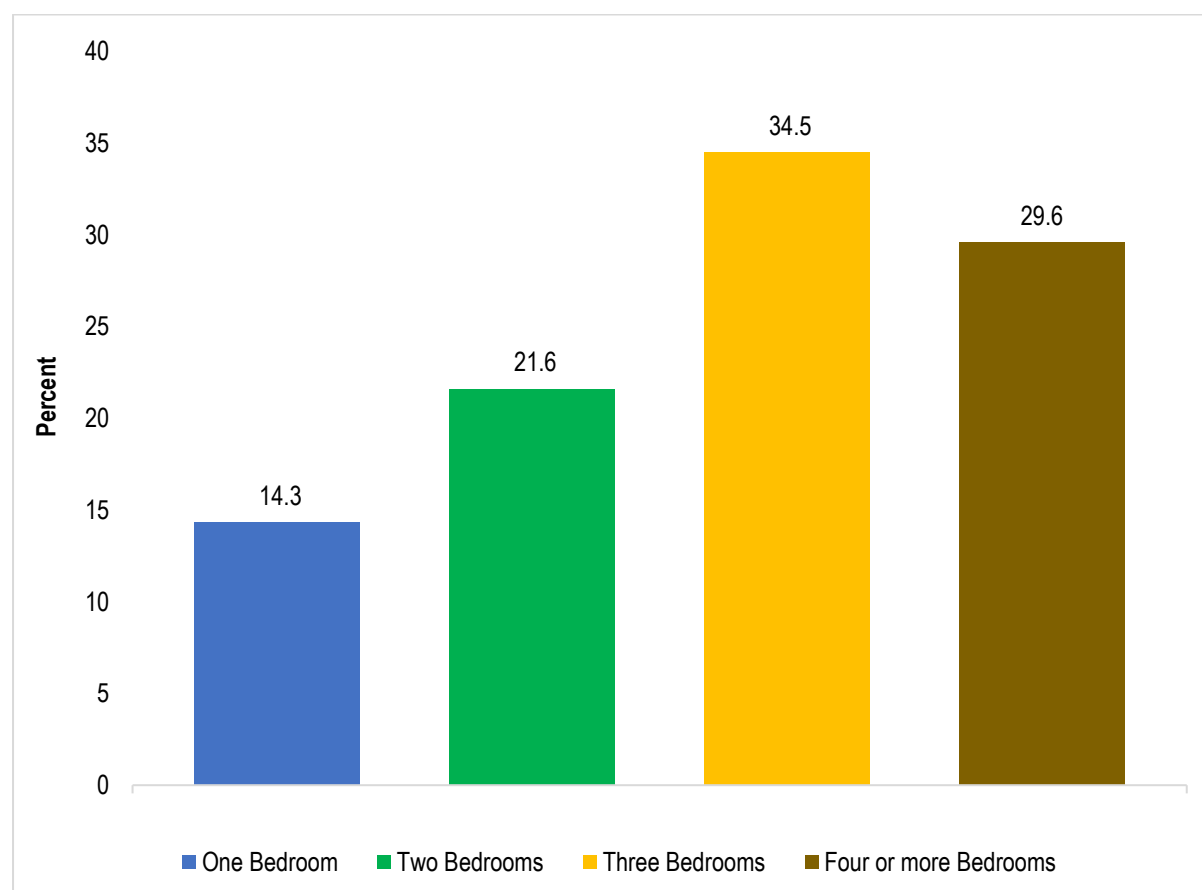
3.5 NUMBER OF BEDROOMS IN BUILDINGS

This section provides information on the number of bedrooms in residential and commercial-residential buildings/units only. The results show that 34.5 percent of all buildings/units used for residential and commercial-residential purposes in Dar es Salaam Region have three bedrooms, 21.6 percent have two bedrooms, 14.3 percent have one bedroom, and 29.6 percent have four or more bedrooms (Table 3.8 and Figure 3.4).

Table 3.8: Percentage of Residential and Commercial-Residential Buildings/Units by Number of Bedrooms and Council; Dar es Salaam Region, 2022 TBC

Council	Number of Buildings/Units	Number of Bedrooms						
		1	2	3	4	5	6	7+
Total	1,016,867	14.3	21.6	34.5	13.4	6.1	4.6	5.5
Kinondoni Municipal	183,875	17.9	21.7	29.8	13.3	6.2	5.0	6.0
Dar es Salaam City	328,630	13.0	22.6	37.8	12.8	5.4	4.1	4.2
Temeke Municipal	213,730	10.6	18.5	32.5	15.4	8.6	6.5	8.0
Kigamboni Municipal	74,444	17.7	23.5	34.1	12.5	5.1	3.4	3.8
Ubungu Municipal	216,188	15.5	22.2	35.7	12.7	5.1	3.8	5.0

Figure 3.4: Percentage Distribution of Residential and Commercial-Residential Buildings/Units by Number of Bedrooms; Dar es Salaam Region, 2022 TBC



3.6 BUILDING CONDITION

This section provides information on the condition of residential and commercial – residential buildings to determine whether they are suitable and appropriate for their intended functions. Condition of buildings include the following; the building needs no repair, needs minor repair, needs major repair, renovation or repair is in progress, construction is in progress, construction has stopped for a long time (dormant construction) and not fit for human habitation (dilapidated). The 2022 TBC results show that 44.0 percent of buildings in Dar es Salaam do not need repair, 31.8 percent need minor repair, 12.2 percent needs major repair and 0.4 percent are not fit for human use (dilapidated) (Figure 3.5 and Table 3.9).

Across councils, results show that Kinondoni Municipal Council has the largest proportion of buildings (50.3 percent) that do not need repair while Ubungo Municipal Council has the smallest proportion of buildings (28.7 percent) that needs minor repair.

Figure 3.5: Percentage Distribution of Buildings by Buildings Condition and Dar es Salaam Region, 2022 TBC

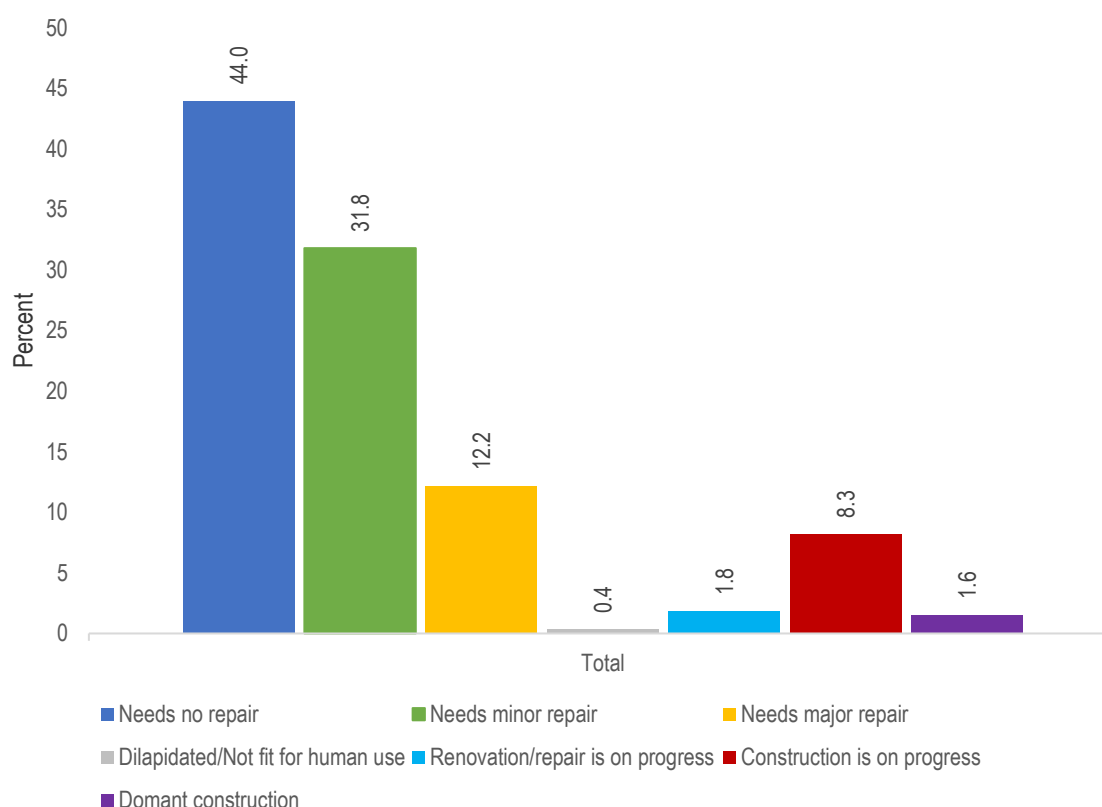


Table 3. 9: Percentage Distribution of Residential and Commercial Residential Buildings by Buildings Condition and Council; Dar es Salaam Region, 2022 TBC

Council	Total	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/ Not fit for human use	Renovation/ repair in progress	Construction in progress	Domant construction
Total	814,875	44.0	31.8	12.2	0.4	1.8	8.3	1.6
Kinondoni Municipal	142,912	50.3	28.8	11.1	0.6	1.4	6.6	1.2
Dar es Salaam City	258,149	40.4	32.7	13.1	0.4	2.2	9.4	1.9
Temeke Municipal	183,331	41.5	35.8	13.2	0.3	1.5	6.1	1.6
Kigamboni Municipal	57,622	45.3	31.8	11.5	0.5	1.8	7.8	1.3
Ubungo Municipal	172,861	46.4	28.7	10.8	0.3	2.1	10.3	1.4

CHAPTER FOUR

BASIC SERVICES IN BUILDINGS

Key Points

- About sixty nine percent (69.0%) of all buildings in Dar es Salaam Region get electricity from the national grid whereas more than seven percent of buildings (7.3%) use alternative sources of electricity.
- More than half (56.5%) of all buildings in Dar es Salaam Region have water services.
- More than eighty-three percent (83.3%) of all buildings in Dar es Salaam Region have toilet services.
- More than seventy five percent (75.3%) of all buildings in Dar es Salaam Region are accessible by road.
- More than five percent (5.8%) of all buildings in Dar es Salaam Region have infrastructure for Persons With Disabilities.

4.0 INTRODUCTION

This chapter provides information on basic services available in buildings/units during the 2022 TBC. Services are grouped into two major categories namely, services in buildings (electricity, water, toilet); and accessibility into building (roads and infrastructure for Persons with Disabilities).

4.1 SERVICES IN BUILDINGS

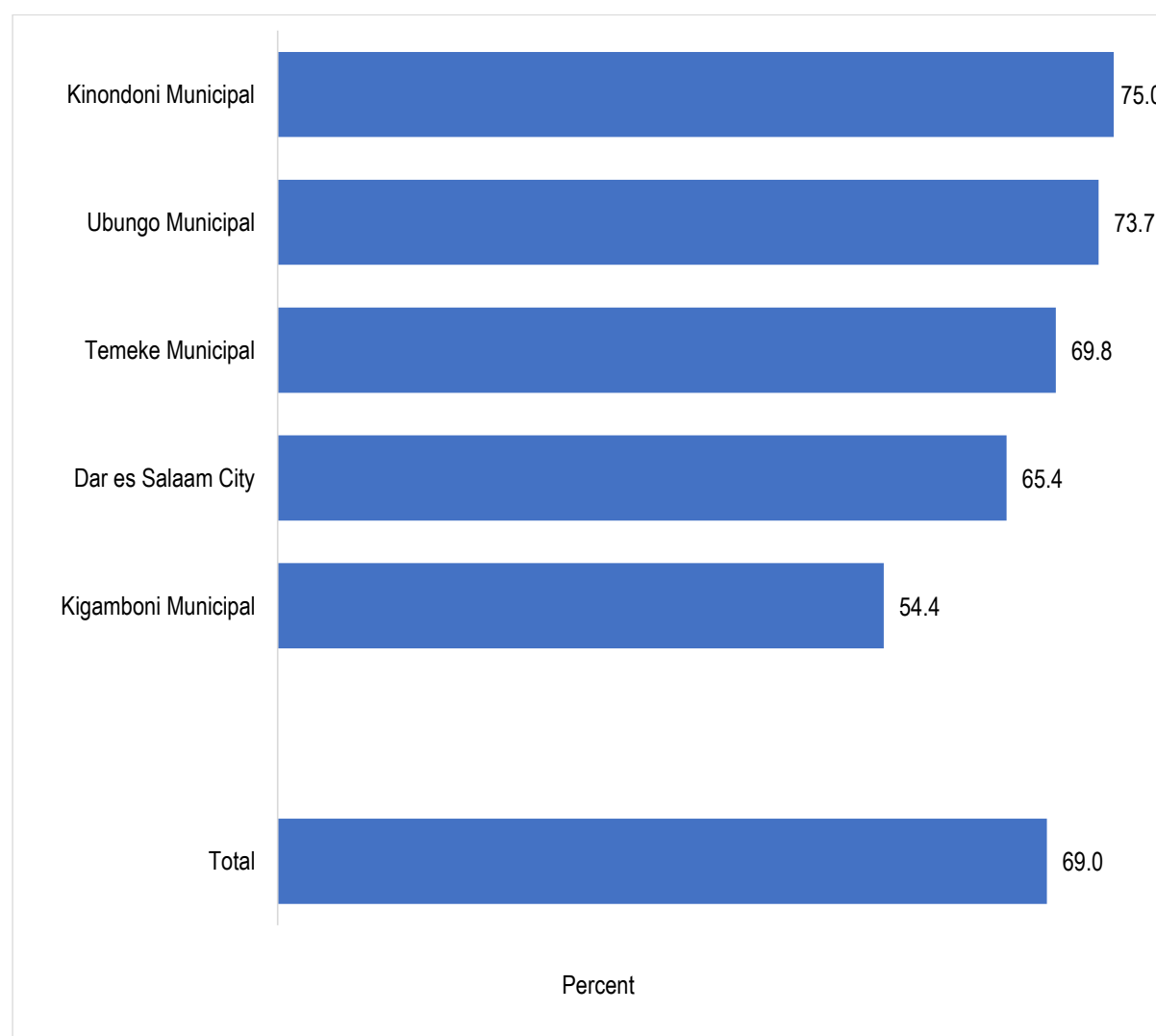
4.1.1 ELECTRICITY

Electricity service in buildings/units is divided into two main groups: - electricity from the national grid (TANESCO) and electricity from alternative sources such as solar energy and generators.

4.1.1.1 ELECTRICITY FROM THE NATIONAL GRID

The 2022 TBC results indicate that 69.0 percent of all buildings/units in Dar es Salaam Region are connected to the national grid. Across councils, Kinondoni and Ubungo Municipal councils have relatively high proportions (75.0% and 73.7% respectively) of buildings/units connected to the national grid while Kigamboni Municipal has the lowest percentage (54.4%) (Figure 4.1).

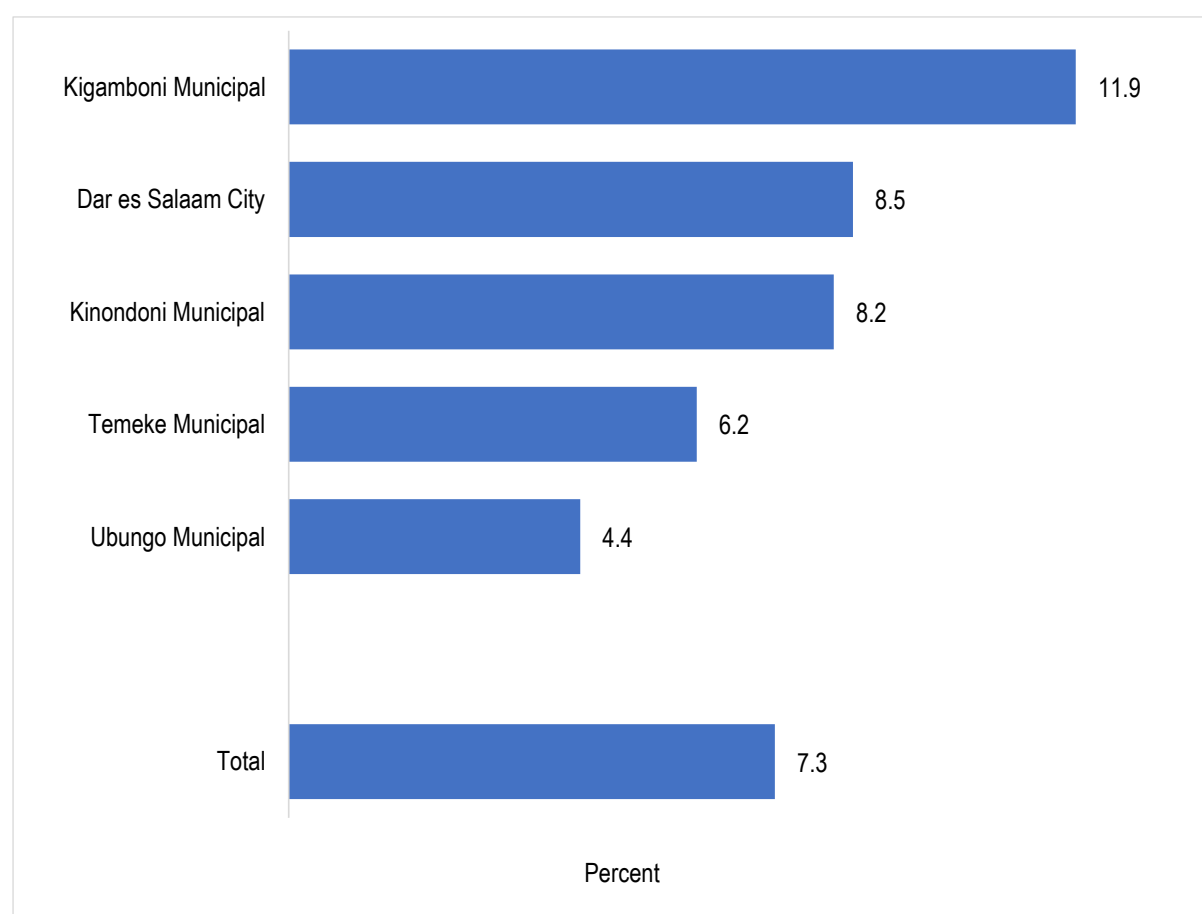
Figure 4.1: Percentage of Buildings/Units with Electricity from the National Grid (TANESCO) by Council; Dar es Salaam Region, 2022 TBC



4.1.1.2 ALTERNATIVE SOURCES OF ELECTRICITY

Alternative sources of electricity include all other sources such as solar electricity and generators. The results reveal that 7.3 percent of all buildings/units in Dar es Salaam Region have alternative sources of electricity. Kigamboni Municipal Council has the highest percentage (11.9%) of buildings/units using alternative sources of electricity while Ubungo Municipal Council has the lowest percentage (4.4%) (Figure 4.2).

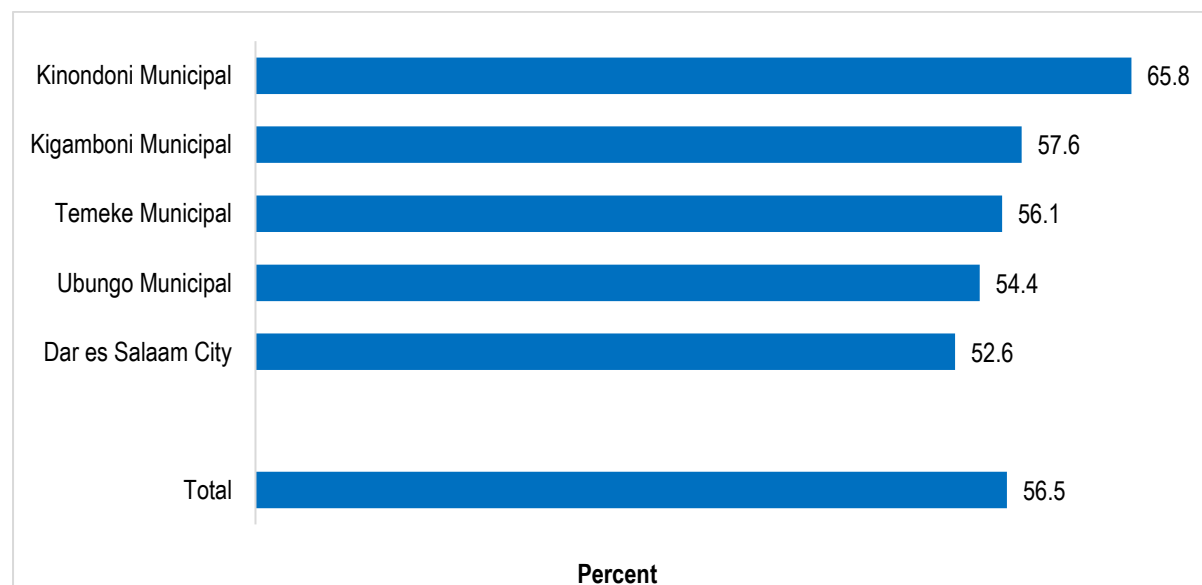
Figure 4.2: Percentage of Buildings with Alternative Sources of Electricity by Council, Dar es Salaam Region; 2022 TBC



4.1.2 WATER SERVICE

According to the 2022 TBC, water service in a building/unit means the presence of water inside the building/unit and/or on the premises of the relevant building/unit. The results reveal that 56.5 percent of all buildings/units in Dar es Salaam Region have water service. Across councils, Kinondoni Municipal Council has the highest percentage (65.8%) of buildings/units with water service while, Dar es Salaam City Council has the lowest percentage (52.6%) (Figure 4.3 and Table 4.1).

Figure 4.3: Percentage of Buildings/Units with Water Services by Council; Dar es Salaam Region, 2022 TBC



Toilet service in a building/unit includes the presence of a toilet inside the building/unit and/or on the premises of the concerned building. The results reveal that 83.3 percent of all buildings/units in Dar es Salaam Region have toilet facilities. Results further reveal that, Temeke Municipal Council has the highest percentage (86.8%) of buildings/units with toilet facilities while Kigamboni Municipal Council has the lowest percentage (78.6%) (Figure 4.4 and Table 4.1).

Figure 4.4: Percentage of Buildings/Units with Toilet Facilities by Council; Dar es Salaam Region, 2022 TBC

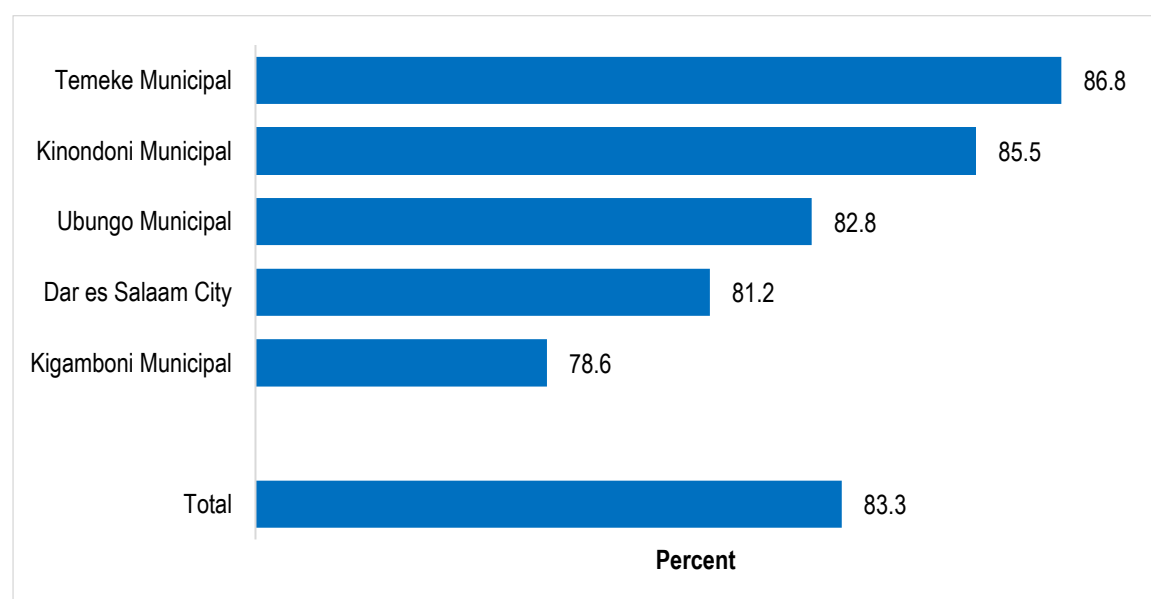


Table 4.1: Percentage of Buildings/Units by Type of Basic Services and Council; Dar es Salaam Region, 2022 TBC

Council	Number of Buildings/Units	Electricity		Water	Toilet
		National Grid	Alternative Source		
Total	1,016,867	69.0	7.3	56.5	83.3
Kinondoni Municipal	183,875	75.0	8.2	65.8	85.5
Dar es Salaam City	328,630	65.4	8.5	52.6	81.2
Temeke Municipal	213,730	69.8	6.2	56.1	86.8
Kigamboni Municipal	74,444	54.4	11.9	57.6	78.6
Ubungo Municipal	216,188	73.7	4.4	54.4	82.8

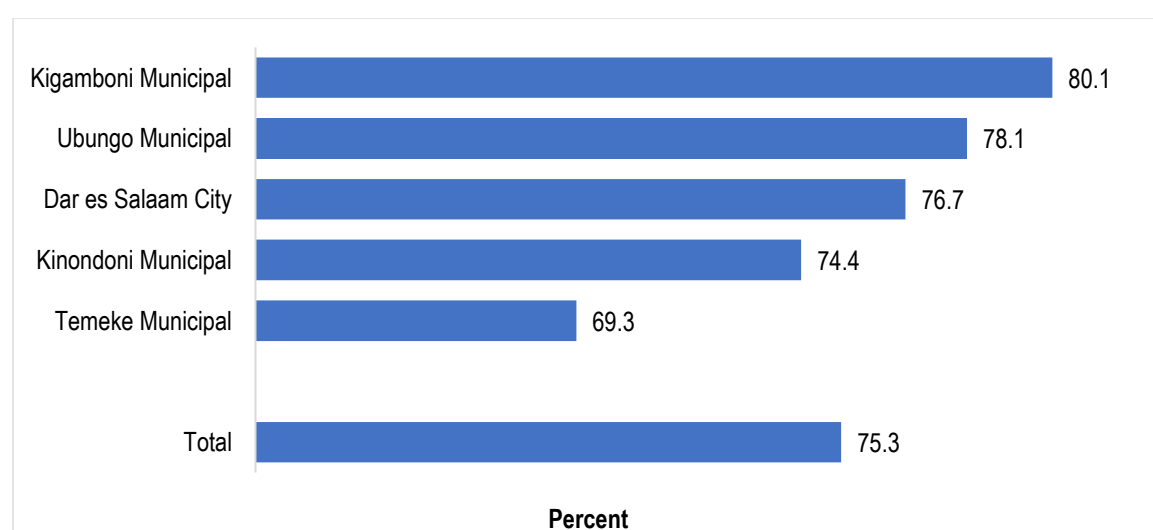
4.2 ACCESSIBILITY OF THE BUILDING

This section provides information on accessibility of buildings by road and the presence of infrastructure for Person with Disabilities.

4.2.1 BUILDING ACCESSIBILITY BY ROAD

The results indicate that 75.3 percent of all buildings in Dar es Salaam Region are accessible by road. Kigamboni Municipal Council has the highest percentage (80.1%) of buildings accessible by road while Temeke Municipal Council has the lowest percentage (69.3%) (Figure 4.5).

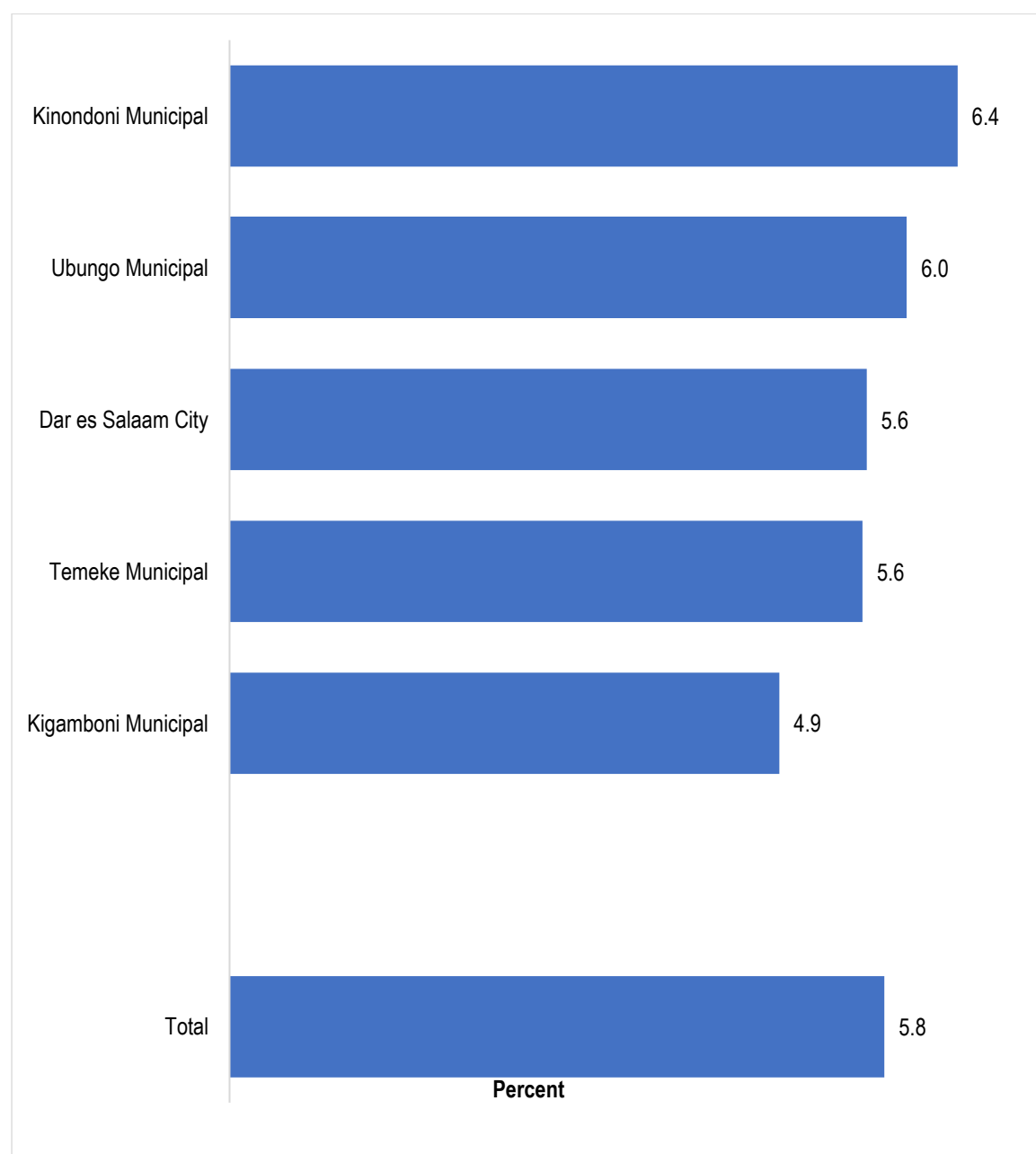
Figure 4.5: Percentage of Buildings Accessible by Road and Council; Dar es Salaam Region, 2022 TBC



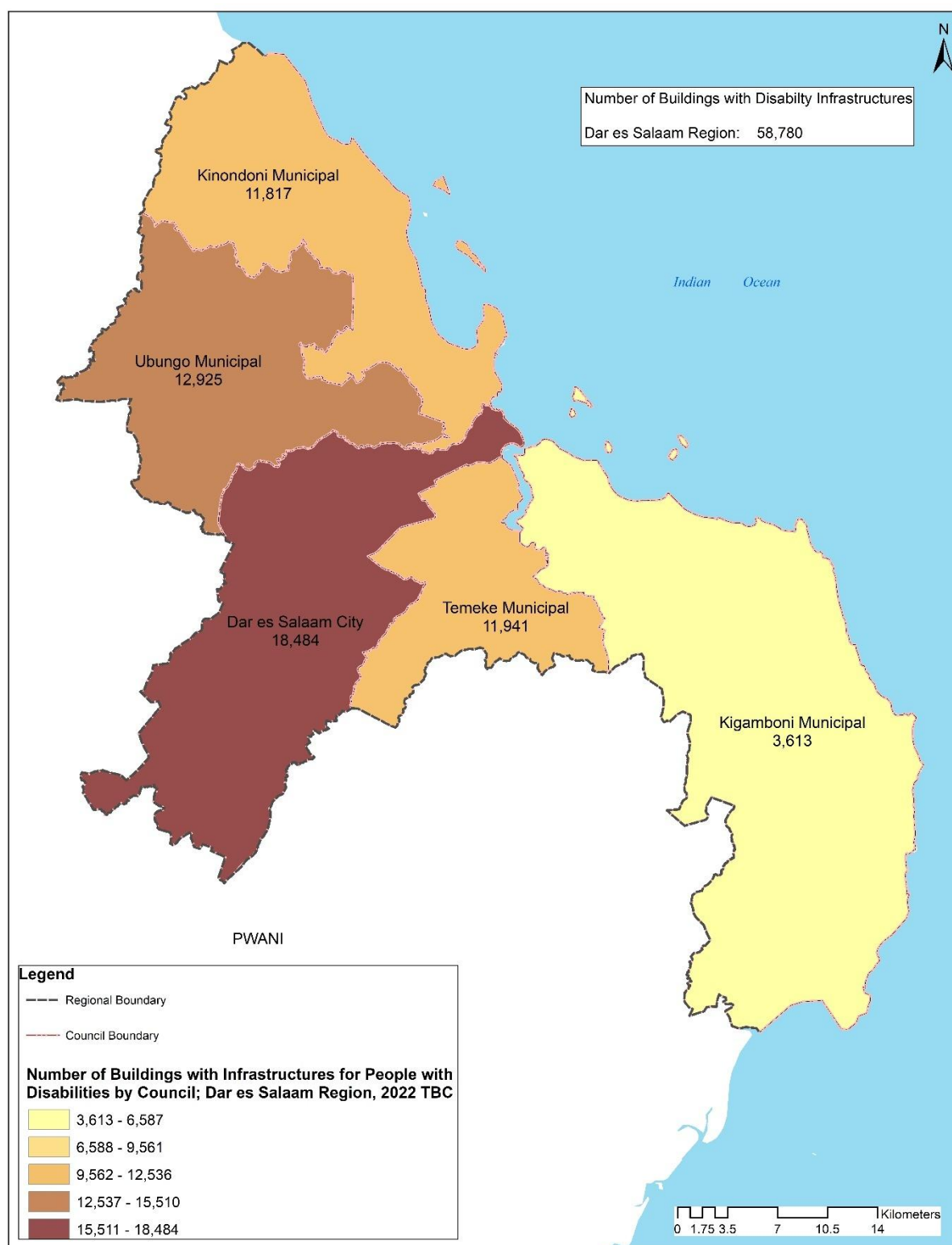
4.2.2 INFRASTRUCTURE FOR PERSONS WITH DISABILITIES

Results reveal that 5.8 percent of all buildings in Dar es Salaam Region have infrastructure for Persons With Disabilities (PWDs). Kinondoni Municipal Council has the highest percentage (6.4%) of buildings with infrastructure for PWDs while Kigamboni Municipal Council has the lowest percentage (4.9%) (Figure 4.6 and Map 4.1).

Figure 4.6: Percentage of Buildings with Infrastructure for Persons With Disabilities by Council; Dar es Salaam Region, 2022 TBC



Map 4.1: Number of Buildings with Infrastructures for People With Disabilities by Council; Dar es Salaam Region, 2022 TBC



CHAPTER FIVE

OWNERSHIP AND TENURE STATUS OF BUILDINGS

Key Points

- Nine out of ten buildings (90.6%) in Dar es Salaam Region are individually owned.
- Of all individually owned buildings in Dar es Salaam Region, males own more than two times (65.2%) as many buildings as females (26.4%) while 5.7 percent of buildings are jointly owned.
- More than half (52.6%) of buildings in Dar es Salaam Region are occupied by owners while more than quarter (26.4%) are occupied by tenants.
- Thirty two percent (32.1%) of buildings in Dar es Salaam Region are built on un-surveyed land.
- Less than ten percent (8.6%) of all buildings in Dar es Salaam Region do not have legal land ownership documents.

5.0 INTRODUCTION

This chapter provides information on the status of ownership of the building, land surveying and the status of ownership of the land where the building is located.

5.1 BUILDING OWNERSHIP STATUS

The 2022 TBC results reveal that the majority (90.6%) of buildings in Dar es Salaam Region are individually owned, followed by 6.6 percent of co-owned buildings. More than 88 percent of all buildings across all councils are individually owned while less than 8 percent are jointly owned (Map 5.1, Figure 5.1 and Table 5.1).

Map 5.1: Number of Individually Owned Buildings by Council; Dar es Salaam Region, 2022, TBC

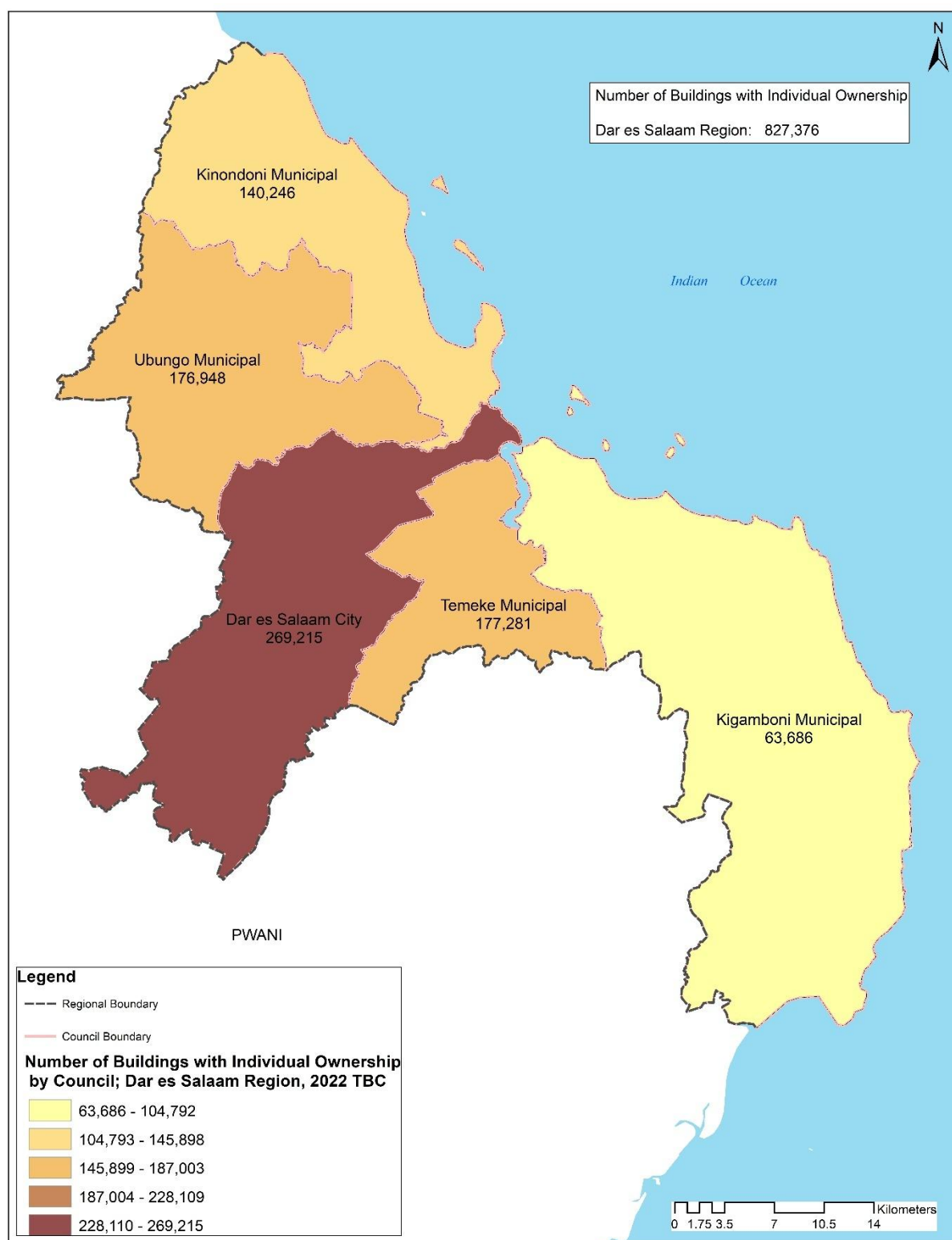


Figure 5. 1: Percentage Distribution of Buildings by Ownership Status; Dar es Salaam Region, 2022 TBC

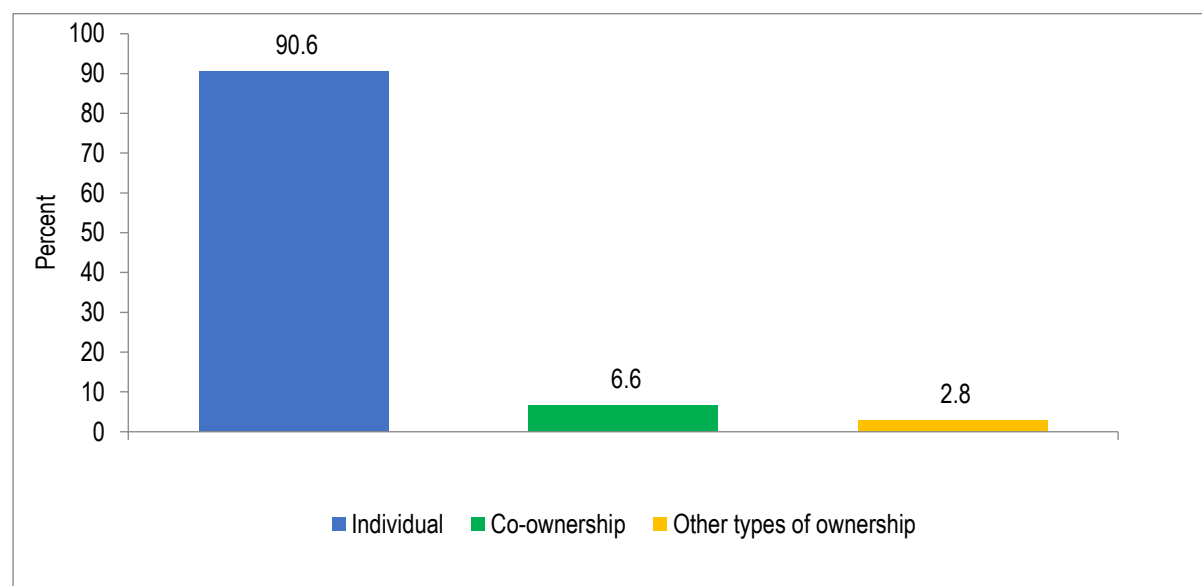


Table 5.1: Percentage Distributions of Buildings/Units by Type of Ownership and Council; Dar es Salaam Region, 2022 TBC

Council	Ownership Status										
	Total (Number of Buildings)	Individual	Co-ownership	Housing Cooperatives	Parastatal Institutional (TBA /ZBA, NHC/ZHC, WHC)	Local Government	Central Government	Non-Government Organizations (NGO's, CBO's) / Private	Religious Institutions (Mosque, church, temple, etc.	Political Parties/Sports clubs	Mixed Ownership
Total	913,707	90.6	6.6	0.1	0.8	0.0	0.2	0.3	0.4	0.7	0.1
Kinondoni Municipal	157,843	88.9	7.0	0.1	1.1	0.1	0.3	0.4	0.9	0.8	0.2
Dar es Salaam City	295,150	91.2	6.1	0.1	0.8	0.0	0.2	0.2	0.3	0.7	0.1
Temeke Municipal	198,213	89.4	7.9	0.1	0.7	0.0	0.3	0.2	0.4	0.6	0.0
Kigamboni Municipal	68,800	92.6	3.7	0.1	1.0	0.0	0.4	0.4	0.5	0.8	0.3
Ubungu Municipal	193,701	91.4	6.8	0.0	0.4	0.0	0.2	0.2	0.3	0.6	0.1

5.2 BUILDING OWNERSHIP BY SEX

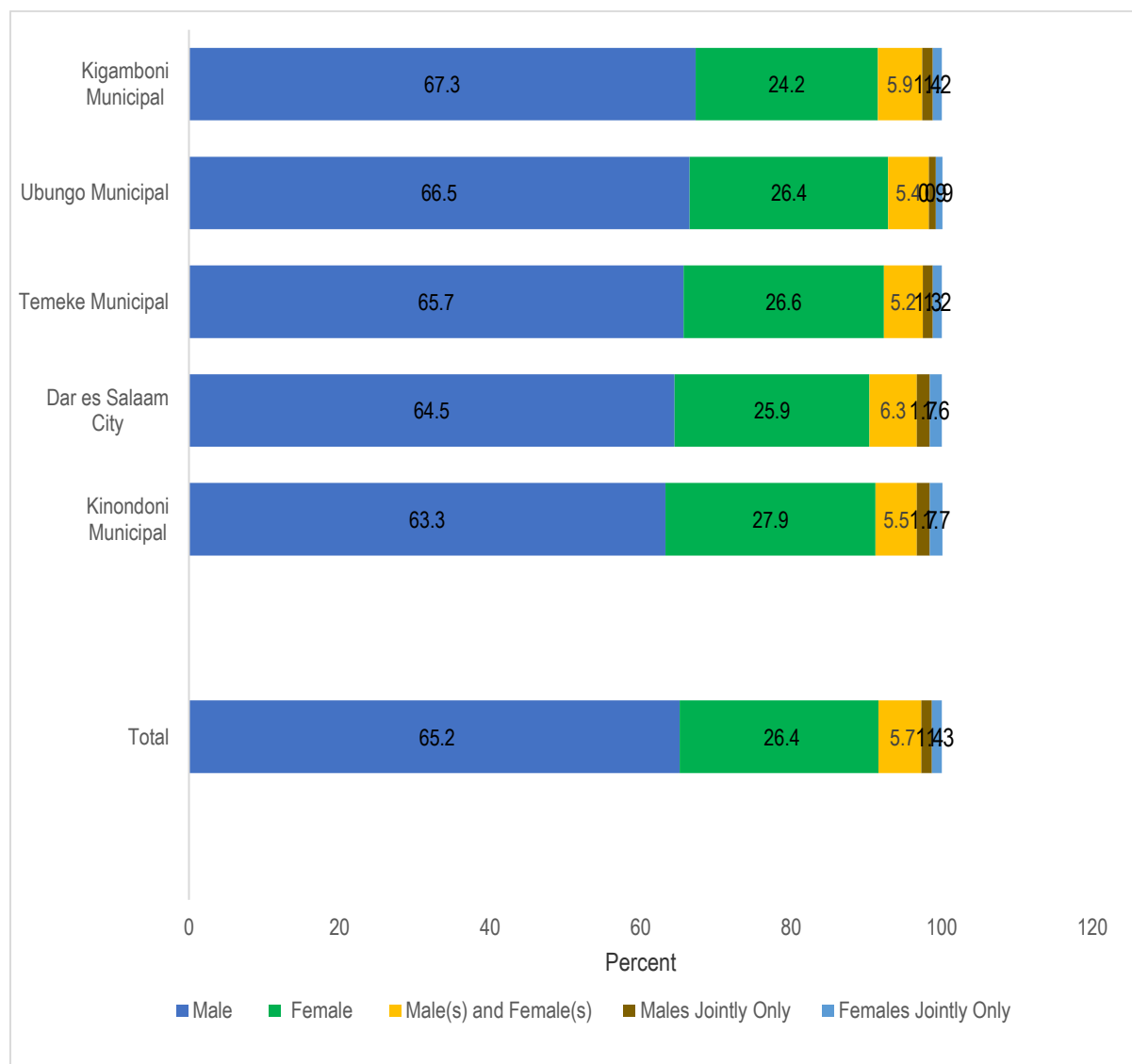
Ownership by sex considers only individually owned buildings/units. This kind of ownership may belong to male only, female only or jointly. The results show that most of the buildings/units in Dar es Salaam Region are owned by males alone (65.2%), followed by buildings owned by females alone (26.4%) and those owned by male(s) and female(s) jointly (5.7%).

Kinondoni Municipal Council has the highest proportion (27.9%) of buildings/units owned by female only while Kigamboni Municipal Council has the lowest proportion (24.2%) (Table 5.2).

Table 5.2: Percentage Distribution of Individually Owned Buildings/Units by Sex of Owner and Council; Dar es Salaam Region, 2022 TBC

Council	Total					
	Number of Buildings/Units	Male	Female	Male(s) and Female(s)	Males Only Jointly Only	Females Only Jointly Only
Total	1,016,867	65.2	26.4	5.7	1.4	1.3
Kinondoni Municipal	183,875	63.3	27.9	5.5	1.7	1.7
Dar es Salaam City	328,630	64.5	25.9	6.3	1.7	1.6
Temeke Municipal	213,730	65.7	26.6	5.2	1.3	1.2
Kigamboni Municipal	74,444	67.3	24.2	5.9	1.4	1.2
Ubungo Municipal	216,188	66.5	26.4	5.4	0.9	0.9

Figure 5.2: Percentage of Buildings by Type of Ownership, Sex of Owner and Council; Dar es Salaam Region, 2022 TBC



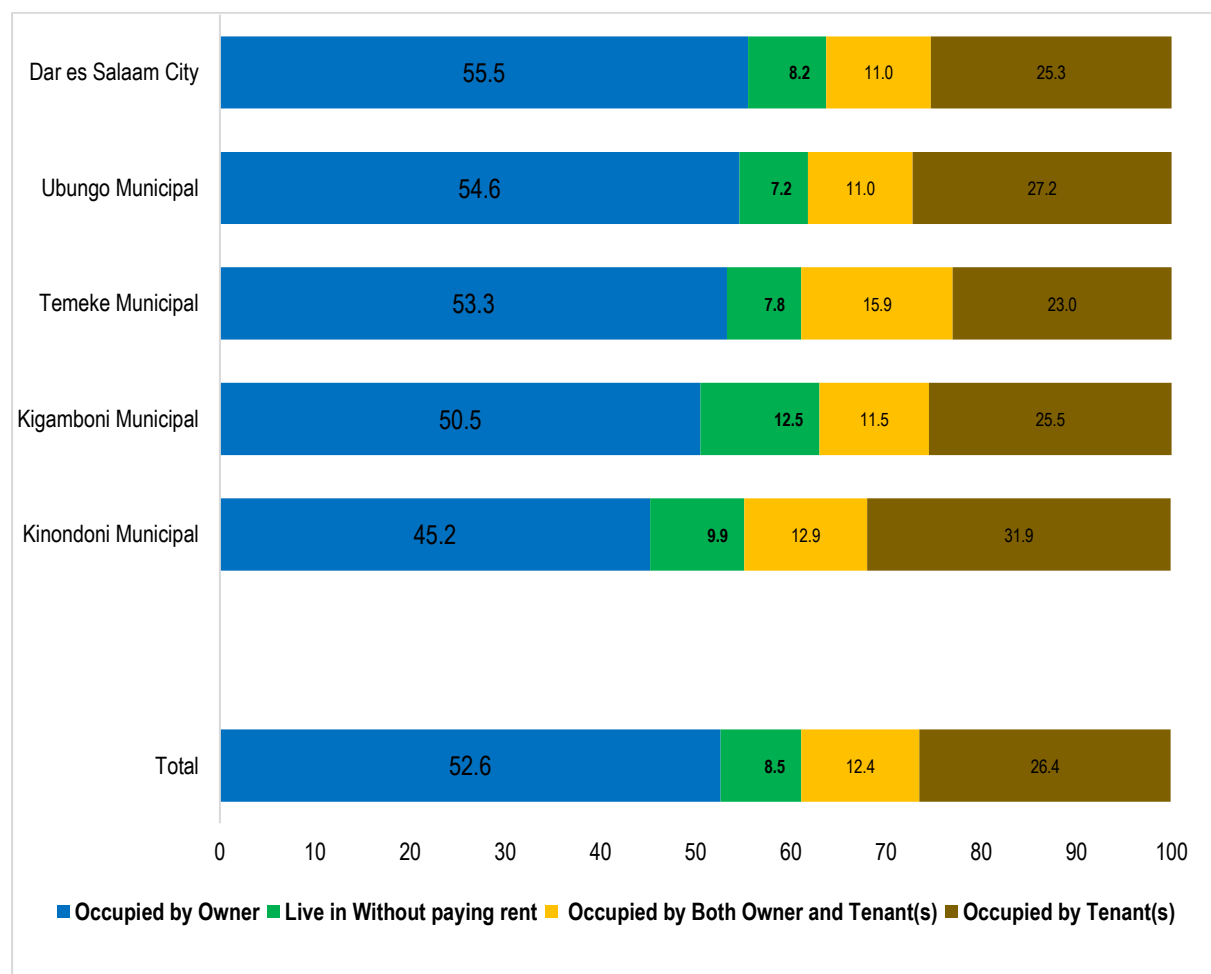
5.3 TENURE STATUS

The 2022 TBC results indicate that 52.6 percent of all buildings/units in Dar es Salaam Region are occupied by the owners alone, followed by 26.4 percent of buildings occupied by tenants alone. Dar es Salaam City has the highest percentage (55.5%) of buildings/units occupied by owners alone, while Kinondoni Municipal Council has the lowest percentage (45.2%). On the other hand, Kinondoni Municipal Council has the highest percentage (31.9%) of tenant-occupied buildings, while Temeke Municipal Council has the lowest (23.0%) (Figure 5.3).

Table 5.3: Percentage Distribution of Occupied Buildings/Units by Occupancy Tenure Status and Council; Dar es Salaam Region, 2022 TBC

Council	Total				
	Number of Buildings/Units	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)
Total	1,016,867	52.6	8.5	12.4	26.4
Kinondoni Municipal	183,875	45.2	9.9	12.9	31.9
Dar es Salaam City	328,630	55.5	8.2	11.0	25.3
Temeke Municipal	213,730	53.3	7.8	15.9	23.0
Kigamboni Municipal	74,444	50.5	12.5	11.5	25.5
Ubungo Municipal	216,188	54.6	7.2	11.0	27.2

Figure 5.3: Percentage Distribution of Buildings by Tenure Occupancy Status and Council; Dar es Salaam Region, 2022 TBC



5.4 BUILDING LAND SURVEY STATUS

Results reveal that the majority of buildings in Dar es Salaam Region (45.4%) are built on surveyed land, 32.1 percent are built on un-surveyed land and 14.9 percent are built on regularized land. Kigamboni Municipal Council has the highest percentage (43.5%) of buildings built on un-surveyed land while Kinondoni Municipal Council has the lowest percentage (25.8%) (Table 5.4, Figure 5.4 and Map 5.2).

Table 5.4: Percentage Distribution of Buildings by Land Survey Status and Council; Dar es Salaam Region, 2022 TBC

Council	Land Survey Status				
	Number of Buildings	Surveyed	Not surveyed	Regularized	Don't Know
Total	913,707	45.4	32.1	14.9	7.6
Kinondoni Municipal	157,843	56.5	25.8	12.7	5.0
Dar es Salaam City	295,150	38.9	35.6	16.3	9.3
Temeke Municipal	198,213	45.4	33.6	13.7	7.3
Kigamboni Municipal	68,800	34.3	43.5	11.5	10.7
Ubungu Municipal	193,701	50.3	26.4	17.3	6.0

Map 5.2: Number of Buildings Built on Surveyed Land by Council; Dar es Salaam Region, 2022 TBC

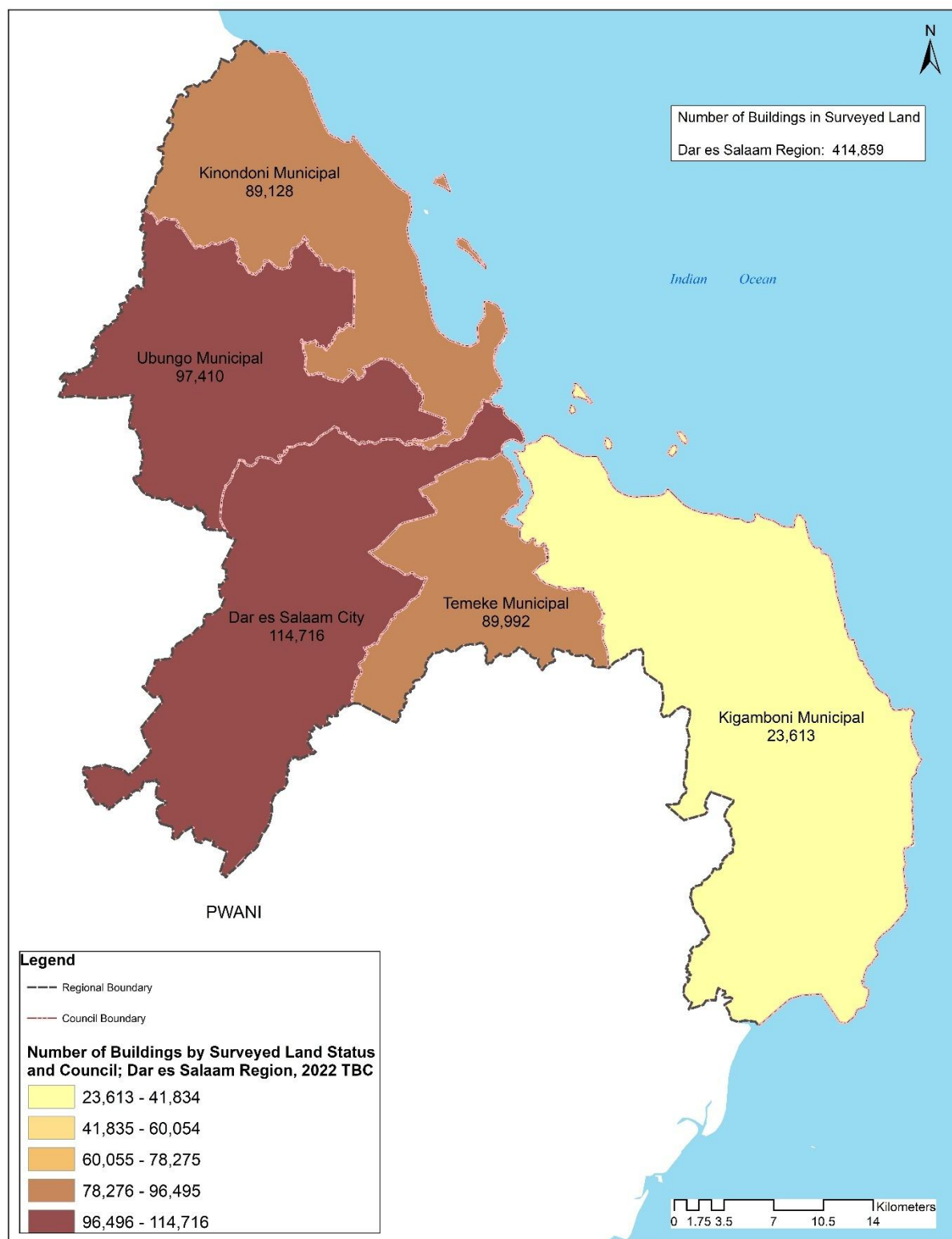
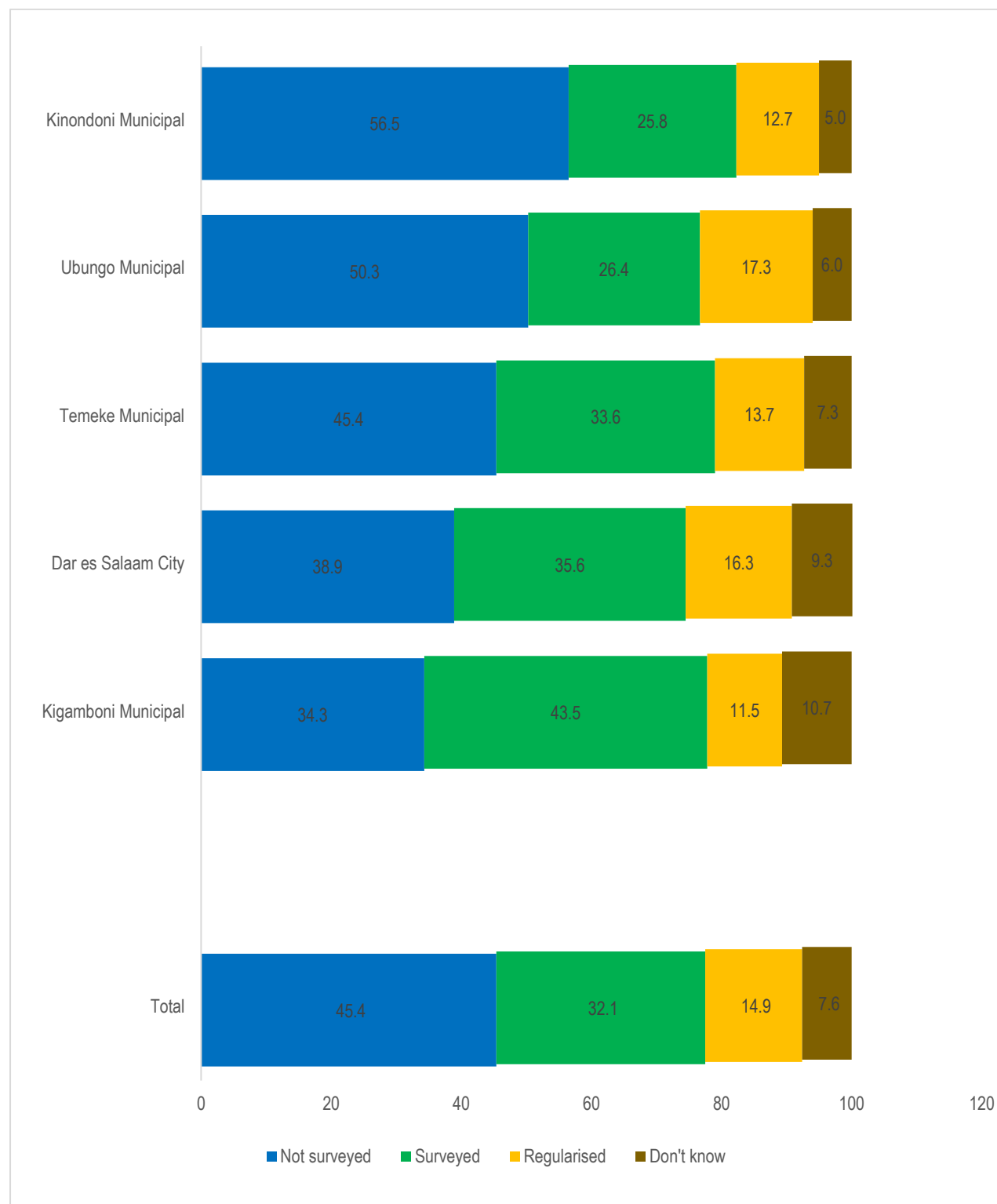


Figure 5.4: Percentage Distribution of Buildings by Land Survey Status and Council; Dar es Salaam Region, 2022 TBC



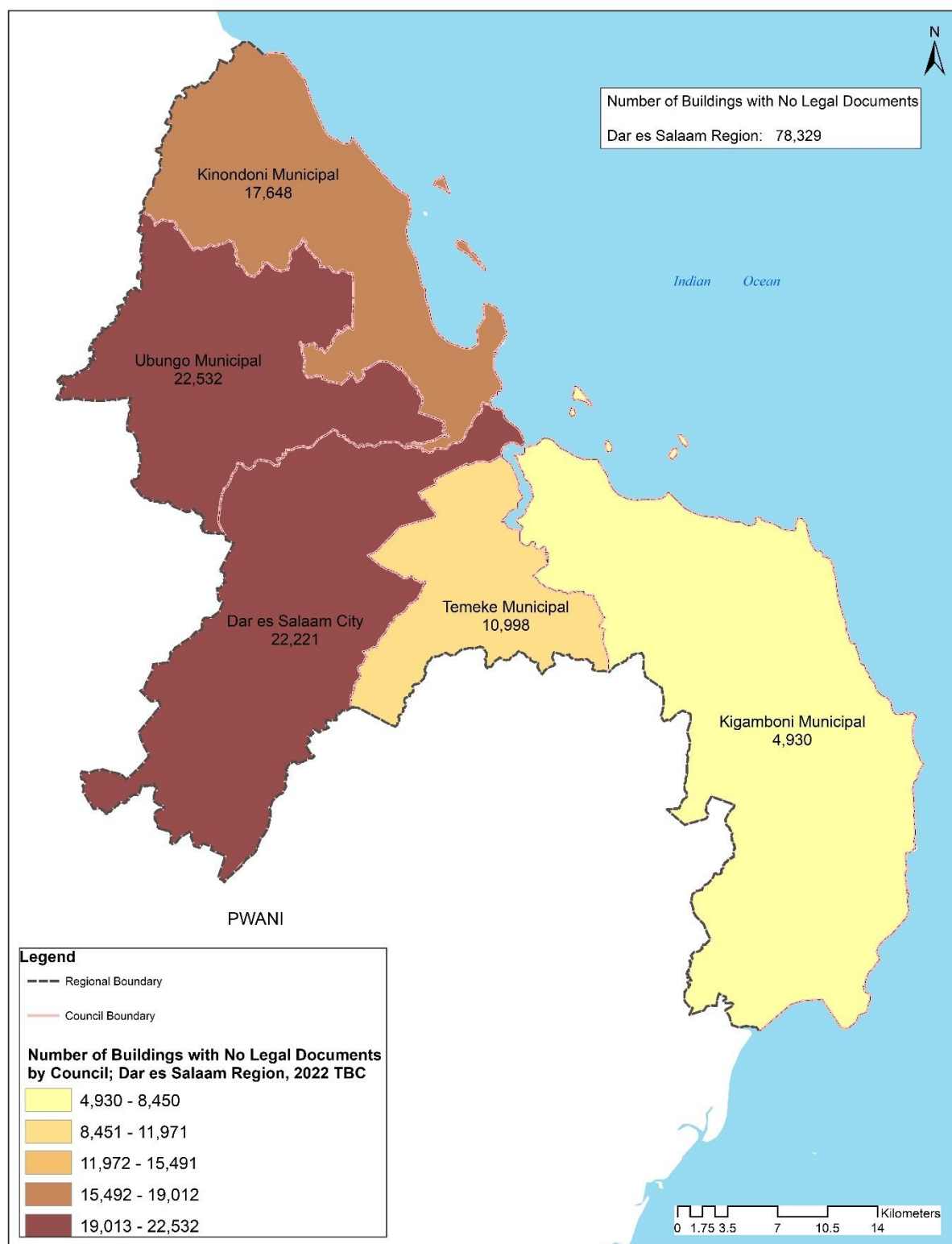
5.5 BUILDING LAND OWNERSHIP DOCUMENTS

Land ownership documents includes ownership of title deeds, residential licenses, letters of offer or acknowledgments of payment, Certificates of Customary Right of Occupancy (CCRO in Tanzania Mainland), agreements or contracts, registration card (Zanzibar), and Local Government documents. Results show that 8.6 percent of all buildings are built on land without legal documents, 29.7 percent have title deeds, 27.8 percent have Local Government documents and 11.5 have Residential Licenses (Table 5.5 and Map 5.3).

Table 5.5: Percentage Distribution of Buildings by Ownership of Legal Land Documents and Council; Dar es Salaam Region, 2022 TBC

Council	Number of Buildings	Land Ownership Status								
		Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Legal Document	Do not know
Total	1,016,867	29.7	11.5	5.4	1.5	7.6	NA	27.8	8.6	8.0
Kinondoni Municipal	183,875	43.3	10.2	5.6	1.1	5.6	NA	17.8	10.4	6.1
Dar es Salaam City	328,630	23.5	10.8	5.1	1.7	9.6	NA	31.9	7.9	9.5
Temeke Municipal	213,730	34.0	18.5	4.2	1.2	4.4	NA	24.2	5.9	7.6
Kigamboni Municipal	74,444	27.7	6.2	3.7	2.4	5.6	NA	36.3	7.0	11.1
Ubungu Municipal	216,188	24.2	8.4	7.4	1.4	10.0	NA	30.7	11.3	6.5

Map 5.3: Number of Buildings with No Legal Documents by Council; Dar es Salaam Region, 2022 TBC



CHAPTER SIX

KEY FINDINGS AND POLICY IMPLICATIONS

Key Points:

- Most of buildings (90.6%) in Dar es Salaam Region are single storey.
- More than three quarters (77.6%) of all buildings are suitable for human use and habitation.
- Three quarters (75.3%) of all buildings are accessible by road.
- A small proportion (5.8%) of all buildings have infrastructure for Persons with Disabilities.
- More than 60 percent (65.2 %) of all buildings are owned by men alone compared with to low proportion (26.4 %) of all buildings owned by women alone.
- More than eight percent (8.6%) of all buildings are built on land with no ownership documents.
- Almost a third (32.1%) of all buildings in Dar es Salaam Region are built on unplanned and un-surveyed land.

6.0 BACKGROUND INFORMATION

The 2022 Tanzania Building Census (TBC) is one of the most trusted and reliable sources of building statistics at all administrative levels. It provides baseline data for residential and non-residential buildings, which is crucial for policy formulation and review; monitoring and evaluation of policies; and development frameworks at national, regional and international levels. It is therefore rational to explicitly indicate key findings, policy implication and policy action for planners, business communities, researchers and the public at large to ensure that the 2022 Building Census results are used for evidence-based decision making in development processes.

This policy brief seeks to highlight the importance of utilising data from the Basic Statistics report of the 2022 TBC to inform policies, programmes and investments that will drive sustainable development and improve the quality of life for all Tanzanians.

6.1 BUILDING STOCK

Building stock is the collection of buildings in a particular area. It provides total number of buildings by type and use.

Key Findings

- a) Most buildings (90.6%) in Dar es Salaam Region are single storey

Policy Implication

The presence of a large percentage of single-storey buildings indicates urban sprawl and housing in general, which can have a negative impact on the provision of basic social services such as roads, water, electricity and open spaces. In addition, this urban growth interferes with and reduces natural areas such as forest reserves, grazing land and land suitable for agriculture.

Policy Action

- i. The Government needs to enforce the existing land use planning policies and laws, which provide room for vertical development and realisation of compact cities.
 - ii. The Central and Local Government Authorities (urban planning authorities) need to manage and implement the existing land use and urban planning policies, laws and regulations that direct vertical development of buildings especially in urban areas in order to achieve the concept of compact cities.
- b) The majority (86.1%) of buildings in Dar es Salaam Region are for residential use, 8.1 percent commercial-residential and 5.8 percent non-residential.

Policy Implication

Non-residential buildings include commercial, institutional and industrial buildings. However, the flourishing of many residential buildings in the Region do not balance with the great shortage of non-residential buildings that involve various economic activities which provide employment to citizens and increase the income of families and the country as a whole.

Policy Action

The Government needs to manage and implement policies and laws of land and urban planning that direct the presence of a balanced land use zoning between residences, businesses, industries, institutions and social services. These would open up the scope of employment and economy in non-residential use sectors.

- c) The results show that majority (94.0%) of all buildings in Dar es Salaam Region have one unit, 4.2 percent two units and 1.8 percent three units and more.

Policy implication

Construction of single unit residential buildings, apart from causing a shortage of residential houses, leads to cities spread over large areas with scattered buildings, encroaching on areas reserved for agriculture, forest reserves, animal pastures and wetlands. To a large extent, this overlap of land, leads to the absence of a better ratio of land use and thus causes land use conflicts due to encroachment and non-productive competition for land use.

Policy Action

- i. The Government needs to manage development control and implementation of master plans in order to ensure that towns, municipalities and cities adapt construction of buildings with more than one unit.
- ii. The Government needs to promote construction of buildings with more than one unit in a single plot. This will enable a large number of urban residents to be served in few buildings within a small area so as to ensure efficient use of resources and infrastructure.

6.2 BUILDINGS INFORMATION

The 2022 TBC provided information on buildings includes construction materials and number of bedrooms

Key findings

- a) About ninety seven percent (96.7%) of all buildings in Dar es Salaam Region have walls built with permanent materials (burnt bricks 0.1%, cement bricks 95.7% and 0.9 stones) and 2.8 percent of building are built by temporary materials (Glass, Wood and Iron Sheets, Bamboo poles/wood planks, Grass, Tent/ container and no walls).
- b) About nine out of ten (%) of all buildings in Dar es Salaam Region have durable floor materials (cement and sand 60.3%, tiles 26.2% and terrazzo 0.7%).
- c) About nine out of ten (91.3%) of all buildings in Dar es Salaam Region are roofed with permanent materials (89.3% iron sheets, 1.8% tiles and 0.2% asbestos).

Policy implication

The extent of use of permanent construction materials indicates the implementation of Section 4.2. of the National Housing Development Policy of 2000 which emphasizes the use of permanent construction materials for all public and private buildings.

Use of permanent building construction materials is the basis for having strong and safe buildings. In addition, buildings built with temporary construction materials indicate a deficiency or lack of quality and safety for users of the respective buildings.

Policy Action

The Government and other partners need to facilitate;

- i. Research on building materials used in relevant areas with the aim of making them durable and available at low cost.
- ii. The informal private sector to focus on production of various building construction materials to be used principally for residential houses.
- iii. Community development colleges to impart knowledge on production and use of building materials derived from raw materials found in respective local areas, and

- iv. Establishment of small-scale building material industries at the lower levels of the society
- d) Almost thirty six percent (35.9%) of all residential and commercial-residential buildings in Dar es Salaam Region have one or two bedrooms.

Policy Implication

- i. A shortage of bedrooms indicates overcrowding in residential buildings. Overcrowding in buildings causes discomfort and unhealthy living condition and this call for a need to have good housing with adequate space.

Policy Action

The Government is advised to continue to create an enabling environment in order to: -

- i. Control increase in the price of construction materials;
 - ii. Improve affordable housing programme;
 - iii. Facilitate availability of cheap loans for houses and building materials; and
 - iv. Enable the private investors to invest in low-cost housing projects, especially in large cities that have large numbers of people.
- e) About forty four percent (44%) of all buildings in Dar es Salaam Region need repair with 12.2 percent needing major repairs and 31.8 percent needing minor repairs. In addition, 0.4 percent of all buildings are not suitable for human use.

Policy Implication

Buildings in need of repair show less safety for residents and other users as they are dangerous to lives. Buildings built according to the rules and the correct use of durable construction materials last for a long time without needing regular repairs.

Policy Action

The Government is advised to do the following: -

- i. Establish legal guidelines that will govern the maintenance and repair of buildings,
- ii. Conduct campaigns to educate and motivate building owners, tenants and the general public on the importance of regular repair and maintenance of buildings for the health and safety of users as well as the safety of the buildings;
- iii. Continue to oversee implementation of laws and guidelines that require owners to demolish and rebuild damaged and dangerous buildings to ensure the safety of relevant users

6.3 BUILDING SERVICES:

Building services include provision for water, electricity and toilet services as well as infrastructure for Persons With Disabilities. Availability of these statistics will enable the Government to evaluate and determine the level reached according to national and international goals and standards.

Key findings

- a) About sixty nine percent (69.0%) of all buildings in Dar es Salaam Region are supplied with electricity from national grid and 7.3 percent are connected from alternative electricity sources.
- b) About fifty seven percent (56.5%) of all buildings in Dar es Salaam Region have water services,
- c) More than eighty three percent (83.3%) of all buildings in Dar es Salaam Region have toilet facilities.
- d) Over nine in ten (94.2%) of all buildings in Dar es Salaam Region have no infrastructure for Person With Disabilities.

Policy implication

The Government intends to improve lives of its citizens, facilitate wealth production activities including business, industry and agriculture. This includes improving social services such as health, education and water by ensuring that every area of Dar es Salaam Region is accessible to all basic services. The presence of a small percentage of buildings with electricity and water services, affects the implementation of economic activities for individual citizens in accessing opportunity to increase income and enhancing their development.

Large percentage of buildings that do not have friendly infrastructure for Persons With Disabilities causes difficulty for this group to reach and use the buildings, thus depriving them the basic rights to access services provided in those buildings.

Policy Action

The Central Government and Local Government Authorities should continue to do the following: -

- i. To facilitate participation of private sector in electricity distribution,
- ii. To create an enabling environment for authorities to provide electricity and water supply services in developing friendly methods to enable low-income citizens to be connected to these services,
- iii. Local Government Authorities should continue promoting good hygiene habits through awareness campaigns and programmes on importance of having and using toilets,
- iv. Utility companies should assist private households in wiring/plumbing, including connection by setting a mechanism to recover costs subsequently (microcredit schemes),
- v. The Government should reinforce laws regarding disability infrastructure facilities and raise awareness on the same,
- vi. Stakeholders to continue to implement the Government directives on the installation of friendly infrastructure for Persons With Disabilities in all public and private buildings,
- vii. Local Government Authorities and stakeholders to continue providing education and mobilize the community on the importance of setting up friendly infrastructure for Persons With Disabilities in all buildings, and
- viii. Encourage installation of friendly infrastructure For People With Disabilities in all existing buildings that do not have such infrastructure.

6.4 OWNERSHIP AND TENURE STATUS OF BUILDINGS

Ownership and tenure status of buildings is a state of legal possession and control of buildings. The land tenure system in Tanzania is lease hold which is referred to as Granted the Right of Occupancy (GRO) and Customary Right of Occupancy (CRO), or terms of holding/owning a property/building.

Key findings

- a) Almost nine out of ten (90.6%) of all buildings in Dar es Salaam Region are owned by individual persons followed by joint ownership (6.6%), while 2.8 percent of buildings are owned by the Government and non-government organisations.
- b) About seven out of ten (65.2%) of all buildings in Dar es Salaam Region are owned by men alone, while 26.4 percent are owned by women alone and 5.7 percent are jointly owned.

Policy implication

The prevailing system of buildings ownership by individuals or families is a source of horizontal extension of rural and urban settlements. There is a need to minimise mushrooming of small residential buildings most of which are below standards.

The presence of a small percentage of women who own buildings indicates unequal opportunity of owning land for this group, thus creating an obstacle in their economic empowerment. The participation of women in various economic and social fields is important in bringing sustainable development that enables achieving equality and eradicating gender violence.

Policy Action

The Government to facilitate and ensure that;

- i. The existing land and urban planning policies/laws and regulations are reviewed to ensure that, proportionally a large part of urban residential areas is owned and developed by the Government and/or non-governmental organisations/institution. In order to minimise mushrooming of small residential buildings most of which are below standards,

- ii. More measures and strategies are put in place in order to increase women's buildings ownership, particularly through land ownership in rural and urban areas to encourage joint ownership.
- c) About 8.6 percent of all building in Dar es Salaam Region are constructed on lands which do not have land ownership documents.

Policy Implication

The buildings without legal ownership documents indicate that: -

- i. The national programme of land planning, surveying and titling have not yet been able to reach many beneficiaries.
- ii. There is a loss of Government revenue,
- iii. There is tenure insecurity among land holders and an increase in land related conflicts,
- iv. There is inability of land owners to use their land as a mortgage for obtaining loans
- v. There are many buildings in unplanned and un-surveyed areas signifying escalation of informal settlements, lack of social services and infrastructure.

Policy Action

- i. The Government needs to put more efforts on implementation of National Programme of Land Use Planning, Surveying and Titling together with Land Tenure Improvement Programme (LTIP). However, priority should be given to urban residents where land is rather scarce compared to rural residents,
 - ii. The Central Government through Local Government Authorities should strategically enhance and supervise land use planning and surveying projects to move in a similar pace with the prevailing rapid urbanisation.
- d) Three out of ten (32.1%) buildings in Dar es Salaam Region are built on unplanned and un-surveyed land.

Policy Implication

The presence of a large percentage of buildings built on unplanned and un-surveyed land indicates: -

- i. The increase in disorganised housing that lacks services and important infrastructure;
- ii. Insecurity of tenure;
- iii. Loss of Government revenue from property taxes;

- iv. Haphazard development of land;
- v. Land use conflicts; and
- vi. Social crime and unhealthy environment for people's lives.

Policy Action

Central Government through Local Government Authorities is advised to:-

- i. Strengthen and strategically manage land use plans and surveying projects to match the pace of urban growth, and
- ii. Continue to encourage land owners to plan and survey land to make it legally owned.

6.5 GENERAL POLICY IMPLICATIONS

This section highlights general implications considered as merits obtained from 2022 Building Census results with respect to policy issues. The benefits on policy issues can be summarised as follows; -

- i. The results enable Government and other relevant institutions to assess and evaluate the level of implementation of the internal existing policies, laws and regulations and see whether there is a need for further policy enforcement, policy review or formulation of new ones.
- ii. To provide planning authorities with a rational and reliable benchmark for developing the National program for planning, surveying and owning land considering the existing deficiency of surveyed land as compared with un-surveyed land and low proportion of buildings with legal ownership documents;
- iii. The results enable the Government and all Real Estate Stakeholders to realise the progress made towards implementation of the Sustainable Development Goals (SDGs) No. 11 of 2030, which aspires to have towns and cities which are inclusive, safe, resilient and sustainable for the betterments of current and future generations.
- iv. The results enable the Government and other relevant institutions to assess and evaluate the level of implementation of Resolution No. 5 of the New International Urban Agenda of 2016 (NUA 2016). The agenda calls for attention in planning, designing, financing, developing and managing human settlements, especially towns and cities to ensure that they are inclusive, safe, resilient and sustainable with an aspiration of 'leave no one behind'.
- v. Taking into consideration the importance of land and buildings as factors that influence socio-economic development of individual person and the society; the 2022 TBC results will assist the Government and other relevant stakeholders in improving land use planning and surveying, building quantity, building quality, building types and gender balance in land and building ownership.

ANNEXES

ANNEX: TABLES

ANNEXES FOR CHAPTER TWO

Table A2.1: Number of Multi-Storey Buildings by Number of Storeys and Council; Dar es Salaam Region, 2022 TBC

Council	Total Multi-Storey Buildings	Number of Storeys					
		1	2	3	4	5	6+
Total	52,104	24,349	7,484	5,106	3,896	2,415	8,854
Kinondoni Municipal	18,274	10,935	2,762	1,479	908	610	1,580
Dar es Salaam City	18,232	3,951	2,146	2,145	1,712	1,550	6,728
Temeke Municipal	3,991	2,071	734	588	284	95	219
Kigamboni Municipal	2,950	1,741	304	183	704	10	8
Ubungo Municipal	8,657	5,651	1,538	711	288	150	319

Table A2.2: Number of Buildings by Main Use and Council; Dar es Salaam Region, 2022 TBC

Council	Total Buildings	Main Use		
		Residential	Residential and Commercial	Non-residential use
Total	913,707	786,485	74,466	52,756
Kinondoni Municipal	157,843	131,731	13,569	12,543
Dar es Salaam City	295,150	255,759	23,521	15,870
Temeke Municipal	198,213	169,879	18,764	9,570
Kigamboni Municipal	68,800	59,963	4,801	4,036
Ubungo Municipal	193,701	169,153	13,811	10,737

Table A2.3: Number of Non – Residential Buildings by Type of Use and Council; Dar es Salaam Region, 2022 TBC

Council	Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/ Lodges	Hotels	Godown/ Warehouse	Institutions	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total	52,756	6,645	27,890	1,056	64	2,312	942	2,563	7,060	55	5,630	1,567
Kinondoni Municipal	12,543	2,471	6,243	265	22	436	280	599	1,627	9	967	414
Dar es Salaam City	15,870	1,693	9,008	309	10	599	279	759	1,900	27	1,841	427
Temeke Municipal	9,570	1,150	4,372	274	4	533	94	640	1,517	13	1,197	327
Kigamboni Municipal	4,036	324	2,057	72	18	217	94	121	576	2	559	100
Ubungo Municipal	10,737	1,007	6,210	136	10	527	195	444	1,440	4	1,066	299

Table A2.4: Number of Residential and Commercial- Residential Buildings by Number of Units and Council; Dar es Salaam Region, 2022 TBC

Council	Total Buildings	Number of Units					
		1	2	3	4	5	6+
Total	860,951	771,008	44,081	15,411	10,763	8,858	10,830
Kinondoni Municipal	145,300	125,304	9,601	3,550	2,434	1,886	2,525
Dar es Salaam City	279,280	246,578	13,416	5,875	4,513	4,041	4,857
Temeke Municipal	188,643	173,608	8,714	2,229	1,483	1,190	1,419
Kigamboni Municipal	64,764	59,914	2,396	767	630	475	582
Ubungo Municipal	182,964	165,604	9,954	2,990	1,703	1,266	1,447

Table A2:5: Number of Multi Storey Buildings by Number of floors and Council; Dar es Salaam Region, 2022 TBC

Council	Number of floors									
	Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5			
		G+1	G+2	G+3	G+4	G+5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total	32,219	24,351	3,742	1,702	974	483	762	183	18	4
Kinondoni Municipal	13,350	10,935	1,381	493	227	122	159	30	3	0
Dar es Salaam City	7,188	3,952	1,073	715	428	310	546	147	13	4
Temeke Municipal	2,750	2,071	367	196	71	19	23	2	1	0
Kigamboni Municipal	2,134	1,742	152	61	176	2	1	0	0	0
Ubungu Municipal	6,797	5,651	769	237	72	30	33	4	1	0

ANNEXES FOR CHAPTER THREE

Table A3.1: Number of Vacant Buildings by Reasons and Council; Dar es Salaam Region, 2022 TBC

Council	Total	Reasons for Being Vacant						
		Awaiting for tenant	Awaiting demolition	Being modernized	New never occupied	Seasonal used	Building under Construction	Awaiting for occupant
Total	127,780	6,744	4,180	5,971	6,153	1,501	98,836	4,395
Kinondoni Municipal	20,176	1,280	935	1,031	952	359	14,931	688
Dar es Salaam City	47,009	2,276	1,440	2,134	2,202	432	37,002	1,523
Temeke Municipal	19,968	1,098	796	1,016	1,111	358	14,883	706
Kigamboni Municipal	13,985	769	353	505	539	112	11,179	528
Ubungu Municipal	26,642	1,321	656	1,285	1,349	240	20,841	950

Table A3.2: Number of Buildings by Type of Flooring Materials and Council; Dar es Salaam Region, 2022 TBC

Council	Total	Flooring Materials								No Floor
		Sand-cement	Ceramic tiles	Parquet or polished wood	Terrazzo	PVC tiles	Wood planks	Earth/sand/soil	Cow dung	
Total	913,707	551,377	239,559	494	6,518	296	367	21,980	147	92,969
Kinondoni Municipal	157,843	84,063	54,830	217	1,379	31	108	4,033	30	13,152
Dar es Salaam City	295,150	183,602	66,523	103	2,130	117	101	6,710	50	35,814
Temeke Municipal	198,213	138,456	40,065	49	909	61	40	3,828	18	14,787
Kigamboni Municipal	68,800	38,872	17,098	28	351	10	73	2,949	11	9,408
Ubungu Municipal	193,701	106,384	61,043	97	1,749	77	45	4,460	38	19,808

Table A3.3: Number of Buildings by Type of Wall Materials and Council; Dar es Salaam Region, 2022 TBC

Council	Total Buildings	Type of Wall Material									
		Stones	Cement Blocks/ Stone Blocks	Sundried Bricks	Burnt Bricks	Glass	Wood and Iron Sheets	Bamboo Poles/ Wood Planks/Mud	Grass	Tent/ Container	No Walls
Total	913,707	8,436	874,172	4,305	1,308	151	4,099	4,577	205	524	15,930
Kinondoni Municipal	157,843	1,211	149,354	930	312	49	2,122	1,130	33	178	2,524
Dar es Salaam City	295,150	2,878	283,258	1,191	415	44	674	792	46	89	5,763
Temeke Municipal	198,213	2,043	191,634	951	171	18	300	312	22	64	2,698
Kigamboni Municipal	68,800	427	63,742	736	158	6	183	1,962	78	45	1,463
Ubungu Municipal	193,701	1,877	186,184	497	252	34	820	381	26	148	3,482

Note: “No walls” refers to buildings that were under construction (at foundation stage) during Census enumeration

Table A3.4: Number of Buildings by Type of Roofing Materials and Council; Dar es Salaam Region, 2022 TBC

Council	Total Buildings	Type of Roofing Materials							Tent/ Container	No Roof
		Corrugated Iron sheets	Tiles	Concrete	Asbestos	Grass/leaves	Mud and Leaves	Plastics/Tins		
Total	913,707	816,211	16,647	8,209	1,500	1,185	205	85	249	69,416
Kinondoni Municipal	157,843	133,518	10,654	2,693	609	109	29	11	80	10,140
Dar es Salaam City	295,150	262,195	2,063	3,389	320	144	55	31	56	26,897
Temeke Municipal	198,213	184,098	1,411	648	341	44	29	16	34	11,592
Kigamboni Municipal	68,800	59,510	613	516	30	847	64	9	27	7,184
Ubungu Municipal	193,701	176,890	1,906	963	200	41	28	18	52	13,603

ANNEXES FOR CHAPTER FOUR

Table A4.1: Number of Buildings/Units by Type of Basic Services and Council; Dar es Salaam Region, 2022 TBC

Council	Number of Buildings/Units	Electricity		Water	Toilet	Access road	Infrastructure for People with Disabilities
		National Grid	Alternative source				
Total	1,016,867	701,661	74,655	574,378	847,250	765,446	58,780
Kinondoni Municipal	183,875	137,881	15,133	121,052	157,142	136,742	11,817
Dar es Salaam City	328,630	214,893	27,992	172,811	266,926	252,160	18,484
Temeke Municipal	213,730	149,188	13,165	119,936	185,546	148,049	11,941
Kigamboni Municipal	74,444	40,474	8,847	42,875	58,538	59,598	3,613
Ubungu Municipal	216,188	159,225	9,518	117,704	179,098	168,897	12,925

ANNEXES FOR CHAPTER FIVE

Table A5.1: Number of Buildings by Ownership Status and Council; Dar es Salaam Region, 2022 TBC

Council	Type of Ownership													
	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Companies/Institutions	Religious Institutions	Private Companies (AVIC MUTUAL PROPERTIES)	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total	913,707	827,376	60,335	639	6,913	455	2,238	2,405	3,816	6,276	885	189	492	1,688
Kinondoni Municipal	157,843	140,246	11,073	112	1,756	134	512	602	1,374	1,284	324	69	127	230
Dar es Salaam City	295,150	269,215	18,003	260	2,388	142	523	692	820	2,066	169	84	128	660
Temeke Municipal	198,213	177,281	15,641	104	1,392	88	619	455	724	1,272	92	17	115	413
Kigamboni Municipal	68,800	63,686	2,522	82	668	27	275	273	375	521	185	5	40	141
Ubungu Municipal	193,701	176,948	13,096	81	709	64	309	383	523	1,133	115	14	82	244

**Table A5.2: Number of Individually Owned Buildings/units by Type of Ownership Status , Sex of Owner and Council; Dar es Salaam Region, 2022
TBC**

Council	Total					
	Total	Male	Female	Male(s) and Female(s)	Males Jointly Only	Females Jointly Only
Total	1,016,867	662,715	268,356	57,953	14,296	13,547
Kinondoni Municipal	183,875	116,386	51,213	10,038	3,162	3,076
Dar es Salaam City	328,630	212,034	85,261	20,761	5,432	5,142
Temeke Municipal	213,730	140,484	56,866	11,170	2,729	2,481
Kigamboni Municipal	74,444	50,095	18,047	4,409	1,010	883
Ubungo Municipal	216,188	143,716	56,969	11,575	1,963	1,965

Table A5.3: Number of Buildings/Units by Tenure Status and Council; Dar es Salaam Region, 2022 TBC

Council	Total				
	Number of Building/Units	Occupied by Owner	Live in Without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)
Total	1,016,867	535,245	86,611	126,426	268,585
Kinondoni Municipal	183,875	83,197	18,137	23,803	58,738
Dar es Salaam City	328,630	182,419	27,086	36,109	83,016
Temeke Municipal	213,730	114,004	16,578	34,063	49,085
Kigamboni Municipal	74,444	37,606	9,275	8,580	18,983
Ubungo Municipal	216,188	118,019	15,535	23,871	58,763

Table A5.4: Number of Buildings by Land Survey Status and Council; Dar es Salaam Region, 2022 TBC

Council	Total				
	Total Buildings	Surveyed	Not Surveyed	Regularized	Don't Know
Total	913,707	414,859	293,299	136,531	69,018
Kinondoni Municipal	157,843	89,128	40,722	20,027	7,966
Dar es Salaam City	295,150	114,716	104,982	47,987	27,465
Temeke Municipal	198,213	89,992	66,586	27,081	14,554
Kigamboni Municipal	68,800	23,613	29,947	7,878	7,362
Ubungu Municipal	193,701	97,410	51,062	33,558	11,671

Table A5.5: Number of Buildings/units by Ownership of Legal Land Documents and Council; Dar es Salaam Region, 2022 TBC

Council	Total Buildings	Land Ownership Status								
		Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
Total	1,016,867	302,509	116,623	54,723	14,783	77,210	NA	282,799	87,307	80,913
Kinondoni Municipal	183,875	79,575	18,838	10,232	1,979	10,310	NA	32,711	19,038	11,192
Dar es Salaam City	328,630	77,195	35,441	16,634	5,429	31,618	NA	104,954	26,071	31,288
Temeke Municipal	213,730	72,723	39,551	9,036	2,510	9,369	NA	51,701	12,638	16,202
Kigamboni Municipal	74,444	20,608	4,638	2,737	1,761	4,195	NA	26,997	5,235	8,273
Ubungu Municipal	216,188	52,408	18,155	16,084	3,104	21,718	NA	66,436	24,325	13,958

ANNEXES: BUILDING STATISTICS BY ADMINISTRATIVE UNITS/COUNCILS AND WARD LEVEL

1. DAR ES SALAAM REGION: NON-RESIDENTIAL USE OF BUILDINGS

Table B.0: Number of Non-Residential Buildings by Type of Use and Council; Dar es Salaam Region, 2022 TBC

Council		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total		52,756	6,645	27,890	1,056	64	2,312	942	2,563	7,060	55	5,630	1,567
1	Kinondoni Municipal	12,543	2,471	6,243	265	22	436	280	599	1,627	9	967	414
2	Dar es Salaam City	15,870	1,693	9,008	309	10	599	279	759	1,900	27	1,841	427
3	Temeke Municipal	9,570	1,150	4,372	274	4	533	94	640	1,517	13	1,197	327
4	Kigamboni Municipal	4,036	324	2,057	72	18	217	94	121	576	2	559	100
5	Ubungu Municipal	10,737	1,007	6,210	136	10	527	195	444	1,440	4	1,066	299

1.1 KINONDONI MUNICIPAL COUNCIL: NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

Table B.1: Number of Non-Residential Buildings by Type of Use and Ward; Kinondoni Municipal Council, 2022 TBC

Ward		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total		12,543	2,471	6,243	265	22	436	280	599	1,627	9	967	414
1	Kigogo	175	12	72	4	0	19	1	16	32	0	26	10
2	Mzimuni	124	29	47	1	0	12	5	6	18	1	12	10
3	Magomeni	76	18	29	1	0	7	4	0	13	0	10	3
4	Ndugumbi	214	54	69	1	0	29	10	10	33	0	14	11
5	Tandale	126	14	42	2	1	24	2	8	21	0	20	7
6	Kijitonyama	994	233	542	8	1	34	30	32	77	0	34	47
7	Kinondoni	270	115	70	1	0	18	11	11	34	0	13	10
8	Hananasif	189	55	81	4	0	10	5	4	15	0	19	9
9	Mwananyamala	446	122	195	4	0	22	12	13	70	0	22	15
10	Makumbusho	171	44	63	4	0	10	4	3	29	1	20	11
11	Makongo	471	81	249	5	0	10	8	36	79	0	39	15
12	Mbezi Juu	464	72	271	38	0	14	6	20	49	0	31	7
13	Wazo	2,337	168	1496	57	2	55	18	72	267	4	207	102
14	Mabwepande	1,167	58	771	17	0	19	13	49	115	1	137	25

Ward		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
15	Bunju	1,188	96	666	18	0	32	23	78	197	1	103	31
16	Mbweni	371	35	169	6	2	6	7	29	70	0	48	10
17	Kunduchi	1,286	151	686	11	11	60	38	58	213	0	106	28
18	Kawe	773	224	319	12	1	32	21	28	113	0	54	21
19	Mikocheni	1,033	561	209	66	1	9	28	108	96	1	31	21
20	Msasani	668	329	197	5	3	14	34	18	86	0	21	21

1.2 DAR ES SALAAM CITY COUNCIL: NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

Table B.2: Number of Non-Residential Buildings by Type of Use and Ward; Dar es Salaam City Council, 2022 TBC

Ward		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total		15,870	1,693	9,008	309	10	599	279	759	1,900	27	1,841	427
1	Kariakoo	247	21	203	0	0	10	19	7	3	0	5	0
2	Jangwani	234	36	160	3	0	4	15	9	7	0	17	6
3	Gerezani	245	64	178	6	0	3	15	35	11	0	7	15
4	Kisutu	143	59	55	0	0	0	20	2	25	0	14	0
5	Mchafukoge	126	72	30	0	2	2	7	8	18	0	8	0
6	Upanga Mashariki	272	98	73	0	1	3	5	4	86	3	13	1
7	Upanga Magharibi	202	49	40	1	0	1	2	3	98	2	5	12
8	Kivukoni	236	176	42	0	1	5	7	0	33	7	9	3
9	Ilala	479	86	238	8	0	15	17	27	97	1	29	19
10	Mchikichini	251	31	156	16	0	10	14	12	20	0	11	0
11	Vingunguti	430	95	164	78	0	41	5	59	35	0	47	18
12	Kipawa	671	105	280	28	0	44	20	61	66	2	81	27
13	Buguruni	353	70	125	13	0	37	13	17	58	0	40	25
14	Kiwalani	321	67	96	24	0	19	4	45	53	0	34	15
15	Mnyamani	195	26	91	14	0	25	2	18	15	0	26	2

Ward		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
16	Minazi Mirefu	119	28	39	11	0	7	2	30	6	0	12	4
17	Tabata	706	98	436	7	0	23	12	35	46	0	44	41
18	Kinyerezi	739	47	421	13	0	28	27	29	102	1	87	20
19	Segerea	440	43	238	4	1	15	4	15	68	0	52	13
20	Kimanga	299	19	161	2	0	20	4	9	42	0	46	9
21	Liwiti	222	22	137	5	0	11	1	7	18	0	20	8
22	Bonyokwa	212	11	115	0	0	6	3	8	36	0	37	5
23	Kisukuru	264	12	141	0	0	11	2	7	39	0	44	13
24	Ukonga	523	44	320	3	0	24	4	20	58	2	77	9
25	Pugu	495	26	313	14	1	21	10	19	32	1	60	15
26	Msongola	1,115	46	712	10	3	23	6	38	114	3	152	38
27	Kitunda	462	17	274	7	0	13	0	37	56	0	61	12
28	Chanika	797	28	529	6	0	30	5	38	80	2	93	11
29	Kivule	806	24	510	9	0	22	1	25	105	0	112	12
30	Gongolamboto	563	39	311	5	0	29	13	18	100	0	62	6
31	Majohe	862	23	523	6	0	19	3	32	103	1	157	15
32	Zingiziwa	747	35	497	5	0	19	6	16	63	0	120	16
33	Buyuni	752	27	531	5	1	20	3	15	68	1	82	13
34	Pugu Station	423	20	278	3	0	8	2	25	20	1	63	7
35	Mzinga	452	12	294	2	0	10	1	14	66	0	55	10
36	Kipunguni	467	17	297	1	0	21	5	15	53	0	59	7

1.3 TEMEKE MUNICIPAL COUNCIL: NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

Table B.3: Number of Non-Residential Buildings by Type of Use and Ward; Temeke Municipal Council, 2022 TBC

Ward		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total		9,570	1,150	4,372	274	4	533	94	640	1,517	13	1,197	327
1	Miburani	326	92	129	2	0	16	8	9	78	5	29	12
2	Azimio	313	20	118	2	0	37	2	15	64	1	42	22
3	Tandika	241	25	89	3	0	28	4	2	52	0	28	15
4	Sandali	227	72	52	9	0	9	3	21	51	0	28	15
5	Temeke	402	63	152	40	0	25	5	40	77	0	18	26
6	Chang'ombe	506	148	150	75	0	2	2	147	25	1	16	46
7	Keko	265	81	91	22	1	42	6	48	15	1	14	16
8	Kurasini	497	235	97	24	0	2	9	83	55	0	10	14
9	Mtoni	278	52	122	11	0	17	3	12	43	2	27	8
10	Buza	223	21	118	1	0	17	1	13	24	0	34	5
11	Makangarawe	171	13	97	1	0	10	2	7	21	0	28	2
12	Yombo Vituka	406	19	199	1	1	28	6	25	72	0	59	8
13	Kilakala	195	16	91	0	0	14	1	6	41	0	27	3
14	Kijichi	467	22	256	6	0	16	5	26	75	0	66	11

Ward		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
15	Mbagala Kuu	417	25	185	7	0	37	4	16	88	1	53	12
16	Toangoma	1,382	59	787	5	0	42	9	45	241	0	197	32
17	Mianzini	312	18	137	4	1	16	4	10	51	0	72	9
18	Kibondemaji	264	21	129	2	0	36	2	12	24	0	37	9
19	Chamazi	1,505	56	838	17	1	71	6	53	237	1	224	28
20	Kilungule	283	11	140	2	0	14	4	14	36	1	63	10
21	Charambe	297	24	143	18	0	27	3	15	35	0	25	9
22	Mbagala	356	45	143	22	0	19	5	12	65	0	45	11
23	Kiburugwa	237	12	109	0	0	8	0	9	47	0	55	4

1.4 KIGAMBONI MUNICIPAL COUNCIL: NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

Table B.4: Number of Non-Residential Buildings by Type of Use and Ward; Kigamboni Municipal Council, 2022 TBC

Ward	Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total	4,036	324	2,057	72	18	217	94	121	576	2	559	100
1 Kigamboni	277	41	144	1	0	7	7	0	63	0	28	5
2 Tungi	342	23	161	3	1	26	7	20	46	0	42	26
3 Mjimwema	729	55	373	5	2	70	13	25	91	0	95	8
4 Kibada	331	36	186	14	0	8	11	13	44	0	34	5
5 Vijibweni	578	44	334	12	0	34	15	13	59	1	71	10
6 Kimbiji	216	23	81	9	3	20	4	8	31	0	38	3
7 Pembamnazi	216	15	98	3	1	1	8	4	40	0	43	3
8 Somangila	826	46	418	7	11	41	22	22	128	1	113	27
9 Kisarawe II	521	41	262	18	0	10	7	16	74	0	95	13

1.5 UBUNGO MUNICIPAL COUNCIL: NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

Table B.5: Number of Non-Residential Buildings by Type of Use and Ward; Ubungo Municipal Council, 2022 TBC

Ward		Total	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Institutions (Education and Health)	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total		10,737	1,007	6,210	136	10	527	195	444	1,440	4	1,066	299
1	Ubungo	821	217	439	12	2	39	24	28	118	0	37	36
2	Sinza	605	175	319	4	0	37	31	18	36	0	28	15
3	Manzese	403	34	150	1	0	114	40	15	36	1	25	30
4	Makurumla	156	8	64	1	0	14	5	7	45	0	16	8
5	Mburahati	101	24	37	7	1	4	2	2	12	0	14	11
6	Mabibo	386	89	139	17	1	37	9	25	73	1	44	9
7	Makuburi	404	61	207	18	0	17	4	10	51	0	47	18
8	Kimara	681	37	422	7	0	27	10	29	83	0	76	9
9	Saranga	1,157	62	734	9	0	46	8	53	139	1	112	19
10	Msigani	828	42	536	8	2	40	5	36	87	0	81	14
11	Kwembe	1,286	94	781	17	0	28	14	42	194	0	152	31
12	Kibamba	753	33	442	8	1	15	12	44	116	0	82	19
13	Mbezi	1,785	65	1,097	13	1	90	18	77	241	1	201	38
14	Goba	1,371	66	843	14	2	19	13	58	209	0	151	42

2. DAR ES SALAAM REGION: BUILDING OWNERSHIP STATUS

Table C.0: Number of Buildings by Ownership Status and Council; Dar es Salaam Region, 2022 TBC

Council		Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total		913,707	827,376	60,335	639	6,913	455	2,238	2,405	3,816	6,276	885	189	492	1,688
1	Kinondoni Municipal	157,843	140,246	11,073	112	1,756	134	512	602	1,374	1,284	324	69	127	230
2	Dar es Salaam City	295,150	269,215	18,003	260	2,388	142	523	692	820	2,066	169	84	128	660
3	Temeke Municipal	198,213	177,281	15,641	104	1,392	88	619	455	724	1,272	92	17	115	413
4	Kigamboni Municipal	68,800	63,686	2,522	82	668	27	275	273	375	521	185	5	40	141
5	Ubungu Municipal	193,701	176,948	13,096	81	709	64	309	383	523	1,133	115	14	82	244

2.1 KINONDONI MUNICIPAL COUNCIL: BUILDINGS OWNERSHIP STATUS

Table C.1: Number of Buildings by Ownership Status and Ward; Kinondoni Municipal Council, 2022 TBC

Ward	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Companies/Institutions	Religious Institutions	Private Companies -	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total	157,843	140,246	11,073	112	1,756	134	512	602	1,374	1,284	324	69	127	230
1 Kigogo	5,114	4,365	668	1	11	3	6	10	13	24	1	1	5	6
2 Mzimuni	2,000	1,659	272	2	14	1	4	16	7	18	2	0	3	2
3 Magomeni	1,615	1,352	225	0	4	1	7	3	1	14	1	0	2	5
4 Ndugumbi	3,073	2,400	527	1	45	1	34	10	4	23	1	0	25	2
5 Tandale	4,108	3,346	693	1	5	0	5	4	9	25	2	0	3	15
6 Kijitonyama	5,729	4,970	354	11	71	6	141	37	42	69	18	1	5	4
7 Kinondoni	2,096	1,687	287	3	46	0	4	7	37	16	5	0	4	0
8 Hananasif	2,921	2,296	444	14	46	5	12	3	39	20	10	5	17	10
9 Mwananyamala	4,541	3,765	484	6	160	4	23	15	29	29	11	0	10	5
10 Makumbusho	4,929	4,094	730	1	10	1	8	19	12	28	4	4	3	15
11 Makongo	5,757	5,226	298	2	10	4	13	107	31	53	6	0	1	6
12 Mbezi Juu	7,708	7,062	522	2	15	4	9	5	28	31	17	4	1	8

Ward		Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Companies/Institutions	Religious Institutions	Private Companies -	Joint Venture	Political Parties/Sports clubs	Mixed Owners
13	Wazo	30,606	28,458	1,484	6	175	9	50	32	113	228	13	4	10	24
14	Mabwepande	20,427	18,868	1,072	21	205	5	35	33	43	89	3	2	8	43
15	Bunju	17,545	16,447	771	9	18	6	54	12	45	149	8	0	8	18
16	Mbweni	5,706	5,327	188	2	15	2	16	29	6	98	2	0	2	19
17	Kunduchi	15,638	14,066	833	7	106	9	38	128	138	184	98	1	5	25
18	Kawe	9,029	7,856	722	17	139	4	10	14	155	70	27	0	5	10
19	Mikocheni	4,208	3,319	149	2	265	43	27	15	292	67	20	3	3	3
20	Msasani	5,093	3,683	350	4	396	26	16	103	330	49	75	44	7	10

2.2 DAR ES SALAAM CITY COUNCIL: BUILDINGS OWNERSHIP STATUS

Table C.2: Number of Buildings by Ownership Status and Ward; Dar es Salaam City Council, 2022 TBC

Ward	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total	295,150	269,215	18,003	260	2,388	142	523	692	820	2,066	169	84	128	660
1 Kariakoo	698	412	137	0	73	3	2	2	17	12	3	9	3	25
2 Jangwani	1,173	884	187	6	17	4	4	1	25	15	6	9	5	10
3 Gerezani	510	274	78	5	51	1	11	12	25	19	12	4	12	6
4 Kisutu	431	96	16	1	238	6	3	7	26	20	10	5	3	0
5 Mchafukoge	465	99	24	5	255	1	11	5	12	19	7	13	1	13
6 Upanga Mashariki	879	317	38	38	262	13	26	43	63	56	13	3	0	7
7 Upanga Magharibi	686	259	28	9	178	3	13	114	50	16	3	1	3	9
8 Kivukoni	392	94	6	5	156	15	4	55	25	27	1	3	0	1
9 Ilala	2,496	1,889	248	9	63	3	40	50	31	139	5	2	14	3
10 Mchikichini	2,136	1,518	190	2	335	5	13	28	21	17	1	2	2	2
11 Vingunguti	7,518	6,258	1,033	4	8	5	29	36	51	39	39	0	3	13
12 Kipawa	10,664	9,550	861	3	81	3	3	16	41	66	2	3	0	35

Ward		Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's/Private Company/Institutions	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports clubs	Mixed Owners
13	Buguruni	4,413	3,530	658	3	17	6	5	46	23	84	3	0	15	23
14	Kiwalani	4,445	3,809	482	1	21	0	19	27	40	27	11	0	5	3
15	Mnyamani	3,964	3,213	668	0	3	6	11	1	9	23	6	0	4	20
16	Minazi Mirefu	3,143	2,658	407	2	3	1	4	2	43	9	1	1	1	11
17	Tabata	7,362	6,644	471	3	85	2	18	8	44	62	2	3	3	17
18	Kinyerezi	12,152	11,376	586	10	11	3	21	7	12	100	5	5	2	14
19	Segerea	6,612	6,111	325	6	15	2	11	5	14	93	3	1	3	23
20	Kimanga	6,871	6,232	540	2	14	2	6	1	8	42	0	0	4	20
21	Liwiti	5,346	4,978	279	4	3	3	8	21	5	35	0	0	1	9
22	Bonyokwa	5,153	4,736	328	0	9	3	3	15	6	39	4	0	1	9
23	Kisukuru	6,263	5,865	315	0	5	1	1	4	9	41	1	2	0	19
24	Ukonga	10,867	9,741	832	9	77	2	10	58	21	101	0	0	2	14
25	Pugu	11,809	10,940	712	8	22	5	13	11	32	45	3	0	0	18
26	Msongola	27,068	25,797	902	8	9	5	33	36	23	150	8	4	9	84
27	Kitunda	7,330	6,738	475	2	3	2	22	0	7	66	7	0	2	6
28	Chanika	19,876	18,559	1,141	8	24	4	33	2	8	78	1	0	5	13
29	Kivule	18,787	17,266	1,292	18	11	1	17	25	23	105	2	2	5	20

Ward		Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports clubs	Mixed Owners
30	Gongolamboto	9,726	8,968	583	7	26	3	31	1	24	61	5	3	4	10
31	Majohe	25,141	23,732	1,170	5	19	7	15	4	17	111	1	6	4	50
32	Zingiziwa	19,003	18,079	668	1	11	4	30	5	15	133	1	0	1	55
33	Buyuni	23,196	21,761	955	66	264	3	21	9	10	68	3	3	4	29
34	Pugu Station	11,508	10,768	580	7	9	10	13	22	4	49	0	0	6	40
35	Mzinga	9,560	8,945	493	1	4	3	6	9	24	48	0	0	1	26
36	Kipunguni	7,507	7,119	295	2	6	2	13	4	12	51	0	0	0	3

2.3 TEMEKE MUNICIPAL COUNCIL: BUILDINGS OWNERSHIP STATUS

Table C.3: Number of Buildings by Ownership Status and Ward; Temeke Municipal Council, 2022 TBC

Ward		Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Command/Institutions	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total		198,213	177,281	15,641	104	1,392	88	619	455	724	1,272	92	17	115	413
1	Miburani	2,828	1,974	407	0	74	0	97	106	20	120	2	0	6	22
2	Azimio	6,395	5,088	1,158	1	20	1	56	0	7	32	2	0	9	21
3	Tandika	3,528	2,764	645	5	11	1	28	10	14	28	1	0	7	14
4	Sandali	4,169	3,151	796	4	136	1	6	9	5	43	0	0	5	13
5	Temeke	2,045	1,438	359	6	68	3	50	34	51	19	7	1	2	7
6	Chang'ombe	2,047	1,485	178	14	126	0	13	12	144	34	22	4	2	13
7	Keko	2,587	2,090	371	1	33	0	10	13	20	24	6	0	4	15
8	Kurasini	1,454	922	108	2	113	1	46	85	93	47	33	1	3	0
9	Mtoni	4,803	3,911	658	3	133	10	5	10	21	29	1	1	5	16
10	Buza	8,892	8,282	518	1	3	1	13	4	3	44	2	0	2	19
11	Makangarawe	5,499	4,973	468	2	3	1	8	4	6	28	0	0	4	2

Ward		Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Companies/Institutions	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports clubs	Mixed Owners
12	Yombo Vituka	9,689	8,732	771	5	17	1	29	5	17	76	4	0	5	27
13	Kilakala	4,650	4,187	390	0	2	2	14	13	2	34	0	0	2	4
14	Kijichi	10,548	9,725	674	3	6	9	5	38	13	60	0	1	6	8
15	Mbagala Kuu	10,179	9,126	876	8	20	2	32	27	9	49	0	0	6	24
16	Toangoma	28,853	26,491	1,336	6	517	13	66	37	150	173	6	0	8	50
17	Mianzini	12,089	11,149	824	3	11	2	9	1	16	47	1	0	4	22
18	Kibondemaji	5,627	5,147	408	1	2	4	12	1	6	30	0	0	3	13
19	Chamazi	39,982	37,600	1,882	28	57	30	46	11	62	194	4	1	4	63
20	Kilungule	11,269	10,515	668	4	7	1	5	3	10	49	0	0	1	6
21	Charambe	4,405	3,841	436	3	14	2	21	19	18	26	0	7	5	13
22	Mbagala	6,010	5,228	631	1	15	3	30	10	35	38	0	0	2	17
23	Kiburugwa	10,665	9,462	1,079	3	4	0	18	3	2	48	1	1	20	24

2.4 KIGAMBONI MUNICIPAL COUNCIL: BUILDINGS OWNERSHIP STATUS

Table C.4: Number of Buildings by Ownership Status and Ward; Kigamboni Municipal Council, 2022 TBC

Ward	Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private	Religious Institutions	Private Companies	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total	68,800	63,686	2,522	82	668	27	275	273	375	521	185	5	40	141
1 Kigamboni	3,181	2,662	342	2	8	1	56	59	14	31	1	0	3	2
2 Tungi	5,258	4,850	282	2	25	0	5	1	30	48	7	1	2	5
3 Mjimwema	11,695	10,929	435	8	28	5	44	26	35	100	2	3	8	72
4 Kibada	5,962	5,726	136	0	32	1	6	15	16	19	6	0	2	3
5 Vijibweni	13,213	12,386	572	2	22	1	16	58	71	62	5	0	2	16
6 Kimbiji	2,709	2,429	92	0	0	7	16	38	39	46	11	0	4	27
7 Pembamnazi	3,764	3,551	55	0	41	0	20	27	15	51	1	0	2	1
8 Somangila	14,142	12,851	423	3	448	6	96	25	48	79	150	1	8	4
9 Kisarawe II	8,876	8,302	185	65	64	6	16	24	107	85	2	0	9	11

2.5 UBUNGO MUNICIPAL COUNCIL: BUILDINGS OWNERSHIP STATUS

Table C.5: Number of Buildings by Ownership Status and Ward; Ubungo Municipal Council, 2022 TBC

Ward		Total	Individual Ownership	Co-ownership	Housing cooperatives	Parastatals/ Governmental institutions (TBA NHC WHCLAPF etc)	International organization/Diplomatic Institution	Local Government Authorities (LGA's)	Central Government	Non-Government Organizations (NGO's CBO's)/Private Company/Institutions	Religious Institutions	Private Companies)	Joint Venture	Political Parties/Sports clubs	Mixed Owners
Total		193,701	176,948	13,096	81	709	64	309	383	523	1,133	115	14	82	244
1	Ubungo	6,052	4,763	483	5	477	3	21	140	37	41	60	3	2	17
2	Sinza	4,641	4,285	187	6	15	1	10	28	23	39	10	1	16	20
3	Manzese	5,359	4,364	899	3	5	3	15	6	2	23	2	0	9	28
4	Makurumla	4,758	3,772	894	4	18	1	4	21	5	20	1	0	7	11
5	Mburahati	2,925	2,493	347	2	2	0	17	34	1	24	2	0	1	2
6	Mabibo	7,462	6,196	1,075	2	10	0	24	52	22	64	2	0	8	7
7	Makuburi	6,392	5,583	617	4	26	2	15	31	49	54	2	1	3	5
8	Kimara	16,114	14,996	971	5	5	8	10	2	15	82	2	1	3	14
9	Saranga	25,869	24,266	1,353	4	42	8	6	11	26	132	4	1	5	11
10	Msigani	16,119	15,057	874	3	20	9	12	11	41	70	6	2	2	12
11	Kwembe	23,195	21,263	1,540	9	28	7	33	22	60	172	7	1	8	45
12	Kibamba	9,917	9,145	594	5	17	4	43	8	18	58	9	0	4	12
13	Mbezi	34,467	32,262	1,712	17	21	10	56	12	132	206	2	2	10	25
14	Goba	30,431	28,503	1,550	12	23	8	43	5	92	148	6	2	4	35

3. DAR ES SALAAM REGION: BUILDINGS CATEGORIES

Table D.0: Number of Buildings by Building Category and Council; Dar es Salaam Region, 2022 TBC

Council		Total	Semi-detached	Terrace/Row of Houses	DetachedH Stand Alone House
Total		913,707	29,167	48,769	835,771
1	Kinondoni Municipal	157,843	6,224	10,092	141,527
2	Dar es Salaam City	295,150	7,734	14,285	273,131
3	Temeke Municipal	198,213	6,968	9,837	181,408
4	Kigamboni Municipal	68,800	1,587	3,119	64,094
5	Ubungo Municipal	193,701	6,654	11,436	175,611

3.1 KINONDONI MUNICIPAL COUNCIL: BUILDINGS CATEGORIES

Table D.1: Number of Buildings by BuildingCategory and Ward; Kinondoni Municipal Council, 2022 TBC

Ward		Total	Semi-detached	Terrace/Row of Houses	Detached/Stand Alone House
Total		157,843	6,224	10,092	141,527
1	Kigogo	5,114	158	241	4,715
2	Mzimuni	2,000	127	153	1,720
3	Magomeni	1,615	68	78	1,469
4	Ndugumbi	3,073	166	286	2,621
5	Tandale	4,108	247	230	3,631
6	Kijitonyama	5,729	419	766	4,544
7	Kinondoni	2,096	104	201	1,791
8	Hananasif	2,921	190	277	2,454
9	Mwananyamala	4,541	315	435	3,791
10	Makumbusho	4,929	227	348	4,354
11	Makongo	5,757	313	511	4,933
12	Mbezi Juu	7,708	280	692	6,736
13	Wazo	30,606	869	1,890	27,847
14	Mabwepande	20,427	287	499	19,641
15	Bunju	17,545	565	912	16,068
16	Mbweni	5,706	134	263	5,309
17	Kunduchi	15,638	572	961	14,105
18	Kawe	9,029	497	571	7,961
19	Mikocheni	4,208	205	315	3,688
20	Msasani	5,093	481	463	4,149

3.2 DAR ES SALAAM CITY COUNCIL: BUILDINGS CATEGORIES

Table D.2: Total Number of Buildings by Building Category and Ward; Dar es Salaam City Council, 2022 TBC

Ward		Total	Semi-detached	Terrace/Row of Houses	Detached/Stand Alone House
Total		295,150	7,734	14,285	273,131
1	Kariakoo	698	37	193	468
2	Jangwani	1,173	70	147	956
3	Gerezani	510	30	40	440
4	Kisutu	431	78	100	253
5	Mchafukoge	465	37	106	322
6	Upanga Mashariki	879	105	248	526
7	Upanga Magharibi	686	71	173	442
8	Kivukoni	392	93	89	210
9	Ilala	2,496	207	331	1,958
10	Mchikichini	2,136	124	165	1,847
11	Vingunguti	7,518	368	461	6,689
12	Kipawa	10,664	381	784	9,499
13	Buguruni	4,413	209	270	3,934
14	Kiwalani	4,445	213	292	3,940
15	Mnyamani	3,964	161	230	3,573
16	Minazi Mirefu	3,143	107	194	2,842
17	Tabata	7,362	403	592	6,367
18	Kinyerezi	12,152	404	676	11,072
19	Segerea	6,612	350	552	5,710
20	Kimanga	6,871	328	567	5,976
21	Liwiti	5,346	286	388	4,672
22	Bonyokwa	5,153	173	214	4,766
23	Kisukuru	6,263	200	342	5,721
24	Ukonga	10,867	526	981	9,360
25	Pugu	11,809	197	357	11,255
26	Msongola	27,068	244	639	26,185
27	Kitunda	7,330	189	571	6,570
28	Chanika	19,876	252	538	19,086
29	Kivule	18,787	339	684	17,764
30	Gongolamboto	9,726	209	497	9,020
31	Majohe	25,141	444	722	23,975
32	Zingiziwa	19,003	176	401	18,426

Ward		Total	Semi-detached	Terrace/Row of Houses	Detached/Stand Alone House
33	Buyuni	23,196	223	606	22,367
34	Pugu Station	11,508	145	284	11,079
35	Mzinga	9,560	131	389	9,040
36	Kipunguni	7,507	224	462	6,821

3.3 TEMEKE MUNICIPAL COUNCIL: BUILDINGS CATEGORIES

Table D.3: Total Number of Buildings by Building Category and Ward; Temeke Municipal Council, 2022 TBC

Ward		Total	Semi-detached	Terrace/Row of Houses	Detached/Stand Alone House
Total		198,213	6,968	9,837	181,408
1	Miburani	2,828	218	300	2,310
2	Azimio	6,395	279	373	5,743
3	Tandika	3,528	181	239	3,108
4	Sandali	4,169	174	254	3,741
5	Temeke	2,045	144	314	1,587
6	Chang'ombe	2,047	113	301	1,633
7	Keko	2,587	214	207	2,166
8	Kurasini	1,454	194	230	1,030
9	Mtoni	4,803	303	387	4,113
10	Buza	8,892	357	600	7,935
11	Makangarawe	5,499	325	328	4,846
12	Yombo Vituka	9,689	465	713	8,511
13	Kilakala	4,650	252	274	4,124
14	Kijichi	10,548	329	464	9,755
15	Mbagala Kuu	10,179	302	596	9,281
16	Toangoma	28,853	641	908	27,304
17	Mianzini	12,089	260	411	11,418
18	Kibondemaji	5,627	167	219	5,241
19	Chamazi	39,982	841	1,212	37,929
20	Kilungule	11,269	262	399	10,608
21	Charambe	4,405	323	285	3,797
22	Mbagala	6,010	247	343	5,420
23	Kiburugwa	10,665	377	480	9,808

3.4 KIGAMBONI MUNICIPAL COUNCIL: BUILDINGS CATEGORIES

Table D.4: Total Number of Buildings by Building Category and Ward; Kigamboni Municipal Council, 2022 TBC

Ward		Total	Semi-detached	Terrace/Row of Houses	Detached/Stand Alone House
Total		68,800	1,587	3,119	64,094
1	Kigamboni	3,181	206	361	2,614
2	Tungi	5,258	253	319	4,686
3	Mjimwema	11,695	249	442	11,004
4	Kibada	5,962	151	170	5,641
5	Vijibweni	13,213	353	742	12,118
6	Kimbiji	2,709	22	79	2,608
7	Pembamazi	3,764	8	87	3,669
8	Somangila	14,142	270	687	13,185
9	Kisarawe II	8,876	75	232	8,569

3.5 UBUNGO MUNICIPAL COUNCIL: BUILDINGS CATEGORIES

Table D.5: Number of Buildings by Building Category and Ward, Ubungo Municipal Council; 2022 TBC

Ward		Total	Semi detached	Terrace/Row of Houses	Detached/Stand Alone House
Total		193,701	6,654	11,436	175,611
1	Ubungo	6,052	455	800	4,797
2	Sinza	4,641	322	569	3,750
3	Manzese	5,359	429	519	4,411
4	Makurumla	4,758	255	330	4,173
5	Mburahati	2,925	224	194	2,507
6	Mabibo	7,462	530	706	6,226
7	Makuburi	6,392	406	550	5,436
8	Kimara	16,114	655	893	14,566
9	Saranga	25,869	921	1,789	23,159
10	Msigani	16,119	371	836	14,912
11	Kwembe	23,195	471	921	21,803
12	Kibamba	9,917	310	571	9,036
13	Mbezi	34,467	582	1,400	32,485
14	Goba	30,431	723	1,358	28,350

4. DAR ES SALAAM REGION: BUILDINGS CONDITIONS

Table E.0: Number of Buildings by Building Conditions and Council; Dar es Salaam Region, 2022 TBC

Council		Total	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair is in progress	Construction is in progress	Dormant construction
Total		814,875	358,493	259,217	99,114	3,142	14,968	67,236	12,705
1	Kinondoni Municipal	142,912	71,907	41,182	15,841	800	1,942	9,489	1,751
2	Dar es Salaam City	258,149	104,222	84,354	33,796	998	5,661	24,276	4,842
3	Temeke Municipal	183,331	76,005	65,714	24,214	549	2,750	11,213	2,886
4	Kigamboni Municipal	57,622	26,108	18,310	6,633	309	1,037	4,491	734
5	Ubungu Municipal	172,861	80,251	49,657	18,630	486	3,578	17,767	2,492

4.1 KINONDONI MUNICIPAL COUNCIL: BUILDINGS CONDITIONS

Table E:1: Number of Buildings by Building Conditions and Ward; Kinondoni Municipal Council, 2022 TBC

Ward		Total	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair is in progress	Construction is in progress	Dormant construction
Total		142,912	71,907	41,182	15,841	800	1,942	9,489	1,751
1	Kigogo	5,028	1,707	2,175	888	63	40	119	36
2	Mzimuni	1,971	1,105	575	206	33	15	26	11
3	Magomeni	1,582	724	508	238	77	10	20	5
4	Ndugumbi	3,004	1,265	1,217	381	17	52	40	32
5	Tandale	4,060	1,332	1,695	879	22	37	76	19
6	Kijitonyama	5,619	3,741	1,340	360	20	54	84	20
7	Kinondoni	2,059	1,228	590	188	4	17	25	7
8	Hananasif	2,874	1,352	1,065	356	33	21	29	18
9	Mwananyamala	4,478	2,410	1,400	531	22	50	44	21
10	Makumbusho	4,867	2,151	1,800	690	31	49	123	23
11	Makongo	5,439	2,920	1,617	525	13	69	253	42
12	Mbezi Juu	7,327	3,859	2,131	759	14	83	394	87
13	Wazo	26,657	12,643	7,381	2,751	114	532	2,705	531
14	Mabwepande	15,085	5,376	4,029	2,062	115	320	2,916	267
15	Bunju	15,765	8,190	4,368	1,611	70	182	1,130	214
16	Mbweni	4,804	2,434	1,080	579	23	75	481	132
17	Kunduchi	14,519	7,800	4,091	1,518	63	189	689	169
18	Kawe	8,723	5,337	2,243	719	27	73	249	75
19	Mikocheni	4,089	2,864	863	239	12	40	48	23
20	Msasani	4,962	3,469	1,014	361	27	34	38	19

4.2 DAR ES SALAAM CITY COUNCIL: BUILDINGS CONDITIONS

Table E:2: Number of Buildings by Building Conditions and Ward; Dar es Salaam City Council, 2022 TBC

	Ward	Total	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human	Renovation/repair is in	Construction is in progress	Dormant construction
Total		258,149	104,222	84,354	33,796	998	5,661	24,276	4,842
1	Kariakoo	693	432	184	38	0	10	25	4
2	Jangwani	1,147	616	240	90	155	10	25	11
3	Gerezani	506	324	128	24	2	0	17	11
4	Kisutu	427	308	90	18	1	6	4	0
5	Mchafukoge	458	246	172	28	2	4	5	1
6	Upanga Mashariki	868	654	174	26	5	1	5	3
7	Upanga Magharibi	667	535	100	21	1	7	3	0
8	Kivukoni	388	272	84	18	0	12	1	1
9	Ilala	2,451	1,620	598	137	7	22	44	23
10	Mchikichini	2,111	868	775	300	57	7	27	77
11	Vingunguti	7,417	2,546	3,330	1,251	33	73	132	52
12	Kipawa	10,192	4,937	3,346	1,095	36	182	435	161
13	Buguruni	4,351	2,069	1,629	534	11	29	52	27
14	Kiwalani	4,327	1,531	1,888	703	19	41	110	35
15	Mnyamani	3,902	1,284	1,750	682	16	51	89	30
16	Minazi Mirefu	3,109	1,059	1,458	487	4	23	63	15
17	Tabata	7,230	3,974	2,254	732	30	61	133	46
18	Kinyerezi	10,716	5,493	2,824	1,011	32	247	936	173
19	Segerea	6,371	3,910	1,603	528	19	73	183	55
20	Kimanga	6,643	3,386	2,095	761	8	109	222	62
21	Liwiti	5,154	2,494	1,870	534	12	70	124	50
22	Bonyokwa	4,526	1,986	1,299	401	9	101	593	137
23	Kisukuru	5,886	3,076	1,576	543	9	109	480	93
24	Ukonga	10,417	5,216	3,324	1,172	18	206	382	99
25	Pugu	10,304	3,511	3,380	1,598	34	231	1,257	293
26	Msongola	21,009	6,209	7,048	3,141	130	592	3,393	496
27	Kitunda	6,790	2,743	2,363	1,073	19	69	440	83
28	Chanika	15,628	4,806	5,407	2,295	42	500	2,179	399
29	Kivule	15,878	5,911	4,740	2,060	39	504	2,273	351
30	Gongolamboto	9,067	3,853	3,100	1,206	27	122	626	133

Ward		Total	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human	Renovation/repair is in	Construction is in progress	Dormant construction
31	Majohe	21,902	7,747	7,522	3,342	50	483	2,259	499
32	Zingiziwa	14,507	4,145	4,724	2,330	49	487	2,308	464
33	Buyuni	18,213	6,152	5,737	2,433	50	705	2,615	521
34	Pugu Station	9,705	3,197	3,172	1,502	37	242	1,392	163
35	Mzinga	8,276	3,181	2,561	1,125	24	185	1,027	173
36	Kipunguni	6,913	3,931	1,809	557	11	87	417	101

4.3 TEMEKE MUNICIPAL COUNCIL: BUILDINGS CONDITIONS

Table E:3: Number of Buildings by Building Conditions and Ward; Temeke Municipal Council, 2022 TBC

Ward		Total	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair is in progress	Construction is in progress	Domant construction
Total		183,331	76,005	65,714	24,214	549	2,750	11,213	2,886
1	Miburani	2,785	1,552	888	257	12	22	40	14
2	Azimio	6,290	2,777	2,297	966	29	50	120	51
3	Tandika	3,478	1,486	1,309	535	9	31	84	24
4	Sandali	4,101	1,561	1,687	680	11	42	94	26
5	Temeke	2,008	1,082	644	230	9	19	21	3
6	Chang'ombe	2,023	1,396	441	142	6	16	19	3
7	Keko	2,561	1,277	882	329	13	22	33	5
8	Kurasini	1,437	1,061	268	89	4	6	7	2
9	Mtoni	4,707	2,251	1,594	622	20	54	133	33
10	Buza	8,604	3,835	3,073	1,128	11	132	336	89
11	Makangarawe	5,364	2,749	1,796	623	7	46	114	29
12	Yombo Vituka	9,347	4,239	3,238	1,224	22	150	359	115
13	Kilakala	4,526	1,881	1,707	696	15	55	109	63
14	Kijichi	9,946	4,214	3,686	1,373	27	110	418	118
15	Mbagala Kuu	9,703	3,674	3,840	1,524	29	94	401	141
16	Toangoma	23,909	9,667	7,484	2,635	93	544	2,949	537
17	Mianzini	11,144	4,493	4,151	1,224	34	186	815	241
18	Kibondemaji	5,403	2,284	1,912	788	21	65	244	89
19	Chamazi	35,193	13,542	12,155	4,530	71	711	3,439	745
20	Kilungule	10,600	4,193	3,971	1,389	27	163	626	231
21	Charambe	4,269	1,726	1,758	567	9	37	115	57
22	Mbagala	5,795	1,912	2,605	974	34	95	123	52
23	Kiburugwa	10,138	3,153	4,328	1,689	36	100	614	218

4.4 KIGAMBONI MUNICIPAL COUNCIL: BUILDINGS CONDITIONS

Table E:4: Number of Buildings by Building Conditions and Ward; Kigamboni Municipal Council, 2022 TBC

Ward		Total	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair is in progress	Construction is in progress	Dormant construction
Total		57,622	26,108	18,310	6,633	309	1,037	4,491	734
1	Kigamboni	3,076	1,257	1,279	393	20	25	79	23
2	Tungi	4,904	2,345	1,670	521	13	54	234	67
3	Mjimwema	9,722	4,382	2,974	1,136	39	172	852	167
4	Kibada	4,972	2,929	1,145	324	23	118	407	26
5	Vijibweni	11,552	5,507	3,615	1,374	19	198	726	113
6	Kimbiji	2,311	895	713	407	39	28	192	37
7	Pembamazi	3,172	1,099	1,230	572	27	26	190	28
8	Somangila	10,959	5,046	3,224	1,183	75	222	1,002	207
9	Kisarawe II	6,954	2,648	2,460	723	54	194	809	66

4.5 UBUNGO MUNICIPAL COUNCIL: BUILDINGS CONDITIONS

Table E:5: Number of Buildings by Building Conditions and Ward; Ubungo Municipal Council; 2022 TBC

Ward		Total	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair is in progress	Construction is in progress	Dormant construction
Total		172,861	80,251	49,657	18,630	486	3,578	17,767	2,492
1	Ubungo	5,935	3,316	1,834	576	19	54	112	24
2	Sinza	4,571	3,307	901	257	8	41	43	14
3	Manzese	5,289	2,219	2,108	790	20	60	65	27
4	Makurumla	4,711	1,806	1,937	796	24	43	75	30
5	Mburahati	2,872	1,250	1,092	404	5	31	71	19
6	Mabibo	7,380	3,211	2,915	1,042	11	64	105	32
7	Makuburi	6,165	3,045	2,008	758	19	84	199	52
8	Kimara	15,186	7,377	4,485	1,557	28	235	1,271	233
9	Saranga	23,669	11,325	6,853	2,731	72	488	1,837	363
10	Msigani	14,501	6,450	4,157	1,644	37	387	1,600	226
11	Kwembe	19,424	7,711	5,092	1,960	52	515	3,755	339
12	Kibamba	8,566	4,045	2,364	961	32	234	780	150
13	Mbezi	28,526	13,317	7,452	2,513	91	673	4,055	425
14	Goba	26,066	11,872	6,459	2,641	68	669	3,799	558

5. DAR ES SALAAM REGION: INDIVIDUALLY OWNED BUILDINGS /UNITS BY SEX OF OWNER

Table F.0: Number of Individually Owned Buildings/Units by Sex of Owner and Council; Dar es Salaam Region, 2022 TBC

Council		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		1,016,867	662,715	268,356	57,953	14,296	13,547
1	Kinondoni Municipal	183,875	116,386	51,213	10,038	3,162	3,076
2	Dar es Salaam City	328,630	212,034	85,261	20,761	5,432	5,142
3	Temeke Municipal	213,730	140,484	56,866	11,170	2,729	2,481
4	Kigamboni Municipal	74,444	50,095	18,047	4,409	1,010	883
5	Ubungu Municipal	216,188	143,716	56,969	11,575	1,963	1,965

5.1 KINONDONI COUNCIL: INDIVIDUALLY OWNED BUILDINGS/UNITS BY SEX OF OWNER

**Table F.1: Number of Individually Owned Buildings/Units by Sex of Owner and Ward;
Kinondoni Municipal Council, 2022 TBC**

Ward		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		183,875	116,386	51,213	10,038	3,162	3,076
1	Kigogo	5,440	3,466	1,516	361	55	42
2	Mzimuni	2,809	1,788	835	91	53	42
3	Magomeni	2,087	1,321	608	81	41	36
4	Ndugumbi	4,145	2,350	1,155	311	167	162
5	Tandale	4,328	2,905	1,121	221	44	37
6	Kijitonyama	7,384	4,613	2,251	279	115	126
7	Kinondoni	2,644	1,620	795	134	45	50
8	Hananasif	3,881	2,256	1,208	224	99	94
9	Mwananyamala	5,778	3,445	1,810	303	125	95
10	Makumbusho	5,579	3,494	1,718	256	55	56
11	Makongo	7,433	4,757	2,219	280	89	88
12	Mbezi Juu	9,142	6,061	2,622	367	54	38
13	Wazo	32,966	21,921	8,450	1,964	314	317
14	Mabwepande	21,069	14,227	5,161	1,221	223	237
15	Bunju	19,326	12,454	5,795	769	142	166
16	Mbweni	6,209	3,691	1,862	413	125	118
17	Kunduchi	18,219	11,252	5,240	943	387	397
18	Kawe	10,919	6,791	3,210	538	213	167
19	Mikocheni	5,630	3,195	1,571	356	248	260
20	Msasani	8,887	4,779	2,066	926	568	548

5.2 DAR ES SALAAM CITY COUNCIL: INDIVIDUALLY OWNED BUILDINGS/UNITS BY SEX OF OWNER

Table F.2: Number of Individually Owned Buildings/Units by Sex of Owner and Ward; Dar es Salaam City Council, 2022 TBC

Ward		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		328,630	212,034	85,261	20,761	5,432	5,142
1	Kariakoo	1,953	1,129	326	222	168	108
2	Jangwani	3,203	2,098	626	206	129	144
3	Gerezani	1,547	987	246	127	94	93
4	Kisutu	2,013	757	338	311	290	317
5	Mchafukoge	2,254	839	390	359	337	329
6	Upanga Mashariki	2,693	1,046	513	412	387	335
7	Upanga Magharibi	3,205	1,133	670	495	473	434
8	Kivukoni	991	349	198	170	135	139
9	Ilala	3,755	2,404	904	169	149	129
10	Mchikichini	2,794	1,493	746	236	176	143
11	Vingunguti	7,776	5,019	2,308	307	73	69
12	Kipawa	12,045	7,733	3,555	559	96	102
13	Buguruni	4,998	3,149	1,463	202	103	81
14	Kiwalani	4,803	3,158	1,305	189	89	62
15	Mnyamani	4,107	2,661	1,158	209	47	32
16	Minazi Mirefu	3,374	2,110	993	174	48	49
17	Tabata	8,449	5,500	2,444	284	129	92
18	Kinyerezi	13,491	9,217	3,375	736	96	67
19	Segerea	8,056	5,025	2,641	293	56	41
20	Kimanga	8,025	5,077	2,456	406	50	36
21	Liwiti	6,368	4,120	2,021	155	38	34
22	Bonyokwa	5,594	3,853	1,261	347	64	69
23	Kisukuru	7,081	4,924	1,811	302	21	23
24	Ukonga	12,206	7,762	3,542	650	134	118
25	Pugu	12,617	8,191	3,531	706	88	101
26	Msongola	27,405	18,458	6,286	1,962	358	341
27	Kitunda	7,996	5,416	2,105	384	46	45
28	Chanika	20,358	12,815	5,485	1,620	208	230
29	Kivule	19,721	13,403	4,888	1,169	137	124
30	Gongolamboto	10,427	7,045	2,708	512	74	88
31	Majohe	26,030	17,506	6,702	1,321	244	257

Ward		Total	Male	Female	Both Male and Female	Both Males	Both Females
32	Zingiziwa	19,373	11,949	5,073	1,721	340	290
33	Buyuni	23,693	14,991	5,825	2,250	286	341
34	Pugu Station	11,823	8,084	2,763	675	141	160
35	Mzinga	10,152	7,008	2,395	608	68	73
36	Kipunguni	8,254	5,625	2,210	313	60	46

5.3 TEMEKE MUNICIPAL COUNCIL: INDIVIDUALLY OWNED BUILDINGS /UNITS BY SEX OF OWNER

Table F.3: Number of Individually Owned Buildings/Units by Sex of Owner and Ward; Temeke Municipal Council, 2022 TBC

Ward		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		213,730	140,484	56,866	11,170	2,729	2,481
1	Miburani	3,534	2,126	896	246	131	135
2	Azimio	6,686	4,415	1,692	405	94	80
3	Tandika	4,202	2,737	1,028	278	85	74
4	Sandali	4,499	2,785	1,229	331	88	66
5	Temeke	2,664	1,596	694	193	107	74
6	Chang'ombe	2,395	1,326	676	165	105	123
7	Keko	2,862	1,834	780	124	67	57
8	Kurasini	2,222	1,085	556	195	228	158
9	Mtoni	5,200	3,425	1,338	295	81	61
10	Buza	10,035	6,842	2,820	280	48	45
11	Makangarawe	6,201	4,224	1,773	149	35	20
12	Yombo Vituka	10,790	7,029	3,042	561	90	68
13	Kilakala	4,835	3,324	1,242	200	38	31
14	Kijichi	11,714	8,016	3,031	452	108	107
15	Mbagala Kuu	10,957	7,140	3,157	513	71	76
16	Toangoma	30,863	20,292	7,357	1,901	645	668
17	Mianzini	12,550	8,403	3,320	654	88	85
18	Kibondemaji	5,973	4,098	1,515	239	71	50
19	Chamazi	41,610	27,413	11,341	2,262	298	296
20	Kilungule	11,949	7,989	3,269	586	55	50
21	Charambe	4,638	2,925	1,411	218	51	33
22	Mbagala	6,378	4,292	1,704	269	64	49
23	Kiburugwa	10,973	7,168	2,995	654	81	75

5.4 KIGAMBONI MUNICIPAL COUNCIL: INDIVIDUALLY OWNED BUILDINGS /UNITS BY SEX OF OWNER

Table F.4: Number of Individually Owned Buildings/Units by Sex of Owner and Ward; Kigamboni Municipal Council, 2022 TBC

Ward		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		74,444	50,095	18,047	4,409	1,010	883
1	Kigamboni	3,433	2,213	900	210	59	51
2	Tungi	5,667	3,864	1,528	190	45	40
3	Mjimwema	12,825	8,585	3,303	720	121	96
4	Kibada	6,323	4,502	1,351	398	34	38
5	Vijibweni	14,886	10,015	3,697	954	117	103
6	Kimbiji	2,803	1,835	729	120	62	57
7	Pembamnazi	3,860	2,652	1,028	105	39	36
8	Somangila	15,448	10,020	3,502	1,133	424	369
9	Kisarawe II	9,199	6,409	2,009	579	109	93

5.5 UBUNGO MUNICIPAL COUNCIL: INDIVIDUALLY OWNED BUILDINGS /UNITS BY SEX OF OWNER

Table F.5: Number of Individually Owned Buildings/Units by Sex of Owner and Ward; Ubungo Municipal Council, 2022 TBC

Ward		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		216,188	143,716	56,969	11,575	1,963	1,965
1	Ubungo	8,450	4,440	2,557	620	407	426
2	Sinza	6,074	3,795	2,042	126	56	55
3	Manzese	5,691	3,778	1,586	232	49	46
4	Makurumla	5,143	3,320	1,445	280	51	47
5	Mburahati	3,172	2,044	926	149	28	25
6	Mabibo	8,227	5,351	2,377	355	85	59
7	Makuburi	7,869	5,070	2,261	391	66	81
8	Kimara	18,217	12,254	4,881	900	100	82
9	Saranga	30,252	20,407	8,099	1,437	152	157
10	Msigani	17,582	11,684	4,972	779	82	65
11	Kwembe	25,141	17,118	5,938	1,585	257	243
12	Kibamba	10,697	6,968	2,757	715	118	139
13	Mbezi	37,118	25,066	9,278	2,233	262	279
14	Goba	32,555	22,421	7,850	1,773	250	261

6. DAR ES SALAAM REGION: BASIC SERVICES

Table G.0: Number of Buildings by Type of Basic Services and Council; Dar es Salaam Region, 2022 TBC

Council		Unit Number	Electricity (TANES)	Other forms of Electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for People with
Total		1,016,867	701,661	74,655	574,378	847,250	765,446	58,780
1	Kinondoni Municipal	183,875	137,881	15,133	121,052	157,142	136,742	11,817
2	Dar es Salaam City	328,630	214,893	27,992	172,811	266,926	252,160	18,484
3	Temeke Municipal	213,730	149,188	13,165	119,936	185,546	148,049	11,941
4	Kigamboni Municipal	74,444	40,474	8,847	42,875	58,538	59,598	3,613
5	Ubungu Municipal	216,188	159,225	9,518	117,704	179,098	168,897	12,925

6.1 KINONDONI MUNICIPAL COUNCIL: BASIC SERVICES

Table G.1: Number of Buildings by Type of Basic Services and Ward; Kinondoni Municipal Council, 2022 TBC

Ward		Unit Number	Electricity (TANESCO)	Other forms of Electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total		183,875	137,881	15,133	121,052	157,142	136,742	11,817
1	Kigogo	5,440	4,304	127	2,290	4,936	2,678	176
2	Mzimuni	2,809	2,636	178	2,170	2,604	1,552	277
3	Magomeni	2,087	1,669	24	1,293	1,735	1,084	145
4	Ndugumbi	4,145	3,739	72	2,375	3,807	2,170	277
5	Tandale	4,328	3,536	67	1,297	4,075	3,000	311
6	Kijitonyama	7,384	6,882	360	6,126	6,568	5,271	576
7	Kinondoni	2,644	2,487	121	2,040	2,353	1,830	147
8	Hananasif	3,881	3,569	308	2,984	3,664	2,492	335
9	Mwananyamala	5,778	5,365	205	4,491	5,358	3,666	642
10	Makumbusho	5,579	4,958	118	3,333	5,137	3,638	278
11	Makongo	7,433	6,441	256	6,160	6,668	5,167	490
12	Mbezi Juu	9,142	7,828	258	7,088	8,192	6,312	726
13	Wazo	32,966	22,140	1,796	15,874	26,429	27,373	1,932
14	Mabwepande	21,069	7,338	3,518	9,715	14,839	18,734	1,130
15	Bunju	19,326	13,507	1,184	14,175	16,495	16,285	1,048
16	Mbweni	6,209	3,931	364	4,251	4,864	5,195	303
17	Kunduchi	18,219	14,422	1,113	13,882	15,874	13,792	1,031
18	Kawe	10,919	9,706	773	8,641	9,934	8,037	1,015
19	Mikocheni	5,630	5,180	830	4,977	5,266	3,882	362
20	Msasani	8,887	8,243	3,461	7,890	8,344	4,584	616

6.2 DAR ES SALAAM CITY COUNCIL: BASIC SERVICES

Table G.2: Number of Buildings by Type of Basic Services and Ward; Dar es Salaam City Council, 2022 TBC

Ward		Unit Number	Electricity (TANESCO)	Other forms of Electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total		328,630	214,893	27,992	172,811	266,926	252,160	18,484
1	Kariakoo	1,953	1,886	114	1,786	1,826	656	71
2	Jangwani	3,203	2,807	256	2,610	2,806	948	114
3	Gerezani	1,547	1,485	176	1,251	1,287	507	59
4	Kisutu	2,013	1,941	164	1,908	1,909	415	69
5	Mchafukoge	2,254	2,187	482	2,113	2,122	463	70
6	Upanga Mashariki	2,693	2,541	848	2,571	2,542	858	130
7	Upanga Magharibi	3,205	3,101	1,415	3,064	3,071	672	166
8	Kivukoni	991	972	273	938	947	389	130
9	Ilala	3,755	3,518	211	3,138	3,428	2,323	320
10	Mchikichini	2,794	2,090	87	1,809	2,461	1,080	122
11	Vingunguti	7,776	6,062	315	3,364	7,209	5,957	348
12	Kipawa	12,045	9,774	467	7,705	10,481	9,332	841
13	Buguruni	4,998	4,394	147	3,613	4,630	3,622	263
14	Kiwalani	4,803	4,023	234	2,887	4,404	4,135	174
15	Mnyamani	4,107	3,184	101	1,892	3,706	2,997	177
16	Minazi Mirefu	3,374	2,550	120	1,570	3,002	2,141	136
17	Tabata	8,449	7,265	231	5,929	7,601	5,794	588
18	Kinyerezi	13,491	10,010	477	7,329	11,043	11,143	1,198
19	Segerea	8,056	7,183	264	6,610	7,199	6,037	723
20	Kimanga	8,025	7,189	158	6,642	7,498	5,661	534
21	Liwiti	6,368	5,696	181	5,017	5,805	4,277	511
22	Bonyokwa	5,594	3,984	218	3,438	4,629	4,464	216
23	Kisukuru	7,081	5,917	163	5,348	6,384	5,589	380
24	Ukonga	12,206	9,983	410	6,252	10,544	8,976	810
25	Pugu	12,617	8,015	720	6,231	10,301	10,553	936
26	Msongola	27,405	9,006	5,158	10,214	19,314	23,645	1,984
27	Kitunda	7,996	6,009	262	5,804	6,801	5,989	447
28	Chanika	20,358	9,058	2,695	5,496	14,653	17,052	1,036
29	Kivule	19,721	11,798	1,509	12,674	15,103	17,413	863

Ward		Unit Number	Electricity (TANESCO)	Other forms of Electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
30	Gongolamboto	10,427	7,436	446	4,304	9,025	7,607	394
31	Majohe	26,030	16,533	1,453	11,492	20,854	20,878	1,247
32	Zingiziwa	19,373	6,865	3,486	4,196	13,132	16,527	418
33	Buyuni	23,693	11,271	2,611	7,150	16,854	19,110	1,394
34	Pugu Station	11,823	5,752	1,550	2,829	8,948	9,242	398
35	Mzinga	10,152	6,818	449	7,546	8,423	8,620	859
36	Kipunguni	8,254	6,590	141	6,091	6,984	7,088	358

6.3 TEMEKE MUNICIPAL COUNCIL: BASIC SERVICES

Table G.3: Number of Buildings by Type of Basic Services and Ward; Temeke Municipal Council, 2022 TBC

Ward		Unit Number	Electricity (TANESCO/ZECO)	Other forms of Electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total		213,730	149,188	13,165	119,936	185,546	148,049	11,941
1	Miburani	3,534	3,285	126	2,440	3,234	2,260	371
2	Azimio	6,686	4,972	292	2,703	6,083	5,067	424
3	Tandika	4,202	3,576	118	2,537	3,923	2,985	212
4	Sandali	4,499	3,645	127	2,489	4,157	3,154	227
5	Temeke	2,664	2,327	243	1,967	2,441	1,885	368
6	Chang'ombe	2,395	2,174	335	1,769	2,163	1,736	100
7	Keko	2,862	2,329	148	1,470	2,615	1,514	116
8	Kurasini	2,222	1,865	343	1,711	1,899	1,222	105
9	Mtoni	5,200	4,034	336	2,643	4,825	3,569	511
10	Buza	10,035	8,117	288	7,285	9,151	6,973	415
11	Makangarawe	6,201	5,170	182	4,083	5,767	3,969	97
12	Yombo Vituka	10,790	8,988	322	6,420	9,728	7,284	544
13	Kilakala	4,835	3,698	161	2,750	4,442	3,397	333
14	Kijichi	11,714	9,011	650	7,592	10,525	8,295	647
15	Mbagala Kuu	10,957	8,428	454	5,561	9,851	7,022	362
16	Toangoma	30,863	16,030	3,215	17,443	23,771	21,668	1,679
17	Mianzini	12,550	7,657	902	4,932	10,566	7,309	481
18	Kibondemaji	5,973	4,183	330	2,121	5,227	3,420	348
19	Chamazi	41,610	25,633	2,916	25,574	34,579	32,893	3,081
20	Kilungule	11,949	8,637	552	5,905	10,623	7,844	380
21	Charambe	4,638	3,530	221	2,173	4,353	3,371	265
22	Mbagala	6,378	4,674	289	3,263	5,757	3,954	426
23	Kiburugwa	10,973	7,225	615	5,105	9,866	7,258	449

6.4 KIGAMBONI MUNICIPAL COUNCIL: BASIC SERVICES

Table G.4: Number of Buildings by Type of Basic Services and Ward; Kigamboni Municipal Council, 2022 TBC

Ward	Unit Number	Electricity (TANESCO)	Other forms of Electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total	74,444	40,474	8,847	42,875	58,538	59,598	3,613
1 Kigamboni	3,433	2,830	169	2,488	3,066	2,921	369
2 Tungi	5,667	4,512	172	3,734	4,954	4,539	345
3 Mjimwema	12,825	7,922	924	7,471	10,037	10,303	445
4 Kibada	6,323	3,864	489	4,317	5,203	5,426	149
5 Vijibweni	14,886	10,854	502	11,626	12,542	11,030	1,127
6 Kimbiji	2,803	942	632	1,020	2,149	2,471	175
7 Pembamnazi	3,860	879	892	898	2,690	2,921	128
8 Somangila	15,448	6,160	2,802	7,361	10,957	12,357	621
9 Kisarawe II	9,199	2,511	2,265	3,960	6,940	7,630	254

6.5 UBUNGO MUNICIPAL COUNCIL: BASIC SERVICES

Table G.5: Number of Buildings by Type of Basic Services and Ward; Ubungo Municipal Council, 2022 TBC

Ward	Unit Number	Electricity (TANESCO)	Other forms of Electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total	216,188	159,225	9,518	117,704	179,098	168,897	12,925
1 Ubungo	8,450	7,695	301	6,969	7,486	5,164	638
2 Sinza	6,074	5,838	233	5,589	5,738	4,239	558
3 Manzese	5,691	4,973	147	2,641	5,290	4,279	467
4 Makurumla	5,143	4,409	83	1,993	4,693	3,547	246
5 Mburahati	3,172	2,645	61	1,601	2,836	2,046	59
6 Mabibo	8,227	7,349	202	4,928	7,329	5,449	568
7 Makuburi	7,869	7,144	201	6,426	7,202	5,536	424
8 Kimara	18,217	14,951	530	13,894	16,155	14,359	1,189
9 Saranga	30,252	23,931	949	21,016	26,086	22,744	1,896
10 Msigani	17,582	13,158	534	9,866	15,009	13,417	867
11 Kwembe	25,141	15,180	1,821	12,216	19,283	20,548	988
12 Kibamba	10,697	7,497	440	7,594	8,724	9,202	830
13 Mbezi	37,118	23,200	2,159	12,212	28,123	31,293	2,311
14 Goba	32,555	21,255	1,857	10,759	25,144	27,074	1,884

7. DAR ES SALAAM REGION: LAND SURVEY STATUS

Table H.0: Number of Buildings by Land Survey Status and Council; Dar es Salaam Region, 2022 TBC

Council		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		913,707	414,859	293,299	136,531	69,018
1	Kinondoni Municipal	157,843	89,128	40,722	20,027	7,966
2	Dar es Salaam City	295,150	114,716	104,982	47,987	27,465
3	Temeke Municipal	198,213	89,992	66,586	27,081	14,554
4	Kigamboni Municipal	68,800	23,613	29,947	7,878	7,362
5	Ubungu Municipal	193,701	97,410	51,062	33,558	11,671

7.1 KINONDONI MUNICIPAL COUNCIL: LAND SURVEY STATUS

Table H.1: Number of Building Plots by Land Survey Status and Ward; Kinondoni Municipal Council, 2022 TBC

Ward		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		157,843	89,128	40,722	20,027	7,966
1	Kigogo	5,114	1,236	2,385	1,210	283
2	Mzimuni	2,000	1,516	283	146	55
3	Magomeni	1,615	824	527	189	75
4	Ndugumbi	3,073	1,705	647	516	205
5	Tandale	4,108	1,349	1,390	1,017	352
6	Kijitonyama	5,729	4,722	609	277	121
7	Kinondoni	2,096	1,406	472	152	66
8	Hananasif	2,921	2,351	377	106	87
9	Mwananyamala	4,541	3,022	737	585	197
10	Makumbusho	4,929	2,242	1,956	448	283
11	Makongo	5,757	4,632	452	511	162
12	Mbezi Juu	7,708	3,403	3,384	540	381
13	Wazo	30,606	15,828	7,482	5,328	1,968
14	Mabwepande	20,427	5,817	11,366	2,217	1,027
15	Bunju	17,545	11,069	2,180	3,240	1,056
16	Mbweni	5,706	3,855	1,127	227	497
17	Kunduchi	15,638	10,467	2,897	1,590	684
18	Kawe	9,029	6,433	1,329	957	310
19	Mikocheni	4,208	3,433	413	317	45
20	Msasani	5,093	3,818	709	454	112

7.2 DAR ES SALAAM CITY COUNCIL: LAND SURVEY STATUS

Table H.2: Number of Building Plots by Land Survey Status and Ward; Dar es Salaam City Council, 2022 TBC

Ward		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		295,150	114,716	104,982	47,987	27,465
1	Kariakoo	698	658	8	3	29
2	Jangwani	1,173	855	281	15	22
3	Gerezani	510	500	1	7	2
4	Kisutu	431	412	1	4	14
5	Mchafukoge	465	437	1	1	26
6	Upanga Mashariki	879	821	7	1	50
7	Upanga Magharibi	686	647	25	4	10
8	Kivukoni	392	379	1	1	11
9	Ilala	2,496	2,259	107	91	39
10	Mchikichini	2,136	1,054	755	150	177
11	Vingunguti	7,518	2,505	3,238	1,213	562
12	Kipawa	10,664	5,013	3,733	1,099	819
13	Buguruni	4,413	2,276	1,258	563	316
14	Kiwalani	4,445	3,447	430	492	76
15	Mnyamani	3,964	996	1,942	809	217
16	Minazi Mirefu	3,143	1,073	1,108	698	264
17	Tabata	7,362	4,696	871	1,491	304
18	Kinyerezi	12,152	5,289	4,806	943	1,114
19	Segerea	6,612	4,508	1,121	566	417
20	Kimanga	6,871	3,995	1,159	1,368	349
21	Liwiti	5,346	2,488	2,050	514	294
22	Bonyokwa	5,153	1,846	1,846	887	574
23	Kisukuru	6,263	2,885	2,085	725	568
24	Ukonga	10,867	4,958	3,442	1,604	863
25	Pugu	11,809	4,069	4,732	1,286	1,722
26	Msongola	27,068	5,089	14,411	4,383	3,185
27	Kitunda	7,330	2,468	2,482	1,755	625
28	Chanika	19,876	3,403	11,817	2,755	1,901
29	Kivule	18,787	10,064	2,193	5,378	1,152
30	Gongolamboto	9,726	3,713	3,505	1,324	1,184
31	Majohe	25,141	9,294	8,807	4,831	2,209
32	Zingiziwa	19,003	3,692	8,737	3,431	3,143
33	Buyuni	23,196	6,656	10,101	3,157	3,282
34	Pugu Station	11,508	5,042	2,978	2,711	777

Ward		Total	Surveyed	Not surveyed	Regularised	Don't know
35	Mzinga	9,560	3,961	3,430	1,564	605
36	Kipunguni	7,507	3,268	1,513	2,163	563

7.3 TEMEKE MUNICIPAL COUNCIL: LAND SURVEY STATUS

Table H.3: Number of Building Plots by Land Survey Status and Ward; Temeke Municipal Council, 2022 TBC

Ward		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		198,213	89,992	66,586	27,081	14,554
1	Miburani	2,828	2,054	414	222	138
2	Azimio	6,395	2,600	2,223	953	619
3	Tandika	3,528	2,332	688	425	83
4	Sandali	4,169	1,503	1,468	942	256
5	Temeke	2,045	1,527	251	186	81
6	Chang'ombe	2,047	1,530	284	200	33
7	Keko	2,587	1,187	964	252	184
8	Kurasini	1,454	1,095	145	149	65
9	Mtoni	4,803	2,034	1,900	334	535
10	Buza	8,892	5,571	1,045	1,973	303
11	Makangarawe	5,499	2,605	1,986	391	517
12	Yombo Vituka	9,689	6,182	1,698	1,244	565
13	Kilakala	4,650	1,353	2,325	599	373
14	Kijichi	10,548	4,537	3,979	950	1,082
15	Mbagala Kuu	10,179	4,715	3,282	1,746	436
16	Toangoma	28,853	12,674	9,175	4,818	2,186
17	Mianzini	12,089	5,634	3,242	2,285	928
18	Kibondemaji	5,627	1,981	2,589	604	453
19	Chamazi	39,982	16,764	14,701	5,426	3,091
20	Kilungule	11,269	3,302	5,781	1,291	895
21	Charambe	4,405	2,439	1,397	210	359
22	Mbagala	6,010	2,728	2,256	638	388
23	Kiburugwa	10,665	3,645	4,793	1,243	984

7.4 KIGAMBONI MUNICIPAL COUNCIL: LAND SURVEY STATUS

Table H.4: Number of Building Plots by Land Survey Status and Ward; Kigamboni Municipal Council, 2022 TBC

Ward		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		68,800	23,613	29,947	7,878	7,362
1	Kigamboni	3,181	2,341	386	315	139
2	Tungi	5,258	1,666	1,871	1,450	271
3	Mjimwema	11,695	4,274	4,569	1,298	1,554
4	Kibada	5,962	2,829	2,001	734	398
5	Vijibweni	13,213	2,568	8,088	1,519	1,038
6	Kimbiji	2,709	769	1,479	177	284
7	Pembamnazi	3,764	495	2,900	137	232
8	Somangila	14,142	6,658	4,000	1,462	2,022
9	Kisarawe II	8,876	2,013	4,653	786	1,424

7.5 UBUNGO MUNICIPAL COUNCIL: LAND SURVEY STATUS

Table H.5: Number of Building Plots by Land Survey Status and Ward; Ubungu Municipal Council, 2022 TBC

Ward		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		193,701	97,410	51,062	33,558	11,671
1	Ubungu	6,052	3,577	1,098	961	416
2	Sinza	4,641	4,351	80	101	109
3	Manzese	5,359	2,155	1,506	1,248	450
4	Makurumla	4,758	2,004	1,334	1,065	355
5	Mburahati	2,925	1,582	714	461	168
6	Mabibo	7,462	4,476	696	2,113	177
7	Makuburi	6,392	3,666	1,514	975	237
8	Kimara	16,114	10,134	2,460	2,783	737
9	Saranga	25,869	14,731	4,897	4,748	1,493
10	Msigani	16,119	5,326	7,153	2,868	772
11	Kwembe	23,195	10,120	8,256	3,142	1,677
12	Kibamba	9,917	5,457	1,964	1,733	763
13	Mbezi	34,467	19,646	6,841	5,473	2,507
14	Goba	30,431	10,185	12,549	5,887	1,810

8. DAR ES SALAAM REGION: BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I.0: Number of Buildings by Type, Main Use and Council; Dar es Salaam Region, 2022
TBC

Council		Total Buildings	Type of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential
Total		913,707	32,219	827,644	53,844	786,485	74,466	52,756
1	Kinondoni Municipal	157,843	13,350	136,101	8,392	131,731	13,569	12,543
2	Dar es Salaam Town	295,150	7,188	268,386	19,576	255,759	23,521	15,870
3	Temeke Municipal	198,213	2,750	185,926	9,537	169,879	18,764	9,570
4	Kigamboni Municipal	68,800	2,134	61,222	5,444	59,963	4,801	4,036
5	Ubungo Municipal	193,701	6,797	176,009	10,895	169,153	13,811	10,737

8.1 KINONDONI MUNICIPAL COUNCIL: BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I.1: Number of Buildings by Type, Main Use and Ward; Kinondoni Municipal Council, 2022 TBC

Ward		Total Buildings	Type of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential
Total		913,707	32,219	827,644	53,844	786,485	74,466	52,756
1	Kigogo	5,114	60	4,971	83	4,262	677	175
2	Mzimuni	2,000	128	1,848	24	1,501	375	124
3	Magomeni	1,615	79	1,488	48	1,267	272	76
4	Ndugumbi	3,073	145	2,848	80	2,254	605	214
5	Tandale	4,108	68	3,950	90	3,364	618	126
6	Kijitonyama	5,729	414	5,123	192	3,957	778	994
7	Kinondoni	2,096	219	1,835	42	1,454	372	270
8	Hananasif	2,921	185	2,684	52	2,207	525	189
9	Mwananyamala	4,541	274	4,208	59	3,309	786	446
10	Makumbusho	4,929	93	4,765	71	3,963	795	171
11	Makongo	5,757	660	4,916	181	4,905	381	471
12	Mbezi Juu	7,708	621	6,830	257	6,640	604	464
13	Wazo	30,606	1,432	27,206	1,968	26,518	1,751	2,337
14	Mabwepande	20,427	371	17,359	2,697	18,365	895	1,167
15	Bunju	17,545	947	15,581	1,017	15,292	1,065	1,188
16	Mbweni	5,706	985	4,334	387	5,053	282	371
17	Kunduchi	15,638	1,741	13,132	765	13,289	1,063	1,286
18	Kawe	9,029	1,871	6,940	218	7,457	799	773
19	Mikocheni	4,208	1,205	2,937	66	2,784	391	1,033
20	Msasani	5,093	1,852	3,146	95	3,890	535	668

8.2 DAR ES SALAAM CITY COUNCIL: BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I.2: Number of Buildings by Type, Main Use and Ward; Dar es Salaam City Council, 2022
TBC

Ward		Total Buildings	Type of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential
Total		295,150	7,188	268,386	19,576	255,759	23,521	15,870
1	Kariakoo	698	526	166	6	104	347	247
2	Jangwani	1,173	406	645	122	509	430	234
3	Gerezani	510	267	232	11	41	224	245
4	Kisutu	431	367	60	4	107	181	143
5	Mchafukoge	465	410	52	3	56	283	126
6	Upanga Mashariki	879	591	278	10	542	65	272
7	Upanga Magharibi	686	433	250	3	411	73	202
8	Kivukoni	392	287	96	9	134	22	236
9	Ilala	2,496	375	2,071	50	1,504	513	479
10	Mchikichini	2,136	195	1,795	146	1,631	254	251
11	Vingunguti	7,518	83	7,294	141	6,059	1,029	430
12	Kipawa	10,664	159	10,164	341	8,982	1,011	671
13	Buguruni	4,413	161	4,199	53	3,396	664	353
14	Kiwalani	4,445	101	4,244	100	3,498	626	321
15	Mnyamani	3,964	32	3,838	94	3,230	539	195
16	Minazi Mirefu	3,143	32	3,065	46	2,621	403	119
17	Tabata	7,362	229	6,973	160	5,851	805	706
18	Kinyerezi	12,152	584	10,852	716	10,688	725	739
19	Segerea	6,612	248	6,159	205	5,647	525	440
20	Kimanga	6,871	118	6,550	203	5,778	794	299
21	Liwiti	5,346	119	5,111	116	4,516	608	222
22	Bonyokwa	5,153	234	4,636	283	4,644	297	212
23	Kisukuru	6,263	228	5,802	233	5,534	465	264
24	Ukonga	10,867	158	10,294	415	9,098	1,246	523
25	Pugu	11,809	95	10,986	728	10,673	641	495
26	Msongola	27,068	47	23,929	3,092	24,668	1,285	1,115
27	Kitunda	7,330	61	6,949	320	6,389	479	462
28	Chanika	19,876	49	18,154	1,673	17,976	1,103	797
29	Kivule	18,787	104	17,062	1,621	16,784	1,197	806

Ward		Total Buildings	Type of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential
30	Gongolamboto	9,726	71	9,169	486	8,324	839	563
31	Majohe	25,141	60	23,371	1,710	22,633	1,646	862
32	Zingiziwa	19,003	29	17,047	1,927	17,204	1,052	747
33	Buyuni	23,196	95	20,609	2,492	21,264	1,180	752
34	Pugu Station	11,508	72	10,431	1,005	10,409	676	423
35	Mzinga	9,560	114	8,718	728	8,416	692	452
36	Kipunguni	7,507	48	7,135	324	6,438	602	467

8.3 TEMEKE MUNICIPAL COUNCIL: BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I.3: Number of Buildings by Type, Main Use and Ward; Temeke Municipal Council, 2022
TBC

Ward		Total Buildings	Type of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential
Total		198,213	2,750	185,926	9,537	169,879	18,764	9,570
1	Miburani	2,828	116	2,662	50	1,963	539	326
2	Azimio	6,395	43	6,242	110	5,231	851	313
3	Tandika	3,528	73	3,398	57	2,539	748	241
4	Sandali	4,169	41	4,033	95	3,388	554	227
5	Temeke	2,045	124	1,890	31	1,204	439	402
6	Chang'ombe	2,047	304	1,705	38	1,238	303	506
7	Keko	2,587	52	2,483	52	1,946	376	265
8	Kurasini	1,454	243	1,177	34	849	108	497
9	Mtoni	4,803	87	4,614	102	3,944	581	278
10	Buza	8,892	38	8,585	269	7,665	1,004	223
11	Makangarawe	5,499	23	5,338	138	4,698	630	171
12	Yombo Vituka	9,689	111	9,270	308	8,113	1,170	406
13	Kilakala	4,650	10	4,529	111	3,974	481	195
14	Kijichi	10,548	333	9,819	396	9,285	796	467
15	Mbagala Kuu	10,179	57	9,711	411	8,738	1,024	417
16	Toangoma	28,853	700	25,478	2,675	25,829	1,642	1,382
17	Mianzini	12,089	64	11,452	573	10,810	967	312
18	Kibondemaji	5,627	54	5,395	178	4,742	621	264
19	Chamazi	39,982	142	37,166	2,674	35,764	2,713	1,505
20	Kilungule	11,269	37	10,741	491	10,062	924	283
21	Charambe	4,405	36	4,248	121	3,483	625	297
22	Mbagala	6,010	51	5,747	212	4,964	690	356
23	Kiburugwa	10,665	11	10,243	411	9,450	978	237

8.4 KIGAMBONI MUNICIPAL COUNCIL: BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I. 4: Number of Buildings by Type, Main Use and Ward; Kigamboni Municipal Council, 2022 TBC

Ward	Total Buildings	Type of Buildings			Main Use		
		Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential
Total	68,800	2,134	61,222	5,444	59,963	4,801	4,036
1 Kigamboni	3,181	59	3,048	74	2,445	459	277
2 Tungi	5,258	80	4,974	204	4,258	658	342
3 Mjimwema	11,695	436	10,353	906	10,238	728	729
4 Kibada	5,962	446	5,142	374	5,158	473	331
5 Vijibweni	13,213	117	12,162	934	11,597	1,038	578
6 Kimbiji	2,709	39	2,451	219	2,348	145	216
7 Pembamnazi	3,764	17	3,445	302	3,414	134	216
8 Somangila	14,142	865	11,678	1,599	12,476	840	826
9 Kisarawe II	8,876	75	7,969	832	8,029	326	521

8.5 UBUNGO MUNICIPAL COUNCIL: BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I. 5: Number of Buildings by Type, Main Use and Ward; Ubungo Municipal Council, 2022 TBC

Ward		Total Buildings	Type of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential
Total		193,701	6,797	176,009	10,895	169,153	13,811	10,737
1	Ubungo	6,052	489	5,444	119	4,657	574	821
2	Sinza	4,641	284	4,283	74	3,317	719	605
3	Manzese	5,359	122	5,150	87	3,778	1,178	403
4	Makurumla	4,758	73	4,607	78	3,846	756	156
5	Mburahati	2,925	30	2,845	50	2,516	308	101
6	Mabibo	7,462	130	7,198	134	6,026	1,050	386
7	Makuburi	6,392	235	5,954	203	5,292	696	404
8	Kimara	16,114	498	15,053	563	14,296	1,137	681
9	Saranga	25,869	1,185	23,447	1,237	23,182	1,530	1,157
10	Msigani	16,119	415	14,937	767	14,227	1,064	828
11	Kwembe	23,195	670	20,742	1,783	20,847	1,062	1,286
12	Kibamba	9,917	293	8,909	715	8,645	519	753
13	Mbezi	34,467	931	30,349	3,187	30,834	1,848	1,785
14	Goba	30,431	1,442	27,091	1,898	27,690	1,370	1,371

9. DAR ES SALAAM REGION: BUILDINGS AND NUMBER OF STOREYS

Table J.0 Number of Multi-Storey Buildings by Number of Floors and Council; Dar es Salaam Region, 2022 TBC

Council		Number of Floors									
		Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5			
			G+1	G+2	G+3	G+4	G+5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total		32,219	24,351	3,742	1,702	974	483	762	183	18	4
1	Kinondoni Municipal	13,350	10,935	1,381	493	227	122	159	30	3	0
2	Dar es Salaam City	7,188	3,952	1,073	715	428	310	546	147	13	4
3	Temeke Municipal	2,750	2,071	367	196	71	19	23	2	1	0
4	Kigamboni Municipal	2,134	1,742	152	61	176	2	1	0	0	0
5	Ubungu Municipal	6,797	5,651	769	237	72	30	33	4	1	0

9.1 KINONDONI MUNICIPAL COUNCIL: BUILDINGS AND NUMBER OF STOREYS

Table J.1 Number of Multi-Storey Buildings by Number of Floors and Ward; Kinondoni Municipal Council, 2022 TBC

Ward		Number of floors									
			Low Rise Building					High Rise Building Above 5			
		Total Multi-Storey Buildings	G+1	G+2	G+3	G+4	G+5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total		13,350	10,935	1,381	493	227	122	159	30	3	0
1	Kigogo	60	41	11	2	4	0	2	0	0	0
2	Mzimuni	128	73	21	7	12	8	6	1	0	0
3	Magomeni	79	44	16	9	6	1	3	0	0	0
4	Ndugumbi	145	64	24	10	13	5	28	1	0	0
5	Tandale	68	53	10	2	2	0	0	1	0	0
6	Kijitonyama	414	258	68	39	12	14	20	3	0	0
7	Kinondoni	219	128	48	20	9	6	6	2	0	0
8	Hananasif	185	135	23	14	5	3	3	2	0	0
9	Mwananyamala	274	188	45	19	9	4	4	5	0	0
10	Makumbusho	93	73	12	3	4	0	1	0	0	0
11	Makongo	660	504	91	45	17	2	0	1	0	0
12	Mbezi Juu	621	523	70	18	6	3	1	0	0	0
13	Wazo	1,432	1,278	119	22	7	4	2	0	0	0
14	Mabwepande	371	342	21	4	1	2	1	0	0	0
15	Bunju	947	866	65	12	1	0	2	1	0	0

Ward		Number of floors									
			Low Rise Building					High Rise Building Above 5			
		Total Multi-Storey Buildings	G+1	G+2	G+3	G+4	G+5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
16	Mbweni	985	913	64	6	0	1	0	1	0	0
17	Kunduchi	1,741	1,551	147	35	4	3	0	1	0	0
18	Kawe	1,871	1,617	154	50	26	13	9	2	0	0
19	Mikocheni	1,205	932	153	56	30	9	18	4	3	0
20	Msasani	1,852	1,352	219	120	59	44	53	5	0	0

9.2 DAR ES SALAAM CITY COUNCIL: BUILDINGS AND NUMBER OF STOREYS

Table J.2 Distribution of Buildings and Number of Storey by Ward; Dar es Salaam City Council, 2022 TBC

Ward		Multi storey Buildings by Number of floors									
		Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5			
			G+1	G+2	G+3	G+4	G+5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscra-pers (36-50 Storeys).
Total		7,188	3,952	1,073	715	428	310	546	147	13	2
1	Kariakoo	526	39	114	60	63	81	164	5	0	0
2	Jangwani	406	39	42	40	87	76	112	10	0	0
3	Gerezani	267	44	55	33	33	38	60	3	1	0
4	Kisutu	367	88	77	81	46	10	41	20	4	0
5	Mchafukoge	410	65	81	122	65	17	37	20	2	0
6	Upanga Mashariki	591	389	96	46	17	4	12	21	4	1
7	Upanga Magharibi	433	263	84	29	6	3	7	41	0	0
8	Kivukoni	287	73	48	73	25	12	32	22	2	0
9	Ilala	375	158	48	68	24	30	43	4	0	0
10	Mchikichini	195	45	28	29	28	30	34	1	0	0
11	Vingunguti	83	55	16	8	4	0	0	0	0	0
12	Kipawa	159	121	26	6	5	1	0	0	0	0
13	Buguruni	161	100	31	19	7	2	2	0	0	0
14	Kiwalani	101	73	26	2	0	0	0	0	0	0
15	Mnyamani	32	26	2	3	1	0	0	0	0	0

Ward		Multi storey Buildings by Number of floors									
		Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5			
			G+1	G+2	G+3	G+4	G+5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
16	Minazi Mirefu	32	21	6	3	1	1	0	0	0	0
17	Tabata	229	156	33	34	3	2	1	0	0	0
18	Kinyerezi	584	516	54	12	1	1	0	0	0	0
19	Segerea	248	211	24	11	0	2	0	0	0	0
20	Kimanga	118	105	12	1	0	0	0	0	0	0
21	Liwiti	119	74	37	7	1	0	0	0	0	0
22	Bonyokwa	234	213	18	3	0	0	0	0	0	0
23	Kisukuru	228	206	17	4	1	0	0	0	0	0
24	Ukonga	158	134	16	6	2	0	0	0	0	0
25	Pugu	95	89	5	1	0	0	0	0	0	0
26	Msongola	47	44	3	0	0	0	0	0	0	0
27	Kitunda	61	53	6	2	0	0	0	0	0	0
28	Chanika	49	44	3	2	0	0	0	0	0	0
29	Kivule	104	94	10	0	0	0	0	0	0	0
30	Gongolamboto	71	52	13	2	3	0	1	0	0	0
31	Majohe	60	54	5	1	0	0	0	0	0	0
32	Zingiziwa	29	26	1	2	0	0	0	0	0	0
33	Buyuni	95	81	11	1	1	0	0	0	0	1
34	Pugu Station	72	66	6	0	0	0	0	0	0	0
35	Mzinga	114	99	14	1	0	0	0	0	0	0
36	Kipunguni	48	36	5	3	4	0	0	0	0	0

9.3 TEMEKE MUNICIPAL COUNCIL: BUILDINGS AND NUMBER OF STOREYS

Table J.3 Number of Multi-Storey Buildings by Number of Floors and Ward; Temeke Municipal Council, 2022 TBC

Ward		Number of Floors									
		Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5			
			G+1	G+2	G+3	G+4	G+5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total		2,750	2,071	367	196	71	19	23	2	1	0
1	Miburani	116	63	18	22	7	4	2	0	0	0
2	Azimio	43	36	4	2	1	0	0	0	0	0
3	Tandika	73	38	12	8	13	2	0	0	0	0
4	Sandali	41	23	14	2	1	1	0	0	0	0
5	Temeke	124	59	30	16	10	1	7	0	1	0
6	Chang'ombe	304	207	57	16	14	3	6	1	0	0
7	Keko	52	32	5	11	3	1	0	0	0	0
8	Kurasini	243	145	56	22	12	4	3	1	0	0
9	Mtoni	87	61	14	9	2	0	1	0	0	0
10	Buza	38	35	2	0	0	1	0	0	0	0
11	Makangarawe	23	21	2	0	0	0	0	0	0	0
12	Yombo Vituka	111	88	18	4	1	0	0	0	0	0
13	Kilakala	10	8	2	0	0	0	0	0	0	0
14	Kijichi	333	288	29	12	1	1	2	0	0	0
15	Mbagala Kuu	57	46	7	1	1	1	1	0	0	0
16	Toangoma	700	591	47	60	2	0	0	0	0	0

Ward		Number of Floors									
			Low Rise Building					High Rise Building Above 5			
			Total Multi-Storey Buildings	G+1	G+2	G+3	G+4	G+5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)
17	Mianzini	64	60	3	0	1	0	0	0	0	0
18	Kibondemaji	54	38	10	3	2	0	1	0	0	0
19	Chamazi	142	128	11	3	0	0	0	0	0	0
20	Kilungule	37	34	3	0	0	0	0	0	0	0
21	Charambe	36	29	5	2	0	0	0	0	0	0
22	Mbagala	51	33	15	3	0	0	0	0	0	0
23	Kiburugwa	11	8	3	0	0	0	0	0	0	0

9.4 KIGAMBONI MUNICIPAL COUNCIL: BUILDINGS AND NUMBER OF STOREYS

Table J.4 Number of Multi-Storey Buildings by Number of Floors and Ward; Kigamboni Municipal Council, 2022 TBC

Ward		Number of Floors									
		Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5			
			G+1	G+2	G+3	G+4	G+5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscrapers (36-50 Storeys).
Total		2,134	1,742	152	61	176	2	1	0	0	0
1	Kigamboni	59	54	3	1	1	0	0	0	0	0
2	Tungi	80	70	8	2	0	0	0	0	0	0
3	Mjimwema	436	393	41	2	0	0	0	0	0	0
4	Kibada	446	411	28	6	0	1	0	0	0	0
5	Vijibweni	117	100	16	0	1	0	0	0	0	0
6	Kimbiji	39	34	2	2	0	0	1	0	0	0
7	Pembamnazi	17	15	2	0	0	0	0	0	0	0
8	Somangila	865	597	46	47	174	1	0	0	0	0
9	Kisarawe II	75	68	6	1	0	0	0	0	0	0

9.5 UBUNGO MUNICIPAL COUNCIL: BUILDINGS AND NUMBER OF STOREYS

Table J.5: Number of Multi-Storey Buildings by Number of Floors and Ward; Ubungo Municipal Council, 2022 TBC

Ward		Multi Number of Floors									
		Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5			
			G+1	G+2	G+3	G+4	G+5	High Rise type 1. (6-10 Storeys)	High Rise type 2. (11-20 Storeys)	High Rise type 3. (21-35 Storeys)	Skyscra-pers (36-50 Storeys).
Total		6,797	5,651	769	237	72	30	33	4	1	0
1	Ubungo	489	280	106	71	17	2	10	3	0	0
2	Sinza	284	176	46	30	13	7	10	1	1	0
3	Manzese	122	82	11	9	15	4	1	0	0	0
4	Makurumla	73	50	11	6	2	3	1	0	0	0
5	Mburahati	30	24	6	0	0	0	0	0	0	0
6	Mabibo	130	91	23	9	4	1	2	0	0	0
7	Makuburi	235	171	46	15	1	2	0	0	0	0
8	Kimara	498	433	48	8	2	1	6	0	0	0
9	Saranga	1,185	1,015	141	18	4	7	0	0	0	0
10	Msigani	415	357	44	13	0	0	1	0	0	0
11	Kwembe	670	600	51	14	3	1	1	0	0	0
12	Kibamba	293	260	23	6	2	1	1	0	0	0
13	Mbezi	931	838	76	15	1	1	0	0	0	0
14	Goba	1,442	1,274	137	23	8	0	0	0	0	0

10. DAR ES SALAAM REGION: BUILDINGS BY NUMBER OF UNITS

Table K.0: Number of Buildings by Number of Units and Council; Dar es Salaam Region, 2022 TBC

Council		Number of Buildings	Number of Units					
			1	2	3	4	5	6+
Total		860,951	771,008	44,081	15,411	10,763	8,858	10,830
1	Kinondoni Municipal	145,300	125,304	9,601	3,550	2,434	1,886	2,525
2	Dar es Salaam City	279,280	246,578	13,416	5,875	4,513	4,041	4,857
3	Temeke Municipal	188,643	173,608	8,714	2,229	1,483	1,190	1,419
4	Kigamboni Municipal	64,764	59,914	2,396	767	630	475	582
5	Ubungo Municipal	182,964	165,604	9,954	2,990	1,703	1,266	1,447

10.1 KINONDONI DISTRICT COUNCIL: BUILDINGS BY NUMBER OF UNITS

Table K.1: Number of Buildings by Number of Units and Ward; Kinondoni Municipal Council, 2022 TBC

Ward		Number of Buildings	Number of Units					
			1	2	3	4	5	6+
Total		145,300	125,304	9,601	3,550	2,434	1,886	2,525
1	Kigogo	4,939	4,579	211	59	23	29	38
2	Mzimuni	1,876	1,416	319	89	21	8	23
3	Magomeni	1,539	1,278	177	62	6	5	11
4	Ndugumbi	2,859	2,572	196	33	15	2	41
5	Tandale	3,982	3,473	192	85	70	69	93
6	Kijitonyama	4,735	3,821	567	186	60	31	70
7	Kinondoni	1,826	1,502	165	52	40	24	43
8	Hananasif	2,732	2,290	281	80	39	12	30
9	Mwananyamala	4,095	3,372	462	132	70	24	35
10	Makumbusho	4,758	4,348	275	72	25	18	20
11	Makongo	5,286	3,971	478	262	203	162	210
12	Mbezi Juu	7,244	6,253	591	171	91	62	76
13	Wazo	28,269	25,085	1,496	513	430	381	364
14	Mabwepande	19,260	16,657	751	511	456	430	455
15	Bunju	16,357	14,825	838	274	168	124	128
16	Mbweni	5,335	4,405	340	170	134	136	150

Ward		Number of Buildings	Number of Units					
			1	2	3	4	5	6+
17	Kunduchi	14,352	12,126	972	380	326	238	310
18	Kawe	8,256	7,100	685	192	105	65	109
19	Mikocheni	3,175	2,680	247	88	56	25	79
20	Msasani	4,425	3,551	358	139	96	41	240

10.2 DAR ES SALAAM CITY COUNCIL: BUILDINGS BY NUMBER OF UNITS

Table K.2: Number of Buildings by Number of Units and Ward; Dar es Salaam City Council, 2022 TBC

Ward		Number of Buildings	Number of Units					
			1	2	3	4	5	6+
Total		279,280	246,578	13,416	5,875	4,513	4,041	4,857
1	Kariakoo	451	204	63	26	36	20	102
2	Jangwani	939	531	105	48	42	24	189
3	Gerezani	265	99	24	18	18	13	93
4	Kisutu	288	80	33	19	15	25	116
5	Mchafukoge	339	90	27	40	33	15	134
6	Upanga Mashariki	607	320	51	36	63	28	109
7	Upanga Magharibi	484	214	43	45	51	20	111
8	Kivukoni	156	88	7	9	6	8	38
9	Ilala	2,017	1,498	334	90	21	5	69
10	Mchikichini	1,885	1,696	73	34	24	16	42
11	Vingunguti	7,088	6,519	252	106	70	74	67
12	Kipawa	9,993	8,842	670	194	113	93	81
13	Buguruni	4,060	3,618	286	74	39	13	30
14	Kiwalani	4,124	3,825	192	40	30	19	18
15	Mnyamani	3,769	3,648	83	12	14	5	7
16	Minazi Mirefu	3,024	2,940	69	9	2	3	1
17	Tabata	6,656	5,869	520	132	59	35	41
18	Kinyerezi	11,413	9,555	810	349	260	222	217

	Ward	Number of Buildings	Number of Units					
			1	2	3	4	5	6+
19	Segerea	6,172	5,139	642	214	78	34	65
20	Kimanga	6,572	5,787	543	136	52	27	27
21	Liwiti	5,124	4,057	506	199	131	93	138
22	Bonyokwa	4,941	4,224	292	136	100	100	89
23	Kisukuru	5,999	4,768	409	263	200	179	180
24	Ukonga	10,344	9,211	756	170	86	53	68
25	Pugu	11,314	9,298	648	388	335	331	314
26	Msongola	25,953	23,202	693	538	513	491	516
27	Kitunda	6,868	6,329	390	75	33	21	20
28	Chanika	19,079	16,507	710	490	467	469	436
29	Kivule	17,981	16,575	569	275	186	204	172
30	Gongolamboto	9,163	8,416	393	117	86	66	85
31	Majohe	24,279	22,621	688	303	221	225	221
32	Zingiziwa	18,256	15,780	683	468	472	427	426
33	Buyuni	22,444	21,030	526	227	209	236	216
34	Pugu Station	11,085	9,760	412	245	234	211	223
35	Mzinga	9,108	7,914	459	236	154	195	150
36	Kipunguni	7,040	6,324	455	114	60	41	46

10.3 TEMEKE DISTRICT COUNCIL: BUILDINGS BY NUMBER OF UNITS

Table K.3: Number of Buildings by Number of Units and Ward; Temeke Municipal Council, 2022 TBC

Ward		Number of Buildings	Number of Units					
			1	2	3	4	5	6+
Total		188,643	173,608	8,714	2,229	1,483	1,190	1,419
1	Miburani	2,502	2,086	280	72	25	11	28
2	Azimio	6,082	5,755	217	51	23	18	18
3	Tandika	3,287	2,899	280	59	21	7	21
4	Sandali	3,942	3,640	214	40	17	13	18
5	Temeke	1,643	1,354	177	53	33	7	19
6	Chang'ombe	1,541	1,360	110	27	16	8	20
7	Keko	2,322	2,173	104	19	11	4	11
8	Kurasini	957	738	104	27	26	14	48
9	Mtoni	4,525	4,210	243	44	9	9	10
10	Buza	8,669	7,868	609	112	41	14	25
11	Makangarawe	5,328	4,829	401	49	20	14	15
12	Yombo Vituka	9,283	8,351	628	135	71	54	44
13	Kilakala	4,455	4,275	126	21	13	7	13
14	Kijichi	10,081	9,287	557	104	41	39	53
15	Mbagala Kuu	9,762	8,530	614	207	154	133	124
16	Toangoma	27,471	24,883	999	433	402	343	411

Ward		Number of Buildings	Number of Units					
			1	2	3	4	5	6+
17	Mianzini	11,777	11,127	375	87	55	65	68
18	Kibondemaji	5,363	5,137	157	21	20	15	13
19	Chamazi	38,477	35,910	1,250	428	309	269	311
20	Kilungule	10,986	10,230	496	93	76	42	49
21	Charambe	4,108	3,838	180	37	23	16	14
22	Mbagala	5,654	5,148	292	69	46	51	48
23	Kiburugwa	10,428	9,980	301	41	31	37	38

10.4 KIGAMBONI MUNICIPAL COUNCIL: BUILDINGS BY NUMBER OF UNITS

Table K.4: Number of Buildings by Number of Units and Ward; Kigamboni Municipal Council, 2022 TBC

Ward		Number of Buildings	Number of Units					
			1	2	3	4	5	6+
Total		64,764	59,914	2,396	767	630	475	582
1	Kigamboni	2,904	2,713	127	26	11	12	15
2	Tungi	4,916	4,562	195	59	38	31	31
3	Mjimwema	10,966	9,948	550	155	129	95	89
4	Kibada	5,631	5,193	193	67	70	43	65
5	Vijibweni	12,635	11,436	689	197	116	91	106
6	Kimbiji	2,493	2,358	63	20	14	20	18
7	Pembamnazi	3,548	3,454	60	9	10	9	6
8	Somangila	13,316	12,288	380	160	177	122	189
9	Kisarawe II	8,355	7,962	139	74	65	52	63

10.5 UBUNGO MUNICIPAL COUNCIL: BUILDINGS BY NUMBER OF UNITS

Table K.5: Number of Buildings by Number of Units and Ward; Ubungo Municipal Council, 2022 TBC

Ward		Number of Buildings	Number of Units					
			1	2	3	4	5	6+
Total		182,964	165,604	9,954	2,990	1,703	1,266	1,447
1	Ubungo	5,231	4,370	524	122	91	26	98
2	Sinza	4,036	3,069	588	177	81	63	58
3	Manzese	4,956	4,681	198	40	27	3	7
4	Makurumla	4,602	4,292	234	38	14	12	12
5	Mburahati	2,824	2,604	184	21	6	3	6
6	Mabibo	7,076	6,407	460	95	48	35	31
7	Makuburi	5,988	5,023	634	171	79	42	39
8	Kimara	15,433	13,963	939	250	105	77	99
9	Saranga	24,712	22,151	1,524	477	227	145	188
10	Msigani	15,291	14,196	711	197	79	51	57
11	Kwembe	21,909	20,175	976	275	177	150	156
12	Kibamba	9,164	7,743	541	272	217	190	201
13	Mbezi	32,682	30,622	1,167	373	192	163	165
14	Goba	29,060	26,308	1,274	482	360	306	330

11. DAR ES SALAAM REGION: BUILDINGS BY NUMBER OF BEDROOMS

Table L.0: Number of Buildings/Units by Number of Bedrooms and Council; Dar es Salaam Region, 2022 TBC

Council		Number of Buildings/Units	Number of Bedrooms						
			1	2	3	4	5	6	7+
	Total	1,016,867	145,164	219,275	351,056	136,090	62,537	47,079	55,666
1	Kinondoni Municipal	183,875	32,960	39,845	54,885	24,399	11,475	9,201	11,110
2	Dar es Salaam City	328,630	42,851	74,361	124,206	41,989	17,894	13,374	13,955
3	Temeke Municipal	213,730	22,622	39,533	69,370	32,956	18,426	13,797	17,026
4	Kigamboni Municipal	74,444	13,169	17,491	25,387	9,298	3,786	2,495	2,818
5	Ubungu Municipal	216,188	33,562	48,045	77,208	27,448	10,956	8,212	10,757

11.1 KINONDONI MUNICIPAL COUNCIL: BUILDINGS BY NUMBER OF BEDROOMS

Table L.1: Number of Buildings/Units by Number of Bedrooms and Ward; Kinondoni Municipal Council, 2022 TBC

Ward		Number of Buildings/Units	Number of Bedrooms						
			1	2	3	4	5	6	7+
Total		183,875	32,960	39,845	54,885	24,399	11,475	9,201	11,110
1	Kigogo	5,440	370	687	1,267	955	667	629	865
2	Mzimuni	2,809	221	517	827	360	228	301	355
3	Magomeni	2,087	232	417	459	251	166	224	338
4	Ndugumbi	4,145	538	868	779	453	341	445	721
5	Tandale	4,328	245	435	738	677	574	669	990
6	Kijitonyama	7,384	1,373	1,636	2,050	963	450	380	532
7	Kinondoni	2,644	336	522	647	324	219	236	360
8	Hananasif	3,881	643	698	944	487	295	309	505
9	Mwananyamala	5,778	873	1,104	1,428	776	559	449	589
10	Makumbusho	5,579	622	754	1,049	811	613	674	1,056
11	Makongo	7,433	1,531	1,997	1,953	913	412	292	335
12	Mbezi Juu	9,142	1,662	2,102	2,864	1,250	555	364	345
13	Wazo	32,966	6,124	8,227	11,303	3,986	1,419	995	912
14	Mabwepande	21,069	6,935	5,210	5,998	1,676	536	375	339
15	Bunju	19,326	3,484	4,325	6,319	2,768	1,048	713	669
16	Mbweni	6,209	1,059	1,191	2,050	1,130	447	224	108
17	Kunduchi	18,219	3,182	4,237	5,851	2,576	1,073	657	643

Ward		Number of Buildings/Units	Number of Bedrooms						
			1	2	3	4	5	6	7+
18	Kawe	10,919	1,667	2,111	3,089	1,849	843	630	730
19	Mikocheni	5,630	940	1,012	1,843	879	400	302	254
20	Msasani	8,887	923	1,795	3,427	1,315	630	333	464

11.2 DAR ES SALAAM CITY COUNCIL: BUILDINGS BY NUMBER OF BEDROOMS

Table L.2: Number of Buildings/Units by Number of Bedrooms and Ward; Dar es Salaam City Council, 2022 TBC

Ward		Number of Buildings/Units	Number of Bedrooms						
			1	2	3	4	5	6	7+
Total		328,630	42,851	74,361	124,206	41,989	17,894	13,374	13,955
1	Kariakoo	1,953	138	454	1,109	94	63	75	20
2	Jangwani	3,203	334	614	1,744	212	86	124	89
3	Gerezani	1,547	76	376	891	112	39	41	12
4	Kisutu	2,013	102	806	896	151	36	18	4
5	Mchafukoge	2,254	167	1,031	898	82	31	37	8
6	Upanga Mashariki	2,693	178	821	1,339	194	65	59	37
7	Upanga Magharibi	3,205	145	876	1,667	367	54	44	52
8	Kivukoni	991	60	209	555	69	49	45	4
9	Ilala	3,755	434	832	1,199	490	233	275	292
10	Mchikichini	2,794	431	603	759	276	198	198	329
11	Vingunguti	7,776	498	923	1,788	1,367	991	1,007	1,202
12	Kipawa	12,045	1,620	2,188	3,657	1,989	989	773	829
13	Buguruni	4,998	361	680	1,084	736	564	606	967
14	Kiwalani	4,803	408	697	1,068	739	479	496	916
15	Mnyamani	4,107	299	499	785	697	523	545	759
16	Minazi Mirefu	3,374	222	409	803	609	422	396	513
17	Tabata	8,449	852	1,548	2,376	1,360	852	657	804
18	Kinyerezi	13,491	2,050	3,262	5,118	1,845	596	317	303

Ward		Number of Buildings/Units	Number of Bedrooms						
			1	2	3	4	5	6	7+
19	Segerea	8,056	1,135	1,821	2,703	1,320	462	306	309
20	Kimanga	8,025	1,027	1,562	2,523	1,344	621	445	503
21	Liwiti	6,368	777	1,408	1,833	1,081	551	345	373
22	Bonyokwa	5,594	837	1,456	2,256	641	194	119	91
23	Kisukuru	7,081	988	1,523	2,615	1,069	405	228	253
24	Ukonga	12,206	1,507	2,100	3,789	2,120	989	780	921
25	Pugu	12,617	1,545	2,753	5,392	1,596	606	401	324
26	Msongola	27,405	4,895	7,839	10,975	2,309	717	403	267
27	Kitunda	7,996	1,039	1,740	2,942	1,214	459	334	268
28	Chanika	20,358	2,962	5,282	8,281	2,109	809	540	375
29	Kivule	19,721	2,409	4,429	8,949	2,314	780	457	383
30	Gongolamboto	10,427	1,227	2,070	3,604	1,493	779	641	613
31	Majohe	26,030	2,965	5,491	11,125	3,481	1,380	871	717
32	Zingiziwa	19,373	3,277	5,241	7,439	1,873	726	486	331
33	Buyuni	23,693	3,770	5,945	10,076	2,523	691	409	279
34	Pugu Station	11,823	2,034	3,230	4,410	1,210	439	276	224
35	Mzinga	10,152	1,190	2,198	4,253	1,505	490	284	232
36	Kipunguni	8,254	892	1,445	3,305	1,398	526	336	352

11.3 TEMEKE MUNICIPAL COUNCIL: BUILDINGS BY NUMBER OF BEDROOMS

Table L.3: Number of Buildings/Units by Number of Bedrooms and Ward; Temeke Municipal Council, 2022 TBC

Ward		Number of Buildings/Units	Number of Bedrooms						
			1	2	3	4	5	6	7+
Total		213,730	22,622	39,533	69,370	32,956	18,426	13,797	17,026
1	Miburani	3,534	430	563	860	441	297	288	655
2	Azimio	6,686	438	817	1,339	1,023	793	964	1,312
3	Tandika	4,202	310	725	827	550	411	485	894
4	Sandali	4,499	380	496	896	712	541	623	851
5	Temeke	2,664	510	387	578	266	191	222	510
6	Chang'ombe	2,395	306	583	713	252	149	165	227
7	Keko	2,862	254	398	568	411	297	336	598
8	Kurasini	2,222	759	631	448	143	85	79	77
9	Mtoni	5,200	377	608	1,064	827	605	618	1,101
10	Buza	10,035	1,077	1,890	3,206	1,657	994	603	608
11	Makangarawe	6,201	574	843	1,744	1,101	715	518	706
12	Yombo Vituka	10,790	1,044	1,800	3,329	1,862	1,054	802	899
13	Kilakala	4,835	382	678	1,259	843	587	496	590
14	Kijichi	11,714	1,210	2,369	3,961	1,993	971	606	604
15	Mbagala Kuu	10,957	970	1,811	3,405	1,881	1,064	818	1,008
16	Toangoma	30,863	4,955	6,943	11,724	4,164	1,511	874	692
17	Mianzini	12,550	1,369	2,755	4,327	1,793	1,058	607	641
18	Kibondemaji	5,973	441	1,000	1,783	899	626	499	725

Ward		Number of Buildings/Units	Number of Bedrooms						
			1	2	3	4	5	6	7+
19	Chamazi	41,610	4,132	8,359	17,248	6,392	2,778	1,503	1,198
20	Kilungule	11,949	1,028	2,340	4,128	2,064	1,100	616	673
21	Charambe	4,638	308	575	1,124	773	651	546	661
22	Mbagala	6,378	587	1,084	1,646	1,027	648	606	780
23	Kiburugwa	10,973	781	1,878	3,193	1,882	1,300	923	1,016

11.4 KIGAMBONI MUNICIPAL COUNCIL: BUILDINGS BY NUMBER OF BEDROOMS

Table L.4: Number of Buildings by Number of Bedrooms and Ward; Kigamboni Municipal Council,; 2022 TBC

Council		Number of Buildings/Units	Number of Bedrooms						
			1	2	3	4	5	6	7+
Total		74,444	13,169	17,491	25,387	9,298	3,786	2,495	2,818
1	Kigamboni	3,433	357	466	684	520	353	356	697
2	Tungi	5,667	814	1,007	1,584	969	493	375	425
3	Mjimwema	12,825	2,174	3,004	4,672	1,685	611	364	315
4	Kibada	6,323	957	1,340	2,239	1,079	378	202	128
5	Vijibweni	14,886	2,839	3,296	4,665	1,878	945	607	656
6	Kimbiji	2,803	638	833	824	225	118	92	73
7	Pembamazi	3,860	966	1,356	1,098	266	86	55	33
8	Somangila	15,448	2,617	3,553	6,225	1,779	568	303	403
9	Kisarawe II	9,199	1,807	2,636	3,396	897	234	141	88

11.5 UBUNGO MUNICIPAL COUNCIL: BUILDINGS BY NUMBER OF BEDROOMS

Table L.5: Number of Buildings by Number of Bedrooms by Ward; Ubungo Municipal Council, 2022 TBC

Ward		Number of Buildings/Units	Number of Bedrooms						
			1	2	3	4	5	6	7+
Total		216,188	33,562	48,045	77,208	27,448	10,956	8,212	10,757
1	Ubungo	8,450	1,492	2,196	1,984	941	546	478	813
2	Sinza	6,074	1,194	1,157	1,771	930	363	269	390
3	Manzese	5,691	435	644	946	721	606	738	1,601
4	Makurumla	5,143	294	526	968	841	636	780	1,098
5	Mburahati	3,172	233	512	713	552	370	339	453
6	Mabibo	8,227	653	934	1,748	1,302	902	989	1,699
7	Makuburi	7,869	1,333	1,440	2,116	1,264	582	425	709
8	Kimara	18,217	2,533	3,899	6,711	2,643	1,046	671	714
9	Saranga	30,252	5,513	7,342	10,748	3,738	1,312	796	803
10	Msigani	17,582	2,484	4,039	6,846	2,255	871	547	540
11	Kwembe	25,141	4,628	6,359	9,989	2,516	776	474	399
12	Kibamba	10,697	1,764	2,548	4,171	1,340	386	258	230
13	Mbezi	37,118	6,059	8,365	15,537	4,436	1,260	743	718
14	Goba	32,555	4,947	8,084	12,960	3,969	1,300	705	590

12. DAR ES SALAAM REGION: BUILDINGS BY LEGAL LAND DOCUMENTS

Table M0: Number of Buildings/Units by Land Ownership Status and Council; Dar es Salaam Region, 2022 TBC

Council	Number of Buildings/Units	Land Ownership Status								
		Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Legal Document	Do not know
Total	1,016,867	302,509	116,623	54,723	14,783	77,210	NA	282,799	87,307	80,913
1 Kinondoni Municipal	183,875	79,575	18,838	10,232	1,979	10,310	NA	32,711	19,038	11,192
2 Dar es Salaam City	328,630	77,195	35,441	16,634	5,429	31,618	NA	104,954	26,071	31,288
3 Temeke Municipal	213,730	72,723	39,551	9,036	2,510	9,369	NA	51,701	12,638	16,202
4 Kigamboni Municipal	74,444	20,608	4,638	2,737	1,761	4,195	NA	26,997	5,235	8,273
5 Ubungo Municipal	216,188	52,408	18,155	16,084	3,104	21,718	NA	66,436	24,325	13,958

12.1 KINONDONI MUNICIPAL COUNCIL: BUILDINGS BY LEGAL LAND DOCUMENTS

Table M1: Number of Buildings/Units by Land Ownership Status and Ward; Kinondoni Municipal Council, 2022 TBC

Ward	Number of Buildings/Units	Land Ownership Status								
		Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Legal Document	Do not know
Total	183,875	79,575	18,838	10,232	1,979	10,310	NA	32,711	19,038	11,192
1 Kigogo	5,440	1,255	2,841	140	29	138	NA	282	425	330
2 Mzimuni	2,809	1,815	406	167	9	204	NA	35	92	81
3 Magomeni	2,087	996	207	130	17	46	NA	126	315	250
4 Ndugumbi	4,145	2,504	975	132	28	99	NA	45	194	168
5 Tandale	4,328	1,606	1,880	46	32	77	NA	187	234	266
6 Kijitonyama	7,384	5,689	435	262	29	381	NA	110	255	223
7 Kinondoni	2,644	1,661	714	113	11	11	NA	9	49	76
8 Hananasif	3,881	2,613	227	224	23	188	NA	137	317	152
9 Mwananyamala	5,778	3,746	1,033	174	30	208	NA	57	292	238
10 Makumbusho	5,579	2,202	1,977	191	104	181	NA	208	469	247
11 Makongo	7,433	3,346	1,416	405	172	427	NA	419	914	334
12 Mbezi Juu	9,142	2,392	586	952	268	810	NA	1,573	2,094	467
13 Wazo	32,966	8,015	898	2,170	467	2,693	NA	11,613	4,590	2,520
14 Mabwepande	21,069	3,565	371	1,325	188	1,385	NA	9,455	3,262	1,518

Ward		Number of Buildings/Units	Land Ownership Status								
			Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Legal Document	Do not know
15	Bunju	19,326	6,673	1,021	2,088	234	1,233	NA	4,509	1,961	1,607
16	Mbweni	6,209	3,731	45	106	66	57	NA	927	479	798
17	Kunduchi	18,219	9,712	360	1,127	173	1,010	NA	2,495	2,132	1,210
18	Kawe	10,919	7,071	1,647	315	84	277	NA	449	612	464
19	Mikocheni	5,630	4,432	713	43	4	201	NA	51	115	71
20	Msasani	8,887	6,551	1,086	122	11	684	NA	24	237	172

12.2 DAR ES SALAAM CITY COUNCIL: BUILDINGS BY LEGAL LAND DOCUMENTS

Table M2: Number of Buildings/Units by Land Ownership Status and Ward; Dar es Salaam City Council, 2022 TBC

Ward	Number of Buildings/Units	Land Ownership Status								
		Title Deed	Residential License	Letter of Offer/Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Legal Document	Do not know
Total	328,630	77,195	35,441	16,634	5,429	31,618	NA	104,954	26,071	31,288
1 Kariakoo	1,953	1,325	8	24	4	428	NA	3	99	62
2 Jangwani	3,203	2,150	122	61	11	461	NA	39	231	128
3 Gerezani	1,547	932	85	40	2	408	NA	1	21	58
4 Kisutu	2,013	650	3	1	3	1,282	NA	2	27	45
5 Mchafukoge	2,254	985	21	12	3	1,111	NA	-	37	85
6 Upanga Mashariki	2,693	1,315	23	23	-	900	NA	11	75	346
7 Upanga Magharibi	3,205	2,122	12	5	1	694	NA	75	66	230
8 Kivukoni	991	507	2	3	-	400	NA	3	10	66
9 Ilala	3,755	2,901	197	64	7	428	NA	18	72	68
10 Mchikichini	2,794	859	685	45	2	610	NA	55	412	126
11 Vingunguti	7,776	2,536	3,587	109	95	192	NA	342	471	444
12 Kipawa	12,045	3,185	3,258	951	269	362	NA	1,233	1,895	892
13 Buguruni	4,998	2,094	2,193	93	69	126	NA	62	107	254
14 Kiwalani	4,803	2,282	1,436	461	54	130	NA	131	171	138
15 Mnyamani	4,107	981	2,098	47	47	63	NA	376	283	212

Ward		Number of Buildings/Units	Land Ownership Status								
			Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Legal Document	Do not know
16	Minazi Mirefu	3,374	718	1,905	69	40	70	NA	108	225	239
17	Tabata	8,449	3,595	3,040	347	46	288	NA	269	498	366
18	Kinyerezi	13,491	4,252	406	1,062	428	1,964	NA	2,976	1,026	1,377
19	Segerea	8,056	4,157	254	586	153	512	NA	977	882	535
20	Kimanga	8,025	3,043	594	949	181	633	NA	910	1,149	566
21	Liwiti	6,368	2,280	393	649	102	680	NA	1,003	808	453
22	Bonyokwa	5,594	1,308	79	467	133	427	NA	2,000	573	607
23	Kisukuru	7,081	2,199	193	665	104	677	NA	1,643	846	754
24	Ukonga	12,206	3,097	3,835	509	187	928	NA	1,322	1,389	939
25	Pugu	12,617	2,311	455	940	415	895	NA	4,762	944	1,895
26	Msongola	27,405	3,100	666	904	373	4,972	NA	12,038	1,757	3,595
27	Kitunda	7,996	1,280	2,083	594	56	777	NA	1,668	852	686
28	Chanika	20,358	1,536	293	642	411	1,449	NA	12,467	1,519	2,041
29	Kivule	19,721	2,866	854	1,070	328	1,627	NA	10,317	1,246	1,413
30	Gongolamboto	10,427	2,215	1,049	694	266	1,167	NA	2,420	1,300	1,316
31	Majohe	26,030	3,687	1,033	1,294	275	1,589	NA	14,014	1,770	2,368
32	Zingiziwa	19,373	1,737	381	560	363	1,055	NA	10,686	1,414	3,177
33	Buyuni	23,693	3,922	781	1,434	305	1,250	NA	11,231	1,332	3,438
34	Pugu Station	11,823	608	278	257	380	1,531	NA	6,946	1,015	808
35	Mzinga	10,152	3,035	1,531	377	146	751	NA	2,824	658	830
36	Kipunguni	8,254	1,425	1,608	626	170	781	NA	2,022	891	731

12.3 TEMEKE MUNICIPAL COUNCIL: BUILDINGS BY LEGAL LAND DOCUMENTS

Table M3: Number of Buildings/Units by Land Ownership Status and Ward; Temeke Municipal Council, 2022 TBC

Ward		Number of Buildings/Units	Land Ownership Status								
			Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Legal Document	Do not know
Total		213,730	72,723	39,551	9,036	2,510	9,369	NA	51,701	12,638	16,202
1	Miburani	3,534	2,205	643	158	33	86	NA	72	136	201
2	Azimio	6,686	3,090	1,771	146	124	116	NA	464	401	574
3	Tandika	4,202	2,573	684	197	30	221	NA	248	118	131
4	Sandali	4,499	1,448	1,923	62	51	162	NA	298	311	244
5	Temeke	2,664	1,793	433	158	18	52	NA	21	47	142
6	Chang'ombe	2,395	1,534	498	18	4	220	NA	21	52	48
7	Keko	2,862	1,274	904	55	39	85	NA	88	239	178
8	Kurasini	2,222	1,326	24	52	25	273	NA	21	230	271
9	Mtoni	5,200	2,218	1,166	118	108	194	NA	414	412	570
10	Buza	10,035	3,666	3,186	397	70	368	NA	1,205	675	468
11	Makangarawe	6,201	2,607	2,087	163	29	138	NA	437	301	439
12	Yombo Vituka	10,790	4,244	2,871	1,122	147	345	NA	654	652	755
13	Kilakala	4,835	1,670	1,801	124	57	121	NA	394	305	363
14	Kijichi	11,714	4,441	3,448	276	148	431	NA	1,004	829	1,137
15	Mbagala Kuu	10,957	2,885	4,310	523	95	191	NA	1,678	735	540

Ward		Number of Buildings/Units	Land Ownership Status								
			Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Legal Document	Do not know
16	Toangoma	30,863	10,316	989	1,139	322	1,283	NA	11,783	2,226	2,805
17	Mianzini	12,550	3,563	1,314	664	191	625	NA	4,430	840	923
18	Kibondemaji	5,973	1,665	1,537	505	126	319	NA	955	349	517
19	Chamazi	41,610	8,186	1,609	1,704	406	2,921	NA	21,405	2,134	3,245
20	Kilungule	11,949	3,479	2,958	558	215	374	NA	2,963	509	893
21	Charambe	4,638	2,314	723	195	49	156	NA	573	253	375
22	Mbagala	6,378	2,730	1,762	443	124	165	NA	435	345	374
23	Kiburugwa	10,973	3,496	2,910	259	99	523	NA	2,138	539	1,009

12.4 KIGAMBONI MUNICIPAL COUNCIL: BUILDINGS BY LEGAL LAND DOCUMENTS

Table M4: Number of Buildings/Units by Land Ownership Status and Ward; Kigamboni Municipal Council, 2022 TBC

Ward	Number of Buildings/Units	Land Ownership Status								
		Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Legal Document	Do not know
Total	74,444	20,608	4,638	2,737	1,761	4,195	NA	26,997	5,235	8,273
1 Kigamboni	3,433	2,287	479	213	17	45	NA	143	108	141
2 Tungi	5,667	1,326	2,907	130	40	114	NA	478	346	326
3 Mjimwema	12,825	3,457	360	438	318	1,180	NA	4,234	1,220	1,618
4 Kibada	6,323	2,916	123	48	145	117	NA	2,093	273	608
5 Vijibweni	14,886	3,070	387	1,027	265	1,061	NA	7,165	733	1,178
6 Kimbiji	2,803	630	85	4	153	22	NA	1,110	492	307
7 Pembamnazi	3,860	527	12	238	208	99	NA	1,949	587	240
8 Somangila	15,448	5,021	106	352	303	979	NA	5,374	1,017	2,296
9 Kisarawe II	9,199	1,374	179	287	312	578	NA	4,451	459	1,559

12.5 UBUNGO MUNICIPAL COUNCIL: BUILDINGS BY LEGAL LAND DOCUMENTS

Table M5: Number of Buildings/Units by Land Ownership Status and Ward; Ubungo Municipal Council, 2022 TBC

Ward		Number of Buildings/Units	Land Ownership Status								
			Title Deed	Residential License	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Legal Document	Do not know
Total		216,188	52,408	18,155	16,084	3,104	21,718	NA	66,436	24,325	13,958
1	Ubungo	8,450	3,107	1,907	240	169	900	NA	342	1,053	732
2	Sinza	6,074	4,843	209	130	11	498	NA	16	139	228
3	Manzese	5,691	2,175	2,307	117	57	146	NA	224	337	328
4	Makurumla	5,143	2,264	1,864	86	76	120	NA	140	279	314
5	Mburahati	3,172	1,570	914	67	20	115	NA	136	194	156
6	Mabibo	8,227	3,147	3,669	167	86	145	NA	231	561	221
7	Makuburi	7,869	2,920	2,410	296	68	485	NA	382	930	378
8	Kimara	18,217	4,210	1,104	1,280	316	925	NA	6,983	2,324	1,075
9	Saranga	30,252	7,285	1,198	2,557	464	2,848	NA	9,978	3,969	1,953
10	Msigani	17,582	3,257	280	2,198	212	1,977	NA	5,809	3,057	792
11	Kwembe	25,141	4,779	456	1,954	328	3,308	NA	9,470	2,960	1,886
12	Kibamba	10,697	2,053	613	977	229	1,242	NA	3,287	1,391	905
13	Mbezi	37,118	4,983	548	3,146	496	5,288	NA	15,403	4,184	3,070
14	Goba	32,555	5,815	676	2,869	572	3,721	NA	14,035	2,947	1,920

13. DAR ES SALAAM REGION: BUILDINGS BY OCCUPANCY

Table N.0: Number of Buildings by Occupancy Status and Council; Dar es Salaam Region, 2022 TBC

Council		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		913,707	785,929	127,778
1	Kinondoni Municipal	157,843	137,667	20,176
2	Dar es Salaam City	295,150	248,141	47,009
3	Temeke Municipal	198,213	178,246	19,967
4	Kigamboni Municipal	68,800	54,816	13,984
5	Ubungu Municipal	193,701	167,059	26,642

13.1 KINONDONI MUNICIPAL COUNCIL: BUILDINGS BY OCCUPANCY

Table N.1: Number of Buildings by Occupancy Status and Ward; Kinondoni Municipal Council, 2022 TBC

Ward		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		157,843	137,667	20,176
1	Kigogo	5,114	4,826	288
2	Mzimuni	2,000	1,909	91
3	Magomeni	1,615	1,461	154
4	Ndugumbi	3,073	2,951	122
5	Tandale	4,108	4,004	104
6	Kijitonyama	5,729	5,453	276
7	Kinondoni	2,096	2,006	90
8	Hananasif	2,921	2,809	112
9	Mwananyamala	4,541	4,358	183
10	Makumbusho	4,929	4,781	148
11	Makongo	5,757	5,282	475
12	Mbezi Juu	7,708	7,163	545
13	Wazo	30,606	25,640	4,966
14	Mabwepande	20,427	14,256	6,171
15	Bunju	17,545	15,133	2,412
16	Mbweni	5,706	4,480	1,226
17	Kunduchi	15,638	13,997	1,641
18	Kawe	9,029	8,485	544
19	Mikocheni	4,208	3,933	275
20	Msasani	5,093	4,740	353

13.2 DAR ES SALAAM CITY COUNCIL: BUILDINGS BY OCCUPANCY

Table N.2: Number of Buildings by Occupancy Status and Ward; Dar es Salaam City Council, 2022 TBC

Ward		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		295,150	248,141	47,009
1	Kariakoo	698	681	17
2	Jangwani	1,173	956	217
3	Gerezani	510	484	26
4	Kisutu	431	413	18
5	Mchafukoge	465	443	22
6	Upanga Mashariki	879	838	41
7	Upanga Magharibi	686	646	40
8	Kivukoni	392	374	18
9	Ilala	2,496	2,404	92
10	Mchikichini	2,136	2,003	133
11	Vingunguti	7,518	7,318	200
12	Kipawa	10,664	9,874	790
13	Buguruni	4,413	4,287	126
14	Kiwalani	4,445	4,243	202
15	Mnyamani	3,964	3,850	114
16	Minazi Mirefu	3,143	3,053	90
17	Tabata	7,362	7,100	262
18	Kinyerezi	12,152	10,343	1,809
19	Segerea	6,612	6,225	387
20	Kimanga	6,871	6,526	345
21	Liwiti	5,346	5,058	288
22	Bonyokwa	5,153	4,376	777
23	Kisukuru	6,263	5,740	523
24	Ukonga	10,867	10,150	717
25	Pugu	11,809	9,970	1,839
26	Msongola	27,068	19,739	7,329
27	Kitunda	7,330	6,556	774
28	Chanika	19,876	14,785	5,091
29	Kivule	18,787	15,160	3,627
30	Gongolamboto	9,726	8,868	858
31	Majohe	25,141	20,965	4,176

Ward		Total Number of Buildings	Percent	
			Occupied	Vacant
32	Zingiziwa	19,003	13,715	5,288
33	Buyuni	23,196	17,035	6,161
34	Pugu Station	11,508	9,317	2,191
35	Mzinga	9,560	7,925	1,635
36	Kipunguni	7,507	6,721	786

13.3 TEMEKE MUNICIPAL COUNCIL: BUILDINGS BY OCCUPANCY

Table N.3: Number of Buildings by Occupancy Status and Ward; Temeke Municipal Council, 2022 TBC

Ward		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		198,213	178,246	19,967
1	Miburani	2,828	2,652	176
2	Azimio	6,395	6,193	202
3	Tandika	3,528	3,438	90
4	Sandali	4,169	4,036	133
5	Temeke	2,045	1,967	78
6	Chang'ombe	2,047	1,968	79
7	Keko	2,587	2,503	84
8	Kurasini	1,454	1,390	64
9	Mtoni	4,803	4,569	234
10	Buza	8,892	8,516	376
11	Makangarawe	5,499	5,305	194
12	Yombo Vituka	9,689	9,193	496
13	Kilakala	4,650	4,448	202
14	Kijichi	10,548	9,666	882
15	Mbagala Kuu	10,179	9,527	652
16	Toangoma	28,853	22,696	6,157
17	Mianzini	12,089	10,835	1,254
18	Kibondemaji	5,627	5,309	318
19	Chamazi	39,982	33,935	6,047
20	Kilungule	11,269	10,330	939
21	Charambe	4,405	4,215	190
22	Mbagala	6,010	5,633	377
23	Kiburugwa	10,665	9,922	743

13.4 KIGAMBONI MUNICIPAL COUNCIL: BUILDINGS BY OCCUPANCY

Table N.4: Number of Buildings by Occupancy Status and Ward; Kigamboni Municipal Council, 2022 TBC

Ward		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		68,800	54,816	13,984
1	Kigamboni	3,181	3,004	177
2	Tungi	5,258	4,766	492
3	Mjimwema	11,695	9,278	2,417
4	Kibada	5,962	4,781	1,181
5	Vijibweni	13,213	11,227	1,986
6	Kimbiji	2,709	2,142	567
7	Pembamnazi	3,764	3,026	738
8	Somangila	14,142	10,123	4,019
9	Kisarawe II	8,876	6,469	2,407

13.5 UBUNGO MUNICIPAL COUNCIL: BUILDINGS BY OCCUPANCY

Table N.5: Number of Buildings by Occupancy Status and Ward, Ubungo Municipal Council; 2022 TBC

Ward		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		193,701	167,059	26,642
1	Ubungo	6,052	5,812	240
2	Sinza	4,641	4,484	157
3	Manzese	5,359	5,226	133
4	Makurumla	4,758	4,647	111
5	Mburahati	2,925	2,820	105
6	Mabibo	7,462	7,312	150
7	Makuburi	6,392	6,049	343
8	Kimara	16,114	14,791	1,323
9	Saranga	25,869	22,968	2,901
10	Msigani	16,119	14,087	2,032
11	Kwembe	23,195	18,584	4,611
12	Kibamba	9,917	8,097	1,820
13	Mbezi	34,467	27,058	7,409
14	Goba	30,431	25,124	5,307

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