



THE UNITED REPUBLIC OF TANZANIA

NJOMBE REGION

BASIC BUILDING STATISTICS REPORT





The United Republic of Tanzania

Njombe Region 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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Note:

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 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 the number of buildings in a particular area.
Certificate of Customary	Is a certificate of right of occupancy issued to landowner 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 Land Tenure Act No. 12 of 1992 of Tanzania Zanzibar.
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 Completed House	Is a building where one part is complete and can be occupied and other part is still under construction.

Physical Address	Is a 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 unauthorised 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.
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	A unit is a house or part of the house with all necessary amenities for living. A building can have more than one unit

Map 1: Njombe 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 their 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. The information this report is provided is presented at regional 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 Statistics of the National Bureau of Statistics (NBS), Dr. Amina Msengwa and the former Chairperson of the Statistics Board of Zanzibar, Ambassador Amina Salum 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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Hemed Suleiman Abdulla (MRC)
Second Vice President of Zanzibar

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 this 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 Njombe 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 of owner, 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 at the Region. The results show that the total number of buildings in Njombe Region is 279,349 buildings whereby 212,301 buildings are in rural and 67,048 are in urban areas. In addition, most buildings (96.8 percent) in Njombe Region are single storey. 88.3 are residential, 3.2 are commercial-residential and 8.5 are non-residential.

Chapter three presents buildings information on building categories, occupancy status, building ownership, construction status, building materials used for construction, number of bedrooms, building tenure status and buildings condition. The result shows that 88.4 percent of all building in Njombe are detached (stand -alone), with 76.8 percent having been completed. About fifty six percent (55.5%) of buildings have cement or ceramic floor while 91.2 percent are roofed with corrugated iron sheets. Further, 43.5 percent of all residential and commercial-residential buildings

have one or two rooms for sleeping. In addition, 11.8 percent of all buildings in Njombe needs major repair.

Chapter four presents information on basic services in buildings collected 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 people with disabilities. Results show that 21.7 percent of all buildings/units in Njombe get electricity from the national grid whereas 23.4 percent use alternative sources of electricity. Buildings with water services account for 35.3 of all buildings/units. Results show that 81.9 percent have toilet services. About ninety percent (89.7%) of all buildings are accessible by road while only 5.6 percent have infrastructure for Persons With Disabilities.

Chapter five presents information on ownership and tenure status of, land surveying and the presence of legal documents for land ownership where the buildings are built. Results shows about eighty five percent (84.6%) percent of all buildings in Njombe are individually owned. Of all individually owned buildings, males own almost 64.3 percent of all buildings while women own only 24.7 percent and 7.7 percent of buildings are jointly owned. About seventy two percent (71.9%) of all buildings in Njombe are built on un-surveyed land whereas 45.6 percent do not have land ownership documents.

Chapter six presents key findings, policy implication and policy action.

Table 1: Building Census Results in Brief- Njombe Region

Indicator	Njombe		Rural		Urban	
	Number	Percent	Number	Percent	Number	Percent
Total Number of Buildings	279,349	100	212,301	76	67,048	24
Number of Buildings by Physical Address						
Buildings with physical address	244,920	87.7	185,882	87.6	59,038	88.1
Buildings without physical address	34,429	12.3	26,419	12.4	8,010	11.9
Number of Buildings	279,349	100	212,301	100	67,048	100
Number of buildings by type						
Multi - storey	322	0.1	108	0.1	214	0.3
Single storey	270,529	96.8	206,766	97.4	63,763	95.1
Under construction	8,498	3.0	5,427	2.6	3,071	4.6
Number of Buildings	279,349	100	212,301	100	67,048	100
Number of buildings by main use						
Residential	246,759	88.3	188,205	88.7	58,554	87.3
Residential and commercial	8,881	3.2	5,213	2.5	3,668	5.5
Non-residential use	23,709	8.5	18,883	8.9	4,826	7.2
Number of Buildings	279,349	100	212,301	100	67,048	100
Number of Buildings by Construction Status						
Completed	213,191	76.3	163,027	76.8	50,164	74.8
Partly completed	27,213	9.7	21,735	10.2	5,478	8.2
Under construction	32,007	11.5	22,001	10.4	10,006	14.9
Temporary building	6,938	2.5	5,538	2.6	1,400	2.1
Number of Buildings	279,349	100	212,301	100	67,048	100
Number of buildings by occupancy status						
Occupied	232,544	83.2	177,347	83.5	55,197	82.3
Vacant	46,805	16.8	34,954	16.5	11,851	17.7
Number of Buildings	279,349	100	212,301	100	67,048	100
Number of buildings by services						
Electricity (TANESCO)	62,055	21.7	27,404	12.7	34,651	49.7
Alternative electricity sources (e.g. solar, generator)	108,525	30.0	94,366	43.8	14,159	20.3

Indicator	Njombe		Rural		Urban	
	Number	Percent	Number	Percent	Number	Percent
Water	100,806	35.3	61,290	28.4	39,516	82.1
Toilet	233,716	81.9	177,045	82.1	56,671	81.2
Number of Buildings by Services	505,102	100	360,105	100	144,997	100
Number of buildings by social services						
Accessed by road	243,292	85.3	180,739	83.8	62,553	89.7
Infrastructure for Persons with Disabilities	16,102	5.6	11,787	5.5	4,315	6.2
Number of Buildings by Social Services	259,394	100	192,526	100	66,868	100
Number of Individually Owned buildings by sex of owners						
Male	183,604	64.3	137,099	63.6	46,505	66.7
Female	70,614	24.7	53,492	24.8	17,122	24.5
Jointly (male and female)	21,839	7.7	17,653	8.2	4,186	6.0
Jointly males	4,712	1.7	3,739	1.7	973	1.4
Jointly females	4,590	1.6	3,617	1.7	973	1.4
Number of Individually Owned buildings by sex of owners	285,359	100	215,600	100	69,759	100
Number of buildings by Ownership and tenure						
Owner's use	210,488	73.8	165,831	76.9	44,657	64.0
Live in without paying any rent	24,423	8.6	18,986	8.8	5,437	7.8
Both owner's use and rented	18,149	6.4	11,703	5.4	6,446	9.2
Rented	32,299	11.3	19,080	8.8	13,219	18.9
Number of Residential and commercial Building	285,359	100	215,600	100	69,759	100
Number of buildings by Land Survey Status						
Surveyed	57,611	20.62	23,797	11.21	33,814	50.43
Not surveyed	200,772	71.87	174,829	82.35	25,943	38.69
Regularized	15,065	5.39	10,779	5.08	4,286	6.39
Do not know	5,901	2.11	2,896	1.36	3,005	4.48
Number of Buildings	279,349	100	212,301	100	67,048	100
Number of buildings/units by type of legal documents						
Title deed (right of occupancy)	23,227	8.1	5,227	2.4	18,000	25.8

Indicator	Njombe		Rural		Urban	
	Number	Percent	Number	Percent	Number	Percent
Residential license	5,279	1.8	780	0.4	4,499	6.4
Letter of offer	5,381	1.9	1,697	0.8	3,684	5.3
Customary land tenure	85,559	30.0	77,656	36.0	7,903	11.3
Agreement/Contract	5,584	2.0	2,396	1.1	3,188	4.6
Registration (Zanzibar)	-	-	-	-	-	-
Local Government Documents (Mtaa/Village)	20,276	7.1	13,158	6.1	7,118	10.2
No document	129,986	45.6	109,402	50.7	20,584	29.5
Do not know	10,067	3.5	5,284	2.5	4,783	6.9
Number of buildings/unitsby type of legal documents	285,359	100	215,600	100	69,759	100.0

CHAPTER ONE

BACKGROUND INFORMATION

1.0 INTRODUCTION

Buildings are amongst the most important infrastructure in the lives of people in Njombe 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 building data, the Government of the United Republic of Njombe conducted for the first time the 2022 Njombe 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 Njombe 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 Njombe 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 Njombe 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 Results

- Njombe Region has a total of 279,349 buildings; 212,301 buildings are in rural and 67,048 are in urban areas.
- Over ninety five percent (96.8%) buildings in Njombe Region are single storey.
- About ninety percent (88.3) of all buildings in Njombe Region are used for residential purposes
- About ninety six percent (95.8%) of all residential and commercial-residential buildings in Njombe are of single unit.

2.0. INTRODUCTION

This chapter presents findings of the 2022 TBC on buildings stock in Njombe 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 results show that Njombe Region has a total of 279,349 buildings whereby 212,301 buildings are in rural and 67,048 are in urban areas. Wanging'ombe District Council has the largest number of buildings (65,489 buildings) in the Region followed by Njombe Town Council (51,555 buildings) and Ludewa District Council (46,374 buildings). On the other hand, Njombe District Council and Makambako Town Council have fewer numbers of buildings (35,565 and 37,865 respectively).

Results further show that, Njombe Town Council (139) and Makambako Town Council (63) have the largest number of multi-storey buildings in the Region. On the other hand, Njombe District Council (19) and Wanging'ombe District Council (21) have relatively small numbers of multi-storey buildings (Map 2.1 and Table 2.1).

Map 2. 1: Number of Buildings by Council; Njombe Region, 2022 TBC

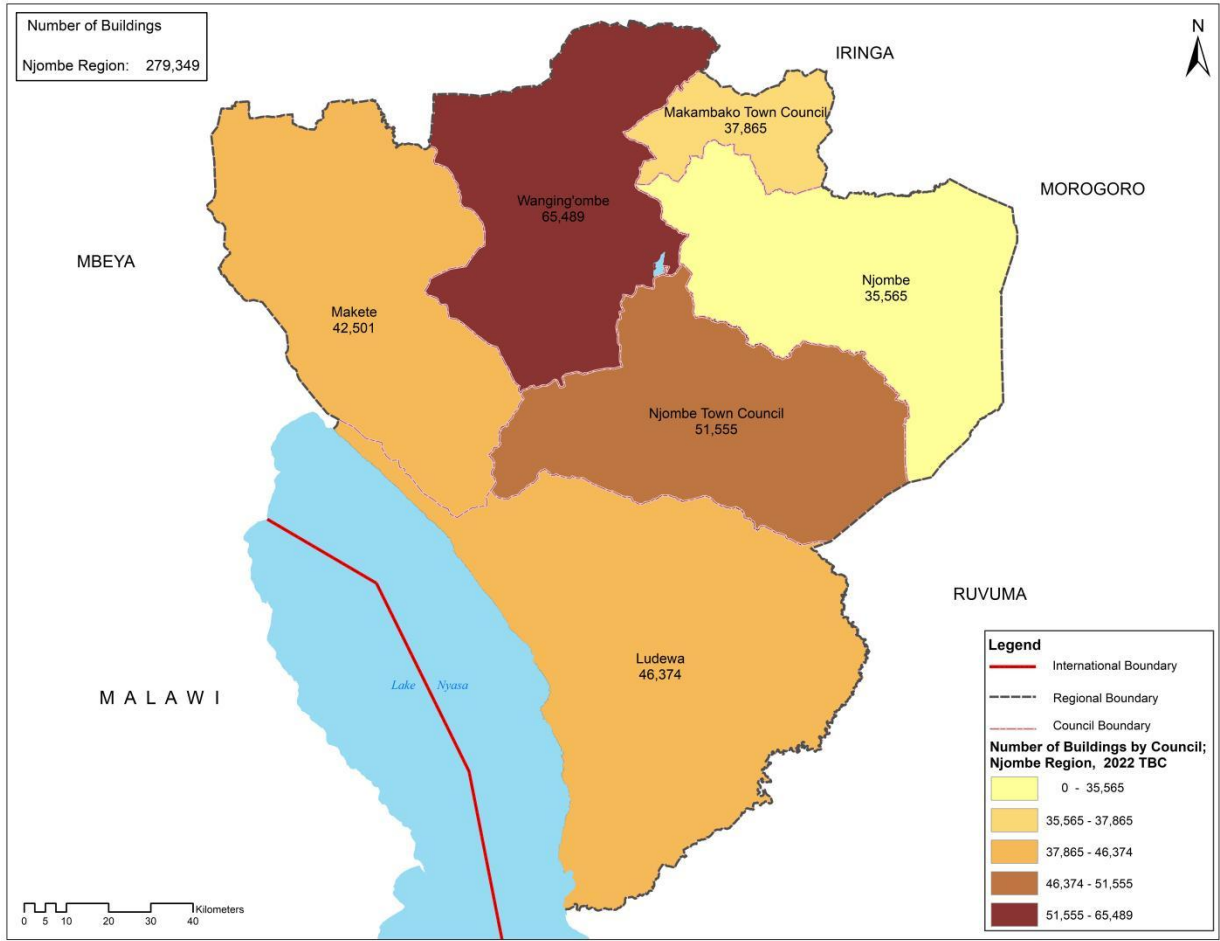


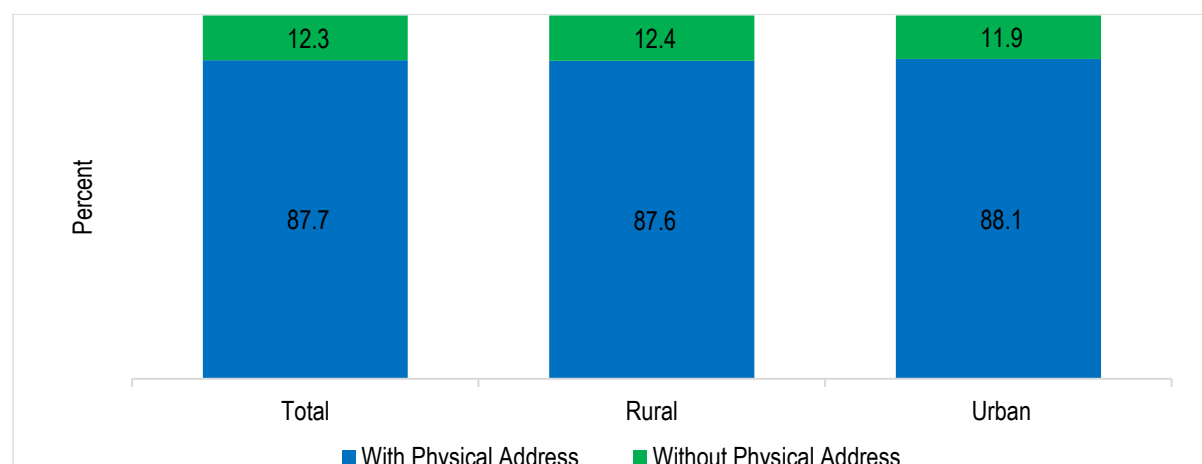
Table 2. 1: Number of Buildings by Place of Residence, Type and Council; Njombe Region, 2022 TBC

Council	Total				Rural				Urban			
	Total	Multi --Storey	Single Storey	Under Construction	Total	Multi - Storey	Single Storey	Under Construction	Total	Multi - Storey	Single Storey	Under Construction
Total	279,349	322	270,529	8,498	212,301	108	206,766	5,427	67,048	214	63,763	3,071
Njombe District	35,565	19	34,608	938	32,213	16	31,343	854	3,352	3	3,265	84
Njombe Town	51,555	139	49,752	1,664	28,565	21	27,830	714	22,990	118	21,922	950
Makambako Town	37,865	63	35,954	1,848	9,934	5	9,694	235	27,931	58	26,260	1,613
Ludewa District	46,374	32	45,438	904	42,788	20	41,947	821	3,586	12	3,491	83
Makete District	42,501	48	41,466	987	37,691	33	6,785	873	4,810	15	4,681	114
Wanging'ombe District	65,489	21	63,311	2,157	61,110	13	59,167	1,930	4,379	8	4,144	227

2.2. BUILDINGS WITH PHYSICAL ADDRESSES

The 2022 TBC results show that 87.7 percent of all buildings in Njombe Region have physical addresses. The percentage of buildings with physical addresses is relatively high in urban (88.1%) than in rural areas (87.6%) (Figure 2.1 and Table 2.2).

Figure 2. 1: Percentage Distribution of Buildings With and Without Physical Address by Place of Residence; Njombe Region, 2022 TBC

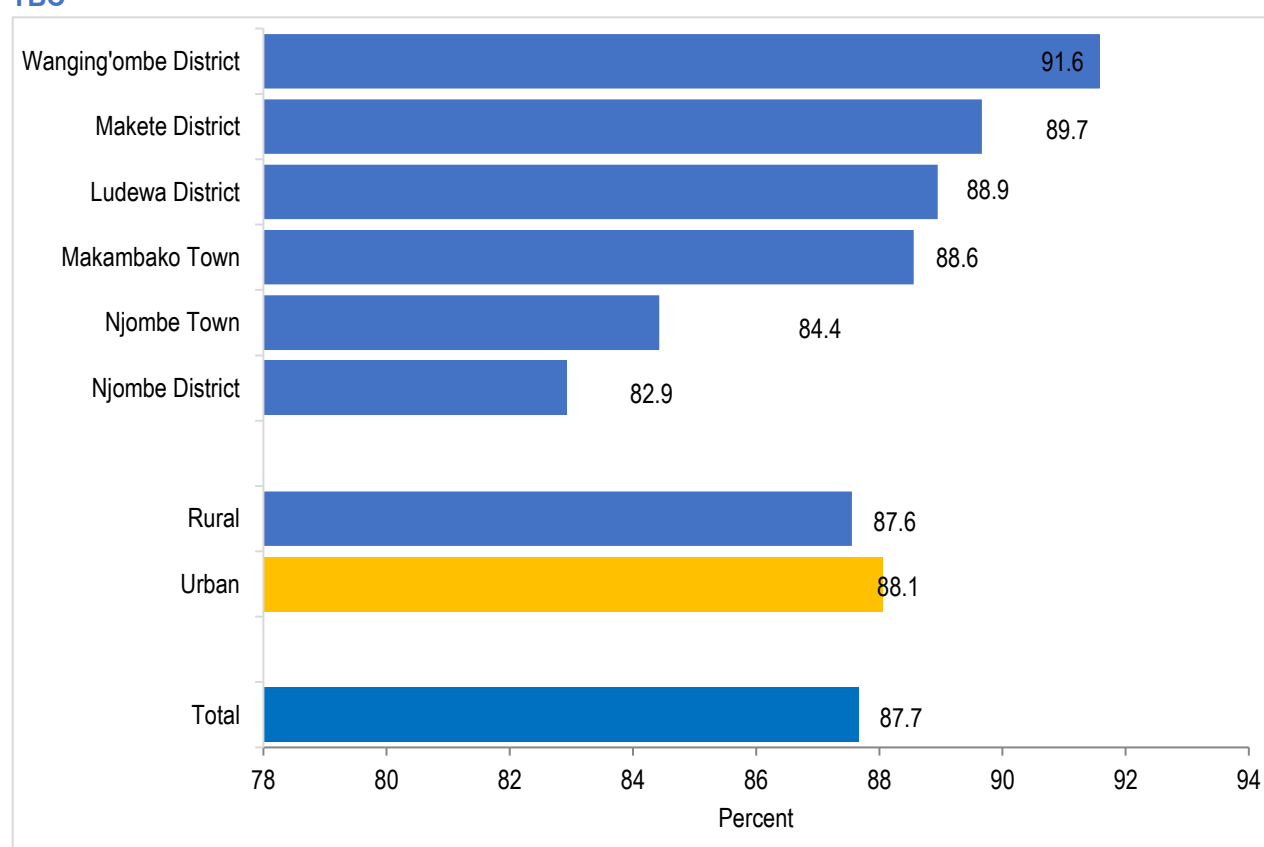


Across councils, results show that, percentage of buildings with physical addresses ranges from 82.9 percent in Njombe District to 91.6 percent in Wanging'ombe District (Table 2.1 and Figure 2.2).

Table 2. 2: Number of Buildings by Place of Residence, Physical Address Status and Council; Njombe Region, 2022 TBC

Council	Total			Rural			Urban		
	Number of Buildings	With Physical Address	Without Physical Address	Number of Buildings	With Physical Address	Without Physical Address	Number of Buildings	With Physical Address	Without Physical Address
Total	279,34	244,92	34,429	212,30	185,88	26,419	67,048	59,038	8,010
Njombe District	35,565	32,572	2,993	32,213	29,562	2,651	3,352	3,010	342
Njombe Town	51,555	46,226	5,329	28,565	25,430	3,135	22,990	20,796	2,194
Makambako Town	37,865	33,532	4,333	9,934	8,970	964	27,931	24,562	3,369
Ludewa District	46,374	38,458	7,916	42,788	35,391	7,397	3,586	3,067	519
Makete District	42,501	35,882	6,619	37,691	32,135	5,556	4,810	3,747	1,063
Wanging'ombe District	65,489	58,250	7,239	61,110	54,394	6,716	4,379	3,856	523

Figure 2. 2: Percentage of Buildings with Physical Address by Council: Njombe Region, 2022
TBC



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, 96.8 percent of all buildings in Njombe Region are single storey and less than one percent (0.1%) are multi-storey. The percentage of multi-storey buildings is less than one in percent in both rural and urban areas and across all councils in the Region. Results further reveal that, three percent (3.0%) of all buildings in the Region are under construction; the percentage of buildings undergoing construction in urban areas (4.6%) is higher than that in rural areas (2.6%) (Figure 2.3, Figure 2.4 and Table 2.3).

Figure 2. 3: Percentage Distribution of Buildings by Type and Place of Residence; Njombe Region, 2022 TBC

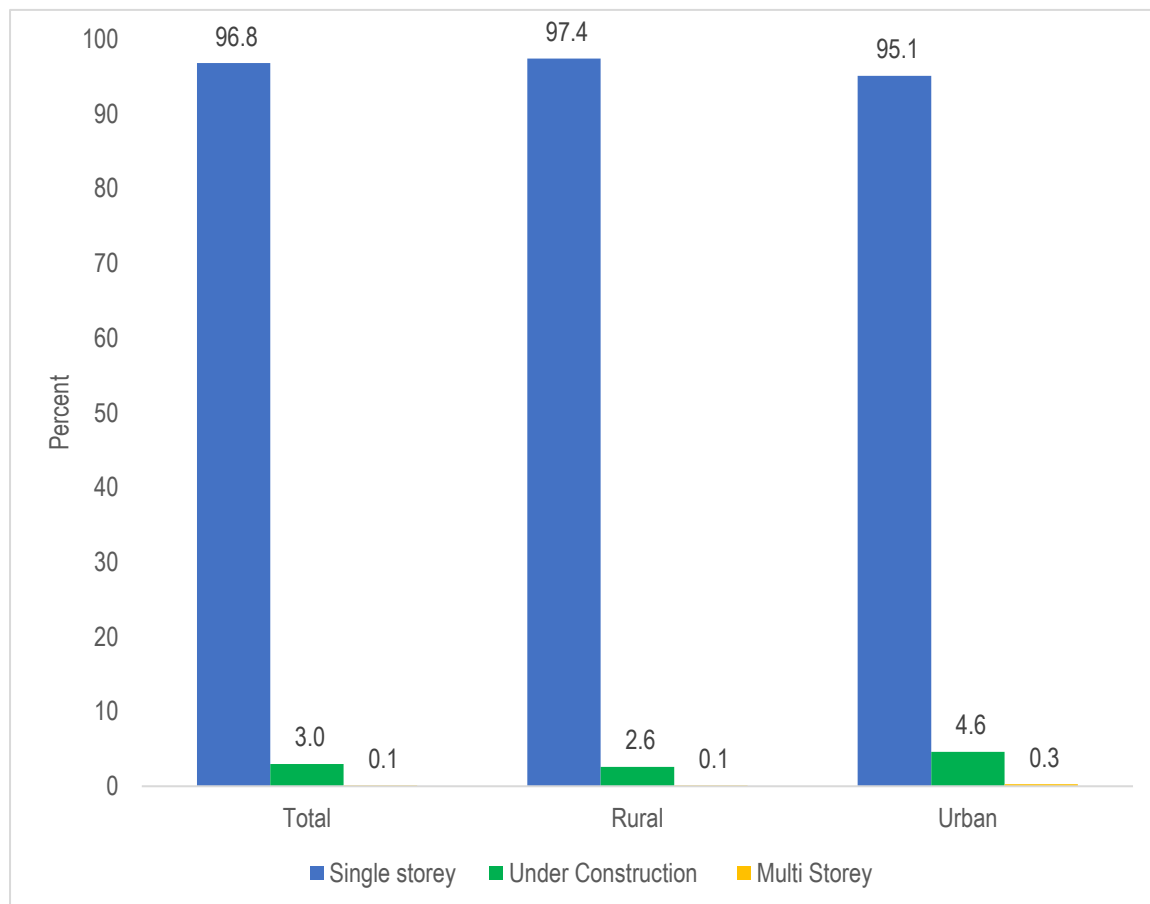
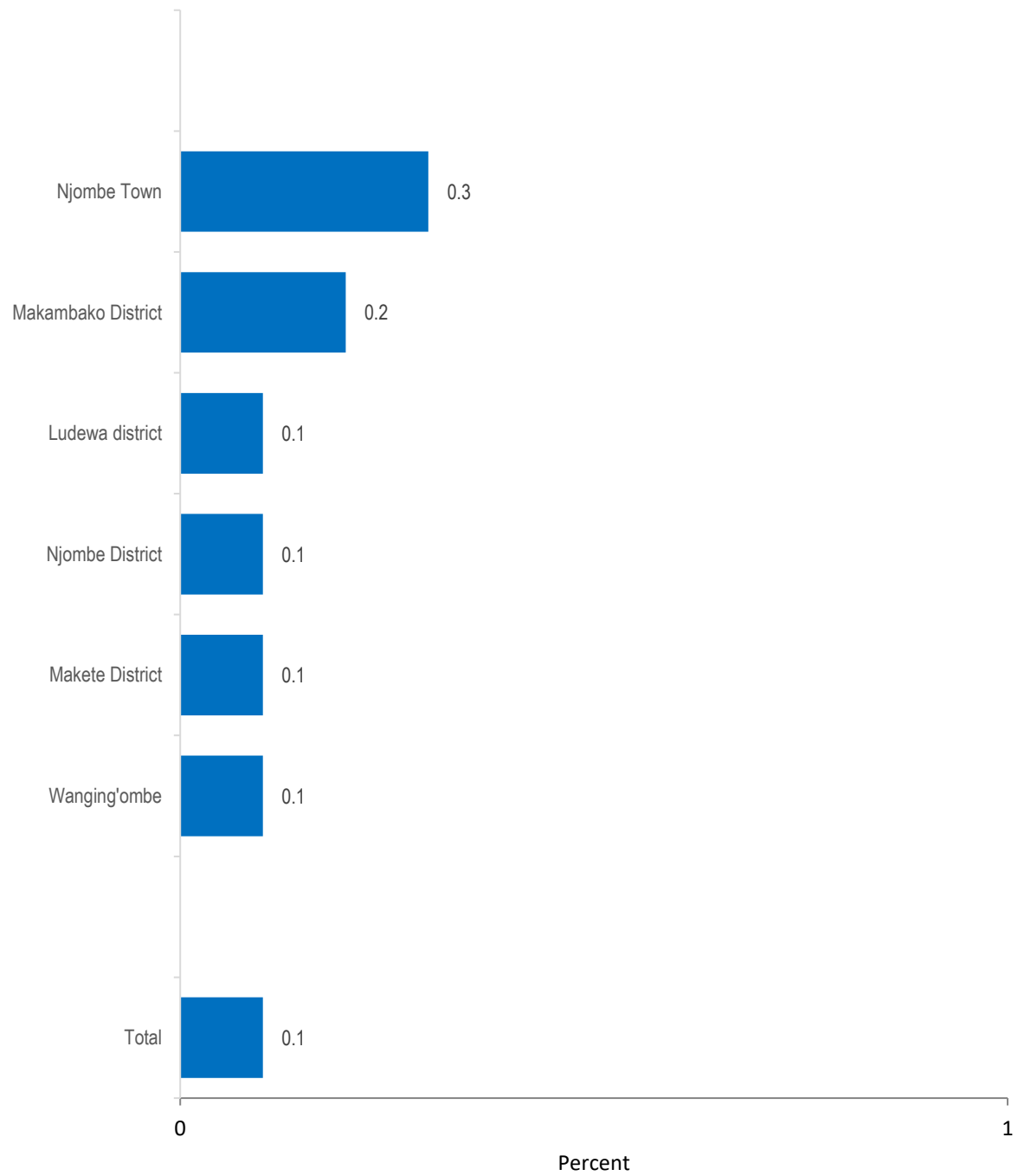


Table 2. 3: Percentage Distribution of Buildings by Place of Residence, Type and Council; Njombe Region, 2022 TBC

Council	Total	Total				Rural				Urban		
		Multi - Storey	Single Storey	Under Construction	Total	Multi - Storey	Single Storey	Under Construction	Total	Multi Storey	SingleStorey	Under Construction
Total	279,349	0.1	96.8	3.0	212,301	0.1	97.4	2.6	67,048	0.3	95.1	4.6
Njombe District	35,565	0.1	97.3	2.6	32,213	0.0	97.3	2.7	3,352	0.1	97.4	2.5
Njombe Town	51,555	0.3	96.5	3.2	28,565	0.1	97.4	2.5	22,990	0.5	95.4	4.1
Makambako Town Council	37,865	0.2	95.0	4.9	9,934	0.1	97.6	2.4	27,931	0.2	94.0	5.8
Ludewa district	46,374	0.1	98.0	1.9	42,788	0.0	98.0	1.9	3,586	0.3	97.4	2.3
Makete District	42,501	0.1	97.6	2.3	37,691	0.1	97.6	2.3	4,810	0.3	97.3	2.4
Wanging'ombe District	65,489	0.0	96.7	3.3	61,110	0.0	96.8	3.2	4,379	0.2	94.6	5.2

Figure 2. 4: Percentage of Multi - Storey Buildings by Council; Njombe Region, 2022 TBC



2.2.1. NUMBER OF STOREYS IN A BUILDING

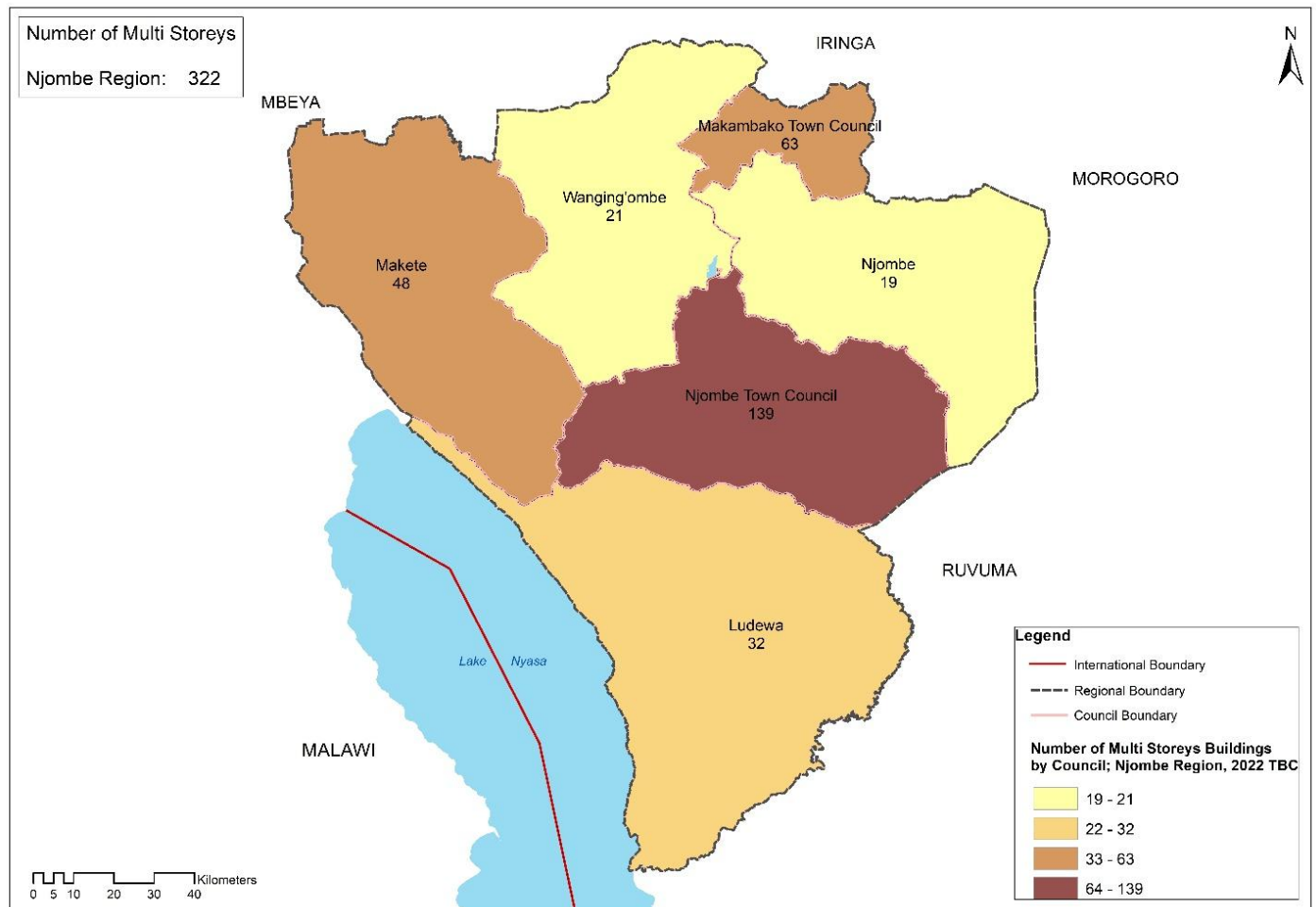
The number of storeys in a building consists of all storeys that are primarily above the ground level and in which there are habitable rooms or office space or other space conforming to the intended use of the building. This section presents an analysis of the number of floors in multi-storey buildings, encompassing both ground and additional floors. Results in Table 2.4 indicate that most of multi-storey buildings in Njombe Region (84.8%) have one storey followed by buildings with two storeys (8.7%). Notably, 94.4 percent of multi-storey buildings in rural areas have one storey compared with 79.9 percent of buildings in urban areas.

Across councils, Makete District Council has the highest proportion (100%) of multi-storey buildings with one storey followed by Ludewa District District (96.9%) and Njombe District (94.7%). On the other hand, Njombe Town District has the lowest proportion of multi-storey buildings with one storey (73.4%)

Table 2. 4: Percentage Distribution of Multi-Storey Buildings by Number of Floors, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Number of Floors								
	Number of Multi - Storey Buildings	Low Rise Building					High Rise Building Above 5		
		G1	G2	G3	G4	G5	Type 1. (6-10 Storeys)	Type 2. (11-20 Storeys)	Type 3. (21-35 Storeys)
Total	322	84.8	8.7	5	0.3	0.3	0.9	0.00	0.00
Rural	108	94.4	4.6	0.9	0.00	0.00	0.00	0.00	0.00
Urban	214	79.9	10.7	7	0.5	0.5	1.4	0.00	0.00
Council									
Njombe District	19	94.7	0.00	5.3	0.00	0.00	0.00	0.00	0.00
Njombe Town	139	73.4	15.8	7.9	0.00	0.7	2.2	0.00	0.00
Makambako Town	63	85.7	6.3	6.3	1.6	0.00	0.00	0.00	0.00
Ludewa District	32	96.9	3.1	0.00	0.00	0.00	0.00	0.00	0.00
Makete District	48	100	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Wanging'ombe District	21	95.2	4.8	0.00	0.00	0.00	0.00	0.00	0.00

Map 2. 2: Number of Multi - Storeys Buildings by Council; Njombe Region, 2022 TBC



2.3.1 MAIN USE OF BUILDINGS

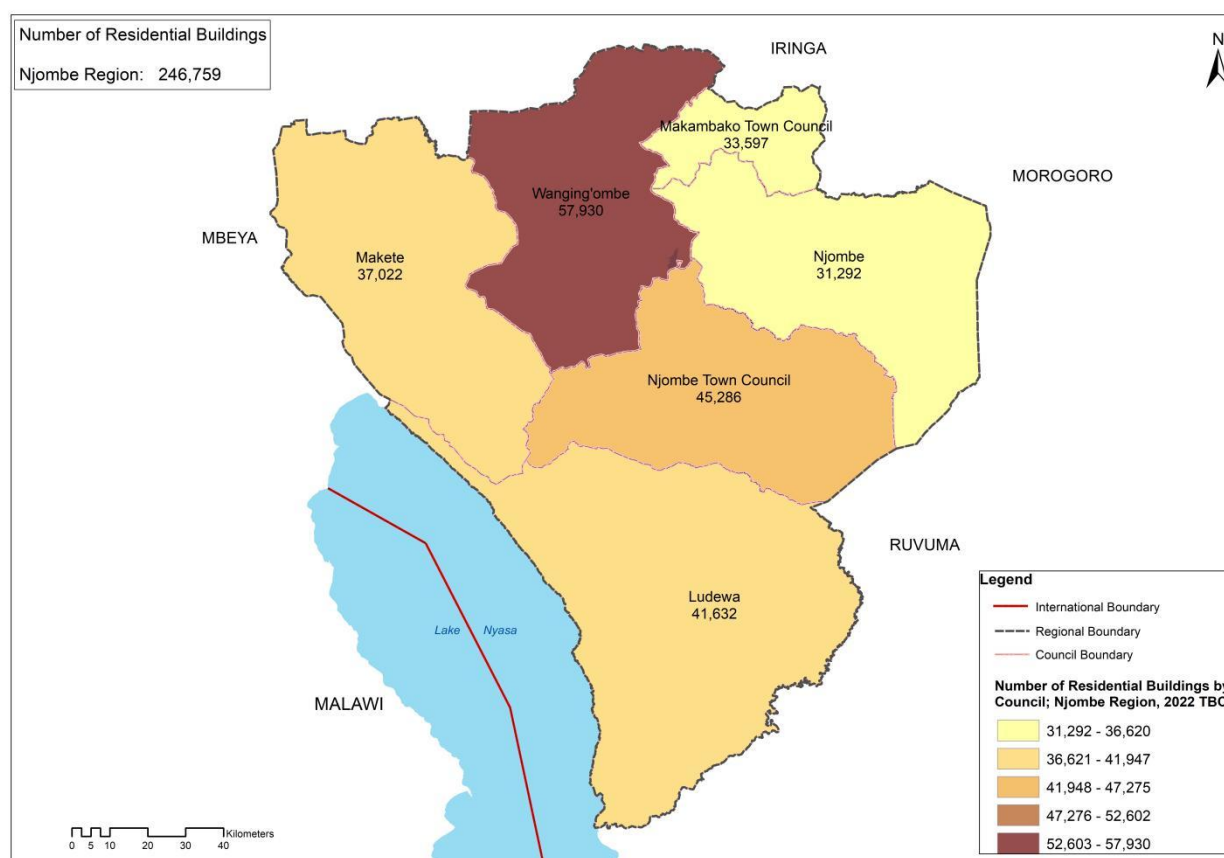
The main uses of buildings are divided into three groups; residential, commercial-residential and non-residential uses. The results show that 88.3 percent of buildings in Njombe Region are used for residential purpose, 3.2 percent for residential and commercial and 8.5 percent for non-residential purposes. The pattern of the main use of buildings is almost similar in rural and urban areas.

At the Council level, Ludewa District Council has the highest proportion of residential buildings (89.8%) whereas Makete District Council has the lowest (87.1%). Proportion of non-residential buildings range from 6.2 percent in Makambako Town Council to 11.0 percent in Makete District Council (Table 2.5).

Table 2. 5: Percentages Distribution of Buildings by Main Use, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Place of Residence	Main Use			
		Total Buildings	Residential	Residential and Commercial	Non-residential use
Total	Total	279,349	88.3	3.2	8.5
	Rural	212,301	88.7	2.5	8.9
	Urban	67,048	87.3	5.5	7.2
Njombe District	Total	35,565	88.0	3.0	9.1
	Rural	32,213	88.3	2.6	9.1
	Urban	3,352	85.1	6.7	8.1
Njombe Town	Total	51,555	87.8	3.8	8.4
	Rural	28,565	87.4	2.6	10.0
	Urban	22,990	88.4	5.3	6.3
Makambako Town	Total	37,865	88.7	5.1	6.2
	Rural	9,934	89.6	2.7	7.8
	Urban	27,931	88.4	6.0	5.6
Ludewa District	Total	46,374	89.8	3.2	7.0
	Rural	42,788	89.9	3.1	7.0
	Urban	3,586	87.7	4.4	7.9
Makete District	Total	42,501	87.1	1.9	11.0
	Rural	37,691	88.1	1.8	10.2
	Urban	4,810	79.5	3.3	17.2
Wanging'ombe District	Total	65,489	88.5	2.5	9.0
	Rural	61,110	88.7	2.3	9.0
	Urban	4,379	84.8	5.6	9.6

Map 2. 3: Number of Residential Buildings by Council; Njombe Region, 2022 TBC



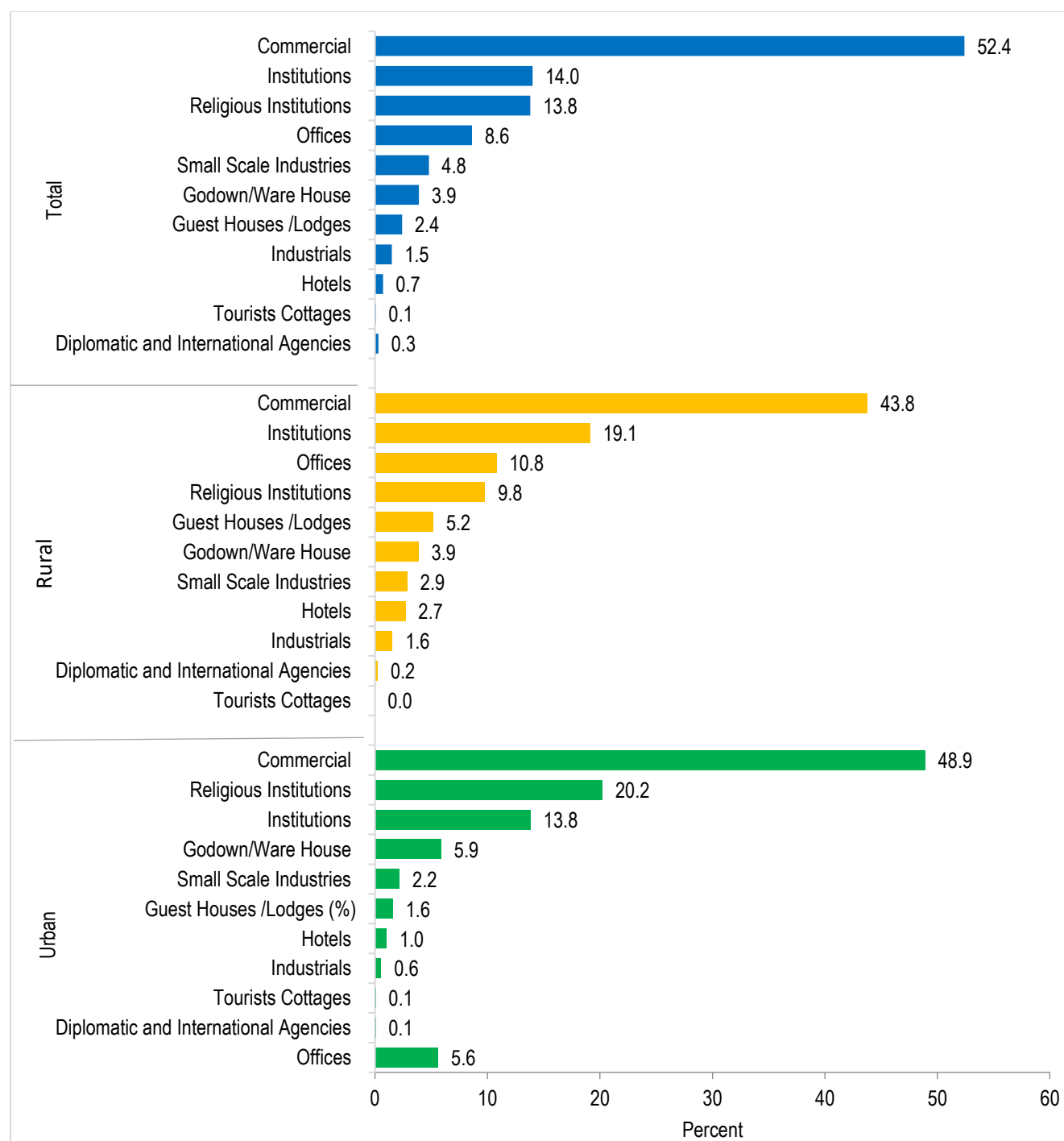
The main use of non-residential buildings in Njombe Region is commercial (52.4%), followed by institutional services (14.0%) and religious activities (13.8%).

Wanging'ombe District Council has the largest proportion of buildings (58.1%) used for commercial purposes followed by Makete District Council (54.8%), while Makambako Town Council has the smallest proportion (44.9%). On the other hand, Makambako Town Council has the largest proportion of buildings (3.0%) used for industrial purposes as compared with other Councils in the Region. Proportion of industrial buildings in other councils range from 0.5 percent in Wanging'ombe District to 2.1 percent in Njombe Town Council (Table 2.6).

Table 2. 6: Percentage Distribution of Non-Residential Buildings by Type of Use and Council; Njombe Region, 2022 TBC

Council	Total	Type of Use										
		Offices	Commercial	Industrial	Tourists Cottages	Guest Houses/ Lodges (%)	Hotels	Godown /Ware House	Institutional	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total	23,709	8.8	52.4	1.5	0.1	2.4	0.7	3.9	14.0	0.1	13.8	4.8
Njombe District	3,219	8.4	53.8	1.4	0.0	1.6	0.3	3.5	14.2	0.0	13.1	5.0
Njombe Town	4,308	10.4	49.6	2.1	0.0	4.4	1.4	4.1	15.2	0.0	13.3	4.3
Makambako Town	2,337	10.2	44.9	3.0	0.0	5.0	1.2	4.5	15.8	0.1	13.8	4.8
Ludewa District	3,269	8.5	46.3	1.7	0.0	2.0	0.9	4.9	14.9	0.2	15.5	8.0
Makete District	4,655	8.6	54.8	1.5	0.3	1.7	0.3	4.5	12.3	0.0	13.2	4.7
Wanging'ombe District	5,921	7.8	58.1	0.5	0.0	1.2	0.4	2.7	13.3	0.1	14.0	3.4

Figure 2. 5 : Percentage Distribution of Non – Residential Buildings by Type of Use; Njombe Region, 2022 TBC



2.6 NUMBER OF UNITS IN BUILDINGS

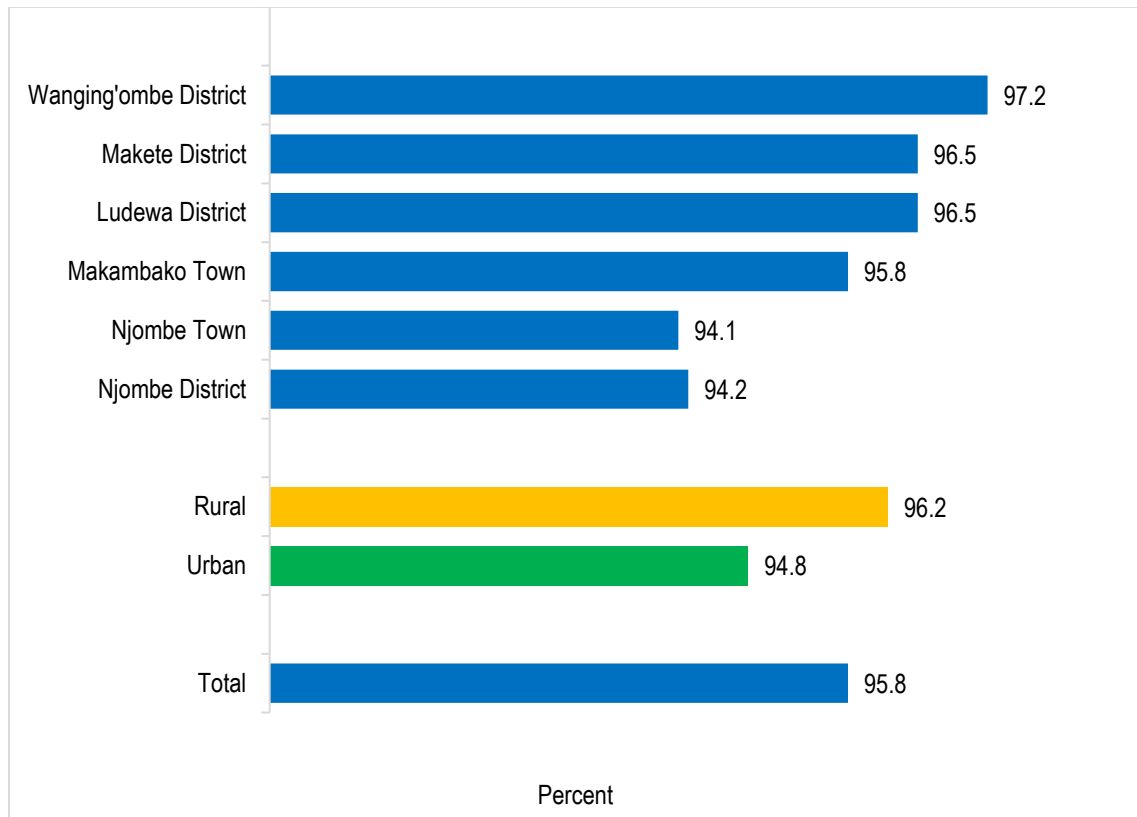
Information on the number of units in the building was collected only in residential and commercial-residential buildings. Results show that, most of these buildings in Njombe Region (95.8%) have one unit. The proportion of buildings with one unit is slightly higher in rural (96.2%) than in urban (94.8%) areas.

At the council level, Wanging'ombe District Council has highest (97.2%) proportion of buildings with single unit, while Njombe Town Council has the lowest (94.1%). Results further show that, the percentage of buildings with two units ranges from 1.3 percent in Wanging'ombe District Councils to 2.6 percent in Njombe Town Council (Table 2.7 and Figure 2.6).

Table 2. 7: Percentage Distribution of Residential and Commercial-Residential Buildings by Number of Units, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Number of Units																				
	Total							Rural							Urban						
	Total Number of Buildings	1	2	3	4	5	6+	Total	1	2	3	4	5	6+	Total	1	2	3	4	5	6+
Total	255,640	95.8	1.9	0.7	0.5	0.5	0.5	193,418	96.2	1.5	0.7	0.6	0.5	0.6	62,222	94.8	3.3	0.7	0.4	0.4	0.4
Njombe District	32,346	94.2	2.0	1.2	0.8	1.0	0.9	29,267	94.5	1.8	1.1	0.8	0.9	0.9	3,079	91.3	3.4	1.9	0.9	1.6	0.9
Njombe Town	47,247	94.1	2.6	0.9	0.8	0.8	0.8	25,714	93.5	1.9	1.2	1.2	1.1	1.1	21,533	94.9	3.4	0.6	0.4	0.4	0.4
Makambako Town	35,528	95.8	2.4	0.6	0.4	0.4	0.4	9,161	98	0.7	0.4	0.3	0.3	0.3	26,367	95	3	0.7	0.4	0.4	0.4
Ludewa District	43,105	96.5	1.5	0.6	0.5	0.4	0.5	39,804	96.6	1.3	0.6	0.5	0.4	0.5	3,301	95.5	3.7	0.5	0.2	0	0.1
Makete District	37,846	96.5	1.8	0.5	0.4	0.3	0.4	33,863	96.7	1.6	0.5	0.4	0.3	0.5	3,983	95	4	0.5	0.3	0.1	0.2
Wanging'ombe District	59,568	97.2	1.3	0.4	0.4	0.3	0.3	55,609	97.3	1.2	0.4	0.4	0.3	0.3	3,959	95.4	3.3	0.5	0.2	0.4	0.4

Figure 2. 6: Percentage Distribution of Residential and Commercial-Residential Buildings with One Unit by Council; Njombe Region, 2022 TBC



CHAPTER THREE

BUILDING INFORMATION

Key Results

- About ninety percent (88.4%) of all buildings in Njombe Region are detached (stand-alone)
- Nearly three-quarters (76.8%) of all buildings in Njombe Region have been completed
- More than five out of ten (55.5%) of the buildings in Njombe Region have cement or ceramic tiles floor.
- More than nine (91.2%) of buildings in Njombe Region are roofed with corrugated iron sheets.
- Forty four percent (43.5%) of all residential and commercial buildings have one or two rooms for sleeping.
- About twelve percent (11.8%) of all buildings in Njombe needs major repair

3.0 INTRODUCTION

This section presents findings on building attributes which constitute categories, occupancy status, ownership, construction status, materials used for construction, number of bedrooms and condition of buildings. Buildings in this section refers to all buildings irrespective of their use and ownership.

3.1 BUILDING CATEGORIES

For the purpose of 2022 TBC, the building categories are semi-detached, terrace or row of houses, and detached or stand-alone buildings. The results show that most (88.4%) of the buildings in Njombe Region are detached or stand-alone buildings. The same pattern is observed in rural and urban areas and across all councils in Njombe Region (Table 3.1).

Table 3. 1: Number and Percentage Distribution of Buildings by Building Category, Place of Residence and Council; Njombe Region, 2022 TBC

Place of Residence	Building Category						
	Total Number of	Semi- detached	Percent	Terrace/ Row of	Percent	Detached /Stand	Percent
Total	279,349	14,861	5.3	17,435	6.2	247,053	88.4
Rural	212,301	11,432	5.4	12,121	5.7	188,748	88.9
Urban	67,048	3,429	5.1	5,314	7.9	58,305	87.0
Council							
Njombe District	35,565	1,334	3.8	1,407	4.0	32,824	92.3
Njombe Town	51,555	2,935	5.7	3,439	6.7	45,181	87.6
Makambako Town	37,865	1,943	5.1	2,237	5.9	33,685	89.0
Ludewa District	46,374	2,395	5.2	3,296	7.1	40,683	87.7
Makete District	42,501	1,739	4.1	2,511	5.9	38,251	90.0
Wanging'omba District	65,489	4,515	6.9	4,545	6.9	56,429	86.2

3.2 BUILDING CONSTRUCTION STATUS

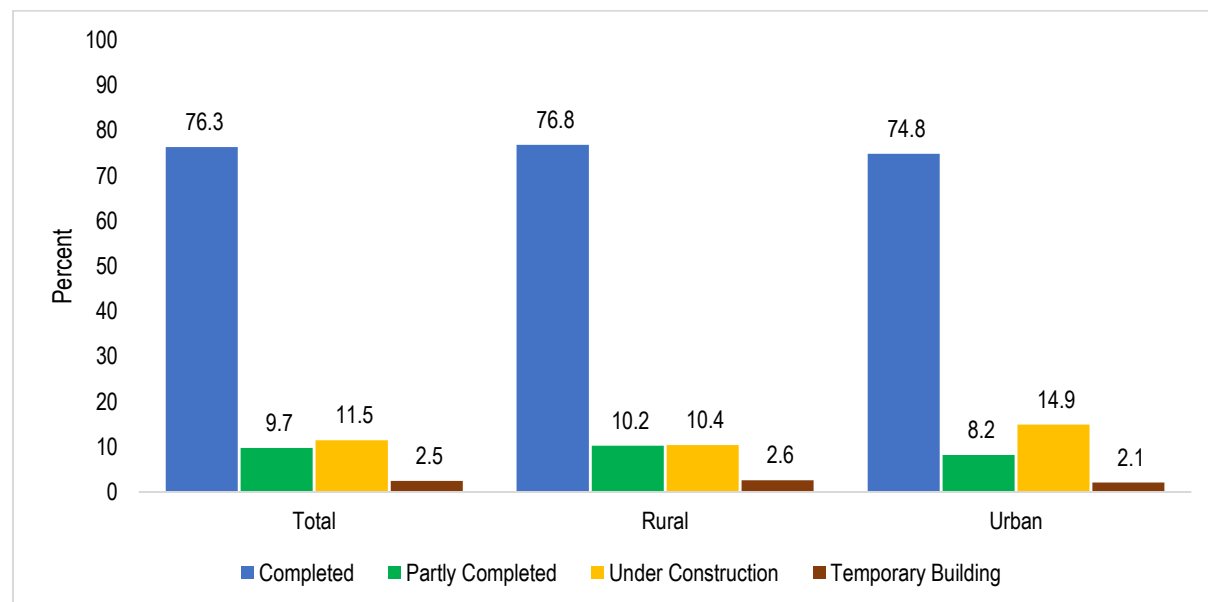
The construction status of buildings is divided into four categories; completed, partly completed, under construction and temporary buildings. The 2022 TBC results show that, 76.3 percent of all buildings in Njombe Region have been completed and 9.7 percent are partly completed. Buildings under construction and temporary buildings account for 11.5 percent and 2.5 respectively of all buildings in the Region. The results also indicate that, about three quarters of buildings in rural (76.8%) and urban (74.8%) are completed.

Makete District Council has the highest percentage of completed buildings (81.5%) while Wanging'ombe District Council has the lowest (72.0%). Percentage of temporary buildings range from 1.9 percent in Njombe Town Council to 3.5 in Makete District Council (Figure 14.5 and Table 14.7).

Table 3. 2: Percentage Distribution of Buildings by Construction Status, Place of Residence and Council; Njombe Region, 2022 TBC

Place of Residence	Total Number of Buildings	Completed	Partly Completed	Under Construction	Temporary Building
Total	279,349	76.3	9.7	11.5	2.5
Rural	212,301	76.8	10.2	10.4	2.6
Urban	67,048	74.8	8.2	14.9	2.1
Council					
Njombe District	35,565	77.7	9.1	10.7	2.4
Njombe Town	51,555	78.7	8.6	10.8	1.9
Makambako Town	37,865	75.4	7.3	15.1	2.2
Ludewa District	46,374	74.7	12.8	9.6	2.9
Makete District	42,501	81.5	7.2	7.9	3.5
Wanging'omba District	65,489	72.0	11.8	13.9	2.2

Figure 3. 1: Percentage Distribution of Buildings by Construction Status and Place of Residence; Njombe Region, 2022 TBC



3.3. BUILDING OCCUPANCY STATUS

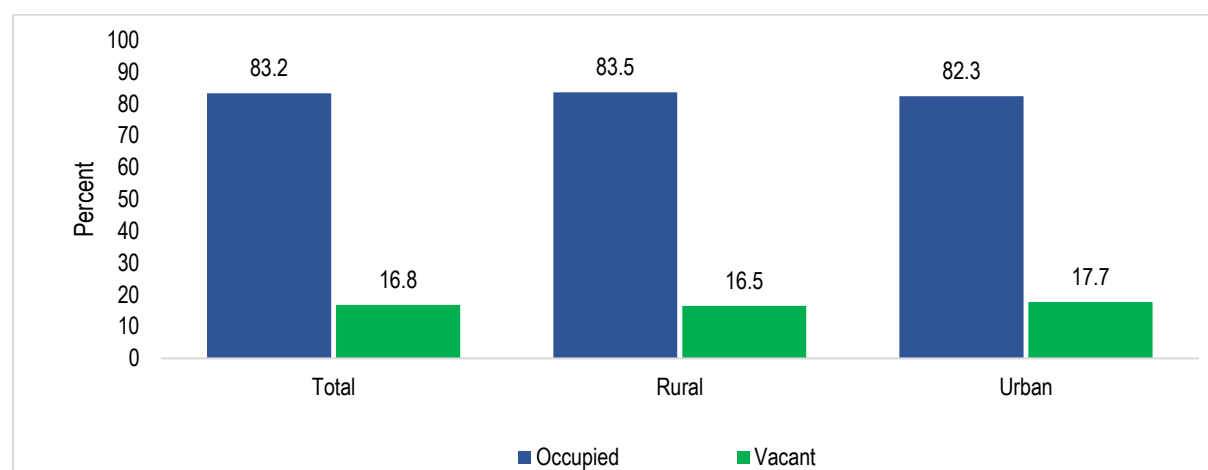
The occupancy status of buildings is determined by checking whether the building is in use or vacant. The results show that 83.2 percent of all buildings in Njombe Region are in use, while 16.8 percent are vacant. The same pattern is observed in both rural (83.5%) and urban areas (82.3%). Ludewa District Council has the highest percentage

(85.9%) of buildings in use while Makete District Council has lowest (80.7%) (Table 3.3 and Figure 3.2)

Table 3. 3: Percentage Distribution of Buildings by Occupancy Status, Place of Residence and Council; Njombe Region, 2022 TBC

Place of Residence	Total Number of Buildings	Percent	
		Occupied	Vacant
Total	279,349	83.2	16.8
Rural	212,301	83.5	16.5
Urban	67,048	82.3	17.7
Council			
Njombe District	35,565	82.4	17.6
Njombe Town	51,555	84.8	15.2
Makambako Town	37,865	81.7	18.3
Ludewa District	46,374	85.9	14.1
Makete District	42,501	80.7	19.3
Wanging'omba District	65,489	83.1	16.9

Figure 3. 2: Percentage Distribution of Buildings by Place of Residence and Occupancy Status; Njombe Region, 2022 TBC



3.3.1 REASONS FOR VACANT BUILDINGS

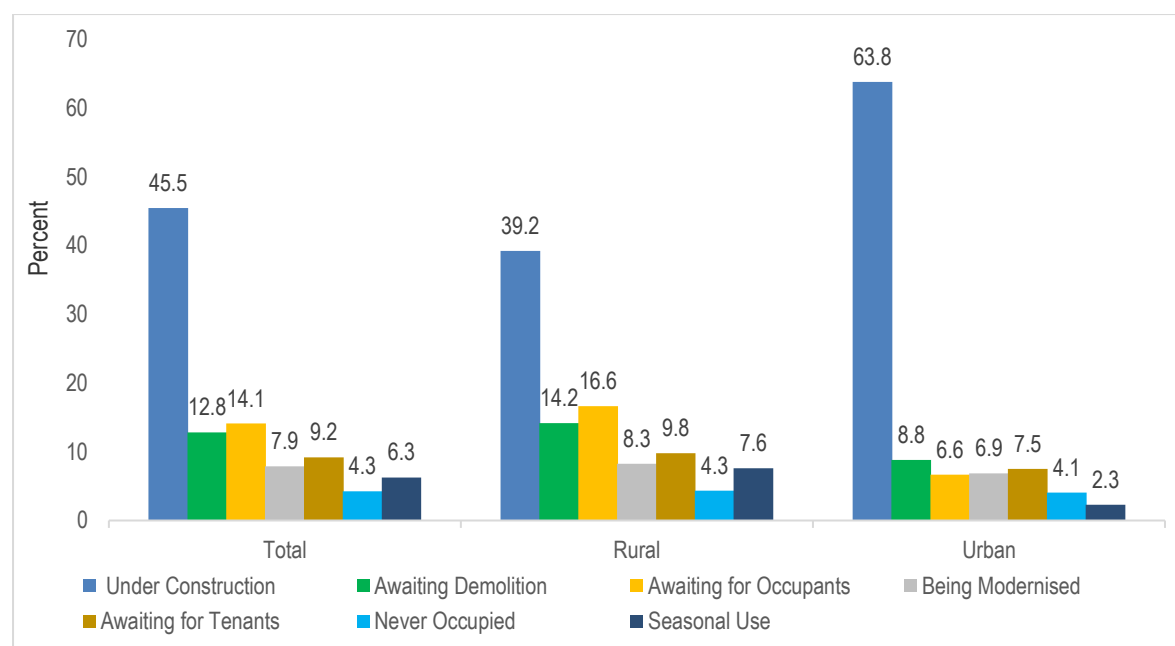
Reasons for buildings not being occupied (vacant) include waiting for a tenant or resident, undergoing modernization, being a new building (never occupied), seasonal use, construction in progress and the building awaiting demolition.

The results show that 45.5 percent of all vacant buildings in Njombe Region are still under construction and 12.8 percent are awaiting demolition. About sixty-four (63.8%) of buildings in urban areas, that are not in use are still under construction and 8.8 percent are awaiting demolition. In rural areas, 39.2 percent of vacant buildings are still under construction, while 14.2 percent are waiting for demolition. (Table 3.4 and Figure 3.3).

Table 3. 4: Percentage Distribution of Vacant Buildings by Reasons; Njombe Region 2022 TBC

Council	Total							
	Total	Building under Construction	Awaiting Demolition	Awaiting an Occupant	Being Modernised	Awaiting a Tenant	New (never occupied)	Seasonally used
Total	46,806	45.5	12.8	14.1	7.9	9.2	4.3	6.3
Rural	34,955	39.2	14.2	16.6	8.3	9.8	4.3	7.6
Urban	11,851	63.8	8.8	6.6	6.9	7.5	4.1	2.3
Council								
Njombe District	6,247	37.7	14.2	16.2	9.3	10.1	4.2	8.4
Njombe Town	7,814	54.3	11.3	10.3	7.2	8.4	4.5	4
Makambako Town	6,942	62	9.2	9.2	7.2	5.2	4.3	2.9
Ludewa District	6,539	39.5	12.9	18.2	8.1	9.4	4.4	7.5
Makete District	8,187	29.5	14.9	20	7.9	14.6	4.1	9.1
Wanging'omba District	11,077	48.6	13.8	11.9	7.9	7.7	4.1	6

Figure 3. 3: Percentage Distribution of Vacant Buildings by Reasons; Njombe Region 2022
TBC



3.5 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.

3.5.1. 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. Over fifty percent of buildings in Njombe Region (52.8%), have sand-cement floors, followed by earth/sand floors (32.7%).

Furthermore, in rural areas, buildings with sand - cement floor account for 47.8 percent of all buildings while in urban areas the percentage is 68.6 percent. Njombe Town Council has the highest percentage (64.4%) of buildings with sand - cement floor while Ludewa District Council has the lowest percentage of 38.3 percent (Table. 3.5).

Table 3. 5: Percentage Distribution of Buildings by Type of Flooring Materials, Place of Residence and Council; Njombe 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	279,3	52.8	2.7	0.0	0.1	0.0	0.2	32.7	0.2	11.4
Rural	212,3	47.8	1.1	0.0	0.0	0.0	0.2	39.2	0.2	11.4
Urban	67,04	68.6	7.7	0.1	0.3	0.0	0.1	12.0	0.1	11.3
Council										
Njombe District	35,56	48.7	1.6	0.0	0.0	0.0	0.2	36.4	0.1	13.1
Njombe Town	51,55	64.4	5.4	0.1	0.2	0.0	0.2	20.1	0.1	9.6
Makambako	37,86	59.8	5.3	0.1	0.2	0.0	0.1	22.0	0.1	12.5
Ludewa District	46,37	38.3	1.3	0.0	0.1	0.0	0.3	46.8	0.1	13.2
Makete District	42,50	46.8	1.4	0.0	0.0	0.0	0.4	41.2	0.8	9.3
Wanging'omba	65,48	55.8	1.4	0.0	0.1	0.0	0.0	31.2	0.1	11.3

Note: Other flooring materials are PVC tiles, parquet or polished wood, wood planks, terrazzo or cow dung

3.5.2. 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 Njombe Region have walls built with burnt bricks (81.2%), followed by sundried bricks (12.6%). Over three quarters of buildings in urban (76.2%) and rural areas (82.8%) have walls constructed with burnt bricks. The percentage of buildings with burnt bricks as wall material range from 56.0 percent in Njombe Town Council to 93.2 percent in Ludewa District Council (Table 3.6).

Table 3. 6: Percentage Distribution of Buildings by Type of Wall Materials, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Total	Wall Materials									No Walls
		Stones	Cement / Stone	Sundried bricks	Burnt	Glass	Wood	Bamboo poles/	Grass	Tent/ container	
Total	279,349	0.6	2.4	12.6	81.2	0.02	0.19	1.84	0.18	0.01	1.01
Rural	212,301	0.3	1.0	12.6	82.8	0.02	0.20	2.20	0.22	0.01	0.73
Urban	67,048	1.8	6.7	12.5	76.2	0.03	0.15	0.70	0.06	0.01	1.87
Council											
Njombe District	35,565	0.4	1.0	27.7	68.2	0.02	0.13	1.97	0.18	0.02	0.41
Njombe Town	51,555	1.0	4.5	36.0	56.0	0.02	0.28	0.69	0.06	0.01	1.53
Makambako Town	37,865	1.7	5.9	2.3	87.0	0.04	0.07	1.27	0.13	0.01	1.63
Ludewa District	46,374	0.4	0.6	1.6	93.2	0.03	0.16	2.98	0.39	0.00	0.53
Makete District	42,501	0.5	1.8	6.2	86.4	0.02	0.40	3.60	0.24	0.01	0.86
Wanging'ombe	65,489	0.1	0.9	3.8	92.9	0.02	0.09	1.04	0.12	0.01	0.98

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

3.5.3. 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 2022 TBC results show that, over ninety percent (91.2%) of all buildings in Njombe Region are roofed with corrugated iron sheets. The same pattern is observed in rural and urban areas. Proportion of buildings with corrugated iron sheetd range from 86.9% in Ludewa District Council to Njombe Town Council (94.1%) (Table 3.7).

Table 3. 7: Percentage Distribution of Buildings by Type of Roofing Materials, Place of Residence and Council; Njombe 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	279,349	91.2	0.1	0.0	0.0	3.4	0.2	0.0	0.1	4.9
Rural	212,301	90.8	0.1	0.0	0.0	4.3	0.2	0.0	0.2	4.4
Urban	67,048	92.5	0.4	0.0	0.1	0.5	0.1	0.0	0.0	6.4
Council										
Njombe District	35,565	92.7	0.0	0.0	0.0	3.5	0.3	0.0	0.0	3.5
Njombe Town	51,555	94.1	0.4	0.0	0.1	1.1	0.1	0.0	0.2	4.1
Makambako Town	37,865	91.1	0.2	0.0	0.1	1.1	0.1	0.0	0.0	7.3
Ludewa District	46,374	86.9	0.1	0.0	0.0	8.6	0.3	0.1	0.0	3.9
Makete District	42,501	92.0	0.1	0.0	0.0	3.2	0.2	0.0	0.4	4.1
Wanging'ombe	65,489	90.8	0.1	0.0	0.0	2.9	0.2	0.0	0.0	6.0

3.5. NUMBER OF BEDROOMS IN BUILDINGS

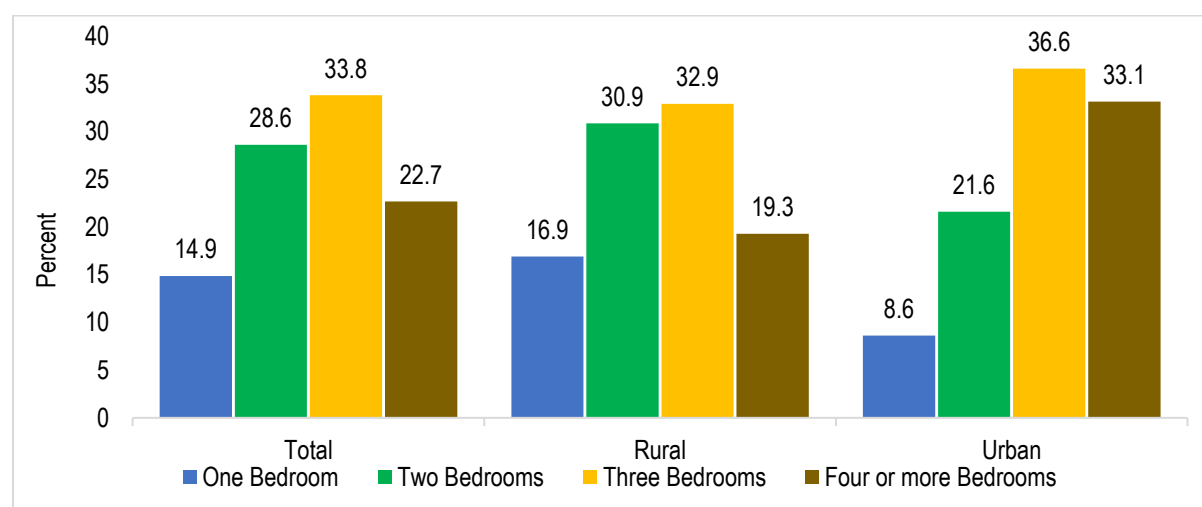
This section provides information on the number of bedrooms in residential and commercial-residential buildings/units only. The results show that most of residential and residential – commercial buildings/units have three bedroom (33.8%), 28.6 percent have two bedrooms and 14.9 percent have one bedroom.

The same pattern is observed in rural and urban areas. However, the proportion of buildings/units with one bedroom is significantly 16.9%) in rural than in urban areas (8.6%) (Table 3.8 and Figure 3.5).

Table 3. 8: Percentage Distribution of Residential and Commercial-Residential Buildings/Units by Number of Bedrooms, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Number of Buildings/Units	Number of Bedrooms						
		1	2	3	4	5	6	7+
Total	285,359	14.9	28.6	33.8	13.3	4.7	2.4	2.3
Rural	215,600	16.9	30.9	32.9	12.1	4.0	1.9	1.4
Urban	69,759	8.6	21.6	36.6	17.2	7.0	3.9	5.1
Council								
Njombe District	36,059	13.4	26.7	39.7	12.8	4.1	1.9	1.4
Njombe Town	53,089	9.4	24.0	34.9	17.0	6.8	3.7	4.2
Makambako Town	38,913	10.0	24.1	37.2	15.8	6.0	3.1	3.8
Ludewa District	47,282	12.6	27.2	35.2	15.1	5.2	2.6	2.1
Makete District	43,685	24.9	36.3	25.2	8.4	2.8	1.2	1.1
Wanging'ombe District	66,331	17.9	32.0	32.5	11.2	3.5	1.6	1.3

Figure 3. 4: Percentage Distribution of Residential and Commercial-Residential Buildings/Units by Number of Bedrooms and Place of Residence; Njombe Region, 2022 TBC



3.6 BUILDINGS CONDITION

This section provides information on the condition of buildings to determine whether they are suitable and appropriate for their intended functions. Condition of buildings include; 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 results in show that 37.4 percent of buildings in Njombe do not need repair while 42.6 percent needs minor repair and 11.8 percent needs major repair. About one percent (1.3%) of the buildings are not fit for human use (dilapidated). The same pattern is observed in rural and urban areas.

Across councils, results show that, Makete District has the largest proportion of buildings (47.3%) that do not need repair whereas Ludewa District District Council has large proportion of buildings (47.6%) that needs minor repair.

(Figure 3.9 and Table 3.9).

Figure 3. 5: Percentage Distribution of Buildings by Building Condition and Place of Residence; Njombe Region, 2022 TBC

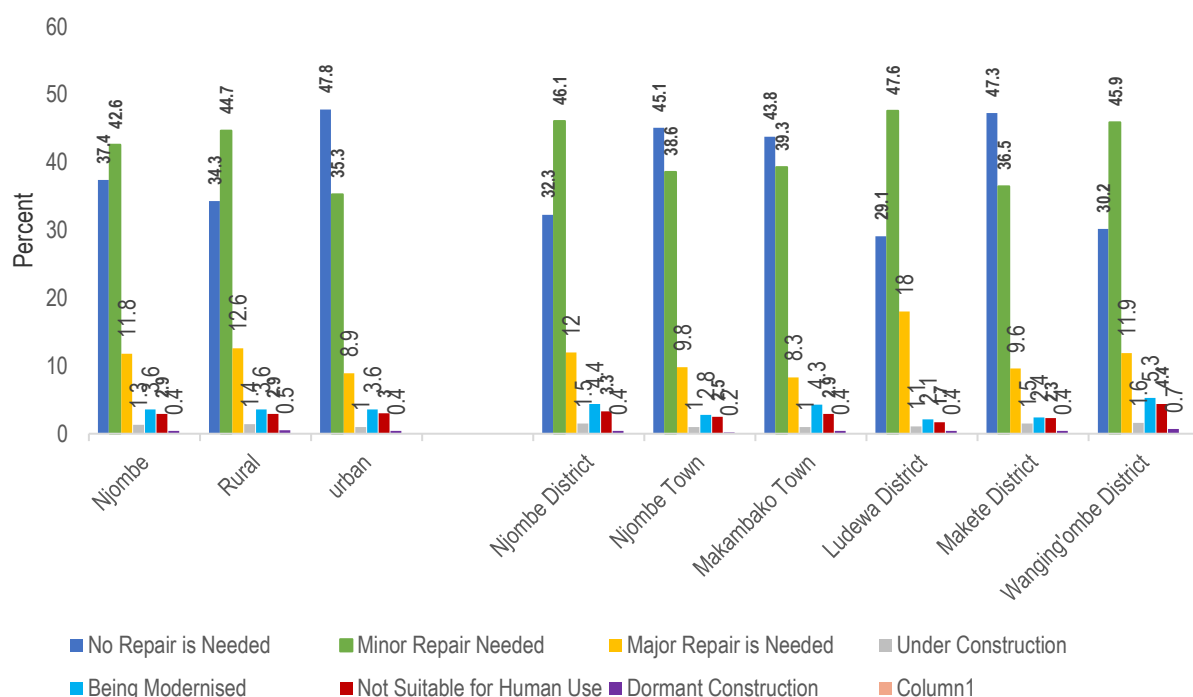


Table 3. 9: Percentage Distribution of Residential and Commercial -Residential Buildings by Building Condition, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Number of Buildings	Needs no Repair	Needs Minor	Needs Major	Dilapidated /Not fit for human use	Renovation /repair in progress	Constructi on in Progress	Dormant Constructi on
Total	258,072	37.4	42.6	11.8	1.3	3.6	2.9	0.4
Rural	198,586	34.3	44.7	12.6	1.4	3.6	2.9	0.5
Urban	59,486	47.8	35.3	8.9	1.0	3.6	3.0	0.4
Njombe District	33,213	32.3	46.1	12.0	1.5	4.4	3.3	0.4
Njombe Town	47,315	45.1	38.6	9.8	1.0	2.8	2.5	0.2
Makambako Town	33,563	43.8	39.3	8.3	1.0	4.3	2.9	0.4
Ludewa District	43,794	29.1	47.6	18.0	1.1	2.1	1.7	0.4
Makete District	40,086	47.3	36.5	9.6	1.5	2.4	2.3	0.4
Wanging'ombe District	60,101	30.2	45.9	11.9	1.6	5.3	4.4	0.7

CHAPTER FOUR

BASIC SERVICES IN BUILDINGS

Key Results

- Almost twenty two percent (21.7%) of all buildings in Njombe Region are connected to the national grid and 23.4 percent use alternative sources of electricity.
- Over one third (35.3%) of all buildings in Njombe Region have water services.
- Over eighty percent (81.9%) of all buildings in Njombe Region have toilet services.
- About ninety percent (89.7 %) of all buildings in Njombe Region are accessible by road.
- About six percent (5.6%) of all buildings in Njombe 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

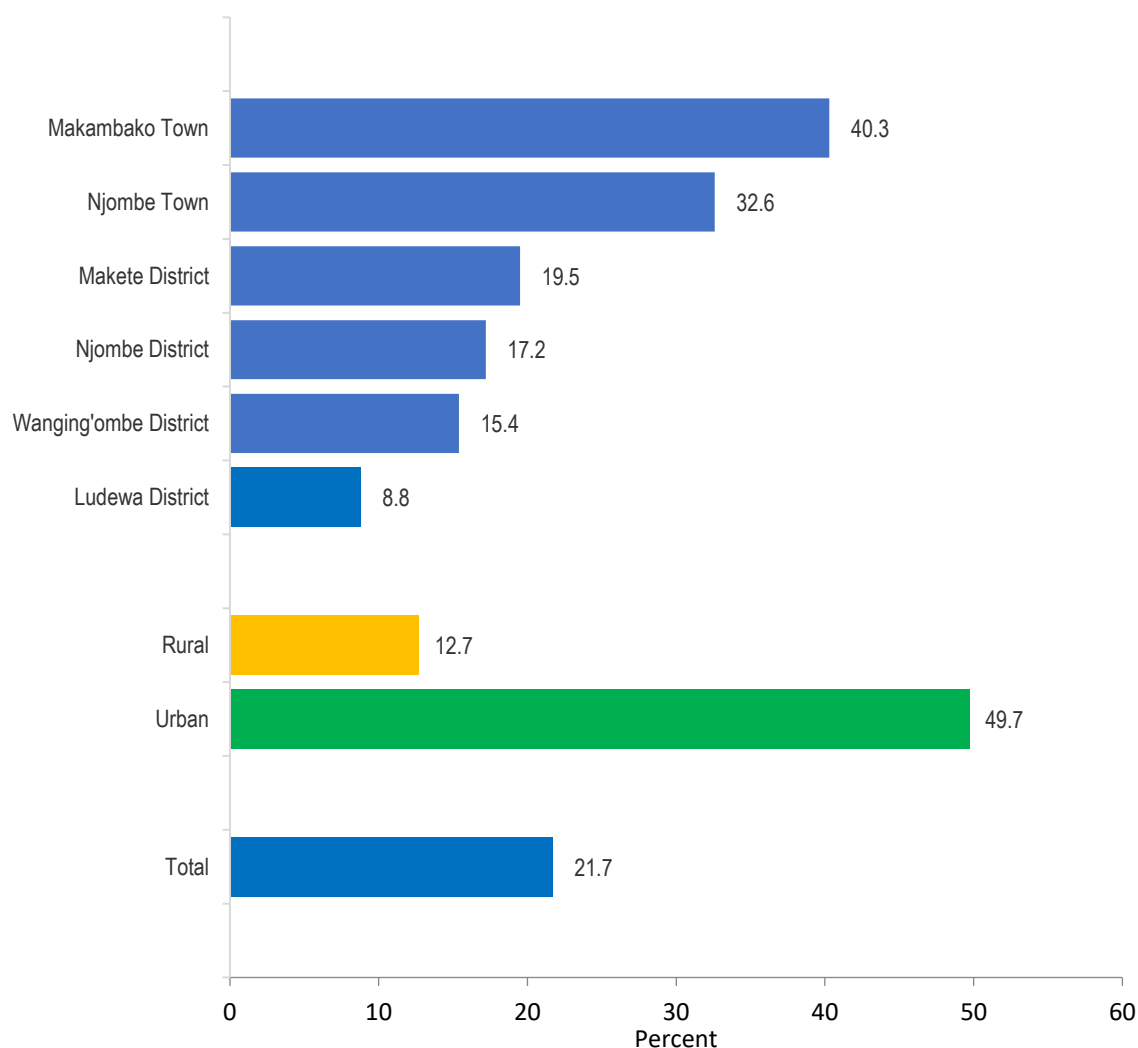
4.1.1 ELECTRICITY

Electricity service in buildings/units is categorized 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 21.7 percent of all buildings/units in Njombe Region are connected to the national grid. Proportion of urban buildings connected to the national grid (49.7%) is higher than that in rural areas (12.7%). Proportion of buildings/units connected to the national grid range 8.8 percent in Ludewa District Council to 40.3 percent in Makambako Town Council (Figure 4. and Table 4.2).

Figure 4. 1: Percentage of Buildings/Units with Electricity from the National Grid (TANESCO) by Place of Residence and Council; Njombe Region, 2022 TBC

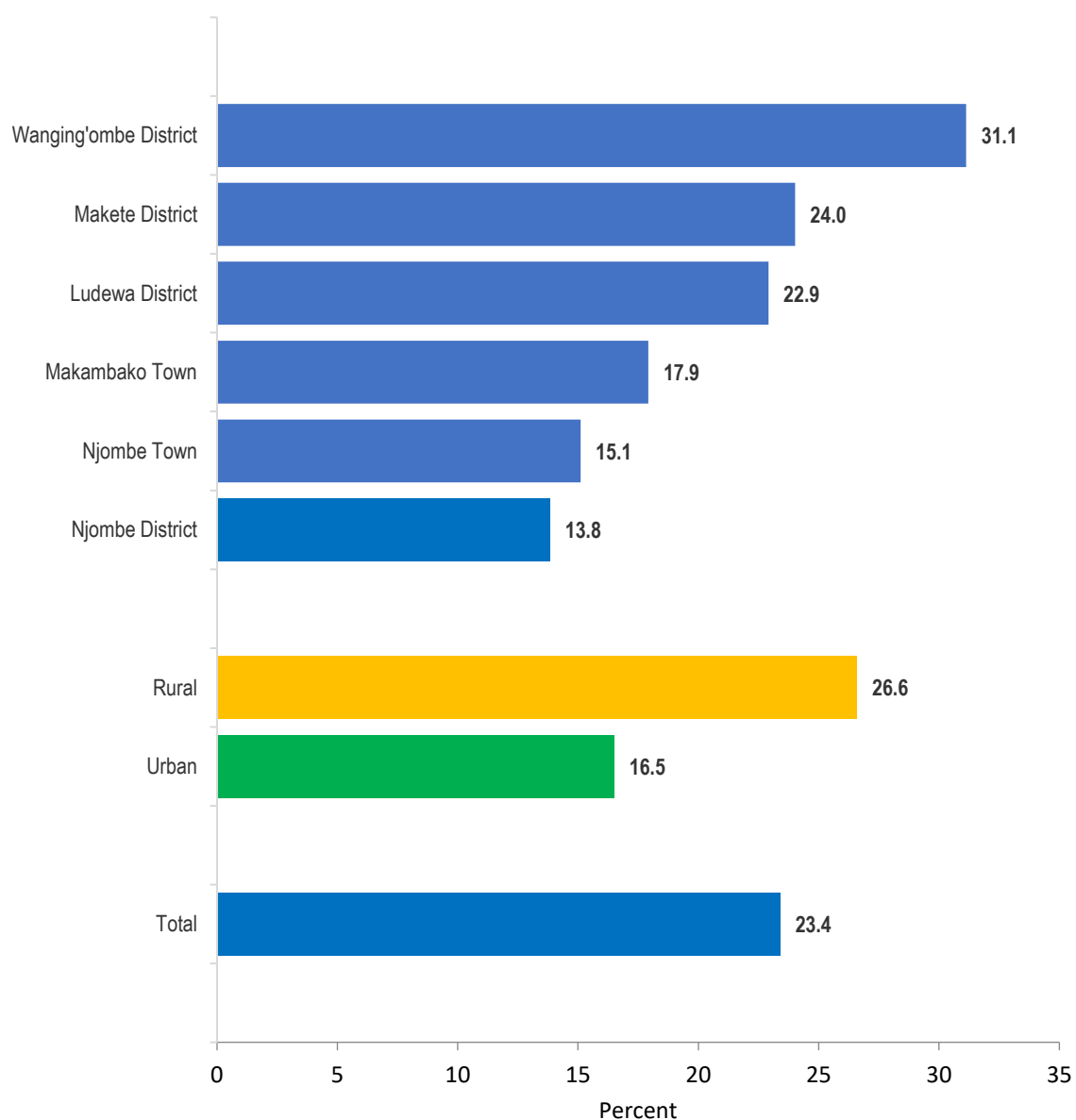


4.1.1.2 ALTERNATIVE SOURCES OF ELECTRICITY

Alternative sources of electricity include all other sources such as solar electricity and generators. The results reveal that 23.4 percent of all buildings/units in Njombe Region have alternative sources of electricity. The percentage of buildings/units with alternative source of electricity is higher in rural areas (26.6%) than in urban areas (16.5%).

Results further reveal that, percentage of buildings/units with alternative sources of energy is generally high in councils with low percentage of buildings/units connected to the national grid, ranging from 13.8 percent in Makambako Town Council to 31.1percent in Ludewa District Council (Figure 4.2).

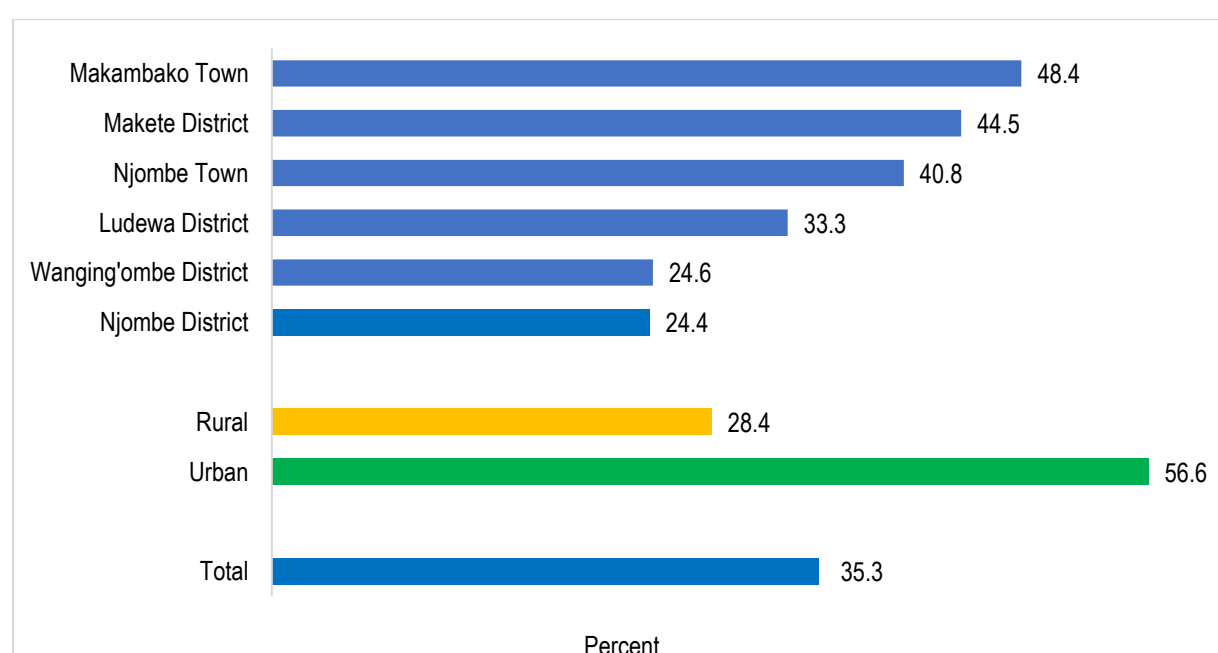
Figure 4. 2: Percentage of Buildings with Alternative Sources of Electricity by Place of Residence and Council; Njombe Region, 2022 TBC



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 2022 TBC results reveal that 35.3 percent of all buildings/units in Njombe Region have water services. Proportion of buildings/units with water services is higher in urban (56.6%) than in rural areas (28.4%). Across councils, Makambako Town has the highest percentage (48.4%) of buildings/units with water service whereas, Njombe District Council has the lowest percentage of 24.4 percent (Figure 4.3 and Table 4.1).

Figure 4. 3: Percentage of Buildings/Units with Water Services by Place of Residence and Council; Njombe Region, 2022 TBC



4.1.3 TOILET SERVICES

Toilet service in a building/unit includes the presence of a toilet inside the building and/or on the premises of the concerned building/unit. The results reveal that 81.9 percent of all buildings/units in Njombe Region have toilet facilities. The percentage of buildings/units with toilet facilities is almost equal in rural (82.1%) and urban (81.1%) areas. On the other hand, the percentage of buildings/units with toilet facilities varies across councils, ranging from 79.8 percent in Makete District to 84.1 percent in Ludewa District. (Figure 4.4 and Table 4.1).

Figure 4. 4: Percentage of Buildings/Units with Toilet Facility by Council and Place of Residence; Njombe Region, 2022 TBC

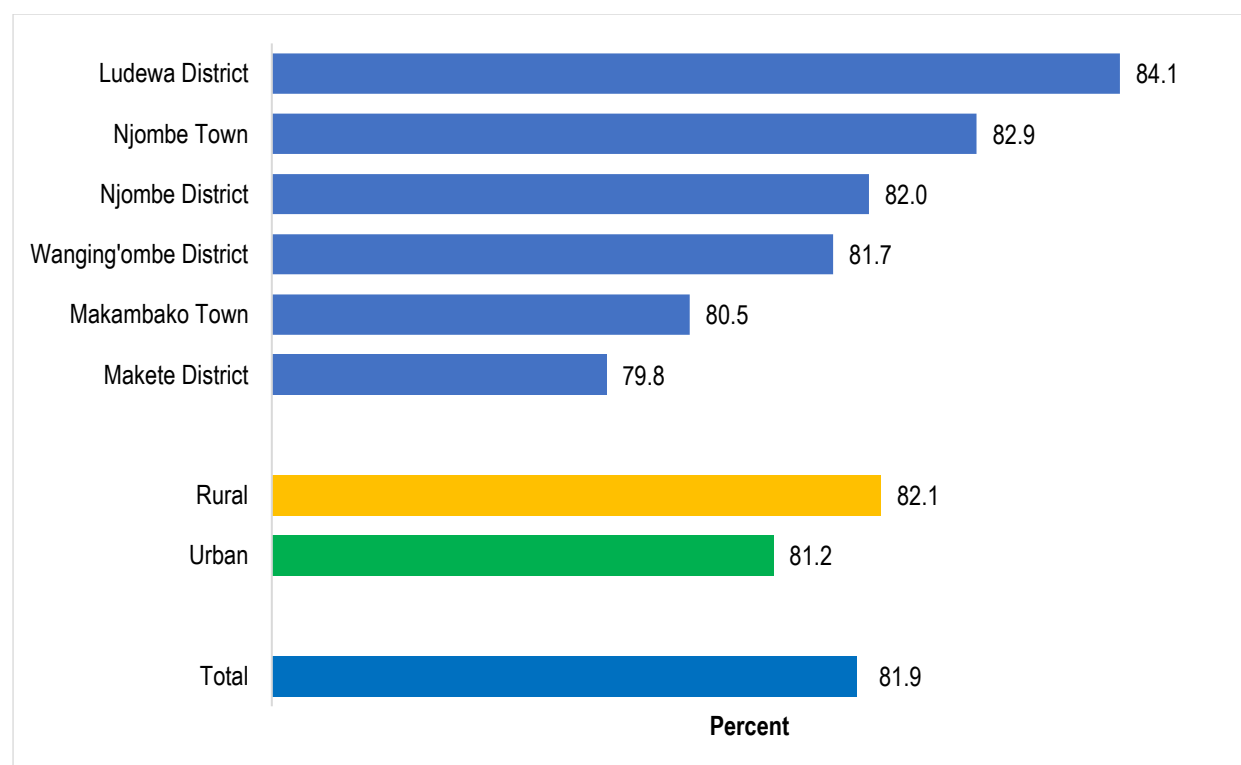


Table 4. 1: Percentage of Buildings/Units by Type of Basic Services, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Number of Buildings/Units	Electricity		Water	Toilet
		National Grid	Alternative source		
Total	285,359	21.7	38.0	35.3	81.9
Rural	215,600	12.7	43.8	28.4	82.1
Urban	69,759	49.7	20.3	56.6	81.2
Council					
Njombe District	36,059	17.2	38.2	24.4	82
Njombe Town	53,089	32.6	37.4	40.8	82.9
Makambako Town	38,913	40.3	23.5	48.4	80.5
Ludewa District	47,282	8.8	47.1	33.3	84.1
Makete District	43,685	19.5	30.8	44.5	79.8
Wanging'ombe District	66,331	15.4	45.3	24.6	81.7

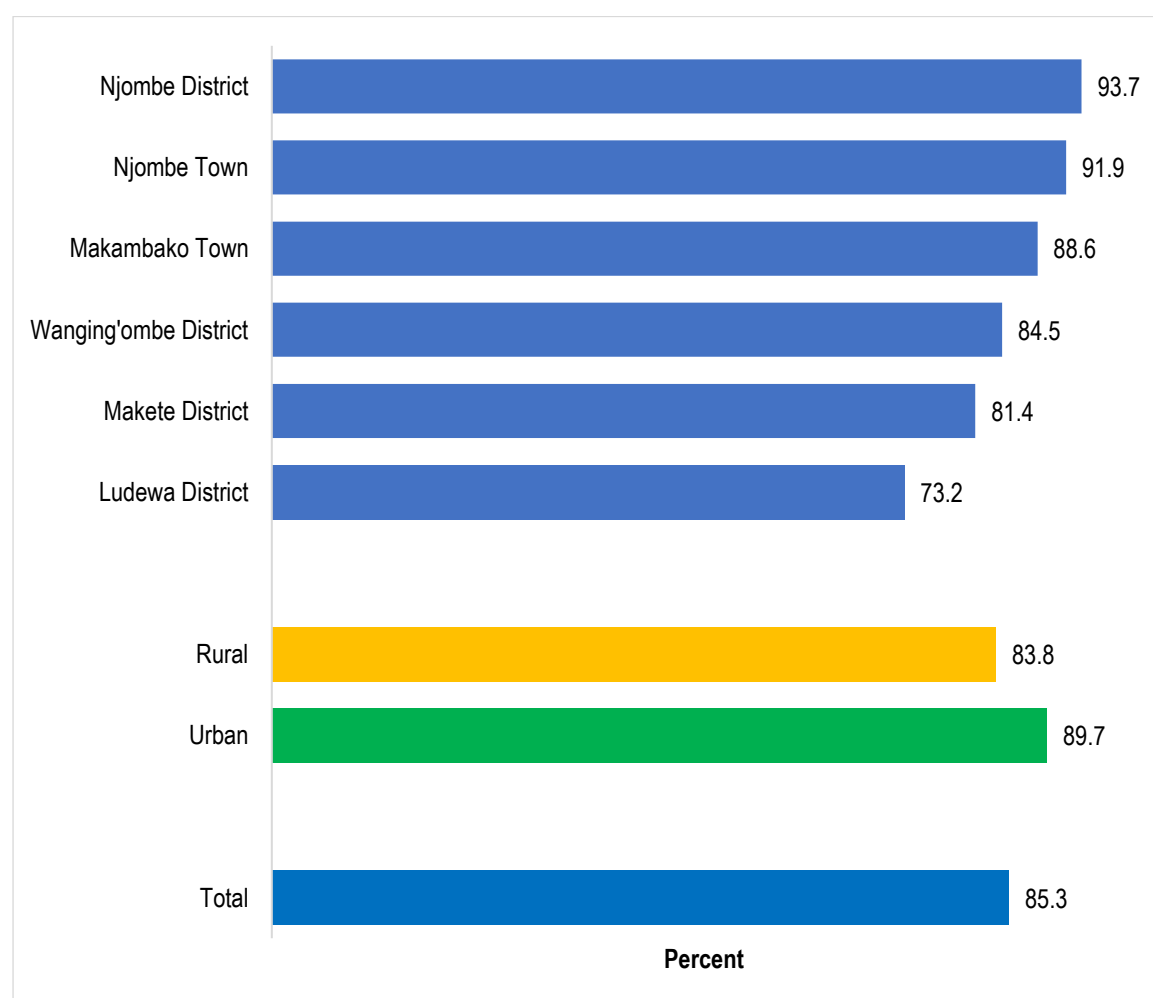
4.2. ACCESSIBILITY OF THE BUILDING

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

4.2.1 BUILDING ACCESSIBILITY BY ROAD

The 2022 TBC results indicate that 85.3 percent of all buildings in Njombe Region are accessible by road. About ninety percent of of the buildings (89.7%) in urban areas are accessible by road as compared with 83.8 percent of buildings in rural areas. Njombe District Council has the highest percentage (93.7%) of buildings accessible by road whereas Ludewa District Council has the lowest (73.2%) (Figure 4.5).

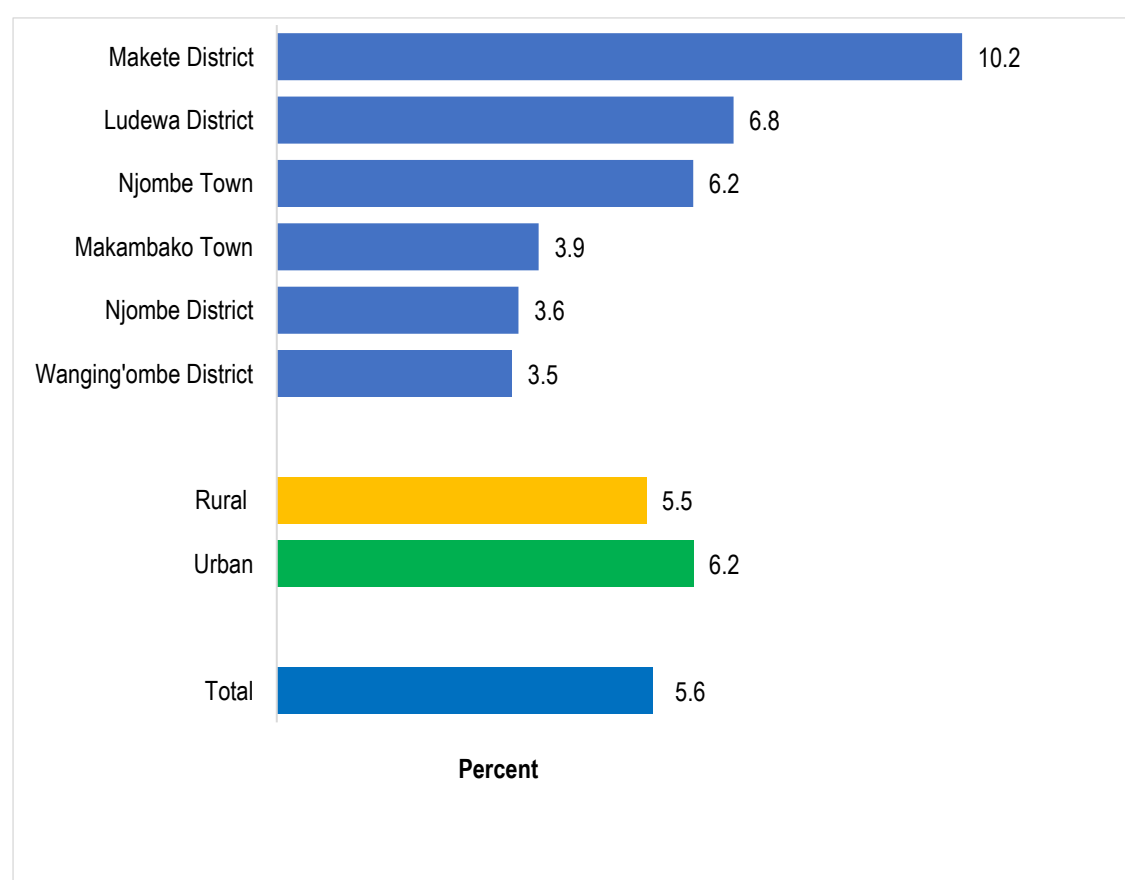
Figure 4. 5: Percentage of Buildings with Road Access by Place of Residence and Council: Njombe Region, 2022 TBC



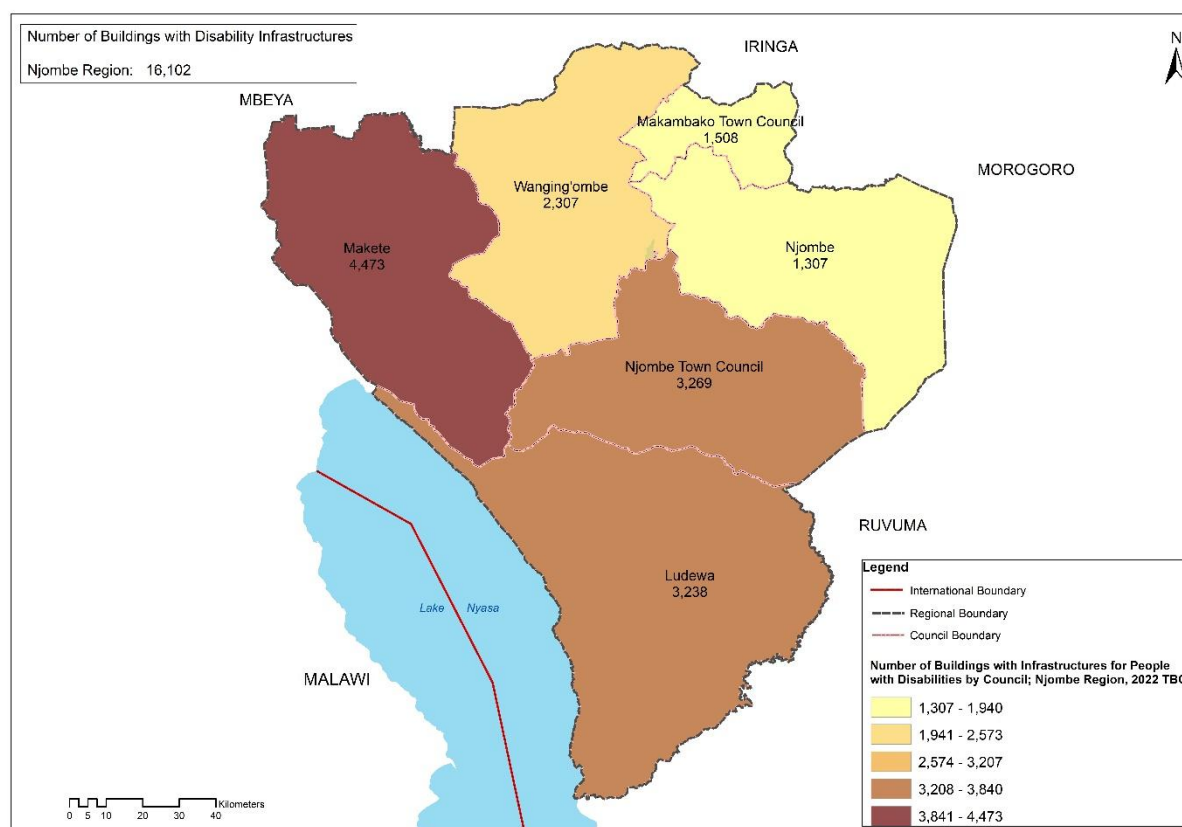
4.2.2 INFRASTRUCTURE FOR PERSONS WITH DISABILITIES

Results reveal that 5.6 percent of all buildings/units in Njombe Region have infrastructure for Persons with Disabilities (PWDs). Buildings with infrastructure for PWDs account for 6.2 percent and 5.5 percent of buildings in urban and rural areas respectively. Proportion of buildings with infrastructure for PWDs range from 3.5 percent in Wanging'ombe District Council to 10.2 percent in Makete District (Figure 4.6 and Map 4.1).

Figure 4. 6: Percentage of Buildings with Infrastructure for Persons With Disabilities by Place of Residence and Council; Njombe Region, 2022 TBC



Map 4. 1: Number of Buildings with Infrastructures for Persons With Disability by Council; Njombe Region, 2022 TBC



CHAPTER FIVE

OWNERSHIP AND TENURE STATUS OF BUILDINGS

Key Results

- Over eighty percent (84.6%) of buildings in Njombe Region are individually owned.
- Of all individually owned buildings in Njombe Region, males own 64.3 percent of the buildings while women own only 24.7 percent; about eight percent (7.7%) of the buildings are jointly owned.
- About three quarters (73.8%) buildings in Njombe Region are occupied by owners; eleven percent (11.3%) of buildings are occupied by tenants alone.
- Over seventy percent (71.9%) of buildings in Njombe Region are built on un-surveyed land.
- Forty six percent (45.6%) of all buildings in Njombe 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, majority (84.6%) of buildings in Njombe Region are individually owned and 9.6 percent are jointly owned. The same pattern is observed in rural and urban areas (Map 5, Figure 5.1 and Table 5.1).

Map 5. 1: Number of Individually Owned Buildings by Council; Njombe Region, 2022, TBC

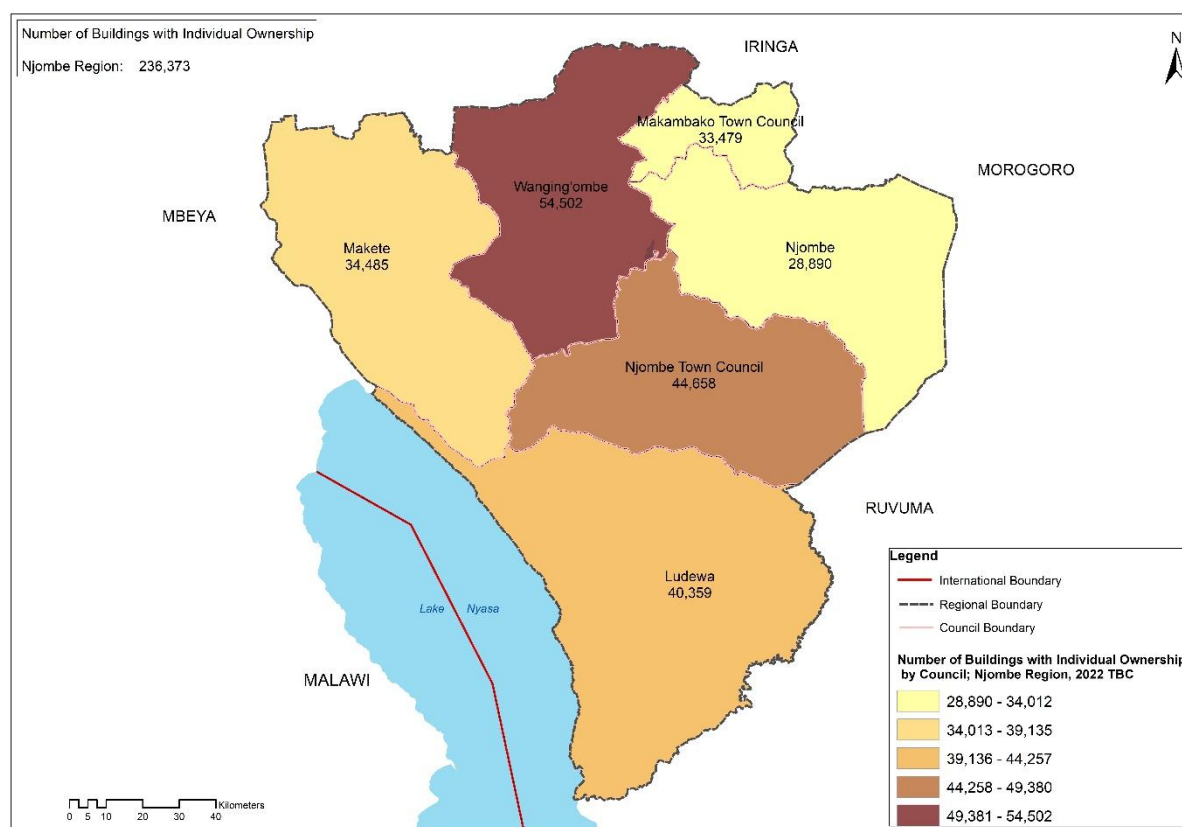


Figure 5. 1: Percentage Distribution of Individually Owned Buildings by Ownership Status and Place of Residence; Njombe Region, 2022 TBC

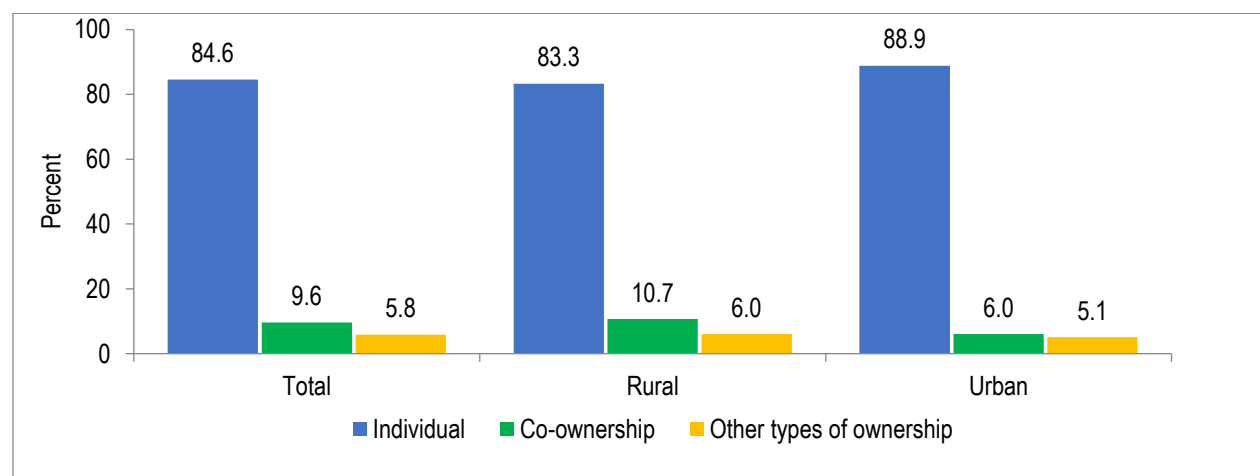


Table 5. 1: Percentage Distributions of Buildings/Units by Type of Ownership, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Ownership Status													
	Total (Number of Buildings)	Individual	Co-ownership	Housing Cooperatives	Parastatal Institutional (TBA /ZBA, NHC/ZHC, WHC)	International organization/Diplomatic Institution	Local Government	Central Government	Non-Government Organizations (NGO's, CBO's)/ Private	Religious Institutions (Mosque, church, temple, etc.)	Private Companies	Joint Venture	Political Parties/Sports clubs	Mixed Ownership
Total	279,349	84.6	9.6	0.1	0.6	0.1	2.0	0.5	0.6	1.6	0.0	0.0	0.2	0.1
Rural	212,301	83.3	10.7	0.1	0.6	0.1	2.3	0.5	0.5	1.6	0.0	0.0	0.2	0.1
Urban	67,048	88.9	6.0	0.1	0.6	0.1	1.1	0.5	1.0	1.5	0.0	0.0	0.2	0.1
Council														
Njombe District	35,565	81.2	12.7	0.0	0.6	0.0	2.3	0.3	0.7	1.7	0.0	0.0	0.2	0.1
Njombe Town	51,555	86.6	7.3	0.1	0.6	0.0	1.7	0.6	1.3	1.5	0.0	0.0	0.1	0.1
Makambako Town	37,865	88.4	7.9	0.1	0.6	0.1	1.1	0.3	0.2	1.1	0.0	0.0	0.2	0.1
Ludewa District	46,374	87.0	7.4	0.0	0.5	0.1	2.6	0.3	0.5	1.3	0.0	0.0	0.1	0.1
Makete District	42,501	81.1	11.4	0.1	0.9	0.1	2.1	1.1	0.6	2.3	0.0	0.0	0.2	0.1
Wanging'ombe District	65,489	83.2	11.0	0.1	0.5	0.1	2.1	0.4	0.5	1.7	0.0	0.0	0.4	0.1

5.2 BUILDINGS OWNERSHIP BY SEX OF OWNER

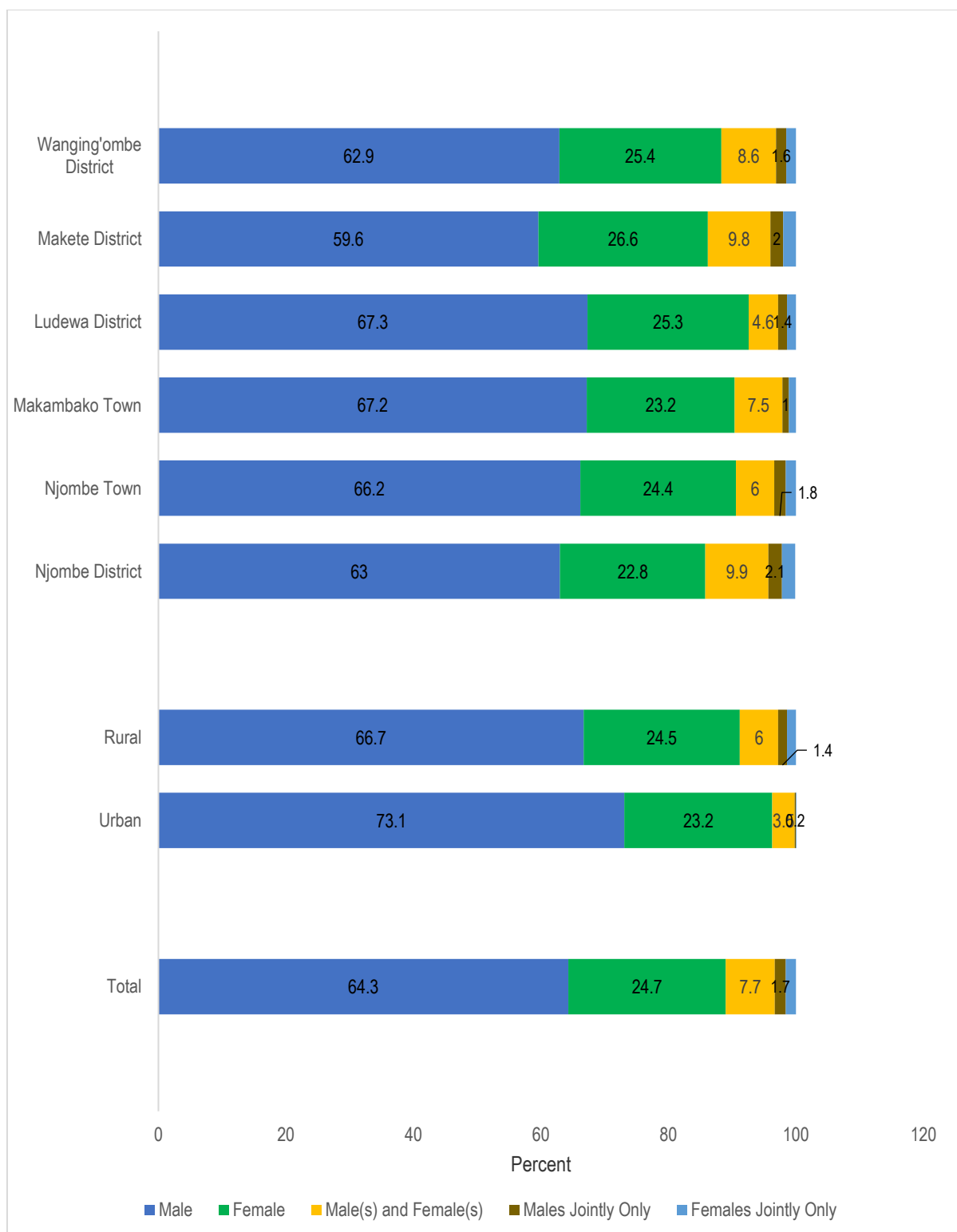
Ownership of buildings by sex of owner considers only individually owned buildings. This kind of ownership may belong to males alone, females alone or jointly. The results show that, about two thirds the buildings in Njombe Region are owned by males only (64.3%), followed by buildings owned by females only (24.7%) and 7.7 percent owned by male(s) and female(s) jointly. The same pattern is observed in rural and urban areas.

There is a small difference in the proportion of buildings owned by females alone, ranging from 23.2 percent in Makambako Town Council to 26.6 percent in Makete District Council (Table 5.2).

Table 5. 2: Percentage Distribution of Individually Owned Buildings/Units by Place of Residence, Sex of Owner and Council; Njombe Region, 2022
TBC

Council	Total						Rural						Urban					
	Number of Buildings /Units	Male	Female	Male(s) and Female(s)	Males Only-jointly	Females OnlyJointly	Number of Buildings /Units	Male	Female	Male(s) and Female(s)	Males Only Jointly	FemalesOnlyJointly	Number of Buildings /Units	Male	Female	Male(s) and Female(s)	Males Jointly Only	Females Jointly Only
Total	285,359	64.3	24.7	7.7	1.7	1.6	215,600	63.6	24.8	8.2	1.7	1.7	69,759	66.7	24.5	6.0	1.4	1.4
Njombe District	36,059	63.0	22.8	9.9	2.1	2.1	32,596	62.8	22.5	10.6	2.1	2.1	3,463	65.5	25.8	3.6	2.7	2.5
Njombe Town	53,089	66.2	24.4	6.0	1.8	1.6	29,040	65.1	24.6	6.7	1.9	1.8	24,049	67.5	24.2	5.2	1.6	1.5
Makambako Town	38,913	67.2	23.2	7.5	1.0	1.1	9,984	65.8	21.1	10.2	1.5	1.5	28,929	67.6	24.0	6.6	0.9	0.9
Ludewa District	47,282	67.3	25.3	4.6	1.4	1.4	43,548	67.4	25.2	4.7	1.4	1.3	3,734	66.5	26.4	3.7	1.6	1.9
Makete District	43,685	59.6	26.6	9.8	2.0	2.0	38,640	59.2	26.9	9.9	2.0	1.9	5,045	62.2	24.5	9.1	2.0	2.2
Wanging'ombe District	66,331	62.9	25.4	8.6	1.6	1.5	61,792	63.0	25.2	8.7	1.6	1.5	4,539	62.4	27.6	7.0	1.5	1.6

Figure 5. 2: Percentage Distribution of Buildings by Place of Residence, Sex of Owner and Council; Njombe Region, 2022 TBC



5.3 OCCUPANCY TENURE STATUS

Occupancy tenure status considers only occupied buildings/units. The 2022 TBC results indicate that 73.8 percent of all buildings/units in Njombe Region are occupied by the owners alone followed by 11.3 percents of buildings occupies by tenants alone.

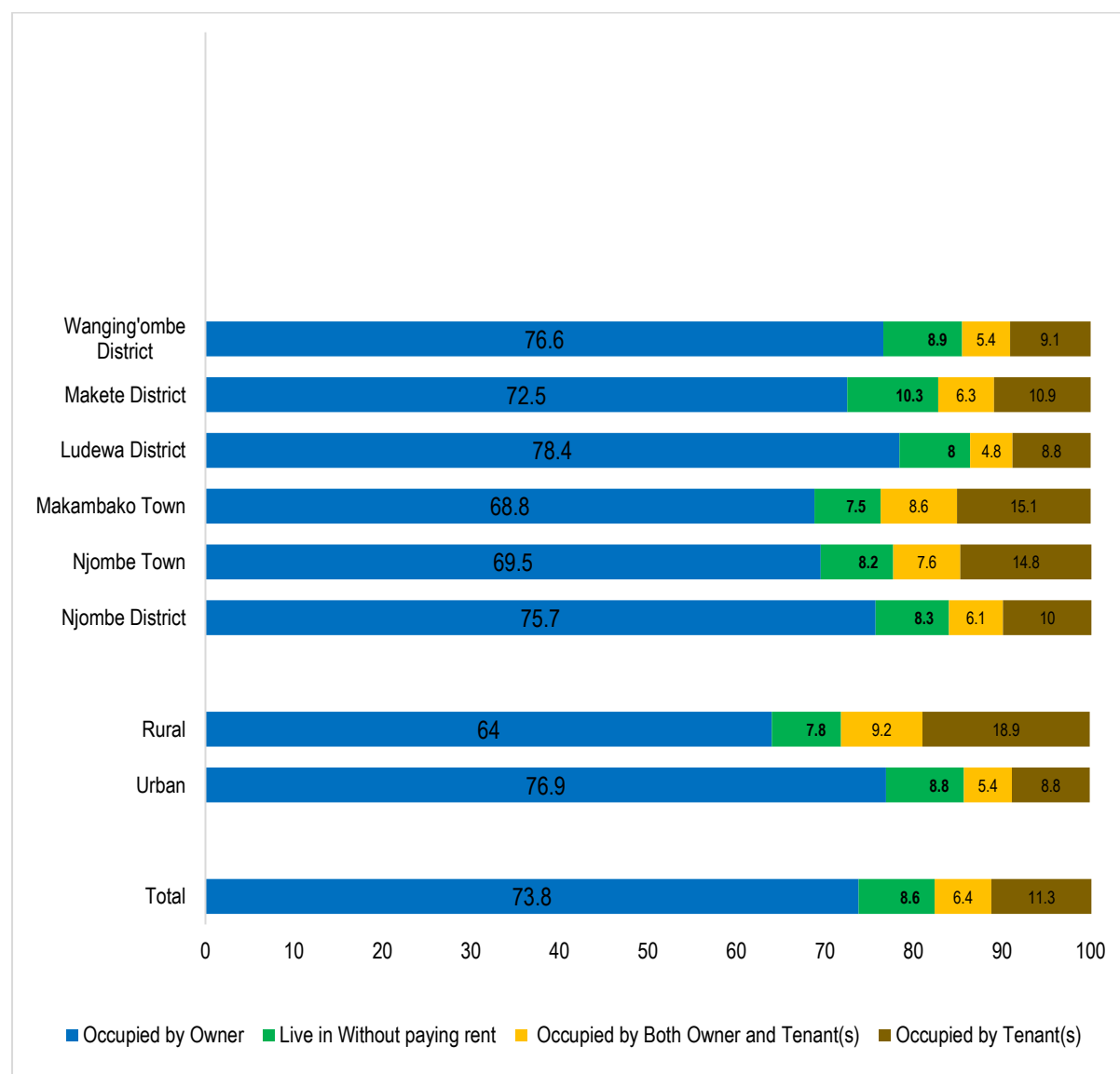
In rural areas, results reveal that 76.9 percent of all buildings/units are occupied by owners alone followed by those occupied by persons living in without paying rent (8.8%). The same pattern is observed in urban areas, however the proportion of buildings/units occupied by tenants (18.9%) is substantially higher than that in rural areas (8.8%).

Across councils, the percentage of buildings owned by buildings alone, range from 68.8 percent in Makambako Town Council to 78.4 percent in Ludewa District Council. Results further show that, Makambako Town Councils has the highest percentage (15.1%) of tenant-occupied buildings/units while Ludewa Council has the lowest (8.8%) (Table 5.3).

Table 5. 3: Percentage Distribution of Occupied Buildings/Units by Place of Residence, Occupancy Tenure Status and Council; Njombe Region, 2022
TBC

Council	Total					Rural					Urban				
	Number of Buildings /Units	Occupied by Owner	Live in without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)	Number of Buildings /Units	Occupied by Owner	Live in without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)	Number of Buildings /Units	Occupied by Owner	Live in without paying rent	Occupied by Both Owner and Tenant(s)	Occupied by Tenant(s)
Total	285,359	73.8	8.6	6.4	11.3	215,600	76.9	8.8	5.4	8.8	69,759	64.0	7.8	9.2	18.9
Njombe District	36,059	75.7	8.3	6.1	10.0	32,596	76.3	8.4	5.9	9.4	3,463	69.4	7.3	7.7	15.6
Njombe Town	53,089	69.5	8.2	7.6	14.8	29,040	75.4	8.6	5.9	10.2	24,049	62.3	7.7	9.6	20.4
Makambako Town	38,913	68.8	7.5	8.6	15.1	9,984	78.9	7.7	5.2	8.2	28,929	65.3	7.4	9.8	17.5
Ludewa District	47,282	78.4	8.0	4.8	8.8	43,548	79.5	7.9	4.6	8.0	3,734	66.2	8.9	6.7	18.2
Makete District	43,685	72.5	10.3	6.3	10.9	38,640	74.4	10.6	6.0	9.1	5,045	57.8	8.0	8.9	25.3
Wanging'ombe District	66,331	76.6	8.9	5.4	9.1	61,792	77.4	8.9	5.3	8.5	4,539	66.0	9.6	7.6	16.8

Figure 5. 3: Percentage Distribution of Buildings by Occupancy Tenure Occupancy Status, Place of Residence and Council; Njombe Region, 2022 TBC



5.4 BUILDING LAND SURVEY STATUS

The 2002 TBC results reveal that, the majority of buildings in Njombe Region (71.9%) are built on un-surveyed land, 20.6 percent on surveyed land and 5.4 percent on regularized land. About fifty percent (50.4%) of urban buildings are built on surveyed land compared with 11.2 percent of rural buildings. Njombe District Council has the highest percentage (87.8%) of buildings built on un-surveyed land while the Njombe Town Council has the lowest (58.1%) (Table 14.16).

Table 5. 4 : Percentage Distribution of Building Plots by Place of Residence, Land Survey Status and Council; Njombe Region, 2022 TBC

Council	Total					Rural					Urban				
	Number of Buildings /	Surveyed	Not surveyed	Regularized	Don't Know	Number of Buildings	Surveyed	Not surveyed	Regularized	Don't know	Number of Buildings	Surveyed	Not surveyed	Regularized	Don't Know
Total	279,349	20.6	71.9	5.4	2.1	212,301	11.2	82.3	5.1	1.4	67,048	50.4	38.7	6.4	4.5
Njombe District	35,565	5.7	87.8	5.4	1.1	32,213	5.2	88.3	5.4	1.0	3,352	10.8	82.4	4.7	2.1
Njombe Town	51,555	34.8	58.1	4.8	2.3	28,565	14.8	80.9	3.1	1.1	22,990	59.7	29.7	6.9	3.8
Makambako Town	37,865	32.0	58.2	5.2	4.6	9,934	11.4	82.4	4.5	1.8	27,931	39.4	49.6	5.4	5.6
Ludewa District	46,374	15.2	70.9	12.3	1.6	42,788	11.8	74.9	11.8	1.4	3,586	55.4	23.4	17.7	3.5
Makete District	42,501	21.0	71.7	4.9	2.4	37,691	13.8	79.6	4.6	1.9	4,810	77.3	9.2	6.9	6.6
Wanging'ombe District	65,489	14.5	82.8	1.5	1.2	61,110	10.6	86.7	1.5	1.2	4,379	69.4	28.3	1.4	1.0

Map 5. 2: Number of of Buildings Built on by Surveyed Land by Council; Njombe Region 2022 TBC

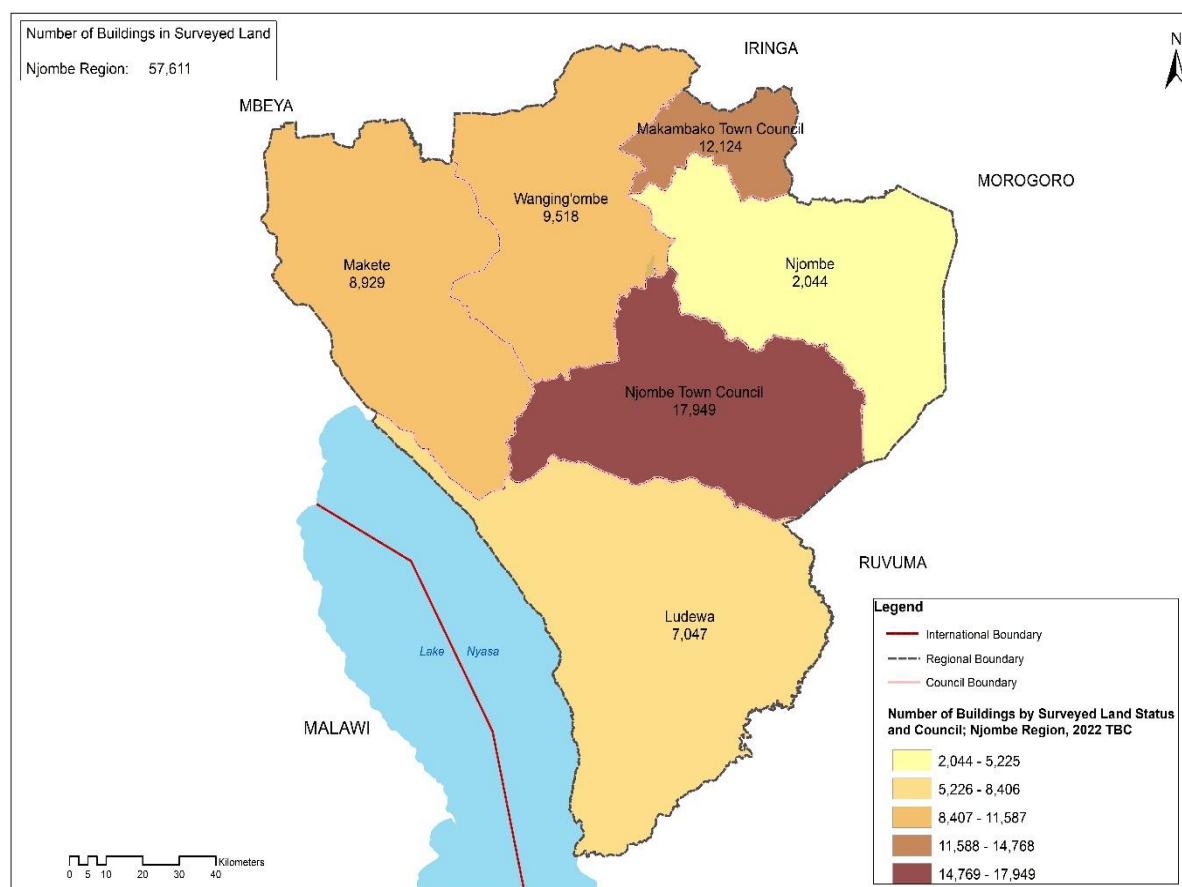
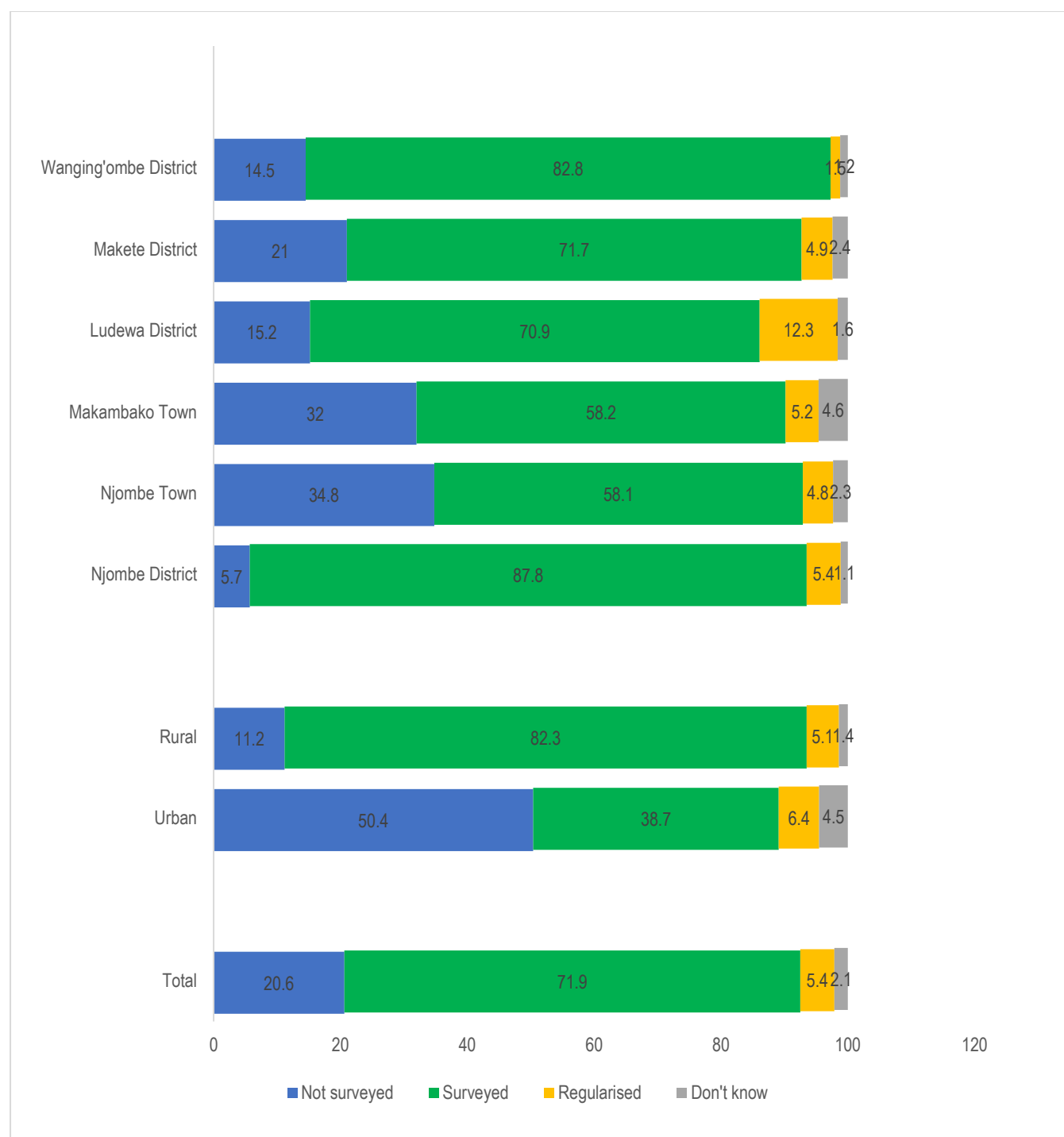


Figure 5. 4: Percentage Distribution of Buildings by Land Survey Status, Place of Residence and Council; Njombe Region,2022 TBC



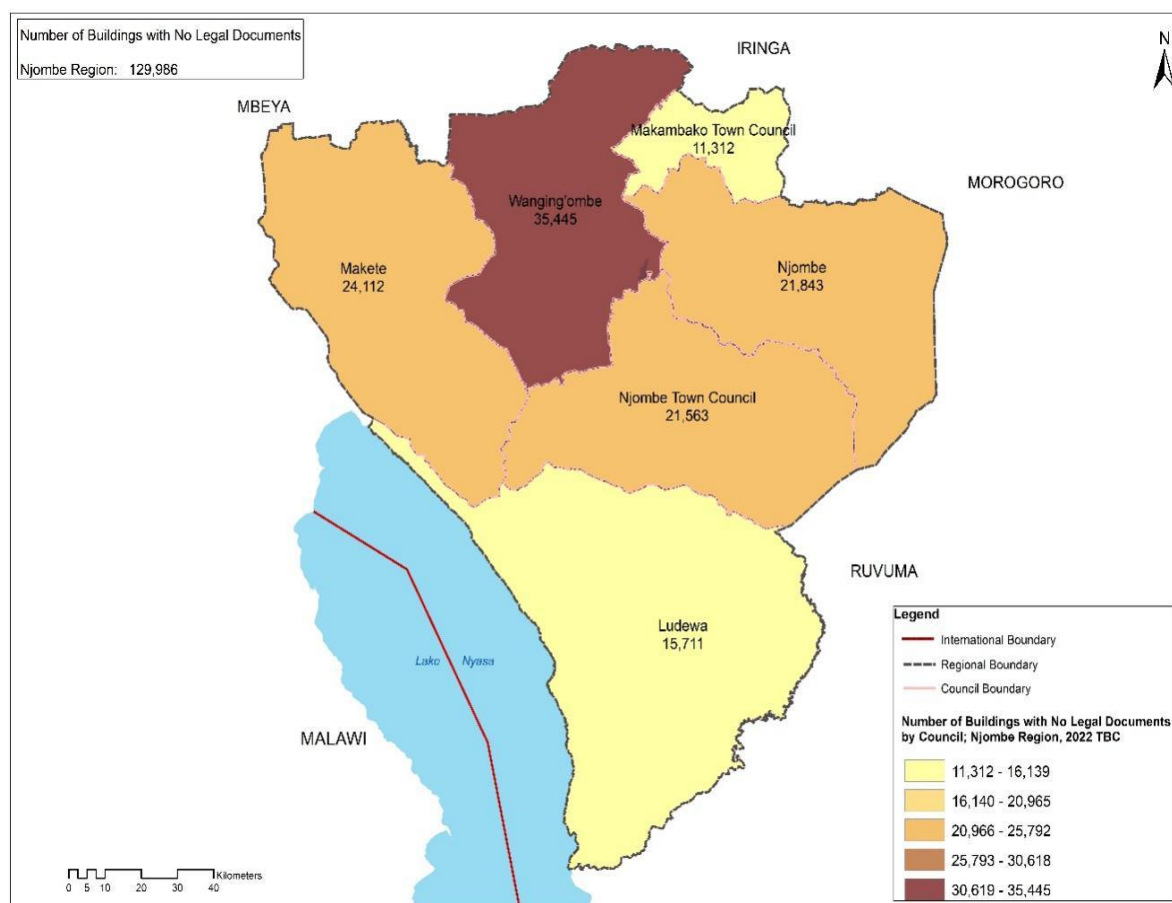
5.5 BUILDING LAND OWNERSHIP DOCUMENTS

Information on land ownership status includes 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 (Tanzania Zanzibar), and Local Government documents. Results show that 45.6 percent of all buildings/units are built on land without legal documents, 30.0 percent are built on land with certificate of customary right of occupancy and 8.1 percent have title deeds (Table 14.17).

Table 5. 5: Percentage Distribution of Buildings by Legal Land Ownership Documents, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Number of Buildings /Units	Land Ownership Status								
		Title Deed	Residential License	Letter of Offer/	Certificate of Customary	Agreement/ Contract	Land Registration	Local Government	No Document	Unknown
Total	285,359	8.1	1.8	1.9	30.0	2.0	NA	7.1	45.6	3.5
Njombe Region	36,059	1.7	0.9	0.4	24.4	1.3	NA	7.4	60.6	3.4
Njombe District	53,089	16.3	3.5	2.2	20.8	3.3	NA	9.0	40.6	4.1
Njombe Town	38,913	16.7	5.4	5.5	20.7	5.7	NA	10.2	29.1	6.7
Makambako Town	47,282	5.1	0.2	1.3	51.9	0.8	NA	5.2	33.2	2.2
Ludewa District	43,685	6.0	1.4	1.0	27.3	0.6	NA	4.7	55.2	3.8
Makete District	66,331	3.6	0.4	1.3	32.0	0.7	NA	6.5	53.4	2.1

Map 5. 3: Number of Buildings with No Legal Documents by Council; Njombe Region, 2022 TBC



CHAPTER SIX

KEY FINDINGS AND POLICY IMPLICATIONS

Key Points

- Most of buildings (96.8%) in Njombe are single storey.
- Large proportion (83.6%) of all buildings are suitable for human use and habitation.
- Large proportion (93.8%) of all buildings are accessible by road.
- Low proportion (6.2%) of all buildings have infrastructure for Persons with Disabilities.
- Large proportion (64.3%) of all buildings are owned by men alone compared with to low proportion (24.7%) of all buildings owned by women alone.
- More than one third (45.6%) of all buildings are built on land with no ownership documents.
- Large proportion (71.9%) of all buildings are built on unplanned and un-surveyed land.

6.0 BACKGROUND INFORMATION

The 2022 Tanzania Building Census (TBC) is the only trusted and reliable source of building statistics at all administrative levels. It provides baseline for residential and non-residential building data, which are crucial for policy formulation and review, monitoring and evaluation of policies and development frameworks at national, regional and international levels. It is rational to explicitly indicate key findings, policy implication and policy action for planners, business communities, researchers and the public to ensure that the 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 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 (96.8%) of all buildings in Njombe 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 need to enforce the existing land use planning policies and laws, which provide for vertical development for realization of compact cities.
 - ii. The central Government 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 (88.3%) of buildings in Njombe are for residential use, 3.2 percent commercial-residential and 8.5 percent non-residential.

Policy Implication

Non-residential buildings include commercial, institutional and industrial buildings. However, the flourishing of many residential buildings in the country shows a 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 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 (84.8%) of all buildings in Njombe have one unit, 8.7 percent two units and 5.6 percent three units and more.

Policy implication

Construction of single unit residential buildings, apart from causing a shortage of residential houses, leads to cities with large areas and 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 provided information on buildings includes construction materials and number of bedrooms

Key findings

- a) More than half (83.6%) of all buildings in Njombe have walls built with permanent materials (burnt bricks 81.2% and cement bricks 2.4%).
- b) About four out of ten (55.6%) of all buildings in Njombe have durable floor materials (cement and sand 52.8%, tiles 2.7% and terrazzo 0.1%).
- c) About eight out of ten (91.3%) of all buildings in Njombe are roofed with permanent materials (91.2% iron sheets, 0.1% tiles,).

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 the 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 buildings 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) More than half (43.5%) of all residential and commercial-residential buildings in Njombe consist of one or two bedrooms.

Policy Implication

A shortage of bedrooms indicates overcrowding in residential buildings. Overcrowding in buildings causes discomfort and unhealthy living condition and this calls 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;
 - i. Facilitate availability of cheap loans for houses and building materials; and
 - II. Enable the private investors to invest in low-cost housing projects, especially in large cities that have a large number of people.
- e) More than half (54.4%) of all buildings in Njombe need minor repair where as 11.8 percent need major repair and 42.6 percent need minor repair. In addition, 1.3 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) Nearly a quarter (21.7%) of all buildings in Njombe are supplied with electricity from national grid and 38.0 percent are connected from alternative electricity sources.
- b) Nearly a quarter (35.3%) of all buildings in Njombe have water services,
- c) More than three quarters (81.9%) of all buildings in Njombe have toilet facilities.
- d) Over six percent (6.2%) of all buildings in Njombe have no infrastructure for Person with Disabilities.

Policy implication

The Government intends to improve lives of 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 Njombe 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 the 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) About nine out of ten (84.6%) of all buildings in Njombe are owned by individual persons followed by joint ownership (9.6%), while 3.8 percent of buildings are owned by government and non-government organisations.
- b) Over six out of ten (64.3%) of all buildings in Njombe are owned by men alone, while about a quarter (24.7%) are owned by women alone and 7.7 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 standard.

The presence of a small percentage of women who own buildings indicates unequal opportunity to 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 should be reviewed to ensure that, proportionally large part of urban residential areas is owned and developed by government and/or none-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 areas and in urban areas to encourage joint ownership.
- c) About 45.6 percent of all building in Njombe 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 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 need 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) Almost seven out of ten (71.9%) of all buildings in Njombe 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 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, Place of Residence and Council; Njombe Region, 2022 TBC

Total	Total Multi-Storey Buildings	Number of Storeys					
		1	2	3	4	5	6+
Total	322	273	28	16	1	1	3
Rural	108	102	5	1	0	0	0
Urban	214	171	23	15	1	1	3
Njombe District	19	18	0	1	0	0	0
Njombe Town Council	139	102	22	11	0	1	3
Makambako Town Council	63	54	4	4	1	0	0
Ludewa District	32	31	1	0	0	0	0
Makete District	48	48	0	0	0	0	0
Wanging'ombe District	21	20	1	0	0	0	0

Table A2.2: Number of Buildings by Main Use, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Total Buildings	Main Use			
		Residential	Residential and Commercial	Non-residential use	Non-residential use
Total	421,743	387,927	14,763	19,053	19,053
Rural	281,470	263,580	6,782	11,108	11,108
Urban	140,273	124,347	7,981	7,945	7,945
Njombe District	70,802	66,034	2,150	2,618	2,618
Njombe Town	87,920	78,515	4,729	4,676	4,676
Makambako Town Council	69,442	64,454	2,193	2,795	2,795
Ludewa district	65,068	60,451	1,658	2,959	2,959
Makete District	80,599	75,332	1,841	3,426	3,426
Wanging'ombe District	47,912	43,141	2,192	2,579	2,579

Table A2.3: Number of Non – Residential Buildings by Type of Use, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Total Non-residential Building	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown /Warehouse	Education and Health Institutions	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total	23,709	2,097	12,422	361	18	571	171	927	3,324	16	3,262	1,137
Njombe District	3,219	271	1,731	46	-	51	9	113	456	1	421	161
Njombe Town Council	4,308	448	2,138	90	2	188	62	178	653	2	572	186
Makambako Town Council	2,337	238	1,049	70	1	116	29	106	369	2	323	112
Ludewa District	3,269	278	1,515	57	-	67	30	159	486	6	506	260
Makete District	4,655	399	2,551	68	15	80	15	211	571	1	613	217
Wanging'ombe District	5,921	463	3,438	30	-	69	26	160	789	4	827	201

A2.4: Number of Residential and Commercial- Residential Buildings by Number of Units, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Total Buildings	Number of Units					
		1	2	3	4	5	6+
Total	271,417	267,105	3,600	394	147	59	112
Rural	205,760	203,565	1,784	201	87	43	80
Urban	65,657	63,540	1,816	193	60	16	32
Njombe District	33,788	33,383	345	43	12	2	3
Njombe Town Council	49,270	48,230	884	81	42	9	24
Makambako Town Council	37,083	36,228	737	85	18	6	9
Ludewa District	45,209	44,596	467	72	32	22	20
Makete District	41,787	41,055	581	67	22	16	46
Wanging'ombe District	64,280	63,613	586	46	21	4	10

Table A2.5: Number of Residential and Commercial - Residential Buildings by Number of Units, Place of Residence Njombe Region; 2022 TBC

Place of Residence/Region	Total Buildings	Rooms for Sleeping						
		1	2	3	4	5	6	7+
Total	285,359	42,457	81,670	96,539	38,032	13,401	6,709	6,551
Rural	215,600	36,445	66,589	70,994	26,004	8,524	4,019	3,025
Urban	69,759	6,012	15,081	25,545	12,028	4,877	2,690	3,526
Njombe District	36,059	4,849	9,620	14,300	4,629	1,461	695	505
Njombe Town	53,089	5,009	12,722	18,552	9,002	3,610	1,964	2,230
Makambako Town	38,913	3,885	9,387	14,474	6,150	2,329	1,218	1,470
Ludewa District	47,282	5,965	12,870	16,640	7,158	2,442	1,217	990
Makete District	43,685	10,859	15,856	11,017	3,683	1,238	536	496
Wanging'ombe District	66,331	11,890	21,215	21,556	7,410	2,321	1,079	860

ANNEXES FOR CHAPTER THREE

Table A3.1: Number of Vacant Buildings by Reasons, Place Residence and Council; Njombe Region, 2022 TBC

Council	Number	Reasons						
		Awaiting a tenant	Awaiting demolition	Being modernised	New (never occupied)	Seasonally used	Building under Construction	Awaiting an occupant
Total	46,806	4,304	6,000	3,698	1,993	2,934	21,277	6,600
Rural	34,955	3,416	4,957	2,884	1,51	2,660	13,715	5,812.
Urban	11,851	888	1,043	814	482	274	7,562.	788
Council								
Njombe District	6,247	631	886	579	265	522	2,352	1,012
Njombe Town	7,814	656	882	563	352	314	4,240	807
Makambako Town	6,942	361	642	500	297	199	4,302	641
Ludewa District	6,539	614	846	532	288	489	2,580	1,190
Makete District	8,187	1,193	1,216	645	338	744	2,415	1,636
Wanging'omba District	11,077	849	1,528	879	453	666	5,388	1,314

Table A3.2: Number of Buildings by Type of Flooring Materials, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Total Buildings	Flooring Materials								
		Sand-cement	Ceramic Tiles	Parquet or Polished wood	Terrazo	PVC Tiles	Wood Planks	Earth/s and/dung	Cow Dung	No Floor
Total	279,349	147,358	7,506	79	284	26	525	91,274	504	31,793
Rural	212,301	101,376	2,343	38	98	20	473	83,239	468	24,246
Urban	67,048	45,982	5,163	41	186	6	52	8,035	36	7,547
Council										
Njombe District	35,565	17,317	557	5	13	4	59	12,929	33	4,648
Njombe Town	51,555	33,193	2,805	30	97	1	84	10,384	28	4,933
Makambako Town	37,865	22,652	2,003	21	72	5	36	8,321	32	4,723
Ludewa District	46,374	17,753	606	9	33	13	130	21,689	24	6,117
Makete District	42,501	19,891	611	12	8	2	190	17,503	342	3,942
Wanging'ombe District	65,489	36,552	924	2	61	1	26	20,448	45	7,430

Table A3.3: Number of Buildings by Type of Wall Materials, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Total Buildings	Wall Material									
		Stones	Cement Blocks/	Sundried Bricks	Burnt Bricks	Glass	Wood and Iron Sheets	Bamboo Poles/	Grass	Tent/ Container	No Walls
Total	279,349	1,779	6,565	35,146	226,794	69	521	5,133	507	26	2,809
Rural	212,301	564	2,047	26,797	175,713	47	423	4,666	470	16	1,558
Urban	67,048	1,215	4,518	8,349	51,081	22	98	467	37	10	1,251
Council											
Njombe District	35,565	149	351	9,839	24,251	8	46	701	65	8	147
Njombe Town	51,555	511	2,314	18,545	28,846	10	146	355	33	4	791
Makambako Town	37,865	625	2,251	868	32,926	15	27	481	50	5	617
Ludewa District	46,374	184	294	759	43,238	13	76	1,381	179	2	248
Makete District	42,501	227	780	2,616	36,702	7	169	1,531	100	3	366
Wanging'ombe District	65,489	83	575	2,519	60,831	16	57	684	80	4	640

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, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Total Buildings	Roofing Materials							Tent/ Container	No Roof
		Corrugated Iron sheets	Tiles	Concrete	Asbestos	Grass/leaves	Mud and Leaves	Plastics/Tins		
Total	279,349	254,784	416	30	116	9,433	512	58	350	13,650
Rural	212,301	192,749	180	12	68	9,091	472	55	322	9,352
Urban	67,048	62,035	236	18	48	342	40	3	28	4,298
Council										
Njombe District	35,565	32,952	15	4	5	1,236	92	1	14	1,246
Njombe Town	51,555	48,491	183	10	31	543	64	6	99	2,128
Makambako Town	37,865	34,505	61	7	40	425	28	2	14	2,783
Ludewa District	46,374	40,302	63	1	10	4,002	134	32	18	1,812
Makete District	42,501	39,091	36	2	12	1,352	75	13	184	1,736
Wanging'ombe District	65,489	59,443	58	6	18	1,875	119	4	21	3,945

Table A3. 5: Distribution of Buildings by Number of Bedrooms, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Total Buildings	Rooms for Sleeping						
		1	2	3	4	5	6	7+
Total	285,359	42,457	81,670	96,539	38,032	13,401	6,709	6,551
Rural	215,600	36,445	66,589	70,994	26,004	8,524	4,019	3,025
Urban	69,759	6,012	15,081	25,545	12,028	4,877	2,690	3,526
Council								
Njombe District	36,059	4,849	9,620	14,300	4,629	1,461	695	505
Njombe Town	53,089	5,009	12,722	18,552	9,002	3,610	1,964	2,230
Makambako Town	38,913	3,885	9,387	14,474	6,150	2,329	1,218	1,470
Ludewa District	47,282	5,965	12,870	16,640	7,158	2,442	1,217	990
Makete District	43,685	10,859	15,856	11,017	3,683	1,238	536	496
Wanging'ombe District	66,331	11,890	21,215	21,556	7,410	2,321	1,079	860

ANNEXES FOR CHAPTER FOUR

Table A4.2: Number of Buildings/Units by Type of Basic Services, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Electricity (National Grid)	Alternative Source	Water	Toilet	Accessible by Road	Infrastructure for Persons with Disabilities
Total	562,889	195,911	129,224	202,844	385,679	441,246
Rural	370,097	60,816	109,238	84,070	222,137	271,265
Urban	192,792	135,095	19,986	118,774	163,542	169,981
Council						
Njombe District	55,575	8,639	19,026	13,210	24,136	40,077
Njombe Town	102,003	39,299	23,132	37,549	81,692	92,709
Makambako Town	108,894	38,951	31,478	40,780	90,045	90,542
Ludewa District	44,712	4,324	8,059	5,727	14,545	26,088
Makete District	64,531	10,000	26,866	15,617	54,209	53,819
Wanging'ombe District	63,063	1,833	9,951	7,985	13,959	27,664

ANNEXES FOR CHAPTER FIVE

Table A5.1: Number of Buildings by Ownership Status, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Total	Occupied by Owner	Live in Without paying rent	Occupied	Occupied by Tenant (s)	Total	Occupied by Owner	Live in Without paying rent	Occupied	Occupied by Tenant (s)	Total	Occupied by Owner	Live in Without paying rent	Occupied	Occupied by Tenant (s)
Total	285,359	210,488	24,423	18,149	32,299	215,600	165,831	18,986	11,703	19,080	69,759	44,657	5,437	6,446	13,219
Council															
Njombe District	36,059	27,279	2,983	2,193	3,604	32,596	24,875	2,730	1,927	3,064	3,463	2,404	253	266	540
Njombe Town	53,089	36,877	4,349	4,012	7,851	29,040	21,890	2,492	1,705	2,953	24,049	14,987	1,857	2,307	4,898
Makambako Town Council	38,913	26,756	2,923	3,351	5,883	9,984	7,874	768	523	819	28,929	18,882	2,155	2,828	5,064
Ludewa district	47,282	37,092	3,782	2,247	4,161	43,548	34,620	3,449	1,996	3,483	3,734	2,472	333	251	678
Makete District	43,685	31,674	4,481	2,751	4,779	38,640	28,756	4,078	2,303	3,503	5,045	2,918	403	448	1,276
Wanging'ombe District	66,331	50,810	5,905	3,595	6,021	61,792	47,816	5,469	3,249	5,258	4,539	2,994	436	346	763

Table A5.2: Number of Individually Owned Buildings by Type of Ownership Status, Sex of Owners, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Total						Rural						Urban					
	Total	Male	Female	Both Male and Female	Both Males	Both Females	Total	Male	Female	Both Male and Female	Both Males	Both Females	Total	Male	Female	Both Male and Female	Both Males	Both Females
Total	285,359	183,604	70,614	21,839	4,712	4,590	215,600	137,099	53,492	17,653	3,739	3,617	69,759	46,505	17,122	4,186	973	973
Council																		
Njombe District	36,059	22,731	8,224	3,574	764	766	32,596	20,464	7,331	3,449	671	681	3,463	2,267	893	125	93	85
Njombe Town	53,089	35,141	12,954	3,185	938	871	29,040	18,918	7,130	1,934	548	510	24,049	16,223	5,824	1,251	390	361
Makambako district	38,913	26,134	9,036	2,918	406	419	9,984	6,570	2,103	1,019	145	147	28,929	19,564	6,933	1,899	261	272
Ludewa district	47,282	31,823	11,967	2,166	673	653	43,548	29,341	10,982	2,029	613	583	3,734	2,482	985	137	60	70
Makete District	43,685	26,027	11,618	4,289	890	861	38,640	22,890	10,383	3,831	787	749	5,045	3,137	1,235	458	103	112
Wanging'ombe District	66,331	41,748	16,815	5,707	1,041	1,020	61,792	38,916	15,563	5,391	975	947	4,539	2,832	1,252	316	66	73

Table A5.3: Number of Building by Tenure Status, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Total	Occupied by Owner	Live in Without paying rent	Occupied	Occupied by Tenant(s)	Total	Occupied by Owner	Live in Without paying rent	Occupied	Occupied by Tenant(s)	Total	Occupied by Owner	Live in Without paying rent	Occupied	Occupied by Tenant(s)
Total	285,359	210,488	24,423	18,149	32,299	215,600	165,831	18,986	11,703	19,080	69,759	44,657	5,437	6,446	13,219
Council															
Njombe District	36,059	27,279	2,983	2,193	3,604	32,596	24,875	2,730	1,927	3,064	3,463	2,404	253	266	540
Njombe Town	53,089	36,877	4,349	4,012	7,851	29,040	21,890	2,492	1,705	2,953	24,049	14,987	1,857	2,307	4,898
Makambako Town Council	38,913	26,756	2,923	3,351	5,883	9,984	7,874	768	523	819	28,929	18,882	2,155	2,828	5,064
Ludewa district	47,282	37,092	3,782	2,247	4,161	43,548	34,620	3,449	1,996	3,483	3,734	2,472	333	251	678
Makete District	43,685	31,674	4,481	2,751	4,779	38,640	28,756	4,078	2,303	3,503	5,045	2,918	403	448	1,276
Wanging'ombe District	66,331	50,810	5,905	3,595	6,021	61,792	47,816	5,469	3,249	5,258	4,539	2,994	436	346	763

Table A5.4: Number of Buildings by Land Survey Status, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Total					Rural					Urban				
	Total	Surveyed	Not surveyed	Regularised	Don't know	Total	Surveyed	Not surveyed	Regularised	Don't know	Total	Surveyed	Not surveyed	Regularised	Don't know
Total	279,349	57,611	200,772	15,065	5,901	212,301	23,797	174,829	10,779	2,896	67,048	33,814	25,943	4,286	3,005
Council															
Njombe District	35,565	2,044	31,216	1,903	402	32,213	1,683	28,454	1,745	331	3,352	361	2,762	158	71
Njombe Town	51,555	17,949	29,939	2,470	1,197	28,565	4,233	23,121	886	325	22,990	13,716	6,818	1,584	872
Makambako district	37,865	12,124	22,022	1,963	1,756	9,934	1,131	8,181	444	178	27,931	10,993	13,841	1,519	1,578
Ludewa district	46,374	7,047	32,894	5,698	735	42,788	5,060	32,054	5,065	609	3,586	1,987	840	633	126
Makete District	42,501	8,929	30,458	2,081	1,033	37,691	5,211	30,014	1,749	717	4,810	3,718	444	332	316
Wanging'ombe District	65,489	9,518	54,243	950	778	61,110	6,479	53,005	890	736	4,379	3,039	1,238	60	42

Table A5.5: Numberof Buildings/Units by Ownership of Legal Land Documents, Place of Residence and Council; Njombe Region, 2022 TBC

Council	Total	Title deed (right of occupancy)	Residential Licence	Letter of Offer	Customary Land Tenure	Agreement/ Contract	Registration (Zanzibar)	Local Government Documents (Mtaa/Village)	No legal document	Do not know
Total	285,359	23,227	5,279	5,381	85,559	5,584	NA	20,276	129,986	10,067
Rural	215,600	5,227	780	1,697	77,656	2,396	NA	13,158	109,402	5,284
Urban	69,759	18,000	4,499	3,684	7,903	3,188	NA	7,118	20,584	4,783
Council										
Njombe District	36,059	627	309	137	8,783	479	NA	2,653	21,843	1,228
Njombe Town	53,089	8,678	1,875	1,180	11,058	1,757	NA	4,785	21,563	2,193
Makambako Town Council	38,913	6,502	2,107	2,149	8,048	2,212	NA	3,984	11,312	2,599
Ludewa district	47,282	2,419	91	633	24,561	388	NA	2,459	15,711	1,020
Makete District	43,685	2,642	630	422	11,915	256	NA	2,069	24,112	1,639
Wanging'ombe District	66,331	2,359	267	860	21,194	492	NA	4,326	35,445	1,388

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

1. NJOMBE REGION NON-RESIDENTIAL USE OF BUILDINGS

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

Council	Total Non-residential Building	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Education and Health	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total	23,709	2,097	12,422	361	18	571	171	927	3,324	16	3,262	1,137
Njombe District	3,219	271	1,731	46	0.00	51	9	113	456	1	421	161
Njombe Town Council	4,308	448	2,138	90	2	188	62	178	653	2	572	186
Makambako Town Council	2,337	238	1,049	70	1	116	29	106	369	2	323	112
Ludewa District	3,269	278	1,515	57	0.00	67	30	159	486	6	506	260
Makete District	4,655	399	2,551	68	15	80	15	211	571	1	613	217
Wanging'ombe District	5,921	463	3,438	30	0.00	69	26	160	789	4	827	201

1.1 NJOMBE DISTRICT COUNCIL NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

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

Ward		Total Non-residential Building	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/ Lodges	Hotels	Godown/ Warehouses	Education and Health Institutions	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total		3,219	271	1,731	46	-	51	9	113	456	1	421	161
1	Kidegembye	414	34	280	1	-	7	2	8	26	-	45	15
2	Matembwe	415	40	186	9	-	7	-	13	81	-	48	38
3	Lupembe	276	31	136	5	-	8	2	8	41	-	48	5
4	Ikondo	193	15	90	8	-	2	-	14	29	-	20	16
5	Mfriga	161	11	91	2	-	3	-	3	19	-	24	10
6	Idamba	101	12	50	3	-	3	-	6	11	-	15	3
7	Ukalawa	151	14	85	5	-	2	-	5	27	-	11	3
8	Mtwango	331	29	122	6	-	10	-	13	66	1	69	20
9	Igongolo	261	16	162	1	-	1	-	9	37	-	31	7
10	Kichiwa	283	29	165	-	-	1	-	8	29	-	41	13
11	Ninga	222	12	136	-	-	3	1	7	26	-	23	17
12	Ikuna	411	28	228	6	-	4	4	19	64	-	46	14

1.2 NJOMBE TOWN COUNCIL DISTRICT COUNCIL NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

Table B.2: Number of Non-Residential Buildings by Type of Use and Ward; Njombe Town Council, 2022 TBC

Ward		Total Non-residential Building	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Education and Health Institutions	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total		4,308	448	2,138	90	2	188	62	178	653	2	572	186
1	Njombe Mjini	538	100	213	18	1	84	25	38	74	-	45	22
2	Mjimwema	418	60	134	12	1	36	9	16	91	1	55	26
3	Ramadhani	419	38	167	15	-	6	10	16	92	-	68	21
4	Yakobi	279	40	126	6	-	2	2	15	51	-	44	9
5	Kifanya	382	34	204	6	-	11	4	5	48	-	73	15
6	Ihanga	182	11	85	4	-	3	-	16	43	-	24	1
7	Iwungilo	333	24	219	7	-	3	2	3	21	1	36	22
8	Luponde	504	50	306	5	-	18	3	14	50	-	51	24
9	Matola	338	12	191	7	-	8	-	9	58	-	50	9
10	Makowo	185	11	116	-	-	1	1	8	16	-	24	8
11	Lugenge	213	30	128	2	-	3	-	7	14	-	26	7
12	Uwemba	380	31	177	6	-	6	1	26	74	-	52	11

1.3 MAKAMBAKO TOWN COUNCIL NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

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

Ward		Total Non-residential Building	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown/Warehouse	Education and Health Institutions	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total		2,337	238	1,049	70	1	116	29	106	369	2	323	112
1	Makambako	242	24	107	3	-	27	3	7	50	-	10	17
2	Mjimwema	113	14	43	6	-	7	2	3	19	-	23	8
3	Mlowa	157	15	52	8	-	2	-	7	38	1	29	7
4	Lyamkena	246	23	112	10	-	6	2	10	28	-	57	6
5	Mwembetogwa	186	12	83	7	-	44	5	19	19	-	6	5
6	Mahongole	275	26	162	7	-	1	2	2	32	1	35	9
7	Kitandililo	244	26	147	1	-	4	-	1	25	-	30	12
8	Utengule	254	31	122	7	-	-	-	8	41	-	43	11
9	Maguvani	121	15	40	3	-	1	-	3	26	-	30	3
10	Majengo	123	14	27	13	-	-	3	31	19	-	12	15
11	Kitisi	160	22	66	3	1	13	2	10	19	-	18	13
12	Kivavi	216	16	88	2	-	11	10	5	53	-	30	6

1.4 LUDEWA DISTRICT COUNCIL NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

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

Ward		Total Non - residential Building	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown /Warehouse	Education and Health Institutions	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total		3,269	278	1,515	57	0.00	67	30	159	486	6	506	260
1.	Lupanga	160	8	87	1	0.00	2	4	8	22	0.00	15	14
2.	Mlangali	226	11	139	5	0.00	1	3	18	35	0.00	21	10
3.	Milo	148	11	69	3	0.00	2	1	12	16	1	26	10
4.	Madope	150	13	52	3	0.00	4	1	4	27	0.00	33	13
5.	Ludende	130	5	61	2	0.00	2	0.00	3	12	0.00	34	11
6.	Lubonde	103	10	35	1	0.00	0.00	0.00	8	20	0.00	24	10
7.	Mawengi	292	11	190	5	0.00	3	0.00	17	17	1	30	23
8.	Ludewa	238	34	118	1	0.00	14	0.00	7	20	0.00	27	26
9.	Luana	152	10	81	6	0.00	0.00	0.00	13	11	0.00	22	12
10.	Nkomang'ombe	87	3	33	2	0.00	1	5	2	8	1	18	14
11.	Luilo	140	9	58	0.00	0.00	1	0.00	7	41	0.00	15	13
12.	Masasi	36	5	8	1	0.00	0.00	0.00	0.00	8	0.00	10	4
13.	Manda	63	5	12	0.00	0.00	6	0.00	0.00	24	0.00	13	4
14.	Ruhuhu	22	5	9	0.00	0.00	0.00	0.00	0.00	2	0.00	4	3
15.	Lumbila	40	11	15	0.00	0.00	0.00	0.00	0.00	12	0.00	6	3
16.	Kilondo	42	1	16	0.00	0.00	2	0.00	0.00	6	2	9	6
17.	Iwela	23	1	9	0.00	0.00	0.00	0.00	0.00	4	0.00	5	4
18.	Lupingu	77	4	25	1	0.00	2	0.00	1	24	0.00	15	5
19.	Makonde	92	5	40	-	-	1	1	3	25	-	13	4
20.	Lifuma	25	2	5	-	-	-	-	-	10	-	7	1
21.	Lugarawa	299	39	145	8	-	8	5	14	46	1	37	16
22.	Madilu	213	17	90	8	-	9	10	3	37	-	34	18
23.	Mundindi	207	14	112	3	-	5	-	16	21	-	25	13

Ward		Total Non - residential Building	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown /Warehouse	Education and Health Institutions	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
24.	Mavanga	147	27	42	4	-	3	-	13	18	-	27	16
25.	Ibumi	59	8	19	1	-	-	-	3	10	-	17	1
26.	Mkongobaki	98	9	45	2	0.00	1	0.00	7	10	0.00	19	6

1.5 MAKETE DISTRICT COUNCIL NON0.00RESIDENTIAL BUILDINGS BY TYPE OF USE

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

Ward		Total Non - residential Building	Offices	Commercial	Industries	Tourists Cottages	Guests Houses /Lodges	Hotels	Godown /Warehouse	Education and Health Institutions	Diplomatic and International Agencies	Religious Institutions	Small Scale Industries
Total		4,655	399	2,551	68	15	80	15	211	571	1	613	217
1	Lupila	201	20	86	8	0.00	3	0.00	7	43	0.00	28	12
2	Ukwama	92	12	26	1	0.00	1	0.00	11	18	0.00	20	5
3	Ipepo	176	28	89	6	0.00	6	0.00	11	14	0.00	23	10
4	Mbalatse	168	20	81	8	0.00	2	0.00	17	22	0.00	10	12
5	Lupalilo	130	20	48	2	0.00	0.00	0.00	11	17	0.00	21	11
6	Iwawa	1,228	53	964	5	0.00	19	8	25	92	0.00	54	27
7	Mang'oto	209	28	105	2	0.00	1	0.00	6	33	0.00	21	16
8	Tandala	186	24	55	3	0.00	16	2	10	43	0.00	28	11
9	Isapulano	215	15	146	4	0.00	3	0.00	3	10	0.00	30	7
10	Bulongwa	155	12	61	3	0.00	5	0.00	8	35	1	25	6
11	Kipagalo	119	18	32	2	0.00	0.00	0.00	5	22	0.00	39	3
12	Luwumbu	76	6	28	1	0.00	0.00	0.00	6	10	0.00	22	4
13	Matamba	189	22	80	3	0.00	8	0.00	6	32	0.00	31	10
14	Mlondwe	145	9	84	1	0.00	0.00	0.00	4	18	0.00	19	12
15	Kitulo	222	10	129	0.00	0.00	9	0.00	26	17	0.00	30	8
16	Itundu	157	16	57	1	0.00	0.00	0.00	4	38	0.00	28	14
17	Kinyika	117	11	58	7	0.00	0.00	1	12	10	0.00	21	0.00
18	Iniho	117	12	34	1	1	0.00	2	6	18	0.00	39	6
19	Ipelele	162	14	74	1	0.00	1	1	6	24	0.00	32	13
20	Kigulu	20	2	11	0.00	0.00	0.00	0.00	0.00	2	0.00	4	1
21	Ikuwo	253	21	159	4	0.00	3	0.00	10	21	0.00	28	12
22	Mfumbi	202	16	89	4	14	3	1	14	15	0.00	38	9
23	Kigala	116	10	55	1	0.00	0.00	0.00	3	17	0.00	22	8

1.6 WANGING'OMBE DISTRICT COUNCIL NON-RESIDENTIAL BUILDINGS BY TYPE OF USE

Table B.6: Number of Non - Residential Buildings by Type of Use and Ward; Wanging'ombe District Council, 2022 TBC

Ward		Total Non - residential Building	Offices	Commercial	Industries	Tourists Cottages	Guests Houses/Lodges	Hotels	Godown /Warehouse	Education and Health Institutions	Diplomatic and International Agencies
Total		5,921	463	3,438	30	0	69	26	160	789	4
1	Imalinyi	313	25	202	1	0	4	0	0	44	0
2	Ulembwe	439	22	302	1	0	5	6	16	35	1
3	Makoga	344	34	183	3	0	2	0	11	52	0
4	Kipengele (Kipengere)	176	27	82	2	0	4	0	5	12	0
5	Igosi	117	20	48	1	0	2	0	5	20	0
6	Wangama	199	18	116	3	0	3	1	3	32	0
7	Kidugala	332	33	201	1	0	6	2	5	45	1
8	Usuka	231	11	138	1	0	1	1	12	24	0
9	Igwachanya	642	36	421	5	0	16	4	26	62	0
10	Mdandu	292	25	149	2	0	3	1	5	59	0
11	Igima	514	28	380	1	0	6	1	7	34	0
12	Itulahumba	269	18	165	1	0	3	1	3	47	0
13	Saja	202	9	94	0	0	1	0	4	50	0
14	Kijombe	304	22	174	2	0	0	1	7	34	0
15	Wanging'ombe	322	39	145	1	0	4	1	13	34	0
16	Ilembula	300	31	108	3	0	7	1	23	79	1
17	Uhambule	136	12	39	0	0	1	0	3	34	0
18	Luduga	451	21	299	1	0	0	6	8	44	1
19	Malangali	124	13	83	1	0	1	0	3	10	0
20	Uhenga	115	8	65	0	0	0	0	1	21	0
21	Udonja	99	11	44	0	0	0	0	0	17	0

2. NJOMBE REGION BUILDING OWNERSHIP STATUS

Table C.0: Number of Buildings by Ownership Status and Council, Njombe 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	279,349	236,373	26,725	159	1,701	166	5,612	1,427	1,770	4,478	36	9	581	312
Rural	212,301	176,797	22,684	122	1,312	116	4,902	1,090	1,084	3,483	25	8	465	213
Urban	67,048	59,576	4,041	37	389	50	710	337	686	995	11	1	116	99
Njombe District	35,565	28,890	4,516	13	225	17	824	108	246	600	9	1	79	37
Njombe Town	51,555	44,658	3,785	29	289	25	892	304	669	780	10	1	60	53
Makambako Town Council	37,865	33,479	2,974	25	240	27	431	102	73	410	6	-	58	40
Ludewa district	46,374	40,359	3,436	19	251	28	1,190	152	238	613	2	1	48	37
Makete District	42,501	34,485	4,829	34	366	33	906	484	238	983	2	2	90	49
Wanging'ombe District	65,489	54,502	7,185	39	330	36	1,369	277	306	1,092	7	4	246	96

2.1 NJOMBE DISTRICT COUNCIL BUILDINGS OWNERSHIP STATUS

Table C.2: Number of Buildings by Ownership Status and Ward; Njombe District 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	JointVenture	Political Parties/Sports clubs
Total		35,565	28,890	4,516	13	225	17	824	108	246	600	9	1	79
1	Kidegembye	3,697	2,758	753	2	30	2	73	19	2	49	-	-	5
2	Matembwe	3,861	3,306	256	1	3	1	152	16	31	80	-	-	15
3	Lupembe	3,250	2,817	146	-	26	2	94	8	52	70	-	1	15
4	Ikondo	1,913	1,622	186	1	29	-	23	2	25	19	-	-	4
5	Mfriga	1,694	1,479	100	1	12	-	62	2	2	29	-	-	4
6	Idamba	1,291	1,058	144	1	-	-	53	-	1	27	-	-	7
7	Ukalawa	1,202	910	162	2	10	-	52	-	41	20	2	-	3
8	Mtwango	5,401	4,506	672	3	6	4	58	32	20	94	-	-	5
9	Igongolo	2,941	2,193	606	-	32	2	67	1	7	31	-	-	2
10	Kichiwa	3,626	2,884	540	1	1	3	73	20	25	69	-	-	7
11	Ninga	2,190	1,752	323	1	37	-	48	2	5	17	-	-	4
12	Ikuna	4,499	3,605	628	-	39	3	69	6	35	95	7	-	8

2.2 NJOMBE TOWN COUNCIL BUILDINGS OWNERSHIP STATUS

Table C.2: Number of Buildings by Ownership Status and Ward; Njombe Town 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	51,555	44,658	3,785	29	289	25	892	304	669	780	10	1	60	53
1 Njombe Mjini	7,652	6,980	384	1	43	3	56	53	17	93	1	-	18	3
2 Mjimwema	6,602	6,071	197	4	18	2	40	52	75	136	1	-	5	1
3 Ramadhani	7,956	6,751	612	2	38	4	78	31	331	88	1	-	4	16
4 Yakobi	3,081	2,710	186	1	26	1	65	11	11	62	-	-	4	4
5 Kifanya	4,067	3,631	202	1	5	3	119	29	16	54	-	-	5	2
6 Ihanga	2,085	1,805	150	-	25	-	34	4	35	21	-	1	1	9
7 Iwungilo	3,180	2,826	198	1	12	1	77	18	9	37	-	-	1	-
8 Luponde	4,035	3,306	383	9	20	4	92	25	94	87	5	-	4	6
9 Matola	3,303	2,464	593	3	10	-	97	12	39	72	1	-	5	7
10 Makowo	1,559	1,232	212	1	1	-	83	-	4	24	-	-	2	-
11 Lugenge	2,519	2,141	271	1	23	1	39	18	7	17	-	-	1	-
12 Uwemba	3,784	3,186	309	5	65	6	85	26	30	61	-	-	6	5
13 Utalingolo	1,732	1,555	88	-	3	-	27	25	1	28	1	-	4	-

2.3 MAKAMBAKO TOWN COUNCIL BUILDINGS OWNERSHIP

Table C.3: Number of Buildings by Ownership Status and Ward; Makambako Town 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	JointVenture	Political Parties/Sports clubs	Mixed Owners
Total	37,865	33,479	2,974	25	240	27	431	102	73	410	6	-	58	40
1 Makambako	3,042	2,622	317	-	24	-	35	7	1	28	1	-	3	4
2 Mjimwema	2,027	1,910	55	1	3	1	15	1	1	40	-	-	-	-
3 Mlowa	2,160	1,826	207	1	13	8	51	15	1	30	1	-	4	3
4 Lyamkena	6,154	5,525	476	4	10	-	34	6	12	79	-	-	8	-
5 Mwembetogwa	703	621	21	1	31	1	16	2	-	5	-	-	5	-
6 Mahongole	3,525	2,882	437	1	11	4	71	43	5	49	-	-	13	9
7 Kitandililo	2,915	2,366	413	4	33	2	51	2	13	25	-	-	5	1
8 Utengule	3,494	2,922	387	8	29	1	62	11	9	56	-	-	9	-
9 Maguvani	3,819	3,605	131	1	8	-	22	7	2	27	-	-	7	9
10 Majengo	1,860	1,764	39	-	10	7	11	-	5	15	3	-	-	6
11 Kitisi	2,598	2,312	183	1	14	1	45	1	15	20	-	-	2	4
12 Kivavi	5,568	5,124	308	3	54	2	18	7	9	36	1	-	2	4

2.4 LUDEWA DISTRICT COUNCIL BUILDINGS OWNERSHIP STATUS

Table C.4: Number of Buildings by Ownership Status and Ward; Ludewa District 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	46,374	40,359	3,436	19	251	28	1,190	152	238	613	2	1	48	37
1 Lupanga	2,021	1,771	153	-	6	1	47	-	22	14	-	-	7	-
2 Mlangali	2,500	2,265	59	-	14	1	109	21	7	23	-	-	1	-
3 Milo	2,782	2,300	336	1	5	1	61	13	9	41	-	-	4	11
4 Madope	2,166	1,903	123	1	10	1	59	8	25	35	-	-	-	1
5 Ludende	2,183	2,001	85	1	19	-	39	1	8	28	-	-	1	-
6 Lubonde	1,832	1,536	205	1	9	-	20	9	4	44	-	-	4	-
7 Mawengi	2,893	2,554	214	-	2	4	64	1	12	38	-	-	4	-
8 Ludewa	3,595	3,212	159	3	43	6	87	22	19	21	1	-	2	20
9 Luana	1,766	1,542	153	2	17	1	27	-	13	9	-	-	2	-
10 Nkomang'ombe	1,213	993	155	-	10	-	11	12	12	20	-	-	-	-
11 Luilo	1,451	1,136	190	-	8	-	67	10	4	33	-	-	2	1
12 Masasi	717	662	9	-	10	2	9	10	-	13	1	-	1	-
13 Manda	1,451	1,284	83	1	7	-	50	6	5	12	-	-	2	1
14 Ruhuhu	1,233	1,084	125	-	12	-	5	-	2	2	-	-	2	1
15 Lumbila	626	501	63	-	1	1	32	3	-	25	-	-	-	-
16 Kilondo	717	625	66	1	4	-	12	-	1	8	-	-	-	-
17 Iwela	418	390	8	-	-	-	14	-	-	6	-	-	-	-
18 Lupingu	1,746	1,461	197	-	3	-	47	4	3	27	-	-	2	2
19 Makonde	1,312	1,172	70	-	2	-	47	6	2	12	-	-	1	-
20 Lifuma	729	669	31	-	6	-	12	2	-	8	-	-	1	-

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
21	Lugarawa	3,056	2,713	134	2	11	-	65	24	63	42	-	-	2	-
22	Madilu	2,738	2,202	371	3	8	1	101	-	6	44	-	-	2	-
23	Mundindi	2,842	2,612	98	-	18	1	71	-	4	35	-	1	2	-
24	Mavanga	2,322	1,904	278	3	16	-	69	-	8	41	-	-	3	-
25	Ibumi	836	757	11	-	4	4	37	-	3	19	-	-	1	-
26	Mkongobaki	1,229	1,110	60	-	6	4	28	-	6	13	-	-	2	-

2.5 MAKETE DISTRICT COUNCIL BUILDINGS OWNERSHIP STATUS

Table C.5: Number of Buildings by Ownership Status and Ward; Makete District 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	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	42,501	34,485	4,829	34	366	33	906	484	238	983	2	2	90	49
1 Lupila	2,103	1,712	185	4	26	7	94	4	22	38	1	-	-	10
2 Ukwama	1,499	1,285	118	-	1	-	61	2	10	18	-	-	4	-
3 Ipepo	1,968	1,536	315	4	11	2	46	11	3	39	-	-	1	-
4 Mbalatse	1,346	964	253	-	19	-	55	1	7	39	1	2	4	1
5 Lupalilo	2,058	1,760	170	3	3	1	36	37	19	27	-	-	1	1
6 Iwawa	5,355	4,471	496	1	98	2	111	67	5	82	-	-	5	17
7 Mang'oto	1,645	1,271	209	1	11	2	57	38	3	41	-	-	10	2
8 Tandala	2,200	1,785	129	1	16	2	41	58	12	150	-	-	5	1
9 Isapulano	1,466	1,195	170	-	21	-	30	9	12	24	-	-	3	2
10 Bulongwa	1,449	1,072	190	3	21	1	25	13	7	113	-	-	2	2
11 Kipagalo	1,708	1,396	160	3	4	1	33	31	15	59	-	-	4	2
12 Luwumbu	964	822	71	-	16	1	7	13	-	28	-	-	6	-
13 Matamba	2,480	1,974	359	3	25	2	42	7	41	22	-	-	5	-
14 Mlondwe	1,587	1,263	241	-	4	1	30	13	5	25	-	-	5	-
15 Kitulo	1,839	1,521	171	-	1	-	34	72	3	32	-	-	4	1
16 Itundu	1,807	1,431	224	1	7	2	38	7	41	52	-	-	4	-
17 Kinyika	2,099	1,634	386	3	2	-	36	2	1	28	-	-	7	-
18 Iniho	1,561	1,233	198	2	2	-	34	31	6	53	-	-	1	1
19 Ipelele	2,046	1,716	222	2	26	2	27	7	5	35	-	-	3	1
20 Kigulu	232	217	-	-	-	-	10	-	3	1	-	-	1	-
21 Ikuwo	1,729	1,438	182	1	2	-	24	39	5	22	-	-	9	7
22 Mfumbi	2,210	1,869	211	2	40	6	30	2	4	40	-	-	6	-
23 Kigala	1,150	920	169	-	10	1	5	20	9	15	-	-	-	1

2.6 WANGING'OMBE DISTRICT COUNCIL BUILDINGS OWNERSHIP STATUS

Table C.6: Number of Buildings by Ownership Status and Ward; Wanging'ombe District Council, 2022 TBC

Wards		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		65,489	54,502	7,185	39	330	36	1,369	277	306	1,092	7	4	246	96
1	Imalinyi	3,423	2,879	353	5	45	2	61	23	5	41	-	1	5	3
2	Ulembwe	4,265	3,608	409	1	3	-	82	71	3	61	-	-	1	26
3	Makoga	3,604	2,914	418	1	38	4	138	3	16	57	-	-	14	1
4	Kipengele (Kipengere)	2,611	2,190	275	1	18	1	42	16	2	59	-	-	6	1
5	Igosi	2,343	1,911	320	2	5	-	55	3	-	43	-	-	2	2
6	Wangama	1,726	1,532	77	-	3	-	69	5	2	33	-	-	4	1
7	Kidugala	2,233	1,561	422	4	16	4	58	3	53	80	-	-	23	9
8	Usuka	2,514	2,061	341	-	33	2	35	1	4	33	-	-	3	1
9	Igwachanya	5,732	4,792	651	2	21	5	74	34	38	69	-	2	43	1
10	Mdandu	3,326	2,629	454	1	23	1	104	9	2	71	-	-	30	2
11	Igima	5,148	4,463	392	1	29	-	107	9	82	51	-	-	9	5
12	Itulahumba	2,088	1,565	360	1	10	-	74	1	2	49	-	-	23	3
13	Saja	3,209	2,669	374	-	16	1	82	6	11	39	-	-	7	4
14	Kijombe	3,247	2,640	440	3	1	-	64	17	6	57	-	-	19	-
15	Wanging'ombe	4,771	4,158	376	5	27	4	60	34	8	67	5	-	16	11
16	Ilembula	4,811	4,212	373	7	20	5	38	10	27	102	-	-	9	8
17	Uhambule	2,514	2,091	295	3	15	4	59	5	5	25	1	-	6	5
18	Luduga	4,038	3,328	475	1	1	-	60	23	33	85	1	-	18	13
19	Malangali	1,216	1,007	146	1	1	-	35	-	2	20	-	-	4	-
20	Uhenga	1,389	1,160	170	-	-	1	31	3	2	20	-	-	2	-
21	Udonja	1,281	1,132	64	-	5	2	41	1	3	30	-	1	2	-

3. NJOMBE REGION BUILDING CATEGORIES STATUS

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

Council	Total	Semi detached	Terrace/Row of Houses	Detached/Stand alone house
Total	279,349	14,861	17,435	247,053
Rural	212,301	11,432	12,121	188,748
Urban	67,048	3,429	5,314	58,305
Njombe District	35,565	1,334	1,407	32,824
Njombe Town	51,555	2,935	3,439	45,181
Makambako district	37,865	1,943	2,237	33,685
Ludewa district	46,374	2,395	3,296	40,683
Makete District	42,501	1,739	2,511	38,251
Wanging'ombe District	65,489	4,515	4,545	56,429

3.1 NJOMBE DISTRICT COUNCIL BUILDINGS CATEGORIES

Table D.1: Number of Buildings by Building Category and Ward; Njombe District

Council	Total Number of Buildings	Semi -detached	Terrace/Row of Houses	Detached/Stand Alone House
Total	35,565	1,334	1,407	32,824
1 Kidegembye	3,697	67	84	3,546
2 Matembwe	3,861	135	154	3,572
3 Lupembe	3,250	170	182	2,898
4 Ikondo	1,913	30	15	1,868
5 Mfriga	1,694	16	55	1,623
6 Idamba	1,291	17	6	1,268
7 Ukalawa	1,202	3	37	1,162
8 Mtwango	5,401	351	261	4,789
9 Igongolo	2,941	84	240	2,617
10 Kichiwa	3,626	250	154	3,222
11 Ninga	2,190	63	42	2,085
12 Ikuna	4,499	148	177	4,174

3.2 MAKAMBAKO TOWN COUNCIL BUILDINGS CATEGORIES

Table D.3: Number Distribution of Buildings by Building Category and Ward; Makambako Town Council, 2022 TBC

Ward		Total Number of Buildings	Semi - detached	Terrace/Row of Houses	Detached/Stand Alone House
Total		37,865	1,943	2,237	33,685
1	Makambako	3,042	268	140	2,634
2	Mjimwema	2,027	164	326	1,537
3	Mlowa	2,160	88	53	2,019
4	Lyamkena	6,154	193	269	5,692
5	Mwembetogwa	703	112	47	544
6	Mahongole	3,525	111	95	3,319
7	Kitandililo	2,915	164	189	2,562
8	Utengule	3,494	180	243	3,071
9	Maguvani	3,819	188	229	3,402
10	Majengo	1,860	64	74	1,722
11	Kitisi	2,598	130	300	2,168
12	Kivavi	5,568	281	272	5,015

3.3 MAKAMBAKO TOWN COUNCIL BUILDINGS CATEGORIES

Table D.3: Number Distribution of Buildings by Building Category and Ward; Makambako Town Council, 2022 TBC

Ward		Total Number of Buildings	Semi - detached	Terrace/Row of Houses	Detached/Stand Alone House
Total		37,865	1,943	2,237	33,685
1	Makambako	3,042	268	140	2,634
2	Mjimwema	2,027	164	326	1,537
3	Mlowa	2,160	88	53	2,019
4	Lyamkena	6,154	193	269	5,692
5	Mwembetogwa	703	112	47	544
6	Mahongole	3,525	111	95	3,319
7	Kitandililo	2,915	164	189	2,562
8	Utengule	3,494	180	243	3,071
9	Maguvani	3,819	188	229	3,402
10	Majengo	1,860	64	74	1,722
11	Kitisi	2,598	130	300	2,168
12	Kivavi	5,568	281	272	5,015

3.4 LUDEWA DISTRICT COUNCIL BUILDINGS CATEGORIES

Table D.4: Number of Buildings by Building Category and Ward; Ludewa District Council, 2022 TBC

Ward		Total Number of Buildings	Semi - detached	Terrace/ Row of Houses	Detached/Stand Alone House
Total		46,374	2,395	3,296	40,683
1	Lupanga	2,021	287	217	1,517
2	Mlangali	2,500	175	236	2,089
3	Milo	2,782	241	351	2,190
4	Madope	2,166	56	272	1,838
5	Ludende	2,183	119	195	1,869
6	Lubonde	1,832	115	233	1,484
7	Mawengi	2,893	190	245	2,458
8	Ludewa	3,595	167	355	3,073
9	Luana	1,766	169	80	1,517
10	Nkomang'ombe	1,213	12	10	1,191
11	Luilo	1,451	2	14	1,435
12	Masasi	717	16	15	686
13	Manda	1,451	16	52	1,383
14	Ruhuhu	1,233	11	11	1,211
15	Lumbila	626	14	4	608
16	Kilondo	717	2	5	710
17	Iwela	418	1	8	409
18	Lupingu	1,746	96	52	1,598
19	Makonde	1,312	6	6	1,300
20	Lifuma	729	4	21	704
21	Lugarawa	3,056	209	248	2,599
22	Madilu	2,738	242	277	2,219
23	Mundindi	2,842	109	166	2,567
24	Mavanga	2,322	65	100	2,157
25	Ibumi	836	19	40	777
26	Mkongobaki	1,229	52	83	1,094

3.5 MAKETE DISTRICT COUNCIL BUILDINGS CATEGORIES

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

Wards		Total Number of Buildings	Semi detached	Terrace/Row of Houses	Detached/Stand Alone House
Total		42,501	1,739	2,511	38,251
1	Lupila	2,103	111	92	1,900
2	Ukwama	1,499	35	90	1,374
3	Ipepo	1,968	66	46	1,856
4	Mbalatse	1,346	86	34	1,226
5	Lupalilo	2,058	31	71	1,956
6	Iwawa	5,355	264	887	4,204
7	Mang'oto	1,645	41	136	1,468
8	Tandala	2,200	81	150	1,969
9	Isapulano	1,466	16	58	1,392
10	Bulongwa	1,449	69	85	1,295
11	Kipagalo	1,708	64	39	1,605
12	Luwumbu	964	26	18	920
13	Matamba	2,480	131	122	2,227
14	Mlondwe	1,587	100	57	1,430
15	Kitulo	1,839	54	52	1,733
16	Itundu	1,807	128	76	1,603
17	Kinyika	2,099	66	67	1,966
18	Iniho	1,561	83	63	1,415
19	Ipelele	2,046	33	31	1,982
20	Kigulu	232	-	3	229
21	Ikuwo	1,729	90	149	1,490
22	Mfumbi	2,210	86	107	2,017
23	Kigala	1,150	78	78	994

3.6 WANGING'OMBE DISTRICT COUNCIL BUILDINGS CATEGORIES

Table D.6: Number of Buildings by Building Category and Ward; Wanging'ombe District Council, 2022 TBC

Ward		Total Number of Buildings	Semi - detached	Terrace/Row of Houses	Detached/Stand Alone House
Total		65,489	4,515	4,545	56,429
1	Imalinyi	3,423	401	353	2,669
2	Ulembwe	4,265	452	420	3,393
3	Makoga	3,604	546	298	2,760
4	Kipengele (Kipengere)	2,611	370	161	2,080
5	Igosi	2,343	365	78	1,900
6	Wangama	1,726	101	74	1,551
7	Kidugala	2,233	112	154	1,967
8	Usuka	2,514	143	161	2,210
9	Igwachanya	5,732	202	621	4,909
10	Mdandu	3,326	181	205	2,940
11	Igima	5,148	289	382	4,477
12	Itulahumba	2,088	32	161	1,895
13	Saja	3,209	158	111	2,940
14	Kijombe	3,247	163	156	2,928
15	Wanging'ombe	4,771	183	244	4,344
16	Ilembula	4,811	327	348	4,136
17	Uhambule	2,514	78	92	2,344
18	Luduga	4,038	274	295	3,469
19	Malangali	1,216	76	112	1,028
20	Uhenga	1,389	32	63	1,294
21	Udonja	1,281	30	56	1,195

4. NJOMBE REGION BUILDINGS CONDITIONS

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

Council		Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair in progress	Construction in progress	Dormant construction
Total	258,072	96,568	109,840	30,326	3,376	9,247	7,589	1,126
Rural	198,586	68,149	88,841	25,005	2,804	7,107	5,778	902
Urban	59,486	28,419	20,999	5,321	572	2,140	1,811	224
Council								
Njombe District	33,213	10,740	15,302	3,979	495	1,469	1,085	143
Njombe Town Council	47,315	21,318	18,261	4,646	493	1,302	1,190	105
Makambako Town Council	33,563	14,690	13,193	2,781	345	1,437	983	134
Ludewa District	43,794	12,725	20,862	7,889	467	923	753	175
Makete District	40,086	18,950	14,643	3,860	604	947	925	157
Wanging'ombe District	60,101	18,145	27,579	7,171	972	3,169	2,653	412

4.1 NJOMBE DISTRICT COUNCIL BUILDINGS CONDITIONS

Table E.1: Number of Buildings by Building Conditions and Ward; Njombe District Council, 2022 TBC

Ward	Total Buildings	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair in progress	Construction in progress	Dormant construction
Total	33,213	10,740	15,302	3,979	495	1,469	1,085	143
1 Kidegembye	3,441	1,225	1,414	523	66	97	110	6
2 Matembwe	3,578	1,095	1,944	371	55	42	52	19
3 Lupembe	2,992	861	1,457	408	60	130	63	13
4 Ikondo	1,838	464	1,073	155	16	91	36	3
5 Mfriga	1,615	419	786	346	20	18	25	1
6 Idamba	1,226	322	624	162	20	75	21	2
7 Ukalawa	1,157	412	572	76	8	9	77	3
8 Mtwango	4,899	1,774	1,858	506	73	314	351	23
9 Igongolo	2,782	857	1,210	396	43	137	106	33
10 Kichiwa	3,384	1,058	1,545	364	61	203	132	21
11 Ninga	2,107	734	917	163	13	215	53	12
12 Ikuna	4,194	1,519	1,902	509	60	138	59	7

4.2 NJOMBE TOWN COUNCIL BUILDINGS CONDITIONS

Table E:2: Number of Buildings by Building Conditions and Ward; Njombe Town Council, 2022 TBC

Ward		Total Buildings	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair in progress	Construction in progress	Dormant construction
Total		47,315	21,318	18,261	4,646	493	1,302	1,190	105
1	Njombe Mjini	7,020	4,289	1,927	456	34	119	192	3
2	Mjimwema	5,892	3,198	1,839	463	41	191	150	10
3	Ramadhani	7,030	3,308	2,408	658	99	282	253	22
4	Yakobi	2,627	599	1,596	288	30	44	64	6
5	Kifanya	3,817	1,710	1,366	477	45	101	109	9
6	Ihanga	2,004	867	869	193	23	31	19	2
7	Iwungilo	3,083	1,571	1,193	184	36	70	25	4
8	Luponde	3,796	1,445	1,398	578	52	136	178	9
9	Matola	3,116	1,106	1,571	299	33	48	48	11
10	Makowo	1,481	499	728	128	9	84	31	2
11	Lugenge	2,396	1,179	807	231	20	107	39	13
12	Uwemba	3,435	933	1,802	521	51	54	64	10
13	Utalingolo	1,618	614	757	170	20	35	4	4

4.3 MAKAMBAKO TOWN COUNCIL BUILDINGS CONDITIONS

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

Ward		Total Buildings	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair in progress	Construction in progress	Dormant construction
Total		33,563	14,690	13,193	2,781	345	1,437	983	134
1	Makambako	2,680	1,521	752	152	7	174	66	8
2	Mjimwema	1,913	1,007	631	166	14	35	55	5
3	Mlowa	1,956	973	753	113	38	32	38	9
4	Lyamkena	5,105	1,600	2,458	471	73	366	127	10
5	Mwembetogwa	688	340	222	101	9	10	5	1
6	Mahongole	3,314	1,273	1,554	286	48	88	59	6
7	Kitandililo	2,697	913	1,258	221	35	146	116	8
8	Utengule	3,281	1,319	1,518	284	51	46	48	15
9	Maguvani	3,367	1,534	1,146	329	7	162	179	10
10	Majengo	1,468	746	399	144	24	54	90	11
11	Kitisi	2,471	1,447	709	184	16	35	52	28
12	Kivavi	4,623	2,017	1,793	330	23	289	148	23

4.4 LUDEWA DISTRICT COUNCIL BUILDINGS CONDITIONS

Table E:4: Numberof Buildings by Building Conditions and Ward; Ludewa District Council, 2022 TBC

Ward		Total Buildings	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair in progress	Construction in progress	Dormant construction
Total		43,794	12,725	20,862	7,889	467	923	753	175
1	Lupanga	1,938	872	780	195	7	67	16	1
2	Mlangali	2,393	568	1,167	569	27	17	40	5
3	Milo	2,683	1,161	1,005	434	16	19	44	4
4	Madope	2,052	805	860	286	15	51	32	3
5	Ludende	2,076	582	1,117	194	16	45	116	6
6	Lubonde	1,770	927	600	194	8	14	26	1
7	Mawengi	2,713	811	1,439	332	34	51	35	11
8	Ludewa	3,293	1,083	1,448	531	33	109	58	31
9	Luana	1,660	577	741	208	45	45	38	6
10	Nkomang'ombe	1,133	48	510	495	17	12	46	5
11	Luilo	1,353	136	674	446	29	17	42	9
12	Masasi	678	98	351	191	13	6	13	6
13	Manda	1,368	189	706	385	28	31	13	16
14	Ruhuhu	1,156	179	571	363	24	9	6	4
15	Lumbila	610	110	239	247	9	2	3	-
16	Kilondo	682	249	287	128	3	9	6	-
17	Iwela	404	20	229	141	5	5	3	1
18	Lupingu	1,671	675	673	232	33	42	11	5
19	Makonde	1,242	257	645	323	2	4	11	-
20	Lifuma	700	72	520	87	4	7	9	1
21	Lugarawa	2,797	754	1,336	488	35	108	61	15
22	Madilu	2,620	781	1,328	405	23	57	23	3
23	Mundindi	2,680	686	1,492	399	14	45	20	24
24	Mavanga	2,172	392	1,180	435	13	115	32	5
25	Ibumi	779	372	340	34	4	15	14	-
26	Mkongobaki	1,171	321	624	147	10	21	35	13

4.5 MAKETE DISTRICT COUNCIL BUILDINGS CONDITIONS

Table E.5: Number of Buildings by Building Conditions and Ward, Makete District Council; 2022 TBC

Ward		Total Buildings	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair in progress	Construction in progress	Dormant construction
Total		40,086	18,950	14,643	3,860	604	947	925	157
1	Lupila	2,023	889	825	229	29	35	13	3
2	Ukwama	1,447	580	653	124	21	17	46	6
3	Ipepo	1,890	688	823	212	27	81	53	6
4	Mbalatse	1,303	358	596	103	21	199	24	2
5	Lupalilo	1,971	876	780	240	26	21	25	3
6	Iwawa	4,813	2,779	1,269	468	65	124	87	21
7	Mang'oto	1,566	888	532	91	18	7	18	12
8	Tandala	2,074	796	824	331	30	36	51	6
9	Isapulano	1,361	697	478	70	15	34	67	-
10	Bulongwa	1,405	789	467	104	21	9	9	6
11	Kipagalo	1,661	902	531	172	23	5	23	5
12	Luwumbu	937	425	393	93	12	3	8	3
13	Matamba	2,262	1,080	794	212	63	18	80	15
14	Mlondwe	1,502	636	591	201	16	9	39	10
15	Kitulo	1,696	910	495	117	8	49	112	5
16	Itundu	1,715	754	571	171	41	107	58	13
17	Kinyika	1,998	648	868	247	48	83	76	28
18	Iniho	1,503	704	588	140	15	23	31	2
19	Ipelele	2,000	1,116	632	155	36	22	38	1
20	Kigulu	229	74	134	18	-	2	-	1
21	Ikuwo	1,642	825	648	100	18	40	9	2
22	Mfumbi	1,971	757	893	220	38	12	46	5
23	Kigala	1,117	779	258	42	13	11	12	2

4.6 WANGING'OMBE DISTRICT COUNCIL BUILDINGS CONDITIONS

Table E:6: Number of Buildings by Building Conditions and Ward; Wanging'ombe District Council, 2022 TBC

Wards		Total Buildings	Needs no repair	Needs minor repair	Needs major repair	Dilapidated/Not fit for human use	Renovation/repair in progress	Construction in progress	Dormant construction
Total		60,101	18,145	27,579	7,171	972	3,169	2,653	412
1	Imalinyi	3,184	1,144	1,461	321	36	159	57	6
2	Ulembwe	4,075	1,545	1,604	405	68	320	115	18
3	Makoga	3,438	1,149	1,596	310	67	220	78	18
4	Kipengele (Kipengere)	2,503	817	1,106	231	32	214	96	7
5	Igosi	2,211	961	918	159	31	102	37	3
6	Wangama	1,650	821	623	113	11	44	37	1
7	Kidugala	1,998	386	1,051	317	16	105	97	26
8	Usuka	2,295	654	1,116	247	30	190	52	6
9	Igwachanya	5,000	1,666	2,326	608	58	174	149	19
10	Mdandu	3,067	854	1,523	291	55	68	136	140
11	Igima	4,814	1,964	2,175	368	56	143	100	8
12	Itulahumba	1,883	612	1,003	186	3	37	36	6
13	Saja	2,968	416	1,439	411	138	235	286	43
14	Kijombe	2,979	628	1,316	387	68	237	338	5
15	Wanging'ombe	4,336	893	2,230	750	83	152	217	11
16	Ilembula	4,140	1,471	1,561	552	63	160	300	33
17	Uhambule	2,269	434	1,005	366	57	250	145	12
18	Luduga	3,678	872	1,785	574	44	195	179	29
19	Malangali	1,143	292	445	227	21	95	60	3
20	Uhenga	1,298	303	663	174	17	38	87	16
21	Udonja	1,172	263	633	174	18	31	51	2

5. NJOMBE REGION INDIVIDUALLY OWNED BUILDINGS/UNITS BY SEX OF OWNER

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

Council	Total	Male	Female	Both Male and Female	Both Males	Both Females	Total	Male	Female	Both Male and Female	Both Males	Both Females	Total	Male	Female	Both Male and Female	Both Males	Both Females
Total	285,359	183,604	70,614	21,839	4,712	4,590	215,600	137,099	53,492	17,653	3,739	3,617	69,759	46,505	17,122	4,186	973	973
Njombe District	36,059	22,731	8,224	3,574	764	766	32,596	20,464	7,331	3,449	671	681	3,463	2,267	893	125	93	85
Njombe Town	53,089	35,141	12,954	3,185	938	871	29,040	18,918	7,130	1,934	548	510	24,049	16,223	5,824	1,251	390	361
Makambako Town Council	38,913	26,134	9,036	2,918	406	419	9,984	6,570	2,103	1,019	145	147	28,929	19,564	6,933	1,899	261	272
Ludewa district	47,282	31,823	11,967	2,166	673	653	43,548	29,341	10,982	2,029	613	583	3,734	2,482	985	137	60	70
Makete District	43,685	26,027	11,618	4,289	890	861	38,640	22,890	10,383	3,831	787	749	5,045	3,137	1,235	458	103	112
Wanging'ombe District	66,331	41,748	16,815	5,707	1,041	1,020	61,792	38,916	15,563	5,391	975	947	4,539	2,832	1,252	316	66	73

5.1 NJOMBE COUNCIL INDIVIDUALLY OWNED BUILDINGS/UNITS BY SEX OF OWNER

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

Ward	Total	Male	Female	Both Male and Female	Both Males	Both Females
Total	36,059	22,731	8,224	3,574	764	766
1 Kidegembye	3,747	2,108	830	655	85	69
2 Matembwe	3,878	2,480	910	262	114	112
3 Lupembe	3,301	1,994	875	212	119	101
4 Ikondo	1,922	1,418	286	163	26	29
5 Mfriga	1,706	1,277	328	36	31	34
6 Idamba	1,317	771	293	201	28	24
7 Ukalawa	1,210	793	226	115	32	44
8 Mtwango	5,599	3,445	1,562	426	81	85
9 Igongolo	2,983	1,918	614	388	32	31
10 Kichiwa	3,666	2,230	872	424	62	78
11 Ninga	2,202	1,474	372	289	32	35
12 Ikuna	4,528	2,823	1,056	403	122	124

5.2 NJOMBE TOWN COUNCIL INDIVIDUALLY OWNED BUILDINGS/UNITS BY SEX OF OWNER

Table F.2: Number of Individually Owned Buildings/Units by Sex of Owner and Ward; Njombe Town Council, 2022
TBC

Ward	Total	Male	Female	Both Male and Female	Both Males	Both Females
Total	53,089	35,141	12,954	3,185	938	871
1 Njombe Mjini	8,006	5,572	1,928	363	76	67
2 Mjimwema	7,023	4,964	1,581	310	89	79
3 Ramadhani	8,228	5,327	2,107	408	207	179
4 Yakobi	3,101	1,897	819	225	78	82
5 Kifanya	4,120	2,685	1,074	195	79	87
6 Ihang'a	2,120	1,308	554	167	43	48
7 Iwungilo	3,219	2,178	798	178	35	30
8 Luponde	4,088	2,447	1,017	451	93	80
9 Matola	3,348	2,281	717	220	67	63
10 Makowo	1,572	1,141	267	117	24	23
11 Lugenge	2,553	1,883	524	97	29	20
12 Uwemba	3,946	2,278	1,125	372	86	85
13 Utalingolo	1,765	1,180	443	82	32	28

5.3 MAKAMBAKO DISTRICT COUNCIL INDIVIDUALLY OWNED BUILDINGS/UNITS BY SEX OF OWNER

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

Ward		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		38,913	26,134	9,036	2,918	406	419
1	Makambako	3,138	2,202	765	112	30	29
2	Mjimwema	2,160	1,406	628	95	20	11
3	Mlowa	2,185	1,376	490	231	39	49
4	Lyamkena	6,211	4,170	1,420	527	40	54
5	Mwembetogwa	770	510	196	20	24	20
6	Mahongole	3,541	2,368	635	431	60	47
7	Kitandililo	2,925	1,916	619	308	42	40
8	Utengule	3,518	2,286	849	280	43	60
9	Maguvani	4,003	2,756	913	257	33	44
10	Majengo	1,911	1,302	459	128	15	7
11	Kitisi	2,756	1,818	745	141	28	24
12	Kivavi	5,795	4,024	1,317	388	32	34

5.4 LUDEWA DISTRICT COUNCIL INDIVIDUALLY OWNED BUILDINGS /UNITS BY SEX OF OWNER

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

Ward		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		47,282	31,823	11,967	2,166	673	653
1	Lupanga	2,051	1,434	443	103	36	35
2	Mlangali	2,814	1,966	694	76	48	30
3	Milo	2,800	1,710	713	312	35	30
4	Madope	2,198	1,469	511	153	32	33
5	Ludende	2,194	1,457	587	109	20	21
6	Lubonde	1,859	1,247	454	108	28	22
7	Mawengi	2,924	1,949	756	126	47	46
8	Ludewa	3,742	2,548	1,006	92	48	48
9	Luana	1,781	1,234	432	61	33	21
10	Nkomang'ombe	1,215	776	310	74	31	24
11	Luilo	1,458	883	434	77	26	38
12	Masasi	725	475	220	11	8	11
13	Manda	1,473	851	498	80	20	24
14	Ruhuhu	1,238	768	430	16	18	6
15	Lumbila	633	384	181	25	21	22
16	Kilondo	717	465	209	33	7	3
17	Iwela	420	309	101	3	4	3
18	Lupingu	1,762	1,130	488	98	18	28
19	Makonde	1,324	878	371	38	19	18
20	Lifuma	734	481	201	37	6	9
21	Lugarawa	3,113	2,063	826	136	38	50
22	Madilu	2,760	1,853	630	201	41	35
23	Mundindi	2,891	2,185	598	44	28	36
24	Mavanga	2,340	1,705	445	122	25	43
25	Ibumi	860	664	148	18	22	8
26	Mkongobaki	1,256	939	281	13	14	9

5.5 MAKETE DISTRICT COUNCIL INDIVIDUALLY OWNED BUILDINGS /UNITS BY SEX OF OWNER

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

Ward		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		43,685	26,027	11,618	4,289	890	861
1	Lupila	2,130	1,243	552	241	53	41
2	Ukwama	1,514	907	474	98	17	18
3	Ipepo	1,987	1,079	556	286	36	30
4	Mbalatse	1,356	627	402	268	30	29
5	Lupalilo	2,093	1,193	664	161	44	31
6	Iwawa	5,511	3,332	1,226	777	84	92
7	Mang'oto	1,663	969	488	138	30	38
8	Tandala	2,323	1,330	665	183	69	76
9	Isapulano	1,484	878	376	174	24	32
10	Bulongwa	1,839	912	632	139	83	73
11	Kipagalo	1,731	1,033	517	85	49	47
12	Luwumbu	990	569	340	53	14	14
13	Matamba	2,541	1,584	627	263	35	32
14	Mlondwe	1,600	994	352	177	42	35
15	Kitulo	1,969	1,217	471	184	50	47
16	Itundu	1,817	1,048	495	190	40	44
17	Kinyika	2,104	1,365	563	126	25	25
18	Iniho	1,574	999	422	72	42	39
19	Ipelele	2,073	1,280	552	163	36	42
20	Kigulu	237	178	53	3	1	2
21	Ikuwo	1,750	1,127	378	192	26	27
22	Mfumbi	2,245	1,443	579	148	43	32
23	Kigala	1,154	720	234	168	17	15

5.6 WANGING'OMBE DISTRICT COUNCIL INDIVIDUALLY OWNED BUILDINGS /UNITS BY SEX OF OWNER

Table F.6: Number of Individually Owned Buildings/Units by Sex of Owner and Ward; Wanging'ombe Council, 2022
TBC

Ward		Total	Male	Female	Both Male and Female	Both Males	Both Females
Total		66,331	41,748	16,815	5,707	1,041	1,020
1	Imalinyi	3,474	2,310	794	266	51	53
2	Ulembwe	4,331	2,615	1,143	434	73	66
3	Makoga	3,652	2,164	1,093	267	66	62
4	Kipengele (Kipengere)	2,660	1,485	919	175	37	44
5	Igosi	2,366	1,402	621	275	32	36
6	Wangama	1,751	1,150	465	88	24	24
7	Kidugala	2,263	1,289	528	309	62	75
8	Usuka	2,528	1,492	625	317	43	51
9	Igwachanya	5,808	3,828	1,404	396	84	96
10	Mdandu	3,364	2,036	840	371	58	59
11	Igima	5,189	3,392	1,338	315	80	64
12	Itulahumba	2,100	1,368	476	169	46	41
13	Saja	3,234	2,256	686	192	53	47
14	Kijombe	3,280	2,040	726	429	54	31
15	Wanging'ombe	4,894	3,267	1,211	301	55	60
16	Ilembula	4,929	3,103	1,347	361	59	59
17	Uhambule	2,557	1,522	633	301	63	38
18	Luduga	4,052	2,346	1,150	442	49	65
19	Malangali	1,222	805	259	132	13	13
20	Uhenga	1,394	1,018	275	70	17	14
21	Udonja	1,283	860	282	97	22	22

6. NJOMBE REGION BASIC SERVICES

Table G.0: Number of Buildings/Units by Type of Basic Services and Council; Njombe Region, 2022 TBC

Council		Total	Other Forms of Electricity (solarGenerator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total	279,349	62,055	108,525	100,806	233,716	243,292	16,102
Rural	212,301	27,404	94,366	61,290	177,045	180,739	11,787
Urban	67,048	34,651	14,159	39,516	56,671	62,553	4,315
Njombe District	35,565	6,188	13,772	8,812	29,586	33,786	1,307
Njombe Town	51,555	17,291	19,871	21,682	44,005	48,813	3,269
Makambako Town	37,865	15,667	9,134	18,822	31,315	34,461	1,508
Ludewa District	46,374	4,141	22,260	15,750	39,753	34,624	3,238
Makete District	42,501	8,529	13,438	19,425	34,840	35,551	4,473
Wanging'ombe District	65,489	10,239	30,050	16,315	54,217	56,057	2,307

6.1 NJOMBE DISTRICT COUNCIL BASIC SERVICES

Table G.1: Number of Buildings/Units by Type of Basic Services and Ward; Njombe District Council, 2022 TBC

Ward		Total	Electricity (TANESCO)	Other forms of electricity (e.g solar Generator)	Water	Toilet	Access road	Infrastructure for Persons With Disabilities
Total		36,059	6,188	13,772	8,812	29,586	33,786	1,307
1	Kidegembye	3,747	247	1,826	1,093	3,041	3,595	68
2	Matembwe	3,878	491	1,535	1,518	3,174	3,733	112
3	Lupembe	3,301	579	965	643	2,585	2,886	191
4	Ikondo	1,922	-	900	103	1,711	1,747	17
5	Mfriga	1,706	-	805	366	1,425	1,592	234
6	Idamba	1,317	-	764	118	1,111	1,278	37
7	Ukalawa	1,210	-	565	226	960	1,145	17
8	Mtwango	5,599	2,053	1,567	1,209	4,599	5,169	176
9	Igongolo	2,983	758	1,027	404	2,407	2,677	117
10	Kichiwa	3,666	625	1,471	1,121	3,083	3,492	168
11	Ninga	2,202	355	823	304	1,974	2,062	41

6.2 NJOMBE TOWN COUNCIL BASIC SERVICES

Table G.2: Number of Buildings/Units by Type of Basic Services and Ward; Njombe Town Council, 2022 TBC

Ward		Total	Electricity (TANESCO)	Other forms of electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for Persons With Disabilities
Total		53,089	17,291	19,871	21,682	44,005	48,813	3,269
1	Njombe Mjini	8,006	5,727	974	5,886	7,035	7,139	865
2	Mjimwema	7,023	3,989	1,602	4,713	5,713	6,316	289
3	Ramadhani	8,228	3,088	2,404	3,409	6,617	7,717	665
4	Yakobi	3,101	593	1,282	1,058	2,488	2,856	44
5	Kifanya	4,120	955	1,499	774	3,284	3,833	428
6	Ihanga	2,120	617	663	199	1,552	2,043	53
7	Iwungilo	3,219	18	2,215	857	2,904	2,984	278
8	Luponde	4,088	590	2,001	847	3,427	3,799	157
9	Matola	3,348	134	2,194	759	2,797	3,058	108
10	Makowo	1,572	-	1,139	330	1,396	1,357	135
11	Lugenge	2,553	-	1,732	704	2,271	2,412	156
12	Uwemba	3,946	1,363	1,141	1,472	3,009	3,599	82
13	Utalingoro	1,765	217	1,025	674	1,512	1,700	9

6.3 MAKAMBAKO TOWN COUNCIL BASIC SERVICES

Table G.3: Number of Buildings/Units by Type of Basic Services and Ward; Makambako Town Council, 2022 TBC

Ward		Unit Number	Electricity (TANESCO)	Other forms of electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for Persons With Disabilities
Total		38,913	15,667	9,134	18,822	31,315	34,461	1,508
1	Makambako	3,138	1,735	472	1,738	2,409	2,695	36
2	Mjimwema	2,160	1,639	137	1,649	1,853	1,788	97
3	Mlowa	2,185	167	1,011	874	1,755	2,060	159
4	Lyamkena	6,211	2,051	1,481	2,597	4,794	5,878	83
5	Mwembetogwa	770	699	32	611	696	628	20
6	Mahongole	3,541	136	1,755	829	3,039	3,049	101
7	Kitandililo	2,925	168	1,248	1,291	2,403	2,662	216
8	Utengule	3,518	793	1,185	838	2,823	2,787	35
9	Maguvani	4,003	2,282	491	2,259	3,332	3,425	242
10	Majengo	1,911	758	368	601	1,300	1,791	60
11	Kitisi	2,756	2,074	127	1,848	2,347	2,409	156
12	Kivavi	5,795	3,165	827	3,687	4,564	5,289	303

6.4 LUDEWA DISTRICT COUNCIL BASIC SERVICES

Table G.4: Number of Buildings/Units by Type of Basic Services and Ward; Ludewa District Council, 2022 TBC

	Ward	Unit Number	Electricity (TANESCO)	Other forms of electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for Persons With Disabilities
Total		47,282	4,141	22,260	15,750	39,753	34,624	3,238
1	Lupanga	2,051	-	785	335	1,745	1,557	265
2	Mlangali	2,814	2	1,277	1,351	2,312	1,963	156
3	Milo	2,800	11	1,492	729	2,486	2,112	193
4	Madope	2,198	3	1,288	716	1,915	1,811	14
5	Ludende	2,194	225	1,011	491	1,728	1,784	100
6	Lubonde	1,859	-	1,100	725	1,712	1,739	184
7	Mawengi	2,924	51	1,497	1,036	2,333	1,792	85
8	Ludewa	3,742	1,584	553	1,916	3,133	2,994	364
9	Luana	1,781	315	348	577	1,400	1,269	257
10	Nkomang'ombe	1,215	119	502	427	948	1,083	3
11	Luilo	1,458	248	746	263	1,115	1,036	23
12	Masasi	725	83	413	157	620	601	2
13	Manda	1,473	175	824	99	1,266	1,065	6
14	Ruhuhu	1,238	100	663	361	1,054	1,077	78
15	Lumbila	633	-	320	169	523	88	14
16	Kilondo	717	-	385	125	607	26	1
17	Iwela	420	36	237	120	346	218	140
18	Lupingu	1,762	176	798	423	1,497	591	4
19	Makonde	1,324	-	715	473	1,138	339	118
20	Lifuma	734	-	385	69	634	-	3
21	Lugarawa	3,113	113	1,512	1,326	2,593	2,661	270
22	Madilu	2,760	-	1,750	1,255	2,401	2,443	397
23	Mundindi	2,891	405	1,493	1,259	2,560	2,576	184
24	Mavanga	2,340	430	1,025	804	1,975	2,220	74
25	Ibumi	860	-	397	121	678	531	130
26	Mkongobaki	1,256	65	744	423	1,034	1,048	173

6.5 MAKETE DISTRICT COUNCIL BASIC SERVICES

Table G.5: Number of Buildings/Units by Type of Basic Services and Ward; Makete District Council, 2022 TBC

Ward		Unit Number	Electricity (TANESCO)	Other Forms of Electricity (solarGenerator)	Water	Toilet	Access road	Infrastructure for People with Disabilities
Total		43,685	8,529	13,438	19,425	34,840	35,551	4,473
1.	Lupila	2,130	-	955	983	1,762	1,653	93
2.	Ukwama	1,514	45	594	530	1,162	1,127	103
3.	Ipepo	1,987	-	937	764	1,602	1,417	95
4.	Mbalatse	1,356	-	788	298	1,054	1,278	84
5.	Lupalilo	2,093	331	556	847	1,520	1,771	433
6.	Iwawa	5,511	2,307	907	3,475	4,128	4,620	922
7.	Mang'oto	1,663	11	990	884	1,308	1,171	18
8.	Tandala	2,323	922	651	1,409	1,893	2,047	166
9.	Isapulano	1,484	513	212	828	1,210	1,203	66
10.	Bulongwa	1,839	230	973	1,256	1,582	1,058	57
11.	Kipagalo	1,731	175	529	498	1,456	1,107	396
12.	Luwumbu	990	77	427	325	793	676	34
13.	Matamba	2,541	987	313	1,395	1,999	2,421	190
14.	Mlondwe	1,600	131	520	748	1,290	1,493	16
15.	Kitulo	1,969	594	458	865	1,604	1,697	311
16.	Itundu	1,817	448	449	748	1,461	1,595	58
17.	Kinyika	2,104	405	345	690	1,784	1,964	161
18.	Iniho	1,574	227	465	757	1,310	1,344	397
19.	Ipelele	2,073	330	487	651	1,835	1,514	154
20.	Kigulu	237	-	84	39	198	35	148
21.	Ikuwo	1,750	235	773	627	1,408	1,587	165
22.	Mfumbi	2,245	553	501	571	1,544	1,788	321
23.	Kigala	1,154	8	524	237	937	985	85

6.6 WANGING'OMBE DISTRICT COUNCIL BASIC SERVICES

Table G.6: Number of Buildings/Units by Type of Basic Services and Ward; Wanging'ombe District Council, 2022 TBC

Ward		Total	Electricity (TANESCO)	Other forms of Electricity (solar Generator)	Water	Toilet	Access road	Infrastructure for Persons With Disabilities
Total		66,331	10,239	30,050	16,315	54,217	56,057	2,307
1	Imalinyi	3,474	266	1,891	687	2,853	3,208	308
2	Ulembwe	4,331	785	2,299	576	3,616	4,012	63
3	Makoga	3,652	737	1,774	661	2,987	3,370	154
4	Kipengele	2,660	329	1,528	878	2,221	2,357	4
5	Igosi	2,366	430	1,256	820	2,047	2,327	8
6	Wangama	1,751	364	978	839	1,563	1,422	21
7	Kidugala	2,263	404	1,116	622	1,811	2,107	47
8	Usuka	2,528	280	894	795	2,133	2,069	139
9	Igwachanya	5,808	1,051	2,269	2,131	4,698	4,952	336
10	Mdandu	3,364	535	1,497	711	2,724	2,620	172
11	Igima	5,189	1,097	2,247	1,090	4,307	4,853	48
12	Itulahumba	2,100	257	892	361	1,694	1,446	192
13	Saja	3,234	90	1,739	178	2,634	1,871	19
14	Kijombe	3,280	235	1,601	409	2,595	2,298	28
15	Wanging'ombe	4,894	755	1,849	1,027	4,029	3,890	268
16	Ilembula	4,929	1,658	1,415	2,655	3,835	4,456	304
17	Uhambule	2,557	256	1,152	343	1,943	2,074	11
18	Luduga	4,052	513	1,671	1,055	3,279	3,537	124
19	Malangali	1,222	-	705	143	1,007	1,181	11
20	Uhenga	1,394	51	703	69	1,169	918	28
21	Udonja	1,283	146	574	265	1,072	1,089	22

7. NJOMBE REGION LAND SURVEY STATUS

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

Council	Total	Surveyed	Not surveyed	Regularised	Don't know	Total	Surveyed	Not surveyed	Regularised	Don't know	Total	Surveyed	Not surveyed	Regularised	Don't know
Total	279,349	57,611	200,772	15,065	5,901	212,301	23,797	174,829	10,779	2,896	67,048	33,814	25,943	4,286	3,005
Njombe District	35,565	2,044	31,216	1,903	402	32,213	1,683	28,454	1,745	331	3,352	361	2,762	158	71
Njombe Town	51,555	17,949	29,939	2,470	1,197	28,565	4,233	23,121	886	325	22,990	13,716	6,818	1,584	872
Makambako Town Council	37,865	12,124	22,022	1,963	1,756	9,934	1,131	8,181	444	178	27,931	10,993	13,841	1,519	1,578
Ludewa district	46,374	7,047	32,894	5,698	735	42,788	5,060	32,054	5,065	609	3,586	1,987	840	633	126
Makete District	42,501	8,929	30,458	2,081	1,033	37,691	5,211	30,014	1,749	717	4,810	3,718	444	332	316
Wanging'ombe District	65,489	9,518	54,243	950	778	61,110	6,479	53,005	890	736	4,379	3,039	1,238	60	42

7.1 NJOMBE DISTRICT COUNCIL LAND SURVEY STATUS

Table H.1: Number of Building by Land Survey Status and Ward; Njombe District Council, 2022
TBC

Ward		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		35,565	2,044	31,216	1,903	402
1	Kidegembye	3,697	93	3,053	524	27
2	Matembwe	3,861	362	3,203	258	38
3	Lupembe	3,250	181	2,938	99	32
4	Ikondo	1,913	15	1,856	38	4
5	Mfriga	1,694	30	1,581	57	26
6	Idamba	1,291	132	1,123	33	3
7	Ukalawa	1,202	7	1,149	45	1
8	Mtwango	5,401	600	4,642	38	121
9	Igongolo	2,941	112	2,737	62	30
10	Kichiwa	3,626	148	3,318	130	30
11	Ninga	2,190	61	1,961	157	11
12	Ikuna	4,499	303	3,655	462	79

7.2 NJOMBE TOWN COUNCIL LAND SURVEY STATUS

Table H.2: Number of Building by Land Survey Status and Ward; Njombe Town Council, 2022
TBC

Ward		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		51,555	17,949	29,939	2,470	1,197
1	Njombe Mjini	7,652	3,937	2,787	489	439
2	Mjimwema	6,602	4,695	1,399	241	267
3	Ramadhani	7,956	4,999	1,938	853	166
4	Yakobi	3,081	167	2,759	134	21
5	Kifanya	4,067	863	2,914	284	6
6	Ihanga	2,085	140	1,801	10	134
7	Iwungilo	3,180	384	2,685	93	18
8	Luponde	4,035	468	3,406	154	7
9	Matola	3,303	532	2,756	7	8
10	Makowo	1,559	71	1,486	1	1
11	Lugenge	2,519	499	1,959	40	21
12	Uwemba	3,784	971	2,669	62	82
13	Utalingoro	1,732	223	1,380	102	27

7.3 MAKAMBAKO TOWN COUNCIL LAND SURVEY STATUS

Table H.3: Number of Building by Land Survey Status and Ward; Makambako Town Council, 2022 TBC

Ward		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		37,865	12,124	22,022	1,963	1,756
1	Makambako	3,042	1,921	921	115	85
2	Mjimwema	2,027	776	1,034	192	25
3	Mlowa	2,160	52	2,015	13	80
4	Lyamkena	6,154	2,525	3,025	498	106
5	Mwembetogwa	703	509	124	-	70
6	Mahongole	3,525	513	2,946	53	13
7	Kitandililo	2,915	262	2,455	157	41
8	Utengule	3,494	356	2,780	234	124
9	Maguvani	3,819	1,632	1,684	112	391
10	Majengo	1,860	284	1,202	219	155
11	Kitisi	2,598	946	1,230	227	195
12	Kivavi	5,568	2,348	2,606	143	471

7.4 LUDEWA DISTRICT COUNCIL LAND SURVEY STATUS

Table H.4: Number of Building by Land Survey Status and Ward; Ludewa District Council, 2022
TBC

Ward		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		46,374	7,047	32,894	5,698	735
1	Lupanga	2,021	344	1,383	270	24
2	Mlangali	2,500	653	1,423	369	55
3	Milo	2,782	211	1,704	858	9
4	Madope	2,166	145	1,968	26	27
5	Ludende	2,183	98	2,033	50	2
6	Lubonde	1,832	74	1,743	8	7
7	Mawengi	2,893	337	2,498	4	54
8	Ludewa	3,595	2,668	639	158	130
9	Luana	1,766	605	1,126	13	22
10	Nkomang'ombe	1,213	127	1,056	-	30
11	Luilo	1,451	203	1,238	4	6
12	Masasi	717	88	590	35	4
13	Manda	1,451	40	1,318	-	93
14	Ruhuhu	1,233	75	1,042	76	40
15	Lumbila	626	41	565	10	10
16	Kilondo	717	-	685	-	32
17	Iwela	418	31	335	51	1
18	Lupingu	1,746	164	1,489	10	83
19	Makonde	1,312	45	1,261	-	6
20	Lifuma	729	5	722	-	2
21	Lugarawa	3,056	196	1,858	985	17
22	Madilu	2,738	99	2,555	76	8
23	Mundindi	2,842	296	1,213	1,297	36
24	Mavanga	2,322	399	664	1,232	27
25	Ibumi	836	81	721	25	9
26	Mkongobaki	1,229	22	1,065	141	1

7.5 MAKETE DISTRICT COUNCIL LAND SURVEY STATUS

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

Ward		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		42,501	8,929	30,458	2,081	1,033
1	Lupila	2,103	339	1,657	83	24
2	Ukwama	1,499	229	1,197	60	13
3	Ipepo	1,968	309	1,489	142	28
4	Mbalatse	1,346	434	819	16	77
5	Lupalilo	2,058	331	1,613	73	41
6	Iwawa	5,355	2,262	2,886	41	166
7	Mang'oto	1,645	197	1,289	108	51
8	Tandala	2,200	1,535	526	55	84
9	Isapulano	1,466	264	1,067	125	10
10	Bulongwa	1,449	132	1,234	36	47
11	Kipagalo	1,708	26	1,628	9	45
12	Luwumbu	964	63	896	-	5
13	Matamba	2,480	815	953	548	164
14	Mlondwe	1,587	15	1,391	176	5
15	Kitulo	1,839	1,011	703	98	27
16	Itundu	1,807	111	1,560	81	55
17	Kinyika	2,099	21	1,973	89	16
18	Iniho	1,561	56	1,456	8	41
19	Ipelele	2,046	94	1,900	49	3
20	Kigulu	232	-	232	-	-
21	Ikuwo	1,729	304	1,353	19	53
22	Mfumbi	2,210	282	1,643	265	20
23	Kigala	1,150	99	993	-	58

7.6 WANGING'OMBE DISTRICT COUNCIL LAND SURVEY STATUS

Table H.6: Number of Building by Land Survey Status and Ward; Wanging'ombe District Council, 2022 TBC

Ward		Total	Surveyed	Not surveyed	Regularised	Don't know
Total		65,489	9,518	54,243	950	778
1	Imalinyi	3,423	501	2,889	7	26
2	Ulembwe	4,265	276	3,671	267	51
3	Makoga	3,604	1,033	2,498	61	12
4	Kipengele	2,611	246	2,339	14	12
5	Igosi	2,343	235	2,098	8	2
6	Wangama	1,726	181	1,537	5	3
7	Kidugala	2,233	228	1,782	154	69
8	Usuka	2,514	145	2,334	12	23
9	Igwachanya	5,732	1,543	4,087	81	21
10	Mdandu	3,326	73	3,241	9	3
11	Igima	5,148	994	4,108	12	34
12	Itulahumba	2,088	126	1,926	19	17
13	Saja	3,209	118	2,918	8	165
14	Kijombe	3,247	108	3,067	2	70
15	Wanging'ombe	4,771	691	3,997	49	34
16	Ilembula	4,811	2,249	2,412	90	60
17	Uhambule	2,514	95	2,380	1	38
18	Luduga	4,038	216	3,643	104	75
19	Malangali	1,216	78	1,116	13	9
20	Uhenga	1,389	247	1,140	-	2
21	Udonja	1,281	135	1,060	34	52

8. NJOMBE REGION BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

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

Council	Total Buildings	Types of Buildings			Main Use		
		Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential Use
Total	279,349	322	270,529	8,498	387,927	14,763	19,053
Rural	212,301	108	206,766	5,427	263,580	6,782	11,108
Urban	67,048	214	63,763	3,071	124,347	7,981	7,945
Njombe District	35,565	19	34,608	938	66,034	2,150	2,618
Njombe Town	51,555	139	49,752	1,664	78,515	4,729	4,676
Makambako district	37,865	63	35,954	1,848	64,454	2,193	2,795
Ludewa district	46,374	32	45,438	904	60,451	1,658	2,959
Makete District	42,501	48	41,466	987	75,332	1,841	3,426
Wanging'ombe District	65,489	21	63,311	2,157	43,141	2,192	2,579

8.1 NJOMBE DISTRICT COUNCIL BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

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

Ward		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential use
Total		35,565	19	34,608	938	31,292	1,054	3,219
1	Kidegembye	3,697	1	3,606	90	3,190	93	414
2	Matembwe	3,861	3	3,780	78	3,308	138	415
3	Lupembe	3,250	5	3,109	136	2,863	111	276
4	Ikondo	1,913	-	1,880	33	1,685	35	193
5	Mfriga	1,694	1	1,662	31	1,494	39	161
6	Idamba	1,291	-	1,265	26	1,168	22	101
7	Ukalawa	1,202	1	1,183	18	1,038	13	151
8	Mtwango	5,401	3	5,195	203	4,838	232	331
9	Igongolo	2,941	-	2,890	51	2,605	75	261
10	Kichiwa	3,626	3	3,478	145	3,227	116	283
11	Ninga	2,190	-	2,162	28	1,912	56	222
12	Ikuna	4,499	2	4,398	99	3,964	124	411

8.2 NJOMBE TOWN COUNCIL BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I.2: Number of Buildings by Type, Main Use and Ward; Njombe Town Council, 2022 TBC

Ward		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential use
Total		51,555	139	49,752	1,664	45,286	1,961	4,308
1	Njombe Mjini	7,652	69	7,335	248	6,542	572	538
2	Mjimwema	6,602	34	6,310	258	5,845	339	418
3	Ramadhani	7,956	13	7,517	426	7,263	274	419
4	Yakobi	3,081	5	2,938	138	2,714	88	279
5	Kifanya	4,067	2	3,943	122	3,577	108	382
6	Ihanga	2,085	1	2,061	23	1,852	51	182
7	Iwungilo	3,180	1	3,110	69	2,761	86	333
8	Luponde	4,035	3	3,984	48	3,415	116	504
9	Matola	3,303	1	3,241	61	2,901	64	338
10	Makowo	1,559	-	1,517	42	1,347	27	185
11	Lugenge	2,519	-	2,462	57	2,236	70	213
12	Uwemba	3,784	7	3,655	122	3,294	110	380
13	Utalingoro	1,732	3	1,679	50	1,539	56	137

8.3 MAKAMBAKO DISTRICT COUNCIL BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

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

Ward		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential use
Total		37,865	63	35,954	1,848	33,597	1,931	2,337
1	Makambako	3,042	9	2,874	159	2,484	316	242
2	Mjimwema	2,027	3	1,992	32	1,632	282	113
3	Mlowa	2,160	2	2,066	92	1,963	40	157
4	Lyamkena	6,154	3	5,685	466	5,694	214	246
5	Mwembetogwa	703	12	682	9	344	173	186
6	Mahongole	3,525	1	3,452	72	3,173	77	275
7	Kitandililo	2,915	3	2,847	65	2,577	94	244
8	Utengule	3,494	1	3,395	98	3,146	94	254
9	Maguvani	3,819	3	3,621	195	3,484	214	121
10	Majengo	1,860	6	1,689	165	1,646	91	123
11	Kitisi	2,598	7	2,519	72	2,294	144	160
12	Kivavi	5,568	13	5,132	423	5,160	192	216

8.4 LUDEWA DISTRICT COUNCIL BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

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

Ward		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential use
Total		46,374	32	45,438	904	41,632	1,473	3,269
1	Lupanga	2,021	-	2,004	17	1,804	57	160
2	Mlangali	2,500	1	2,476	23	2,210	64	226
3	Milo	2,782	4	2,763	15	2,514	120	148
4	Madope	2,166	1	2,148	17	1,915	101	150
5	Ludende	2,183	4	2,138	41	1,986	67	130
6	Lubonde	1,832	1	1,823	8	1,641	88	103
7	Mawengi	2,893	1	2,821	71	2,522	79	292
8	Ludewa	3,595	5	3,520	70	3,251	106	238
9	Luana	1,766	-	1,708	58	1,578	36	152
10	Nkomang'ombe	1,213	-	1,152	61	1,108	18	87
11	Luilo	1,451	1	1,400	50	1,289	22	140
12	Masasi	717	-	661	56	668	13	36
13	Manda	1,451	1	1,426	24	1,366	22	63
14	Ruhuhu	1,233	-	1,207	26	1,184	27	22
15	Lumbila	626	2	619	5	582	4	40
16	Kilondo	717	-	701	16	672	3	42
17	Iwela	418	-	411	7	390	5	23
18	Lupingu	1,746	1	1,701	44	1,638	31	77
19	Makonde	1,312	-	1,286	26	1,201	19	92
20	Lifuma	729	-	724	5	690	14	25
21	Lugarawa	3,056	7	2,966	83	2,617	140	299
22	Madilu	2,738	-		46	2,404	121	213
23	Mundindi	2,842	-	2,794	48	2,513	122	207
24	Mavanga	2,322	1	2,286	35	2,044	131	147
25	Ibumi	836	2	812	22	748	29	59
26	Mkongobaki	1,229	-	1,199	30	1,097	34	98

8.5 MAKETE DISTRICT COUNCIL BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

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

Ward		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential use
Total		42,501	48	41,466	987	37,022	824	4,655
1	Lupila	2,103	1	2,090	12	1,859	43	201
2	Ukwama	1,499	1	1,454	44	1,368	39	92
3	Ipepo	1,968	1	1,952	15	1,766	26	176
4	Mbalatse	1,346	-	1,339	7	1,170	8	168
5	Lupalilo	2,058	-	2,048	10	1,872	56	130
6	Iwawa	5,355	9	5,155	191	4,054	73	1,228
7	Mang'oto	1,645	1	1,630	14	1,399	37	209
8	Tandala	2,200	4	2,147	49	1,954	60	186
9	Isapulano	1,466	2	1,424	40	1,231	20	215
10	Bulongwa	1,449	5	1,407	37	1,255	39	155
11	Kipagalo	1,708	2	1,686	20	1,568	21	119
12	Luwumbu	964	1	955	8	880	8	76
13	Matamba	2,480	6	2,397	77	2,228	63	189
14	Mlondwe	1,587	1	1,553	33	1,414	28	145
15	Kitulo	1,839	1	1,708	130	1,555	62	222
16	Itundu	1,807	7	1,759	41	1,616	34	157
17	Kinyika	2,099	1	2,051	47	1,932	50	117
18	Iniho	1,561	-	1,537	24	1,412	32	117
19	Ipelele	2,046	3	2,026	17	1,849	35	162
20	Kigulu	232	-	231	1	212	-	20
21	Ikuwo	1,729	1	1,691	37	1,449	27	253
22	Mfumbi	2,210	-	2,088	122	1,962	46	202
23	Kigala	1,150	1	1,138	11	1,017	17	116

8.6 WANGING'OMBE DISTRICT COUNCIL BUILDINGS BY MAIN USE AND TYPE OF BUILDINGS

Table I.6: Number of Buildings by Type, Main Use and Ward; Wanging'ombe District Council, 2022 TBC

Ward		Total Buildings	Types of Buildings			Main Use		
			Multi Storey	Single Storey	Under Construction	Residential	Residential and Commercial	Non-residential use
Total		65,489	21	63,311	2,157	57,930	1,638	5,921
1	Imalinyi	3,423	1	3,313	109	3,058	52	313
2	Ulembwe	4,265	1	4,174	90	3,700	126	439
3	Makoga	3,604	1	3,557	46	3,179	81	344
4	Kipengele	2,611	2	2,576	33	2,388	47	176
5	Igosi	2,343	-	2,298	45	2,158	68	117
6	Wangama	1,726	3	1,695	28	1,472	55	199
7	Kidugala	2,233	1	2,144	88	1,864	37	332
8	Usuka	2,514	-	2,423	91	2,203	80	231
9	Igwachanya	5,732	3	5,539	190	4,907	183	642
10	Mdandu	3,326	-	3,220	106	2,949	85	292
11	Igima	5,148	-	5,029	119	4,527	107	514
12	Itulahumba	2,088	-	2,020	68	1,783	36	269
13	Saja	3,209	-	3,106	103	2,935	72	202
14	Kijombe	3,247	-	3,131	116	2,903	40	304
15	Wanging'ombe	4,771	-	4,587	184	4,309	140	322
16	Ilembula	4,811	8	4,467	336	4,337	174	300
17	Uhambule	2,514	-	2,432	82	2,270	108	136
18	Luduga	4,038	1	3,871	166	3,530	57	451
19	Malangali	1,216	-	1,179	37	1,079	13	124
20	Uhenga	1,389	-	1,330	59	1,232	42	115
21	Udonja	1,281	-	1,220	61	1,147	35	99

9. NJOMBE REGION BUILDINGS AND NUMBER OF STOREYS

Table J.0: Number of Multi – Storey Buildings by Numbers of Floors and Council, Njombe Region; 2022 TBC

Council		Total	Number of Floors									
			Total Multi-Storey Buildings	Low Rise Building				High Rise Building Above 5				
				G1	G2	G3	G4	G5	Type 1. (6-10 Storeys)	Type 2. (11-20 Storeys)	Type 3. (21-35 Storeys)	Skyscrapers (36-50
Total		322	273	28	16	1	1	3	0	0	0	0
1	Njombe District	19	18	0	1	0	0	0	0	0	0	0
2	Njombe Town	139	102	22	11	0	1	3	0	0	0	0
3	Makambako district	63	54	4	4	1	0	0	0	0	0	0
4	Ludewa district	32	31	1	0	0	0	0	0	0	0	0
5	Makete District	48	48	0	0	0	0	0	0	0	0	0
6	Wanging'ombe District	21	20	1	0	0	0	0	0	0	0	0

9.1 NJOMBE DISTRICT COUNCIL BUILDINGS BY NUMBER OF STOREYS

Table J.1: Number of Multi – storey Buildings by Number of Floors and Ward; Njombe District Council, 2022 TBC

Ward		Total	Number of floors								
			Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5		
				G1	G2	G3	G4	G5	Type 1. (6-10 Storeys)	Type 2. (11-20 Storeys)	Type 3. (21-35 Storeys)
Total		19	18	0	1	0	0	0	0	0	0
1	Kidegembye	1	1	0	0	0	0	0	0	0	0
2	Matembwe	3	3	0	0	0	0	0	0	0	0
3	Lupembe	5	4	0	1	0	0	0	0	0	0
4	Ikondo	0	0	0	0	0	0	0	0	0	0
5	Mfriga	1	1	0	0	0	0	0	0	0	0
6	Idamba	0	0	0	0	0	0	0	0	0	0
7	Ukalawa	1	1	0	0	0	0	0	0	0	0
8	Mtwango	3	3	0	0	0	0	0	0	0	0
9	Igongolo	0	0	0	0	0	0	0	0	0	0
10	Kichiwa	3	3	0	0	0	0	0	0	0	0
11	Ninga	0	0	0	0	0	0	0	0	0	0
12	Ikuna	2	2	0	0	0	0	0	0	0	0

9.2 NJOMBE TOWN COUNCIL BUILDINGS BY NUMBER OF STOREYS

Table J.2: Number of Multi – Storey Buildings by Number of Floors and Ward; Njombe Town Council; 2022 TBC

Ward	Total	Number of floors								
		Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5		
			G1	G2	G3	G4	G5	Type 1. (6-10 Storeys)	Type 2. (11-20 Storeys)	Type 3. (21-35 Storeys)
Total	139	102	22	11	0	1	3	0	0	0
1 Njombe Mjini	69	52	11	3	0	1	2	0	0	0
2 Mjimwema	34	19	7	7	0	0	1	0	0	0
3 Ramadhani	13	10	2	1	0	0	0	0	0	0
4 Yakobi	5	5	0	0	0	0	0	0	0	0
5 Kifanya	2	2	0	0	0	0	0	0	0	0
6 Ihanga	1	1	0	0	0	0	0	0	0	0
7 Iwungilo	1	1	0	0	0	0	0	0	0	0
8 Luponde	3	2	1	0	0	0	0	0	0	0
9 Matola	1	1	0	0	0	0	0	0	0	0
10 Makowo	0	0	0	0	0	0	0	0	0	0
11 Lugenge	0	0	0	0	0	0	0	0	0	0
12 Uwemba	7	6	1	0	0	0	0	0	0	0
13 Utalingoro	3	3	0	0	0	0	0	0	0	0

9.3 MAKAMBAKO TOWN COUNCIL BUILDINGS BY NUMBER OF STOREYS

Table J.3: Number of Multi – Storey Buildings by Number of Floors and Ward; Makambako Town Council; 2022 TBC

Ward		Total	Number of Floors								
			Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5		
				G1	G2	G3	G4	G5	Type 1. (6-10 Storeys)	Type 2. (11-20 Storeys)	Type 3. (21-35 Storeys)
Total		63	54	4	4	1	0	0	0	0	0
1	Makambako	9	8	1	0	0	0	0	0	0	0
2	Mjimwema	3	3	0	0	0	0	0	0	0	0
3	Mlowa	2	2	0	0	0	0	0	0	0	0
4	Lyamkena	3	2	1	0	0	0	0	0	0	0
5	Mwembetogwa	12	9	1	1	1	0	0	0	0	0
6	Mahongole	1	1	0	0	0	0	0	0	0	0
7	Kitandililo	3	2	1	0	0	0	0	0	0	0
8	Utengule	1	1	0	0	0	0	0	0	0	0
9	Maguvani	3	3	0	0	0	0	0	0	0	0
10	Majengo	6	6	0	0	0	0	0	0	0	0
11	Kitisi	7	4	0	3	0	0	0	0	0	0
12	Kivavi	13	13	0	0	0	0	0	0	0	0

9.4 LUDEWA DISTRICT COUNCIL BUILDINGS BY NUMBER OF STOREYS

Table J.4: Number of Multi – Storey Buildings by Number of Floors and Ward; Ludewa District Council; 2022 TBC

Ward	Total	Number of Floors								
		Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5		
			G1	G2	G3	G4	G5	Type 1. (6-10 Storeys)	Type 2. (11-20 Storeys)	Type 3. (21-35 Storeys)
Total	32	31	1	0	0	0	0	0	0	0
1 Lupanga	0	0	0	0	0	0	0	0	0	0
2 Mlangali	1	0	1	0	0	0	0	0	0	0
3 Milo	4	4	0	0	0	0	0	0	0	0
4 Madope	1	1	0	0	0	0	0	0	0	0
5 Ludende	4	4	0	0	0	0	0	0	0	0
6 Lubonde	1	1	0	0	0	0	0	0	0	0
7 Mawengi	1	1	0	0	0	0	0	0	0	0
8 Ludewa	5	5	0	0	0	0	0	0	0	0
9 Luana	0	0	0	0	0	0	0	0	0	0
10 Nkomang'ombe	0	0	0	0	0	0	0	0	0	0
11 Luilo	1	1	0	0	0	0	0	0	0	0
12 Masasi	0	0	0	0	0	0	0	0	0	0
13 Manda	1	1	0	0	0	0	0	0	0	0
14 Ruhuhu	0	0	0	0	0	0	0	0	0	0
15 Lumbila	2	2	0	0	0	0	0	0	0	0
16 Kilondo	0	0	0	0	0	0	0	0	0	0
17 Iwela	0	0	0	0	0	0	0	0	0	0
18 Lupingu	1	1	0	0	0	0	0	0	0	0
19 Makonde	0	0	0	0	0	0	0	0	0	0
20 Lifuma	0	0	0	0	0	0	0	0	0	0
21 Lugarawa	7	7	0	0	0	0	0	0	0	0
22 Madilu	0	0	0	0	0	0	0	0	0	0
23 Mundindi	0	0	0	0	0	0	0	0	0	0
24 Mavanga	1	1	0	0	0	0	0	0	0	0
25 Ibumi	2	2	0	0	0	0	0	0	0	0
26 Mkongobaki	0	0	0	0	0	0	0	0	0	0

9.5 MAKETE DISTRICT COUNCIL BUILDINGS BY NUMBER OF STOREYS

Table J.5: Number of Multi – Storey Buildings by Number of Floors and Ward; Makete District Council; 2022 TBC

Ward	Total	Number of Floors								
		Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5		
			G1	G2	G3	G4	G5	Type 1. (6-10 Storeys)	Type 2. (11-20 Storeys)	Type 3. (21-35 Storeys)
Total	48	48	0	0	0	0	0	0	0	0
1 Lupila	1	1	0	0	0	0	0	0	0	0
2 Ukwama	1	1	0	0	0	0	0	0	0	0
3 Ipepo	1	1	0	0	0	0	0	0	0	0
4 Mbalatse	0	0	0	0	0	0	0	0	0	0
5 Lupalilo	0	0	0	0	0	0	0	0	0	0
6 Iwawa	9	9	0	0	0	0	0	0	0	0
7 Mang'oto	1	1	0	0	0	0	0	0	0	0
8 Tandala	4	4	0	0	0	0	0	0	0	0
9 Isapulano	2	2	0	0	0	0	0	0	0	0
10 Bulongwa	5	5	0	0	0	0	0	0	0	0
11 Kipagalo	2	2	0	0	0	0	0	0	0	0
12 Luwumbu	1	1	0	0	0	0	0	0	0	0
13 Matamba	6	6	0	0	0	0	0	0	0	0
14 Mlondwe	1	1	0	0	0	0	0	0	0	0
15 Kitulo	1	1	0	0	0	0	0	0	0	0
16 Itundu	7	7	0	0	0	0	0	0	0	0
17 Kinyika	1	1	0	0	0	0	0	0	0	0
18 Iniho	0	0	0	0	0	0	0	0	0	0
19 Ipelele	3	3	0	0	0	0	0	0	0	0
20 Kigulu	0	0	0	0	0	0	0	0	0	0
21 Ikuwo	1	1	0	0	0	0	0	0	0	0
22 Mfumbi	0	0	0	0	0	0	0	0	0	0
23 Kigala	1	1	0	0	0	0	0	0	0	0

9.6 WANGING'OMBE DISTRICT COUNCIL BUILDINGS BY NUMBER OF STOREYS

Table J.6: Number of Multi – Storey Buildings by Number of Floors and Ward; Wanging'ombe District Council; 2022 TBC

Ward	Total	Number of Floors								
		Total Multi-Storey Buildings	Low Rise Building					High Rise Building Above 5		
			G1	G2	G3	G4	G5	Type 1. (6-10 Storeys)	Type 2. (11-20 Storeys)	Type 3. (21-35 Storeys)
Total	21	20	1	0	0	0	0	0	0	0
1 Imalinyi	1	1	0	0	0	0	0	0	0	0
2 Ulembwe	1	1	0	0	0	0	0	0	0	0
3 Makoga	1	0	1	0	0	0	0	0	0	0
4 Kipengele	2	2	0	0	0	0	0	0	0	0
5 Igosi	0	0	0	0	0	0	0	0	0	0
6 Wangama	3	3	0	0	0	0	0	0	0	0
7 Kidugala	1	1	0	0	0	0	0	0	0	0
8 Usuka	0	0	0	0	0	0	0	0	0	0
9 Igwachanya	3	3	0	0	0	0	0	0	0	0
10 Mdandu	0	0	0	0	0	0	0	0	0	0
11 Igima	0	0	0	0	0	0	0	0	0	0
12 Itulahumba	0	0	0	0	0	0	0	0	0	0
13 Saja	0	0	0	0	0	0	0	0	0	0
14 Kijombe	0	0	0	0	0	0	0	0	0	0
15 Wanging'ombe	0	0	0	0	0	0	0	0	0	0
16 Ilembula	8	8	0	0	0	0	0	0	0	0
17 Uhambule	0	0	0	0	0	0	0	0	0	0
18 Luduga	1	1	0	0	0	0	0	0	0	0
19 Malangali	0	0	0	0	0	0	0	0	0	0
20 Uhenga	0	0	0	0	0	0	0	0	0	0
21 Udonja	0	0	0	0	0	0	0	0	0	0

10. NJOMBE REGION BUILDINGS BY NUMBER OF UNITS

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

Council		Number of Units in Building						
		Total	1	2	3	4	5	6+
Total		255,640	245,022	4,877	1,733	1,361	1,305	1,342
1	Rural	193,418	186,010	2,821	1,298	1,117	1,063	1,109
2	Urban	62,222	59,012	2,056	435	244	242	233
3	Njombe District	32,346	30,473	645	372	266	308	282
4	Njombe Town	47,247	44,482	1,229	429	377	367	363
5	Makambako district	35,528	34,029	868	229	144	126	132
6	Ludewa district	43,105	41,605	643	263	217	177	200
7	Makete District	37,846	36,538	691	188	148	121	160
8	Wanging'ombe District	59,568	57,895	801	252	209	206	205

10.1 NJOMBE DISTRICT COUNCIL BUILDINGS BY NUMBER OF UNITS

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

Ward		Number of Units						
		Total	1	2	3	4	5	6+
Total		32,346	30,473	645	372	266	308	282
1	Kidegembye	3,283	3,085	71	41	31	25	30
2	Matembwe	3,446	3,229	50	55	32	41	39
3	Lupembe	2,974	2,762	68	44	28	38	34
4	Ikondo	1,720	1,681	8	11	5	11	4
5	Mfriga	1,533	1,483	14	15	2	10	9
6	Idamba	1,190	1,111	31	11	11	15	11
7	Ukalawa	1,051	944	24	16	21	23	23
8	Mtwango	5,070	4,805	167	32	23	28	15
9	Igongolo	2,680	2,479	59	35	29	37	41
10	Kichiwa	3,343	3,181	65	25	28	20	24
11	Ninga	1,968	1,922	18	8	8	9	3
12	Ikuna	4,088	3,791	70	79	48	51	49

10.2 NJOMBE TOWN COUNCIL BUILDINGS BY NUMBER OF UNITS

Table K.2: Number of Buildings by Number of Units and Ward; Njombe Town Council, 2022 TBC

Ward		Number of Units						
		Total	1	2	3	4	5	6+
Total		47,247	44,482	1,229	429	377	367	363
1	Njombe Mjini	7,114	6,813	228	30	18	12	13
2	Mjimwema	6,184	5,792	271	47	25	26	23
3	Ramadhani	7,537	7,176	221	40	33	33	34
4	Yakobi	2,802	2,235	119	123	108	114	103
5	Kifanya	3,685	3,520	56	35	26	24	24
6	Ihanga	1,903	1,819	26	18	14	10	16
7	Iwungilo	2,847	2,802	27	5	6	1	6
8	Luponde	3,531	3,434	52	10	9	13	13
9	Matola	2,965	2,922	26	9	6	1	1
10	Makowo	1,374	1,360	8	2	1	1	2
11	Lugenge	2,306	2,281	20	-	1	2	2
12	Uwemba	3,404	2,759	161	109	127	126	122
13	Utalingoro	1,595	1,569	14	1	3	4	4

10.3 MAKAMBAKO TOWN COUNCIL BUILDINGS BY NUMBER OF UNITS

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

Ward		Number of Units						
		Total	1	2	3	4	5	6+
Total		35,528	34,029	868	229	144	126	132
1	Makambako	2,800	2,661	81	22	9	13	14
2	Mjimwema	1,914	1,785	108	14	1	2	4
3	Mlowa	2,003	1,929	31	17	7	14	5
4	Lyamkena	5,908	5,662	82	41	44	35	44
5	Mwembetogwa	517	477	31	3	1	-	5
6	Mahongole	3,250	3,184	26	10	10	10	10
7	Kitandililo	2,671	2,615	16	10	9	11	10
8	Utengule	3,240	3,175	24	13	12	8	8
9	Maguvani	3,698	3,466	147	34	21	16	14
10	Majengo	1,737	1,677	37	10	6	5	2
11	Kitisi	2,438	2,296	116	14	5	4	3
12	Kivavi	5,352	5,102	169	41	19	8	13

10.4 LUDEWA DISTRICT COUNCIL BUILDINGS BY NUMBER OF UNITS

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

Ward		Number of Units						
		Total	1	2	3	4	5	6+
Total		43,105	41,605	643	263	217	177	200
1	Lupanga	1,861	1,788	29	14	8	12	10
2	Mlangali	2,274	2,150	40	24	24	21	15
3	Milo	2,634	2,610	14	6	2	-	2
4	Madope	2,016	1,977	27	5	3	2	2
5	Ludende	2,053	2,043	9	1	-	-	-
6	Lubonde	1,729	1,698	19	4	3	3	2
7	Mawengi	2,601	1,954	135	139	137	106	130
8	Ludewa	3,357	3,210	114	23	7	-	3
9	Luana	1,614	1,557	17	12	11	8	9
10	Nkomang'ombe	1,126	1,099	8	1	8	6	4
11	Luilo	1,311	1,302	8	1	-	-	-
12	Masasi	681	673	8	-	-	-	-
13	Manda	1,388	1,349	21	6	3	4	5
14	Ruhuhu	1,211	1,204	2	2	1	1	1
15	Lumbila	586	563	7	2	4	6	4
16	Kilondo	675	671	2	-	-	-	2
17	Iwela	395	393	2	-	-	-	-
18	Lupingu	1,669	1,655	9	3	-	-	2
19	Makonde	1,220	1,207	7	2	-	2	2
20	Lifuma	704	700	3	1	-	-	-
21	Lugarawa	2,757	2,697	48	6	3	2	1
22	Madilu	2,525	2,495	22	3	1	1	3
23	Mundindi	2,635	2,595	32	5	1	2	-
24	Mavanga	2,175	2,147	22	2	1	1	2
25	Ibumi	777	763	13	-	-	-	1
26	Mkongobaki	1,131	1,105	25	1	-	-	-

10.5 MAKETE DISTRICT COUNCIL BUILDINGS BY NUMBER OF UNITS

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

Ward		Number of Units						
		Total	1	2	3	4	5	6+
Total		37,846	36,538	691	188	148	121	160
1	Lupila	1,902	1,856	26	4	5	6	5
2	Ukwama	1,407	1,392	9	3	1	1	1
3	Ipepo	1,792	1,770	12	4	3	-	3
4	Mbalatse	1,178	1,168	10	-	-	-	-
5	Lupalilo	1,928	1,840	44	11	10	12	11
6	Iwawa	4,127	3,971	137	9	5	2	3
7	Mang'oto	1,436	1,399	19	5	8	1	4
8	Tandala	2,014	1,914	75	13	6	4	2
9	Isapulano	1,251	1,203	20	12	6	6	4
10	Bulongwa	1,294	1,170	31	24	18	15	36
11	Kipagalo	1,589	1,552	17	8	5	4	3
12	Luwumbu	888	866	17	3	1	-	1
13	Matamba	2,291	2,223	51	5	4	1	7
14	Mlondwe	1,442	1,354	22	14	19	18	15
15	Kitulo	1,617	1,546	56	6	2	1	6
16	Itundu	1,650	1,611	15	6	5	8	5
17	Kinyika	1,982	1,939	14	2	8	4	15
18	Iniho	1,444	1,363	26	20	13	11	11
19	Ipelele	1,884	1,819	24	13	8	9	11
20	Kigulu	212	207	5	-	-	-	-
21	Ikuwo	1,476	1,444	16	7	5	-	4
22	Mfumbi	2,008	1,916	38	17	11	15	11
23	Kigala	1,034	1,015	7	2	5	3	2

10.6 WANGING'OMBE DISTRICT COUNCIL BUILDINGS BY NUMBER OF UNITS

Table K.6: Number of Buildings by Number of Units and Ward; Wanging'ombe District Council, 2022 TBC

Ward		Number of Units						
		Total	1	2	3	4	5	6+
Total		59,568	57,895	801	252	209	206	205
1	Imalinyi	3,110	2,994	37	17	31	12	19
2	Ulembwe	3,826	3,737	51	7	12	13	6
3	Makoga	3,260	3,193	42	6	5	9	5
4	Kipengele	2,435	2,331	37	24	7	21	15
5	Igosi	2,226	2,150	33	10	8	9	16
6	Wangama	1,527	1,511	11	3	1	-	1
7	Kidugala	1,901	1,822	36	12	12	8	11
8	Usuka	2,283	2,155	36	29	21	27	15
9	Igwachanya	5,090	4,921	76	29	24	21	19
10	Mdandu	3,034	2,983	35	4	2	6	4
11	Igima	4,634	4,578	39	5	6	4	2
12	Itulahumba	1,819	1,759	18	8	14	8	12
13	Saja	3,007	2,935	26	12	11	12	11
14	Kijombe	2,943	2,874	37	13	7	6	6
15	Wanging'ombe	4,449	4,319	92	15	9	5	9
16	Ilembula	4,511	4,352	109	19	13	9	9
17	Uhambule	2,378	2,226	58	29	18	19	28
18	Luduga	3,587	3,536	19	6	3	11	12
19	Malangali	1,092	1,089	1	1	1	-	-
20	Uhenga	1,274	1,266	2	1	2	1	2
21	Udonja	1,182	1,164	6	2	2	5	3

11. NJOMBE REGION BUILDINGS BY NUMBER OF BEDROOMS

Table L.0: Buildings by Number of Bedrooms by Council; Njombe Region, 2022 TBC

Council	Total Buildings	Rooms for Sleeping						
		1	2	3	4	5	6	7+
Total	285,359	42,457	81,670	96,539	38,032	13,401	6,709	6,551
Rural	215,600	36,445	66,589	70,994	26,004	8,524	4,019	3,025
Urban	69,759	6,012	15,081	25,545	12,028	4,877	2,690	3,526
Council								
Njombe District	36,059	4,849	9,620	14,300	4,629	1,461	695	505
Njombe Town	53,089	5,009	12,722	18,552	9,002	3,610	1,964	2,230
Makambako Town	38,913	3,885	9,387	14,474	6,150	2,329	1,218	1,470
Ludewa District	47,282	5,965	12,870	16,640	7,158	2,442	1,217	990
Makete District	43,685	10,859	15,856	11,017	3,683	1,238	536	496
Wanging'ombe District	66,331	11,890	21,215	21,556	7,410	2,321	1,079	860

11.1 NJOMBE DISTRICT COUNCIL BUILDINGS BY NUMBER OF BEDROOMS

Table L.1: Buildings by Number of Bedrooms by Ward; Njombe District Council, 2022 TBC

Ward		Total	Bedrooms						
			1	2	3	4	5	6	7+
Total		36,059	4,849	9,620	14,300	4,629	1,461	695	505
1	Kidegembye	3,747	441	903	1,573	512	168	88	62
2	Matembwe	3,878	466	979	1,673	494	162	59	45
3	Lupembe	3,301	370	858	1,275	510	157	83	48
4	Ikondo	1,922	421	535	708	179	53	12	14
5	Mfriga	1,706	279	539	632	182	55	15	4
6	Idamba	1,317	108	320	567	221	54	31	16
7	Ukalawa	1,210	188	407	473	115	15	8	4
8	Mtwango	5,599	629	1,663	1,929	784	293	139	162
9	Igongolo	2,983	312	711	1,291	450	119	61	39
10	Kichiwa	3,666	549	993	1,310	514	160	86	54
11	Ninga	2,202	343	556	941	237	76	34	15
12	Ikuna	4,528	743	1,156	1,928	431	149	79	42

11.2 NJOMBE TOWN COUNCIL BUILDINGS BY NUMBER OF BEDROOMS

Table L.2: Buildings by Number of Bedrooms by Ward; Njombe Town Council, 2022 TBC

Ward		Total	Bedrooms						
			1	2	3	4	5	6	7+
Total		53,089	5,009	12,722	18,552	9,002	3,610	1,964	2,230
1	Njombe Mjini	8,006	505	1,264	2,684	1,540	735	464	814
2	Mjimwema	7,023	480	1,176	2,622	1,359	572	338	476
3	Ramadhani	8,228	673	1,777	3,161	1,549	546	260	262
4	Yakobi	3,101	429	1,000	1,072	392	114	53	41
5	Kifanya	4,120	493	1,139	1,416	588	249	136	99
6	Ihanga	2,120	217	643	857	244	91	40	28
7	Iwungilo	3,219	357	960	1,000	510	211	109	72
8	Luponde	4,088	432	1,274	1,336	607	225	126	88
9	Matola	3,348	359	786	1,102	588	274	132	107
10	Makowo	1,572	220	465	468	243	88	56	32
11	Lugenge	2,553	246	674	813	463	200	80	77
12	Uwemba	3,946	401	1,082	1,430	631	204	112	86
13	Utalingoro	1,765	197	482	591	288	101	58	48

11.3 MAKAMBAKO TOWN COUNCIL BUILDINGS BY NUMBER OF BEDROOMS

Table L.3: Buildings by Number of Bedrooms by Ward; Makambako Town Council, 2022 TBC

Ward		Total	Bedrooms						
			1	2	3	4	5	6	7+
Total		38,913	3,885	9,387	14,474	6,150	2,329	1,218	1,470
1	Makambako	3,138	259	656	1,136	517	199	165	206
2	Mjimwema	2,160	112	287	620	432	226	186	297
3	Mlowa	2,185	293	734	885	179	57	21	16
4	Lyamkena	6,211	617	1,682	2,416	1,011	301	114	70
5	Mwembetogwa	770	100	145	165	94	60	56	150
6	Mahongole	3,541	421	892	1,444	538	155	45	46
7	Kitandililo	2,925	535	897	993	299	117	44	40
8	Utengule	3,518	543	1,150	1,225	386	122	50	42
9	Maguvani	4,003	259	833	1,533	737	284	159	198
10	Majengo	1,911	203	413	746	357	107	47	38
11	Kitisi	2,756	193	467	955	517	280	157	187
12	Kivavi	5,795	350	1,231	2,356	1,083	421	174	180

11.4 LUDEWA DISTRICT COUNCIL BUILDINGS BY NUMBER OF BEDROOMS

Table L.4: Buildings by Number of Bedrooms by Ward; Ludewa District Council, 2022 TBC

Ward		Total	Bedrooms						
			1	2	3	4	5	6	7+
Total		47,282	5,965	12,870	16,640	7,158	2,442	1,217	990
1	Lupanga	2,051	228	753	564	287	126	62	31
2	Mlangali	2,814	249	753	884	548	220	102	58
3	Milo	2,800	337	827	982	427	118	65	44
4	Madope	2,198	192	512	673	426	201	106	88
5	Ludende	2,194	272	797	678	294	93	33	27
6	Lubonde	1,859	178	625	538	292	97	69	60
7	Mawengi	2,924	544	1,019	820	301	124	62	54
8	Ludewa	3,742	447	1,120	1,242	531	212	97	93
9	Luana	1,781	352	611	524	186	63	25	20
10	Nkomang'ombe	1,215	145	261	605	162	22	13	7
11	Luilo	1,458	130	220	810	249	24	16	9
12	Masasi	725	60	109	432	104	15	4	1
13	Manda	1,473	106	193	871	223	49	18	13
14	Ruhuhu	1,238	200	152	524	290	45	13	14
15	Lumbila	633	286	109	175	50	7	3	3
16	Kilondo	717	311	119	238	44	4	1	-
17	Iwela	420	63	85	203	59	8	1	1
18	Lupingu	1,762	289	482	629	208	88	36	30
19	Makonde	1,324	168	337	530	226	34	21	8
20	Lifuma	734	87	169	359	75	31	12	1
21	Lugarawa	3,113	323	849	955	536	221	110	119
22	Madilu	2,760	191	752	820	620	181	109	87
23	Mundindi	2,891	255	778	1,076	430	196	70	86
24	Mavanga	2,340	161	539	853	366	191	124	106
25	Ibumi	860	197	235	280	84	23	27	14
26	Mkongobaki	1,256	194	464	375	140	49	18	16

11.5 MAKETE DISTRICT COUNCIL BUILDINGS BY NUMBER OF BEDROOMS

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

Ward		Total	Bedrooms						
			1	2	3	4	5	6	7+
Total		43,685	10,859	15,856	11,017	3,683	1,238	536	496
1	Lupila	2,130	435	867	606	154	39	14	15
2	Ukwama	1,514	442	656	301	76	23	9	7
3	Ipepo	1,987	475	810	477	157	38	22	8
4	Mbalatse	1,356	225	554	376	140	37	21	3
5	Lupalilo	2,093	518	891	500	126	37	12	9
6	Iwawa	5,511	1,121	1,656	1,701	604	230	90	109
7	Mang'oto	1,663	323	688	455	128	42	16	11
8	Tandala	2,323	335	765	703	284	101	55	80
9	Isapulano	1,484	385	577	331	126	40	18	7
10	Bulongwa	1,839	311	570	488	238	106	60	66
11	Kipagalo	1,731	482	663	413	115	37	14	7
12	Luwumbu	990	212	460	230	65	15	4	4
13	Mtamba	2,541	449	869	694	304	128	55	42
14	Mlondwe	1,600	331	622	404	151	39	32	21
15	Kitulo	1,969	505	698	504	180	55	12	15
16	Itundu	1,817	432	707	465	141	47	13	12
17	Kinyika	2,104	705	714	443	160	53	14	15
18	Iniho	1,574	470	542	377	131	33	8	13
19	Ipelele	2,073	975	592	347	98	38	10	13
20	Kigulu	237	104	97	31	3	1	-	1
21	Ikuwo	1,750	432	683	444	118	41	22	10
22	Mfumbi	2,245	790	768	469	120	48	27	23
23	Kigala	1,154	402	407	258	64	10	8	5

11.6 WANGING'OMBE DISTRICT COUNCIL BUILDINGS BY NUMBER OF BEDROOMS

Ward		Total	Bedrooms						
			1	2	3	4	5	6	7+
Total		66,331	11,890	21,215	21,556	7,410	2,321	1,079	860
1	Imalinyi	3,474	453	1,084	1,253	496	105	52	31
2	Ulembwe	4,331	514	1,156	1,466	708	282	142	63
3	Makoga	3,652	444	898	1,149	701	237	131	92
4	Kipengele	2,660	351	894	858	341	119	57	40
5	Igosi	2,366	292	637	734	385	165	80	73
6	Wangama	1,751	331	561	530	195	63	35	36
7	Kidugala	2,263	408	729	724	249	86	29	38
8	Usuka	2,528	551	881	790	221	45	26	14
9	Igwachanya	5,808	837	1,854	2,082	621	194	112	108
10	Mdandu	3,364	491	965	1,300	396	117	52	43
11	Igima	5,189	609	1,379	2,048	795	220	79	59
12	Itulahumba	2,100	312	662	818	218	60	22	8
13	Saja	3,234	968	1,247	783	161	44	13	18
14	Kijombe	3,280	836	1,198	938	194	67	31	16
15	Wanging'ombe	4,894	1,142	1,770	1,467	356	94	26	39
16	Ilembula	4,929	659	1,465	1,638	660	252	127	128
17	Uhambule	2,557	529	916	818	215	48	21	10
18	Luduga	4,052	966	1,603	1,127	247	61	25	23
19	Malangali	1,222	403	399	309	81	21	4	5
20	Uhenga	1,394	519	499	279	69	15	4	9
21	Udonja	1,283	275	418	445	101	26	11	7

12. NJOMBE REGION BUILDINGS BY LEGAL LAND DOCUMENTS

Table M0: Number of Buildings and Land Ownership Status by Council; Njombe Region, 2022 TBC

Council	Total	Title deed (right of occupancy)	Residential Licence	Letter of Offer	Customary Land Tenure	Agreement/ Contract	Registration (Zanzibar)	Local Government Documents (Mtaa/Village)	No legal document	Do not know
Total	285,359	23,227	5,279	5,381	85,559	5,584	0	20,276	129,986	10,067
Njombe District	36,059	627	309	137	8,783	479	0	2,653	21,843	1,228
Njombe Town Council	53,089	8,678	1,875	1,180	11,058	1,757	0	4,785	21,563	2,193
Makambako Town Council	38,913	6,502	2,107	2,149	8,048	2,212	0	3,984	11,312	2,599
Ludewa District	47,282	2,419	91	633	24,561	388	0	2,459	15,711	1,020
Makete District	43,685	2,642	630	422	11,915	256	0	2,069	24,112	1,639
Wanging'ombe District	66,331	2,359	267	860	21,194	492	0	4,326	35,445	1,388

12.1 NJOMBE DISTRICT COUNCIL BUILDINGS BY LEGAL LAND DOCUMENTS

Table M1: Number of Buildings and Land Ownership Status by Ward; Njombe District Council, 2022 TBC

Ward	Total Buildings/Units	Land Ownership Status								
		Title Deed	Residential Licence	Letter of Offer/ Acknowledgement of Payment	Certificate of Customary Right of	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
Total	36,059	627	309	137	8783	479	0	2653	21843	1228
1 Kidegembye	3,747	42	4	-	743	88	-	145	2,564	161
2 Matembwe	3,878	45	8	36	1,217	45	-	615	1,756	156
3 Lupembe	3,301	32	-	3	809	71	-	154	2,076	156
4 Ikondo	1,922	12	-	26	358	2	-	299	1,208	17
5 Mfriga	1,706	13	2	-	60	0	-	28	1,551	52
6 Idamba	1,317	-	4	2	632	76	-	101	461	41
7 Ukalawa	1,210	31	1	-	206	2	-	4	908	58
8 Mtwango	5,599	200	129	19	1,250	106	-	476	3,219	200
9 Igongolo	2,983	63	-	25	849	4	-	146	1,841	55
10 Kichiwa	3,666	62	1	13	903	12	-	267	2,317	91
11 Ninga	2,202	24	-	2	313	1	-	191	1,644	27
12 Ikuna	4,528	103	160	11	1,443	72	-	227	2,298	214

12.2 NJOMBE TOWN COUNCIL BUILDINGS BY LEGAL LAND DOCUMENTS

Table M2: Number of Buildings and Land Ownership Status by Ward; Njombe Town Council, 2022 TBC

Ward		Total 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 Document	Unknown
Total		53,089	8,678	1,875	1,180	1,1058	1,757	0	4785	21,563	2193
1	Njombe Mjini	8,006	3,101	913	588	112	346	-	428	1,944	574
2	Mjimwema	7,023	3,075	210	149	448	473	-	495	1,712	461
3	Ramadhani	8,228	1,389	676	122	1,164	169	-	1,560	2,613	535
4	Yakobi	3,101	83	3	82	746	305	-	386	1,363	133
5	Kifanya	4,120	77	8	2	1,208	132	-	302	2,304	87
6	Ihanga	2,120	46	-	5	333	2	-	131	1,495	108
7	Iwungilo	3,219	169	3	5	826	66	-	237	1,868	45
8	Luponde	4,088	236	1	104	1,036	43	-	500	2,123	45
9	Matola	3,348	113	14	66	1,446	5	-	50	1,627	27
10	Makowo	1,572	51	2	-	772	1	-	110	635	1
11	Lugenge	2,553	4	3	-	1,044	6	-	85	1,403	8
12	Uwemba	3,946	289	39	55	1,174	194	-	430	1,623	142
13	Utalingoro	1,765	45	3	2	749	15	-	71	853	27

12.3 MAKAMBAKO TOWN COUNCIL BUILDINGS BY LEGAL LAND DOCUMENTS

Table M3: Number of Buildings and Land Ownership Status by Ward; Makambako Town Council, 2022 TBC

Ward		Total 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 Document	Unknown
Total		38,913	6,502	2,107	2,149	8,048	2,212	0	3,984	11,312	2,599
1	Makambako	3,138	1,123	91	41	121	42	-	429	1,012	279
2	Mjimwema	2,160	705	521	185	177	18	-	293	221	40
3	Mlowa	2,185	39	4	20	1,188	37	-	196	637	64
4	Lyamkena	6,211	495	465	237	1,119	658	-	721	2,235	281
5	wembetogwa	770	480	15	53	54	10	-	9	72	77
6	Mahongole	3,541	29	2	74	1,509	59	-	407	1,420	41
7	Kitandililo	2,925	59	64	64	1,412	107	-	341	770	108
8	Utengule	3,518	54	19	1	1,776	38	-	247	1,254	129
9	Maguvani	4,003	860	109	290	111	404	-	607	1,088	534
10	Majengo	1,911	197	176	157	164	145	-	184	666	222
11	Kitisi	2,756	772	411	273	81	196	-	31	671	321
12	Kivavi	5,795	1,689	230	754	336	498	-	519	1,266	503

12.4 LUDEWA DISTRICT COUNCIL BUILDINGS BY LEGAL LAND DOCUMENTS

Table M4: Number of Buildings and Land Ownership Status by Ward; Ludewa District Council, 2022 TBC

Ward		Total 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 Document	Unknown
Total		47,282	2,419	91	633	24,561	388	0	2,459	15,711	1,020
1	Lupanga	2,051	102	5	2	878	48	-	166	802	48
2	Mlangali	2,814	27	22	3	1,417	5	-	110	1,175	55
3	Milo	2,800	48	4	28	1,510	13	-	75	1,110	12
4	Madope	2,198	93	4	8	574	13	-	42	1,453	11
5	Ludende	2,194	4	1	3	1,574	20	-	137	450	5
6	Lubonde	1,859	35	1	46	981	12	-	63	713	8
7	Mawengi	2,924	54	-	7	1,602	7	-	39	1,083	132
8	Ludewa	3,742	1,371	14	270	778	10	-	182	909	208
9	Luana	1,781	123	13	1	601	57	-	58	883	45
10	Nkomang'ombe	1,215	56	2	7	807	5	-	35	262	41
11	Luilo	1,458	82	3	1	646	13	-	182	527	4
12	Masasi	725	15	1	-	394	1	-	52	254	8
13	Manda	1,473	33	4	-	922	0	-	17	382	115
14	Ruhuhu	1,238	10	-	-	800	2	-	104	294	28
15	Lumbila	633	39	-	-	380	1	-	26	168	19
16	Kilondo	717	9	1	11	488	1	-	20	114	73
17	Iwela	420	1	-	-	271	0	-	38	108	2
18	Lupingu	1,762	48	-	-	959	0	-	58	633	64
19	Makonde	1,324	26	-	2	867	1	-	113	293	22
20	Lifuma	734	29	-	1	424	0	-	92	183	5
21	Lugarawa	3,113	81	6	100	1,636	41	-	306	899	44
22	Madilu	2,760	2	-	5	1,714	30	-	98	899	12
23	Mundindi	2,891	57	6	34	1,746	90	-	134	807	17
24	Mavanga	2,340	44	1	95	1,346	11	-	244	561	38
25	Ibumi	860	28	-	8	486	1	-	40	294	3
26	Mkongobaki	1,256	2	3	1	760	6	-	28	455	1

12.5 MAKETE DISTRICT COUNCIL BUILDINGS BY LEGAL LAND DOCUMENTS

Table M5: Number of Buildings and Land Ownership Status by Ward; Makete District Council, 2022 TBC

Ward		Total 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 Document	Unknown
Total		43,685	2,642	630	422	11,915	256	0	2,069	24,112	1,639
1	Lupila	2,130	57	1	5	671	2	-	41	1,305	48
2	Ukwama	1,514	62	-	-	393	10	-	10	915	124
3	Ipepo	1,987	17	-	6	286	1	-	6	1,624	47
4	Mbalatse	1,356	26	-	-	320	0	-	38	862	110
5	Lupalilo	2,093	87	35	25	409	6	-	119	1,291	121
6	Iwawa	5,511	883	498	331	1,360	56	-	279	1,899	205
7	Mang'oto	1,663	18	5	17	433	6	-	124	1,032	28
8	Tandala	2,323	829	7	5	299	6	-	10	1,070	97
9	Isapulano	1,484	49	-	2	248	15	-	64	1,068	38
10	Bulongwa	1,839	41	-	6	679	7	-	8	1,034	64
11	Kipagalo	1,731	28	-	-	320	0	-	31	1,289	63
12	Luwumbu	990	11	-	-	383	1	-	4	585	6
13	Matamba	2,541	83	42	14	764	12	-	288	1,158	180
14	Mlondwe	1,600	2	-	-	875	2	-	103	563	55
15	Kitulo	1,969	200	3	-	175	40	-	130	1,394	27
16	Itundu	1,817	51	1	1	950	22	-	105	604	83
17	Kinyika	2,104	6	3	2	1,095	2	-	232	694	70
18	Iniho	1,574	46	-	1	328	21	-	30	1,076	72
19	Ipelele	2,073	22	-	4	334	38	-	58	1,578	39
20	Kigulu	237	-	-	1	8	0	-	-	228	-
21	Ikuwo	1,750	9	1	1	559	1	-	229	907	43
22	Mfumbi	2,245	105	34	1	876	6	-	139	1,018	66
23	Kigala	1,154	10	-	-	150	2	-	21	918	53

12.6 WANGING'OMBE DISTRICT COUNCIL BUILDINGS BY LEGAL LAND DOCUMENTS

Table M6: Number of Buildings and Land Ownership Status by Ward; Wanging'ombe District Council, 2022 TBC

Ward		Total Buildings/Units	Land Ownership Status								
			Title Deed	Residential License	Letter of Offer/ Acknowledge ment of Payment	Certificate of Customary Right of Occupancy	Agreement/ Contract	Land Registration Card	Local Government Documents (Mtaa/Village)	No Document	Unknown
Total		66,331	2,359	267	860	21,194	492	0	4,326	35,445	1,388
1	Imalinyi	3,474	46	6	1	1,083	12	-	125	2,118	83
2	Ulembwe	4,331	53	3	88	1,421	10	-	227	2,468	61
3	Makoga	3,652	164	-	14	855	13	-	278	2,291	37
4	Kipengele	2,660	42	-	12	832	1	-	125	1,590	58
5	Igosi	2,366	9	-	40	910	14	-	143	1,214	36
6	Wangama	1,751	60	4	2	849	0	-	152	653	31
7	Kidugala	2,263	105	-	2	438	30	-	146	1,434	108
8	Usuka	2,528	36	-	7	1,269	15	-	126	967	108
9	Igwachanya	5,808	277	22	122	1,681	86	-	527	2,987	106
10	Mdandu	3,364	104	9	72	1,182	8	-	72	1,886	31
11	Igima	5,189	121	4	9	2,577	29	-	202	2,216	31
12	Itulahumba	2,100	45	1	16	1,043	5	-	72	878	40
13	Saja	3,234	41	-	24	1,285	3	-	225	1,592	64
14	Kijombe	3,280	8	-	63	766	13	-	239	2,072	119
15	Wanging'ombe	4,894	379	25	220	1,609	152	-	247	2,209	53
16	Ilembula	4,929	663	179	37	383	18	-	896	2,542	211

Ward		Total 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 Document	Unknown
17	Uhambule	2,557	6	7	16	974	0	-	159	1,325	70
18	Luduga	4,052	75	3	112	910	68	-	198	2,592	94
19	Malangali	1,222	8	-	-	190	0	-	18	998	8
20	Uhenga	1,394	73	-	2	498	2	-	56	757	6
21	Udonja	1,283	44	4	1	439	13	-	93	656	33

13. NJOMBE REGION BUILDINGS BY OCCUPANCY

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

Council	Total	Occupied	Vacant
Total	279,349	232,544	46,805
Rural	212,301	177,347	34,954
Urban	67,048	55,197	11,851
Njombe District	35,565	29,319	6,246
Njombe Town	51,555	43,741	7,814
Makambako district	37,865	30,923	6,942
Ludewa district	46,374	39,835	6,539
Makete District	42,501	34,314	8,187
Wanging'ombe District	65,489	54,412	11,077

13.1 NJOMBE DISTRICT COUNCIL BUILDINGS BY OCCUPANCY

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

Ward		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		35,565	29,319	6,246
1	Kidegembye	3,697	3,065	632
2	Matembwe	3,861	3,088	773
3	Lupembe	3,250	2,518	732
4	Ikondo	1,913	1,711	202
5	Mfriga	1,694	1,441	253
6	Idamba	1,291	1,057	234
7	Ukalawa	1,202	1,003	199
8	Mtwango	5,401	4,420	981
9	Igongolo	2,941	2,443	498
10	Kichiwa	3,626	2,924	702
11	Ninga	2,190	1,903	287
12	Ikuna	4,499	3,746	753

13.2 NJOMBE TOWN COUNCIL BUILDINGS BY OCCUPANCY

Table N.2: Number of Buildings by Occupancy Status and Ward; Njombe Town Council, 2022 TBC

Ward		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		51,555	43,741	7,814
1	Njombe Mjini	7,652	6,779	873
2	Mjimwema	6,602	5,554	1,048
3	Ramadhani	7,956	6,486	1,470
4	Yakobi	3,081	2,335	746
5	Kifanya	4,067	3,475	592
6	Ihanga	2,085	1,850	235
7	Iwungilo	3,180	2,822	358
8	Luponde	4,035	3,473	562
9	Matola	3,303	2,904	399
10	Makowo	1,559	1,371	188
11	Lugenge	2,519	2,193	326
12	Uwemba	3,784	3,051	733
13	Utalingoro	1,732	1,448	284

13.3 MAKAMBAKO TOWN COUNCIL BUILDINGS BY OCCUPANCY

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

Ward		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		37,865	30,923	6,942
1	Makambako	3,042	2,572	470
2	Mjimwema	2,027	1,842	185
3	Mlowa	2,160	1,676	484
4	Lyamkena	6,154	4,571	1,583
5	Mwembetogwa	703	668	35
6	Mahongole	3,525	2,957	568
7	Kitandililo	2,915	2,432	483
8	Utengule	3,494	2,944	550
9	Maguvani	3,819	3,182	637
10	Majengo	1,860	1,366	494
11	Kitisi	2,598	2,362	236
12	Kivavi	5,568	4,351	1,217

13.4 LUDEWA DISTRICT COUNCIL BUILDINGS BY OCCUPANCY

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

Ward		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		46,374	39,835	6,539
1	Lupanga	2,021	1,769	252
2	Mlangali	2,500	2,184	316
3	Milo	2,782	2,398	384
4	Madope	2,166	1,894	272
5	Ludende	2,183	1,894	289
6	Lubonde	1,832	1,634	198
7	Mawengi	2,893	2,378	515
8	Ludewa	3,595	2,992	603
9	Luana	1,766	1,470	296
10	Nkomang'ombe	1,213	1,025	188
11	Luilo	1,451	1,237	214
12	Masasi	717	602	115
13	Manda	1,451	1,233	218
14	Ruhuhu	1,233	1,092	141
15	Lumbila	626	550	76
16	Kilondo	717	644	73
17	Iwela	418	385	33
18	Lupingu	1,746	1,541	205
19	Makonde	1,312	1,133	179
20	Lifuma	729	619	110
21	Lugarawa	3,056	2,509	547
22	Madilu	2,738	2,263	475
23	Mundindi	2,842	2,542	300
24	Mavanga	2,322	2,052	270
25	Ibumi	836	738	98
26	Mkongobaki	1,229	1,057	172

13.5 MAKETE DISTRICT COUNCIL BUILDINGS BY OCCUPANCY

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

Ward		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		42,501	34,314	8,187
1	Lupila	2,103	1,691	412
2	Ukwama	1,499	1,127	372
3	Ipepo	1,968	1,508	460
4	Mbalatse	1,346	1,105	241
5	Lupalilo	2,058	1,539	519
6	Iwawa	5,355	4,048	1,307
7	Mang'oto	1,645	1,368	277
8	Tandala	2,200	1,787	413
9	Isapulano	1,466	1,183	283
10	Bulongwa	1,449	1,139	310
11	Kipagalo	1,708	1,340	368
12	Luwumbu	964	713	251
13	Matamba	2,480	1,916	564
14	Mlondwe	1,587	1,261	326
15	Kitulo	1,839	1,643	196
16	Itundu	1,807	1,479	328
17	Kinyika	2,099	1,780	319
18	Iniho	1,561	1,318	243
19	Ipelele	2,046	1,891	155
20	Kigulu	232	217	15
21	Ikuwo	1,729	1,482	247
22	Mfumbi	2,210	1,802	408
23	Kigala	1,150	977	173

13.6 WANGING'OMBE DISTRICT COUNCIL BUILDINGS BY OCCUPANCY

Table N.6: Number of Buildings by Occupancy Status and Ward; Wanging'ombe District Council, 2022 TBC

Ward		Total Number of Buildings	Percent	
			Occupied	Vacant
Total		65,489	54,412	11,077
1	Imalinyi	3,423	2,872	551
2	Ulembwe	4,265	3,720	545
3	Makoga	3,604	3,066	538
4	Kipengele	2,611	2,323	288
5	Igosi	2,343	1,998	345
6	Wangama	1,726	1,581	145
7	Kidugala	2,233	1,781	452
8	Usuka	2,514	2,091	423
9	Igwachanya	5,732	4,541	1,191
10	Mdandu	3,326	2,735	591
11	Igima	5,148	4,378	770
12	Itulahumba	2,088	1,739	349
13	Saja	3,209	2,585	624
14	Kijombe	3,247	2,715	532
15	Wanging'ombe	4,771	3,938	833
16	Ilembula	4,811	3,750	1,061
17	Uhambule	2,514	1,996	518
18	Luduga	4,038	3,324	714
19	Malangali	1,216	1,015	201
20	Uhenga	1,389	1,177	212
21	Udonja	1,281	1,087	194

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