

**BUSINESS PLAN**

**OF**

**DAJIAN CONSTRUCTION GROUP CO. LTD**

**OF**

**2025 TO 2030**

**TO**

**TANZANIA INVESTMENT AND SPECIAL ECONOMIC ZONES  
AUTHORITY [TISEZA]**

## EXECUTIVE SUMMARY

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### *Introduction*

**DAJIAN CONSTRUCTION GROUP CO. LTD** is a company duly registered under the Laws of People's Republic of China and granted Certificate of Compliance Number **189905130** under the Laws of the United Republic of Tanzania. The Company is dedicated to undertaking Civil and Building Construction projects aimed at supporting Tanzania's rapidly growing infrastructure and engineering sector.

With an increasing demand for quality civil works and modern building construction, **DAJIAN CONSTRUCTION GROUP CO. LTD** seeks to bridge the gap between international construction expertise and local implementation capacity by introducing advanced construction technologies, efficient project management systems, and skilled workforce training.

This business plan outlines the vision, mission, goals, and strategic objectives of **DAJIAN CONSTRUCTION GROUP CO. LTD**, providing a detailed operational, financial, and market roadmap for its establishment and sustainable operation in Tanzania. It is presented to the Tanzania Investment and Special Economic Zones Authority (TISEZA) to facilitate recognition, support, and investment incentives for this transformative infrastructure development initiative.

### *Mission*

Our mission is to deliver innovative, reliable, and sustainable civil and building construction solutions that meet international standards and address Tanzania's growing infrastructure needs. We aim to design, construct, and manage projects that improve urban development, enhance public and private facilities, and support national economic growth.

We are committed to excellence in quality, safety, and timely project delivery, while fostering partnerships with local communities and authorities. Through our technical expertise, modern equipment, and dedication to sustainable practices, we strive to reduce construction inefficiencies, promote local employment, and build a resilient infrastructure base that contributes to Tanzania's long-term development.

### ***Vision***

Our vision is to become a leading and trusted construction company in Tanzania and across East Africa, recognized for excellence in civil and building construction, innovation, and sustainable engineering solutions that shape modern infrastructure and empower communities.

### ***Core Values:***

1. **Quality Excellence** – We uphold the highest standards of workmanship and professionalism in every project we undertake.
2. **Integrity** – We conduct our business with honesty, transparency, and accountability in all dealings.
3. **Safety First** – We prioritize the safety and well-being of our employees, clients, and the public throughout all project stages.
4. **Innovation** – We embrace modern construction technologies, methods, and materials to enhance efficiency and project outcomes.
5. **Sustainability** – We are committed to environmentally responsible construction practices that promote long-term economic and social benefits.
6. **Teamwork** – We value collaboration, respect, and mutual growth among our employees, partners, and stakeholders.
7. **Customer Satisfaction** – We strive to exceed our clients' expectations by delivering projects on time, within budget, and to the desired quality.

### ***Strategic Objectives:***

1. To establish a strong presence in Tanzania's civil and building construction sector through the successful completion of major public and private projects.
2. To integrate modern construction technologies and innovative project management systems for enhanced productivity and cost-efficiency.
3. To promote local capacity building by employing and training Tanzanian professionals, artisans, and technicians in construction skills and safety standards.
4. To maintain strict compliance with national construction regulations, environmental laws, and international quality benchmarks.
5. To expand into infrastructure development projects such as roads, bridges, housing estates, and industrial buildings.
6. To foster strategic partnerships with government agencies, investors, and development organizations for sustainable growth.
7. To ensure long-term profitability and financial sustainability through effective management and value-driven service delivery.

### **1.0 DEFINITIONS AND INTERPRETATION**

In this Business Plan, unless the context otherwise requires, the following terms, technical words, and abbreviations shall have the meanings assigned to them:-

**“Company”** means DAJIAN CONSTRUCTION GROUP CO. LTD, a limited liability company duly registered under the Laws of the People's Republic of China and granted a Certificate of Compliance under the Laws of the United Republic of Tanzania.

“**Business Plan**” means this document which outlines the strategic, financial, and operational framework for the establishment and implementation of DAJIAN CONSTRUCTION GROUP CO. LTD’s civil and building construction business in Tanzania.

“**Civil Construction**” refers to infrastructure-related works including but not limited to roads, bridges, drainage systems, water supply systems, and other public works executed by the Company.

“**Building Construction**” means the planning, design, and construction of residential, commercial, and industrial buildings, as well as renovations, extensions, and maintenance works.

“**Board**” or “**Board of Directors**” means the governing body responsible for overseeing the strategic direction and management of the Company.

“**Management**” means the appointed officers and employees responsible for the daily administration and operational execution of the Company’s business activities.

“**Project**” means any construction contract, civil works, or building development undertaken by the Company within or outside Tanzania.

“**Shareholders**” means the persons or entities legally owning shares in DAJIAN CONSTRUCTION GROUP CO. LTD.

“**Stakeholders**” means all persons, institutions, and entities having a direct or indirect interest in the operations, performance, or outcomes of the Company’s activities, including clients, employees, contractors, suppliers, and government authorities.

**“Client”** means any individual, organization, public institution, or private entity that engages the Company to perform construction or related services.

**“Authority”** means the Tanzania Investment and Special Economic Zones Authority (TISEZA) or any other government body responsible for approving, supervising, or facilitating investment and construction activities in Tanzania.

**“Tanzania”** means the United Republic of Tanzania as constituted under the Constitution and the Laws of the country.

**“Contract”** means any legally binding agreement entered into between the Company and a client, supplier, or partner for the execution of works, services, or procurement.

**“Equipment”** means all machinery, tools, and mechanical assets owned or leased by the Company for purposes of executing construction works.

**Finance & Administration:** Accounting, procurement, HR, and general administrative tasks

**Marketing & Sales:** Market research, branding, sales, client engagement, after-sales service

**Quality Control:** Team and processes ensuring product compliance with Tanzanian and international standards

**Local Employees:** Tanzanian citizens employed by the Company

**Foreign Employees:** Non-Tanzanian personnel engaged for technical expertise and management support

**CRM:** Customer Relationship Management software for tracking clients and service records

**R & D (Research and Development):** refers to activities undertaken by the Company to innovate, improve, or develop new machinery, and solutions.

**SWOC Analysis:** refers to an assessment tool examining Strengths, Weaknesses, Opportunities, and Challenges of the business environment.

**KPIs (Key Performance Indicators):** refers to measurable values used by the Company to evaluate success in achieving specific objectives, such as growth and customer satisfaction.

**Turnover:** refers to the total value of sales revenue generated by the Company in a given financial year.

**Equity financing:** refers to raising capital through the sale of shares in the Company.

**Debt financing:** refers to raising capital through loans or credit facilities repayable with interest.

**Stakeholders:** Individuals, groups, or institutions with an interest in the activities, performance, and impact of the Company.

**Market Analysis:** The assessment of market conditions, competition, demand, and opportunities relevant to the business operations

**CMA:** Capital Markets Authority, where applicable in financing or compliance matters

**Financial Analysis:** Projection and assessment of the Company’s revenues, costs, profitability, and financial sustainability

**Implementation Plan:** The schedule, strategies, and stages through which the Company executes its business objectives

**Marketing Strategy:** The approaches, tools, and activities used to promote and sell the Company’s products or services.

**Facilities:** Physical offices, plants, equipment, and other infrastructural resources used in business operations.

“**Interpretation**” – Words importing the singular number shall include the plural and vice versa; words importing the masculine gender shall include the feminine and vice versa; and words importing persons shall include legal persons, firms, or corporations.

## **2.0 PRODUCTS AND SERVICES**

### **2.1 PRODUCTS**

The Company is dedicated to offering high quality, reliable, and sustainable civil and building construction solutions designed to meet the infrastructure needs of individuals, corporate entities, government institutions, and development organizations across Tanzania.

Our products and works are structured to enhance national development, promote urbanization, and support economic growth by delivering modern, durable, and cost-effective infrastructure projects.

The main construction products and deliverables include: -

## **A. Civil Works**

These include large-scale infrastructure projects essential for national development and public service delivery. Our civil construction scope covers:

- Road construction, rehabilitation, and maintenance works.
- Bridge and drainage system construction.
- Water supply, sewerage, and stormwater management systems.
- Site preparation, grading, and earthworks for industrial and residential projects.
- Construction of retaining walls, culverts, and other structural facilities for civil engineering use.

## **B. Building Construction**

The Company undertakes comprehensive building construction services for both public and private sectors. These include: -

- Design and construction of residential, commercial, and institutional buildings.
- Industrial building construction, including factories, warehouses, and workshops.
- Interior finishing, partitioning, and renovation works.
- Structural and architectural design implementation compliant with Tanzanian standards.
- Turnkey construction solutions from concept development to project handover.

## **C. Construction Materials and Prefabrication**

DAJIAN CONSTRUCTION GROUP CO. LTD also focuses on local production and supply of selected construction materials and prefabricated components to support its projects and the broader Tanzanian construction market. These include: -

- Prefabricated concrete components such as slabs, blocks, and beams.
- Steel structures and reinforcement materials.
- Building materials including tiles, roofing sheets, and wall panels.
- Locally fabricated construction equipment accessories.

#### **D. Consultancy and Engineering Services**

In addition to construction, the Company provides professional consultancy and engineering services aimed at improving construction quality and sustainability. These include: -

- Project design and feasibility studies.
- Quantity surveying and cost estimation.
- Project management and supervision.
- Environmental and structural engineering consultancy.
- Quality assurance and technical audits.

## **2.2 SERVICES**

Our services are designed to ensure efficiency, safety, and compliance throughout all project phases. They include: -

- **Design–Build Services** – Offering complete turnkey solutions from project conceptualization to completion.
- **General Contracting** – Executing projects as the main contractor in both public and private sectors.

- **Subcontracting** – Providing specialized services in collaboration with other contractors for specific project components.
- **Maintenance and Renovation** – Providing post-construction maintenance, rehabilitation, and upgrade services to ensure project sustainability.
- **Equipment Leasing** – Supplying construction machinery and heavy equipment for rent to local contractors and project developers.

### 3.0 COMPANY STRUCTURE

DAJIAN CONSTRUCTION GROUP CO. LTD is registered under the Laws of People’s Republic of China with Certificate of Compliance No. **189905130** granted by the United Republic of Tanzania. It is a foreign company with its registered capital of RMB 101,000,000 subscribed and invested as follows: -

Shareholder name	Number of payment periods	Investment amount (RMB 10,000)	Investment from	Investment time
LIN, MINGXIN		4590	Currency	December, 17, 2014
CHEN, ZILIANG		510	Currency	December 17, 2014
LIN, MINGXIN		4500	Currency	August 28, 2023
CHEN, ZILIANG		500	Currency	August 28, 2023

### 4.0 MANAGEMENT STRUCTURE

#### 4.1 Overview

The success of DAJIAN CONSTRUCTION GROUP CO. LTD relies on a well-organized and competent management structure designed to ensure efficiency, accountability, and effective coordination of all construction and business operations.

The Company's management structure is hierarchical, with clear lines of authority and communication to facilitate smooth decision-making, supervision, and implementation of corporate strategies. It integrates both technical and administrative departments to ensure effective execution of projects and compliance with national and international construction standards.

## 4.2 Organizational Structure

- ❖ **Board of Directors** – Provides overall strategic direction and governance. Approves policies, budgets, and major investment decisions. Ensures compliance with laws, ethical standards, and shareholder interests.
- ❖ **Managing Director (MD)** – Oversees the overall management and performance of the Company. Implements the strategic decisions of the Board. Represents the Company in high-level negotiations, partnerships, and contracts.
- ❖ **Deputy Managing Director (DMD)** – Assists the Managing Director in daily operations and administration. Supervises departmental heads and ensures project targets are met. Coordinates communication between management and technical teams.
- ❖ **Head of Civil Engineering Department** – Responsible for design, supervision, and execution of all civil works projects. Ensures adherence to technical standards, safety regulations, and project timelines.

- ❖ **Head of Building Construction Department** – Oversees building projects including residential, commercial, and institutional constructions. Manages construction schedules, site teams, and quality control processes.
- ❖ **Head of Procurement and Logistics** – Manages acquisition and distribution of materials, tools, and equipment. Oversees supplier relationships and ensures cost-effective sourcing.
- ❖ **Finance and Administration Manager** – Responsible for financial planning, budgeting, and accounting. Manages payroll, auditing, and financial reporting in compliance with Tanzanian laws. Oversees human resources, staff welfare, and administrative support functions.
- ❖ **Project Management Unit (PMU)** – Coordinates project execution, monitoring, and evaluation. Ensures adherence to time, cost, and quality benchmarks. Prepares progress reports and liaises with clients and consultants.
- ❖ **Quality Assurance and Safety Officer** – Ensures that all construction works meet required standards and specifications. Enforces occupational health and safety measures on all project sites.
- ❖ **Legal and Compliance Officer** – Provides legal guidance on contracts, tenders, and corporate matters. Ensures the Company complies with regulatory and statutory requirements.
- ❖ **ICT and Innovation Officer** – Manages digital systems, data security, and technology integration. Supports design and project management software implementation.

### **4.3 Management Philosophy**

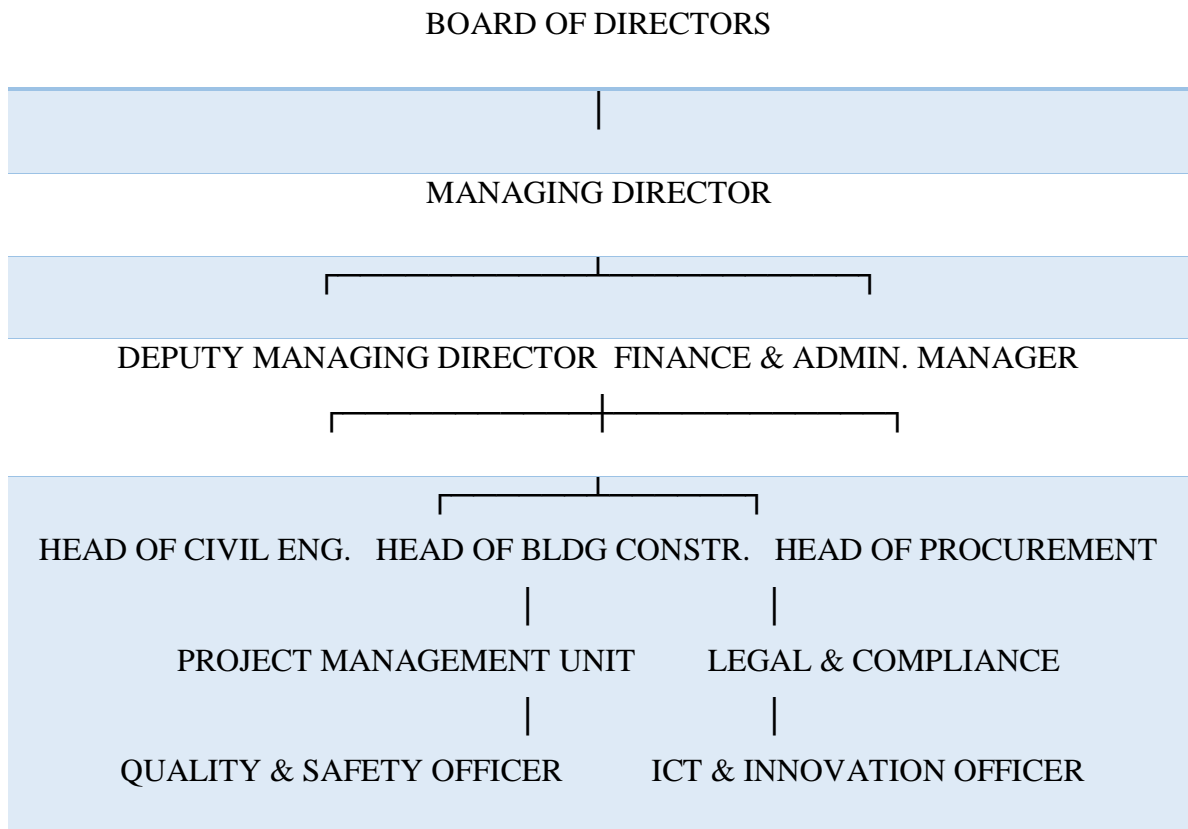
The Company adopts a participatory management approach, promoting teamwork, transparency, and accountability at all levels. Each department is empowered to make

operational decisions within approved policies, while coordination and supervision remain centralized at the top management level.

The management is committed to: -

- Fostering professionalism and continuous staff development.
- Encouraging innovation and technology-driven construction solutions.
- Maintaining high ethical standards in all operations.
- Promoting local employment and capacity building.

#### 4.4 Organizational Chart



#### 5.0 COMPANY PLAN

This project focuses on the establishment and operational expansion of DAJIAN CONSTRUCTION COMPANY LIMITED, a foreign-registered company incorporated in the People's Republic of China and duly issued with a Certificate of Compliance under the Companies Act [Cap. 212 R.E. 2023] of the United Republic of Tanzania. The company specializes in civil and building construction, offering high-quality engineering, infrastructure development, and project management services for both public and private clients.

The total project capital amounts to USD 1,200,000, of which 50% will come from foreign equity, 25% from local loan, and 25% from foreign loan. At full capacity, the project will directly employ 105 personnel (10 foreign experts and 95 local employees) and indirectly employ more than 105 individuals through subcontracting, supply chain linkages, and allied services.

Comprehensive feasibility and market analyses have confirmed the technical and financial viability of this initiative. Tanzania's growing demand for modern infrastructure and housing presents a timely opportunity for DAJIAN Construction to introduce innovative technologies, cost-efficient construction systems, and global best practices.

The object of this business plan is to present the company's strategic roadmap for growth and development to the Tanzania Investment and Special Economic Zones Authority (TISEZA) and other stakeholders. The company seeks recognition, facilitation, and investment incentives under TISEZA's framework to enhance the efficiency, competitiveness, and sustainability of its operations.

The project is financially, socially, and environmentally viable and aligns with national goals for industrialization, infrastructure improvement, and local employment creation.

## **5.1 PHASED GROWTH STRATEGY (5-YEAR PLAN: 2025–2030)**

### **5.1.1. Phase I: Establishment and Operational Setup (Year 1: 2025–2026)**

- Completion of legal and regulatory compliance requirements, including tax registration, NEMC approval, and TISEZA facilitation.
- Establishment of the company’s head office and construction workshop in Dar es Salaam.
- Procurement of initial heavy machinery, vehicles, and construction equipment.
- Recruitment and technical training of local and expatriate staff.
- Implementation of occupational health, safety, and environmental systems.
- Launch of initial pilot civil and building projects to demonstrate capacity and compliance.

### **5.1.2. Phase II: Market Penetration and Service Expansion (Year 2: 2026–2027)**

- Participation in major public infrastructure tenders and private building projects.
- Expansion into sectors such as housing estates, commercial complexes, and municipal works.
- Strengthening of relationships with suppliers, developers, and government institutions.
- Enhancement of project management and quality assurance systems.
- Brand building and corporate visibility programs through local partnerships.

### **5.1.3. Phase III: Regional Expansion and Capacity Building (Year 3: 2027–2028)**

- Establishment of regional offices in Dodoma, Mwanza, and Arusha.
- Acquisition of specialized equipment for bridges, roads, and multi-storey buildings.

- Implementation of continuous professional training and technical capacity development.
- Strengthening collaboration with TISEZA and other regulatory authorities for expansion support.
- Promotion of local subcontractor participation and supplier development.

#### **5.1.4. Phase IV: Diversification and Technological Advancement (Year 4: 2028–2029)**

- Diversification into infrastructure sectors such as water systems, drainage, and public works.
- Introduction of modern construction technologies, including pre-fabrication and green building materials.
- Adoption of Building Information Modelling (BIM) for efficient project delivery.
- Attainment of ISO certifications in Quality (ISO 9001), Environment (ISO 14001), and Safety (ISO 45001).
- Development of in-house design and structural engineering capacities.

#### **5.1.5. Phase V: Consolidation and Sustainability (Year 5: 2029–2030)**

- Consolidation of DAJIAN Construction’s market leadership in Tanzania’s construction sector.
- Achievement of financial stability and operational efficiency.
- Strengthening of governance and corporate social responsibility frameworks.
- Expansion into regional markets within the East African Community (EAC).
- Continuous innovation and environmental sustainability initiatives.

## **5.2. EXPECTED OUTCOMES**

- Full establishment as a TISEZA-recognized and compliant foreign construction company in Tanzania.
- Direct employment of 105 personnel and indirect creation of over 105 additional jobs in the construction value chain.
- Execution of major public and private construction projects nationwide.
- Attainment of sustainable profitability with an annual ROI exceeding 18% by Year 5.
- Strengthened partnerships with local suppliers, subcontractors, and government agencies.
- Enhanced reputation for quality, reliability, and timely project delivery.
- Contribution to technology transfer and skills development among Tanzanian professionals.
- Demonstrated commitment to environmental protection and safety compliance.
- Foundation laid for future regional expansion and long-term investment sustainability.

## **6.0 INTRODUCTION AND STRATEGIC OBJECTIVES**

The Board of Directors and Senior Management staff of the company to establish goals and a strategy to achieve those goals for the coming five years. The purpose of this Strategic Plan is to outline the strategy by which we plan to meet our goals. The Strategic Plan is to be used:

### **EXECUTIVE PLAN:**

**Mission;** to deliver innovative, reliable, and sustainable civil and building construction solutions that meet international standards and address Tanzania's

growing infrastructure needs. We aim to design, construct, and manage projects that improve urban development, enhance public and private facilities, and support national economic growth.

**Vision;** to become a leading and trusted construction company in Tanzania and across East Africa, recognized for excellence in civil and building construction, innovation, and sustainable engineering solutions that shape modern infrastructure and empower communities.

## **6.1. Strategic Objectives**

### **6.1.1. Medium-Term (3–5 years):**

- **Increase annual construction output and completion rate by 20%** by adopting advanced construction methodologies, modular construction systems, and improved project scheduling software. This will enhance on-time delivery and client satisfaction.
- **Improve operational efficiency** by reducing material wastage, shortening procurement cycles, enhancing site logistics, and ensuring efficient equipment utilization. Operational improvements will reduce construction costs and increase competitive bidding strength in public and private tenders.
- **Establish a strong reputation for quality, safety, and reliability** by consistently delivering durable infrastructure compliant with national building codes, contractual specifications, and international engineering standards. This will position the company as a preferred bidder in large infrastructure projects.
- **Increase annual turnover by 40%** through acquisition of multi-sector construction contracts including government infrastructure projects, private

commercial buildings, residential estates, and industrial civil engineering works.

### **6.1.2. Long-Term (5+ years):**

- **Achieve more than 50% annual turnover growth** by continuously expanding project capacity, acquiring heavier construction equipment, and automating key engineering functions.
- **Regional expansion:** Enter neighboring EAC markets such as Zambia, Rwanda, Kenya, Uganda, and Malawi through cross-border tendering, strategic joint ventures, and partnership agreements that encourage technology transfer and regional competitiveness.
- **Establish a specialized engineering and innovation center** focused on training local engineers, artisans, machine operators, and safety officers. The center will improve industry talent pipelines and enable research into locally suitable building materials, disaster-resilient infrastructure, and cost-effective construction techniques.

## **6.2. Project Delivery Strategy**

### **6.2.1. Innovation**

The Company will integrate modern construction techniques and structural engineering methodologies to enhance lifespan, safety, sustainability, and affordability. Innovations will include:

- Prefabricated and pre-cast concrete elements to reduce construction time
- Structural steel systems for high-rise building efficiency
- Composite materials with superior corrosion resistance
- High-strength concrete additives for durability

- Smart building management sensors for fire detection, energy control, and access security
- Digital documentation through BIM and automated quality inspections

These innovations will ensure faster delivery timelines, controlled costs, and superior structural performance—key factors considered by major infrastructure investors.

### **6.2.2. Diversification**

To mitigate market risks, the Company will broaden its scope by engaging in:

- Highway, road, and pavement construction
- Bridge works, culverts, and urban drainage systems
- Urban housing complexes and modern apartment blocks
- Commercial office towers and industrial warehouses
- Institutional buildings (schools, hospitals, administrative blocks)
- Utility civil works (waterlines, sewerage systems, storm-water infrastructure)

Diversification will boost resilience against sector constraints, especially during cyclical fluctuations in either private real estate or public spending.

### **6.2.3. Customization**

Client requirements will vary based on:

- Geographic terrain
- Project financing capabilities
- Geotechnical conditions
- Architectural aesthetics

- Regulatory constraints
- Climate resilience needs

The Company will therefore provide:

- Specialized foundation systems such as raft, pile, or pad foundations
- Optional incorporation of soundproofing, fire-resistance layers, and insulation properties
- Custom structural reinforcements depending on soil bearing capacity
- Adaptable room size and partition configurations
- Smart building features like motion-sensors, CCTV integration, and IoT-based energy control

Additionally, professional engineering consultants will work closely with clients from conceptual design to commissioning to ensure seamless system integration.

#### **6.2.4. Sustainability**

Sustainability measures will focus on:

- Use of certified eco-friendly materials where possible
- Water-efficient plumbing and rainwater harvesting systems
- Low-emission construction machinery
- Solar-assisted building energy supplements
- Construction waste recycling protocols
- Strict environmental compliance regarding dust, noise, effluent, and hazardous waste

These measures align with Tanzania's National Environmental Management Act and global sustainable infrastructure trends.

## **6.3. Operations and Supply Chain Strategy**

### **6.3.1. Construction Efficiency**

Lean construction principles will optimize productivity through:

- Accurate project forecasting
- Efficient equipment dispatch scheduling
- Just-in-time delivery of materials
- Reduced idle man-hours
- Improved mechanization on site

Key performance indicators (KPIs) will be implemented to track resource utilization, site productivity, and adherence to project timelines.

### **6.3.2. Supply Chain Optimization**

Long-term supply agreements will be established with manufacturers and distributors of:

- Cement
- Steel reinforcement bars
- Aggregates and bitumen
- Timber
- Roofing components
- Electrical and plumbing fixtures
- Industrial protective coatings

Timely availability of quality materials will reduce risk of delays and cost variations, ensuring client satisfaction.

### **6.3.3. Sustainable Site Management**

Sites will incorporate:

- Solar-powered lighting
- Material-reuse protocols
- Regular environmental audits
- Compliance with OSHA and NEMC directives
- Dust suppression techniques (water spraying)
- Noise minimization strategies

This ensures regulatory harmony and community acceptance.

### **6.3.4. Quality Assurance**

Quality control will be anchored on:

- ISO-9001 Quality Management Systems
- Detailed test reports for concrete compressive strength
- Weld inspections
- Soil compaction testing and geotechnical approvals
- Waterproofing integrity tests
- Electrical insulation resistance testing
- Drainage flow assessments

Quality records will be electronically archived to ensure traceability and compliance.

## **6.4. Technology and Innovation Strategy**

### **6.4.1. Smart Technology**

Integration of digital systems will transform site management:

- Drone-based surveys for topography and progress reporting
- IoT-based monitoring of structures
- AI tools for predictive project scheduling
- Sensors for structural load testing
- Automated concrete batching for consistency

These innovations reduce errors, prevent resource misuse, and increase transparency.

#### **6.4.2. R & D Investment**

An annual allocation of 5–7% will support:

- Research on affordable low-cost housing solutions
- Development of flood-resistant drainage models
- Anti-seismic structural improvements
- Thermal-insulated roofing for energy savings
- Recycled aggregate concrete technology

The research will address localized challenges such as coastal corrosion and soil shrinkage.

#### **6.4.3. Collaborations**

Partnership will be pursued with:-

- Ardhi University
- College of Engineering and Technology (UDSM)
- International construction technology firms

- Specialized material laboratories

These collaborations support compliance, accreditation, and continuous improvement.

## **6.5. Financial Strategy**

### **6.5.1. Revenue Growth**

Growth will derive from:

- Competitive bidding on government and donor-funded infrastructure projects
- Private sector industrial construction
- Large-scale residential estate development
- Public-private partnerships (PPP)
- Engineering consultancy fees
- Subcontracting for multinational contractors

The Company will also explore Build-Operate-Transfer (BOT) opportunities.

### **6.5.2. Cost Management**

Cost reduction strategies include:

- Local sourcing of materials where feasible
- On-site metal fabrication
- Efficient equipment maintenance programs
- Optimal workforce allocation
- Value engineering in design phase
- Bulk procurement contracts

These measures improve bid competitiveness.

### **6.5.3. Investment in Growth**

Investment will be directed to:

- Heavy machineries such as excavators, graders, rollers, and tower cranes
- Asphalt mixing plants and batching plants
- Site logistics vehicles
- Material testing laboratories
- Professional training programs

This asset expansion strengthens capacity for mega-projects.

### **6.5.4. Risk Management**

To reduce exposure:

- Currency risks will be hedged for imported materials
- Contractual variation clauses will be included
- Safety risks mitigated through PPE enforcement and toolbox meetings
- Insurance policies will cover equipment and third-party liability
- Supplier diversification will minimize delays

Early risk detection improves project stability.

## **6.6. Sustainability and Corporate Social Responsibility (CSR)**

### **6.6.1. Environmental Initiatives**

The Company will:

- Prioritize recyclable aggregates

- Adopt green roofing technologies
- Monitor CO<sub>2</sub> emissions from machinery
- Implement vegetation restoration on cleared areas
- Conduct environmental impact assessments on major sites

This supports national climate commitments.

### **6.6.2. Community Engagement**

Community-based initiatives will include:

- Employing local youth and artisans
- Partnering with vocational training centers
- Sponsoring community infrastructure (classrooms, water points)
- Providing internships for engineering students

This enhances the company's social license to operate.

### **6.6.3. Ethical Practices**

Strong ethical governance will ensure:-

- Anti-bribery compliance
- Transparent procurement workflows
- Gender-inclusive recruitment
- Fair wages and insurance cover for workers
- Regulatory compliance audits

## **7.0. BUSINESS OUTLOOK, STRENGTH, AND GROWTH POTENTIAL**

### **7.1. BUSINESS OUTLOOK**

DAIJAN CONSTRUCTION GROUP CO. LTD is strategically positioned to become a leading player in Tanzania's civil and building construction sector. With the national push toward industrialization, infrastructural modernization, housing expansion, and urban development, the demand for professional construction services continues to intensify across public and private domains.

Government development frameworks such as the National Construction Industry Policy, the Tanzania Development Vision 2025–2050, and the National Human Settlement Development Policy emphasize:

- Strengthened construction capacity,
- Quality urban buildings,
- Improved road networks,
- Enhanced public infrastructure,
- Affordable housing solutions.

These dynamics create a highly conducive environment for the Company's operational sustainability and long-term growth.

Over the next five years, the Company anticipates robust expansion driven by:

- Rapid urbanization and population growth,
- Increased foreign direct investment in manufacturing zones,
- Government investments in roads, bridges, ports, and public buildings,
- Rising demand for residential and commercial real estate,
- Emergence of satellite cities around Dar es Salaam and Dodoma,
- Development partner funding for water, sanitation, and health infrastructure.

Furthermore, Tanzania's commitment to major regional trade blocs including the East African Community (EAC) and the African Continental Free Trade Area (AfCFTA) unlocks cross-border construction opportunities, positioning the Company to participate in:-

- Regional road corridor development,
- Logistics and industrial facility construction,
- Regional housing programs.

The Company's business outlook is therefore strongly positive and supported by;

- A rapidly growing need for civil and building infrastructure.
- Implementation of TISEZA incentives fostering construction investment.
- Increased government spending on public works.
- Expanding private-sector demand for modern facilities.
- Technological advancements reducing building time and costs.

## **7.2. STRENGTHS**

The Company's competitive advantage is anchored on engineering expertise, modern construction technology, quality assurance protocols, and client-oriented project management. Key strengths include:

### **7.2.1. Integrated Operations**

The Company provides end-to-end construction services including surveying, design consultation, structural engineering, project management, and finishing works. This integration enhances quality control and reduces subcontracting bottlenecks.

### **7.2.2. Skilled Workforce**

A professional team of engineers, architects, project managers, machine operators, and safety officers ensures:

- Adherence to global engineering standards,
- Compliance with Tanzania Bureau of Standards (TBS),
- OSHA-regulated safety practices.
- International specialists provide knowledge transfer and enhance innovative construction techniques.

### **7.2.3. Strategic Partnerships**

Collaboration with reputable suppliers of cement, steel, aggregates, prefabricated components, and heavy machinery dealers guarantees consistent access to high-quality inputs and stable supply-chain flow.

### **7.2.4. Modern Technology**

The Company employs advanced surveying tools, Building Information Modeling (BIM), concrete testing laboratories, and IoT-enabled smart monitoring systems to deliver precise, efficient, and quality-controlled construction outcomes.

### **7.2.5. Strong Management Structure**

An experienced leadership team with competence in engineering design, project finance, procurement, and contract administration ensures reliable execution and compliance with legal frameworks governing public works, tenders, and commercial contracts.

### **7.2.6. Customer-Centric Model**

The Company emphasizes transparent communication, after-construction support, structural warranty provisions, and optional maintenance contracts to ensure long-term client satisfaction and repeat business.

### **7.3. OPPORTUNITIES**

The civil and building construction sector presents significant opportunities that the Company intends to leverage:

#### **7.3.1. Rapid Urbanization**

Growing cities across Tanzania require:

- Residential apartments,
- Commercial plazas,
- Office buildings,
- Social facilities (schools, markets, hospitals).

This expansion drives continuous construction demand.

#### **7.3.2. Government Infrastructure Projects**

Large-scale investments in:

- Road networks,
- Drainage systems,
- Bridges,
- Water facilities,
- Public housing programs, create consistent long-term opportunities for experienced constructors.

### **7.3.3. Housing Demand**

Tanzania faces a housing deficit estimated in the millions. This provides opportunities for affordable housing schemes, gated communities, and high-density residential units.

### **7.3.4. Policy and Tax Incentives**

Under TISEZA and investment promotion framework:

- VAT deferments,
- Capital allowance benefits,
- Import duty exemptions on equipment, significantly reduce development costs and increase profitability.

### **7.3.5. Foreign Investment Zone Development**

The establishment of strategic industrial zones and Special Economic Zones increases demand for:

- Warehouses,
- Logistics depots,
- Factory shells,
- Supporting infrastructure.

### **7.3.6. Technological Innovation**

Advancements in:

- Prefabricated buildings,
- Modular construction,
- High-performance concrete,

- Smart structural monitoring, enable cost-effective and faster delivery, enhancing market competitiveness.

## **7.4. MARKET SEGMENTS**

Market segmentation is designed to serve diverse clients across social, economic, and industrial sectors:

### **7.4.1. Private Residential Developers**

Individuals and private investors seeking modern homes, villas, estate developments, and high-rise apartment buildings.

### **7.4.2. Institutional Clients**

Government agencies, embassies, schools, universities, and healthcare facilities requiring reliable, regulated civil works aligned with public safety standards.

### **7.4.3. Industrial and Manufacturing Clients**

Companies requiring:

- Warehouses,
- Production halls,
- Loading bays,
- Structural utility installations,
- Logistics infrastructure.

### **7.4.4. Mining and Construction Firms**

Entities requiring:

- Industrial workshops,
- Concrete platforms,

- Storage buildings,
- Road access improvements.

#### **7.4.5. Hospitality and Commercial Enterprises**

Hotels, malls, restaurants, and office complexes requiring custom architecture, building services, and aesthetic finishing.

#### **7.4.6. Export Markets**

Provision of engineering consultancy services, prefabricated structures, and specialized construction labor to neighboring EAC member states.

### **7.5. CUSTOMERS**

The Company's target customers are institutions, private developers, government agencies, and commercial clients seeking high-quality construction delivered within strict compliance frameworks. Specific categories include:

#### **7.5.1. Private Homeowners**

Investing in residential structures with reinforced safety, durability, and modern architecture.

#### **7.5.2. SMEs and Commercial Investors**

Developing office spaces, retail facilities, warehouses, and hospitality buildings to expand business operations.

#### **7.5.3. Government Departments**

Implementing public infrastructure projects in health, education, transportation, and water sectors.

#### **7.5.4. NGOs and Development Partners**

Funding construction of schools, clinics, water systems, sanitation blocks, and community shelters in rural and semi-urban areas.

#### **7.5.5. Large Industrial Clients**

Requiring heavy-duty civil works, including machinery foundation slabs, pipelines, utility corridors, and industrial flooring.

#### **7.5.6. Regional Buyers**

Clients in neighboring countries within the EAC who require specialized structural services, technical labor, and prefabricated components.

### **8.0. OFFICES OF THE COMPANY, LOCATION AND BUILDING PLAN**

**8.1.** The Company's offices are located at **Dar es Salaam, District Kinondoni, Ward Kinondoni, Postal Code 14110, Street ADA PLAZA, Road Ali Hassan Mwinyi and House Number ADA PLAZA 5 FLOOR.**

**8.2.** The Company yard and building as storage facility shall be located at the promise comprising **3015 square meters located at Kinondoni, Dar es Salaam, Galu Street, Plot Number 6/1, Block B.**

#### **8.3. BUILDING PLAN (Civil & Building Construction Operations Complex)**

At full capacity, the project will provide approximately **3015 square meters** of developed civil and building infrastructure, including construction yards, workshops, material depots, fleet maintenance bays, batching areas,

administrative buildings, and equipment assembly shades. The development supports nationwide construction logistics, equipment fabrication, and maintenance.

### Site Building Plan (October 2025 – October 2026)

Month	Phase	Activities	Milestones / Deliverables
October, 2025	Planning & Design	<ul style="list-style-type: none"> <li>- Conduct site survey, topographic mapping, and geotechnical/soil testing.</li> <li>- Finalize architectural, civil, structural, and MEP designs.</li> <li>- Obtain construction permits, environmental clearance, and regulatory approvals.</li> <li>- Prepare BOQs, cost estimates, and detailed project schedule.</li> </ul>	<ul style="list-style-type: none"> <li>- Topographic &amp; soil reports approved.</li> <li>- Building designs finalized.</li> <li>- Permits secured.</li> <li>- Project schedule and budget approved.</li> </ul>
November, 2025	Site Preparation	<ul style="list-style-type: none"> <li>- Clear, grade, and level the site.</li> <li>- Fence the perimeter and install security access points.</li> <li>- Install temporary utilities (water, electricity, sanitation).</li> <li>- Establish site offices, storage units, and welfare facilities.</li> </ul>	<ul style="list-style-type: none"> <li>- Cleared &amp; secured site.</li> <li>- Temporary utilities functional.</li> <li>- Construction offices mobilized.</li> </ul>
December, 2025	Foundation Works	<ul style="list-style-type: none"> <li>- Excavate trenches for foundations.</li> <li>- Pour reinforced concrete foundations, ground beams, and plinths.</li> <li>- Install underground drainage, conduits, sewage chambers, and utility ducts.</li> </ul>	<ul style="list-style-type: none"> <li>- Foundation excavations will be completed.</li> <li>- Structural foundations will be constructed.</li> <li>- Utility systems will be installed underground.</li> </ul>
January, 2026	Structural Works	<ul style="list-style-type: none"> <li>- Erect steel frames for workshops and equipment sheds.</li> </ul>	<ul style="list-style-type: none"> <li>- Structural framework completed.</li> </ul>

		<ul style="list-style-type: none"> <li>- Construct masonry walls, roofing structures, and floor slabs.</li> <li>- Install fire-resistant insulation panels.</li> </ul>	<ul style="list-style-type: none"> <li>- Building envelope will be achieved.</li> <li>- Fire-proof insulation will be installed.</li> </ul>
<b>February, 2026</b>	<b>Utilities &amp; Service Integration</b>	<ul style="list-style-type: none"> <li>- Install electrical cabling, water pipelines, HVAC systems, and power control units.</li> <li>- Install industrial ventilation systems, compressed air lines, and water tanks.</li> <li>- Install lighting and internal service systems.</li> </ul>	<ul style="list-style-type: none"> <li>- Utilities will be functioning across the facility.</li> <li>- HVAC and ventilation operational.</li> <li>- Lighting will be installed.</li> </ul>
<b>March, 2026</b>	<b>Interior Works</b>	<ul style="list-style-type: none"> <li>- Construct offices, boardrooms, toilets, changing rooms, and staff facilities.</li> <li>- Install ceilings, partitions, tiles, and internal facades.</li> <li>- Install CCTV, access control, and IT network cabling.</li> </ul>	<ul style="list-style-type: none"> <li>- Interior building works will be completed.</li> <li>- Administrative areas will be functional.</li> <li>- IT &amp; security systems will be operational.</li> </ul>
<b>April, 2026</b>	<b>Equipment Setup</b>	<ul style="list-style-type: none"> <li>- Install workshop machinery, fabrication tools, welding equipment, and scaffolding assembly stations.</li> <li>- Install heavy lifting cranes and workshop rails.</li> <li>- Establish an on-site materials testing laboratory.</li> </ul>	<ul style="list-style-type: none"> <li>- Equipment installation will be completed.</li> <li>- Laboratory will be operative.</li> <li>- Lifting equipment will be functional.</li> </ul>
<b>May, 2026</b>	<b>Warehouse &amp; Storage Setup</b>	<ul style="list-style-type: none"> <li>- Construct bulk material storage warehouses.</li> <li>- Install racking, shelving, and inventory management systems.</li> <li>- Construct loading bays and logistics yards.</li> </ul>	<ul style="list-style-type: none"> <li>- Storage warehouses will be completed.</li> <li>- Inventory systems will be active.</li> <li>- Loading bays will be operational.</li> </ul>
<b>June, 2026</b>	<b>Safety &amp; Compliance</b>	<ul style="list-style-type: none"> <li>- Install firefighting systems, alarms, sprinklers, emergency signage.</li> </ul>	<ul style="list-style-type: none"> <li>- Fire &amp; emergency systems will be certified.</li> </ul>

		<ul style="list-style-type: none"> <li>- Conduct compliance audits with OSHA, Fire Department &amp; Municipal Authorities.</li> <li>- Train staff on emergency response and industrial safety.</li> </ul>	<ul style="list-style-type: none"> <li>- OSHA &amp; compliance approvals will be granted.</li> <li>- Staff will be certified in safety protocols.</li> </ul>
<b>July, 2026</b>	<b>Testing &amp; Commissioning</b>	<ul style="list-style-type: none"> <li>- Test utility systems: power load, ventilation, water pressure, compressed air lines.</li> <li>- Perform trial runs of workshop machinery and maintenance workflow.</li> <li>- Rectify detected defects.</li> </ul>	<ul style="list-style-type: none"> <li>- Utilities fully will be tested.</li> <li>- Machinery trial will runs successful.</li> <li>- All defects will be resolved.</li> </ul>
<b>August, 2026</b>	<b>External Works</b>	<ul style="list-style-type: none"> <li>- Construct parking lots, drainage channels, and access roads.</li> <li>- Install boundary lighting, signages, and security checkpoints.</li> <li>- Landscaping and paving around facilities.</li> </ul>	<ul style="list-style-type: none"> <li>- External landscaping will be completed.</li> <li>- Security systems will be operational.</li> <li>- Site aesthetics will be enhanced.</li> </ul>
<b>September, 2026</b>	<b>Final Cleaning &amp; Inspection</b>	<ul style="list-style-type: none"> <li>- Thorough internal and external facility cleaning.</li> <li>- Sanitize working areas and warehouses.</li> <li>- Conduct final engineering inspections and readiness assessments.</li> </ul>	<ul style="list-style-type: none"> <li>- Facility will be cleaned and occupation will be-ready.</li> <li>- Final inspections will be completed.</li> </ul>
<b>October, 2026</b>	<b>Handover &amp; Operational Launch</b>	<ul style="list-style-type: none"> <li>- Official handover to operations management.</li> <li>- Soft launch of construction operations, maintenance workshops, and assembly lines.</li> <li>- Host an inauguration ceremony (optional).</li> </ul>	<ul style="list-style-type: none"> <li>- Full handover will be completed.</li> <li>- Operations will be initiated.</li> <li>- Facility will be officially commissioned.</li> </ul>

## **9.0. MARKET ANALYSIS**

### **9.1. Overview of the Construction Sector in Tanzania (Civil and Building Construction Focus)**

Tanzania's construction sector is one of the fastest-growing industries in the national economy, contributing significantly to GDP and employment. Driven by rapid urbanization, population growth, industrial expansion, and government infrastructure programs, demand for civil engineering works, residential buildings, commercial complexes, public infrastructure, and industrial facilities continues to rise.

The sector is supported by the Tanzania Development Vision 2050, which prioritizes infrastructure modernization, urban development, affordable housing, and enhanced transportation systems. National budgetary allocations consistently rank construction and infrastructure among priority expenditure categories, reflecting long-term government commitment.

According to national projections, the urban population is expected to reach 50% by 2050, necessitating large-scale construction of housing units, roads, bridges, and public service buildings. This creates a sustainable pipeline of construction demand. Public-Private Partnerships (PPPs), government-led strategic projects, and donor-funded infrastructure initiatives further strengthen sector growth prospects.

The increasing volume of building approvals in major municipalities, alongside rising private investments in real estate, underscores continued sector expansion. Civil and building construction companies with advanced technology, modern machinery, and quality engineering capacity are well-positioned to leverage these opportunities.

### **9.2. Economic Policy 2050: Priorities in Tanzania**

The Tanzania Development Vision 2050 emphasizes:

- **Infrastructure Modernization:** Expansion of transport, energy, water, and urban infrastructure to support economic competitiveness.
- **Industrialization:** Development of factories, warehouses, logistics hubs, and industrial parks to drive job creation and export growth.
- **Urban Development and Housing Expansion:** Construction of affordable and sustainable housing to address rapid urban migration.
- **Transport Connectivity:** Construction of roads, bridges, ports, airports, and rail networks to facilitate regional trade.
- **Job Creation and Skills Transfer:** Increasing employment in engineering disciplines and promoting local capacity building within the construction industry.

These priorities position civil and building construction companies as fundamental contributors to national development.

### **9.3. Demand for Civil and Building Construction Services**

Demand for construction services in Tanzania is being driven by multiple long-term factors:

- **Population Growth and Urbanization:** Expansion of residential and commercial buildings to accommodate urban migration.
- **Industrial Growth:** Rising demand for factories, warehouses, and logistics infrastructure.
- **Government Infrastructure Projects:** Roads, schools, administrative buildings, and health facilities remain continuous construction priorities.

- **Private Real Estate Investments:** Increased private capital inflow into apartments, office towers, and mixed-use developments.
- **Tourism Development:** Construction of hotels, resorts, and conference facilities to support tourism diversification.

As the economy expands, demand for modern, durable, and cost-efficient construction solutions will continue to escalate.

#### **9.4. Supply and Competition**

The Tanzanian construction industry consists of local contractors, regional engineering firms, and multinational companies. While local contractors dominate small-scale projects, foreign-backed firms often lead complex commercial and civil engineering works due to superior machinery, capital, and technical expertise.

Competition is influenced by:

- Equipment availability
- Engineering capacity
- Access to financing
- Skilled manpower
- Compliance with safety and building standards

Government reforms in procurement laws and the introduction of local content requirements encourage partnerships and technology transfer. Access to specialized construction machinery remains a competitive advantage.

#### **9.5. Customer Segmentation**

The construction market in Tanzania can be segmented as follows:

- **Government and Public Institutions:** Roads, schools, hospitals, administrative buildings, water systems, and bridges.
- **Commercial and Industrial Clients:** Office complexes, factories, warehouses, and processing facilities.
- **Private Real Estate Developers:** Residential apartments, shopping centers, and mixed commercial buildings.
- **NGOs and Development Agencies:** Social infrastructure such as health posts, rural schools, and water projects.
- **Mining and Industrial Sectors:** Construction of camps, maintenance yards, workshops, and heavy-duty platforms.

This diversification enhances revenue stability and reduces dependence on single project types.

## 9.6. Market Drivers

The sector is supported by several key drivers, including:

- **Government Infrastructure Investments:** Major allocations in annual budgets for roads, bridges, schools, housing, and public institutions.
- **Urban Housing Shortage:** High demand for affordable and medium-cost housing units.
- **Growth in Mining and Oil & Gas:** Requires supporting infrastructure such as camps, workshops, access roads, and storage facilities.
- **Regional Trade Expansion:** Need for logistics hubs, industrial parks, and transportation networks.
- **Technological Advancement:** Adoption of modern construction equipment reduces delivery time and cost.

## 9.7. Market Challenges

Despite strong growth prospects, the sector faces challenges such as:

- **High Cost of Construction Materials:** Volatility in cement, steel, and imported equipment pricing.
- **Limited Skilled Labor in Specialized Engineering:** Shortages in high-technology construction skills.
- **Delayed Payments on Public Contracts:** Cash flow pressures for contractors.
- **Regulatory Compliance Requirements:** Statutory approvals may extend project timelines.

However, companies with financial discipline, modern equipment, and regulatory expertise can mitigate these challenges.

## 9.8. Market Opportunities

Significant opportunities exist for civil and building construction companies in Tanzania:

- **Affordable Housing Programs:** Government and private sector partnerships to close housing gaps.
- **Industrial Zone Construction:** Increasing demand for warehouses, depots, and manufacturing buildings.
- **Transport Infrastructure Development:** Construction of rural roads, bridges, and drainage systems.
- **Public-Private Partnerships (PPPs):** Expanding collaboration between government and private investors.

- **Green Building Solutions:** Adoption of sustainable construction materials and energy-efficient designs.
- **Regional Export of Services:** Opportunities in neighboring countries for engineering and civil works contracting.

These opportunities are amplified under TISEZA incentives, which reduce operational and importation costs of machinery.

### **9.9. Market Size and Growth Potential**

The African construction market is projected to grow steadily driven by urbanization, industrial expansion, and regional infrastructure development. Tanzania's construction sector alone consistently contributes between 13–14% to GDP and continues to receive strong fiscal allocations.

Private sector investment, donor-funded programs, and large-scale transportation upgrades (roads, ports, bridges, rail) present long-term project pipelines. Growth is further boosted by increased demand for commercial real estate, educational facilities, and hospital expansion programs.

Foreign-backed companies with modern capacity, quality assurance systems, and advanced engineering solutions are expected to realize high returns.

### **9.10. Conclusion**

Tanzania's civil and building construction sector presents a robust long-term investment environment, supported by strong national policies, demographic expansion, and infrastructure-led development initiatives. The demand for engineered structures, residential housing, commercial buildings, and public infrastructure continues to grow steadily.

With government incentives, improved procurement frameworks, and increased private investment interest, establishing a construction company equipped with modern machinery and skilled expertise contributes directly to national development, job creation, and industrialization goals—while ensuring profitable returns for investors.

## **10.0. CONSTRUCTION OPERATIONS PLAN**

### **10.1. Overview**

This business plan focuses on **Daijan Construction Group Co. Ltd**'s civil and building construction operations in Tanzania. As a foreign-owned company with global expertise in engineering and project execution, the objective is to establish a modern construction company capable of executing large-scale residential, commercial, industrial, and infrastructure projects.

The Construction Operations Plan outlines the establishment of construction yards, workshops, equipment depots, and administrative offices. The company will integrate international construction best practices with local Tanzanian regulatory compliance to deliver cost-efficient, high-quality, and sustainable projects.

Daijan Construction Group Co. Ltd will provide comprehensive construction services including:

- Building construction (residential, commercial, industrial)
- Civil works (roads, bridges, drainage, retaining walls)
- Equipment fabrication and maintenance
- Construction project management
- Quality assurance and safety compliance

This plan ensures the company can execute projects efficiently while creating employment and contributing to Tanzania's industrialization objectives.

## **10.2. Objectives of the Construction Operations Plan**

The primary objectives are:

- To provide high-quality civil and building construction services across Tanzania.
- To implement modern construction technologies and equipment to improve efficiency and reduce costs.
- To promote local workforce development through technical training and knowledge transfer.
- To comply with all Tanzanian construction standards, safety regulations, and environmental requirements.
- To support government infrastructure projects and private sector development initiatives.
- To create sustainable employment and career opportunities for Tanzanians.
- To position Daijan Construction Group Co. Ltd as a leading construction company within East Africa.

## **10.3. Facility and Yard Design**

The company's operational facilities will be strategically located in Dar es Salaam or key industrial zones to ensure access to ports, suppliers, and transport routes. The facilities will include:

- **Construction Equipment Depot:** Storage for cranes, excavators, concrete mixers, and heavy machinery.

- **Material Storage Yards:** Organized areas for cement, steel, aggregates, and timber.
- **Workshop and Fabrication Units:** For pre-cast concrete, steel structures, and formwork assembly.
- **Administrative Offices:** For project management, procurement, finance, and HR departments.
- **Training Center:** For workforce skills development, safety induction, and technical upskilling.
- **Staff Amenities:** Housing changing rooms, restrooms, and welfare areas for onsite personnel.

#### **10.4. Construction Process and Workflow**

The construction process will involve:

1. **Project Mobilization:** Site survey, soil testing, site clearing, and utility installation.
2. **Foundation Works:** Excavation, formwork, reinforced concrete pouring, and utility installation.
3. **Structural Works:** Erection of steel frames, concrete columns, walls, floors, and roofing systems.
4. **Mechanical, Electrical, and Plumbing (MEP) Works:** Installation of HVAC, plumbing, electrical wiring, and fire safety systems.
5. **Finishing Works:** Flooring, painting, plastering, ceilings, partitions, and landscaping.
6. **Equipment and Machinery Setup:** For fabrication units, workshops, and material handling systems.

7. **Safety and Quality Checks:** Routine inspections, compliance audits, and testing of materials and structures.
8. **Project Handover:** Final inspection, certification, and turnover to clients.

This workflow ensures timely project completion, adherence to quality standards, and cost optimization.

## 10.5. Technology and Innovation

Daijan Construction Group Co. Ltd will adopt advanced construction technologies:

- **Building Information Modeling (BIM):** For project planning, clash detection, and workflow optimization.
- **Pre-cast Concrete and Modular Construction:** To reduce construction time and improve quality.
- **Heavy Machinery Automation:** Excavators, cranes, concrete pumps, and loaders with GPS/remote monitoring.
- **Digital Project Management Tools:** For scheduling, budgeting, and resource allocation.
- **Sustainable Construction Materials:** Use of eco-friendly concrete additives, energy-efficient building designs, and recyclable formwork.

These technologies will enable cost savings, faster project execution, and higher quality construction outcomes.

## 10.6. Workforce and Skills Development

**Foreign Experts:**

- 10 international engineers and technical specialists will supervise critical projects, mentor Tanzanian staff, and oversee quality control.

#### **Tanzanian Workforce:**

- 95 local employees (50 male and 45 female) across project management, engineering, supervision, skilled labor, and administrative functions.
- Workforce will be trained in modern construction techniques, safety protocols, equipment operation, and quality assurance.

#### **Technology and Knowledge Transfer:**

- Training on project planning, machinery operation, construction safety, lean construction principles, and modern building standards.
- Promotes local empowerment while maintaining international project standards.

### **10.7. Supply Chain and Materials Procurement**

#### **Imported Materials and Equipment:**

- High-precision machinery, formwork systems, heavy construction equipment, and specialized materials will be imported from China and other certified international suppliers under long-term agreements.

#### **Locally Sourced Materials:**

- Cement, steel, aggregates, bricks, sand, timber, and finishing materials from Tanzanian suppliers meeting TBS standards.

#### **Logistics:**

- Port of Dar es Salaam will handle imports, with bonded storage facilities.
- Local transport and delivery coordinated with reputable logistics partners.

### **Inventory Management:**

- Digital tracking system for materials and equipment to ensure project continuity, reduce wastage, and optimize costs.

### **10.8. Quality Assurance and Standards**

All construction operations will adhere to:

- Tanzania Bureau of Standards (TBS) for materials and construction practices.
- Occupational Safety and Health Authority (OSHA) standards.
- ISO 9001:2015 for quality management systems.
- Regular inspections, testing, and audits at every stage of construction.

This ensures safety, durability, and compliance with national regulations.

### **10.9. Environmental and Safety Measures**

The company will implement:

- Waste management systems for construction debris.
- Dust and noise control measures on all sites.
- PPE provision and regular safety training.
- Safe handling and disposal of hazardous materials.
- Energy-efficient construction practices in line with NEMC regulations.

### **10.10. Project Capacity and Expansion (Diverse Construction Outputs)**

<b>Year</b>	<b>Construction Output</b>	<b>Description</b>
<b>Year 1</b>	2 residential buildings, 1 small commercial complex, 500m road segment	Initial operations, establishing site offices, testing workflows and equipment
<b>Year 2</b>	4 residential buildings, 2 commercial buildings, 1 small industrial warehouse, 1 bridge (minor)	Expanded project portfolio, workforce scaling, initial public infrastructure works
<b>Year 3</b>	6 residential buildings, 3 commercial complexes, 2 industrial facilities, 2 road segments (total 2km), 1 medium bridge	Full-scale operations, integration of modern construction machinery, diversified client base
<b>Year 4</b>	8 residential buildings, 4 commercial complexes, 3 industrial facilities, 3 road segments (total 3km), 2 medium bridges, 1 school or hospital building	Expanded portfolio including public sector projects and larger industrial/commercial developments
<b>Year 5</b>	12 residential buildings, 6 commercial complexes, 5 industrial facilities, 5 road segments (total 5km), 3 bridges, 2 public institutional buildings (schools/hospitals)	Nationwide operations, regional expansion, capability to handle large-scale government PPP and private projects

**Notes:**

- Residential buildings include middle- to high-end apartments, villas, and affordable housing units.
- Commercial buildings include office blocks, shopping complexes, and mixed-use structures.
- Industrial facilities include warehouses, factories, logistics hubs, and light processing plants.
- Roads and bridges include rural and urban infrastructure projects commissioned by government or private sector clients.

- Public institutional buildings include schools, health facilities, and community centers.

### **10.11. Employment Creation**

- **Skilled Labor:** 45 employees (engineers, supervisors, safety officers, quality inspectors).
- **Semi-skilled and General Labor:** 50 employees (masons, carpenters, machine operators, helpers).
- **Local Employees:** 95 Tanzanians (50 male, 45 female) to promote local employment.
- **Foreign Experts:** 10 (5 male, 5 female) for technology transfer, supervision, and mentoring.

Employment will scale with project expansion and new contract acquisitions.

## **11.0 MARKETING STRATEGIES**

### **11.1. Market Research**

Daijan Construction Group Co. Ltd will continuously conduct market research to understand client needs, industry trends, and competitor activities. Research methods will include:

- Surveys and interviews with government agencies, real estate developers, and private investors.
- Sector studies of urban and rural construction demand, including roads, bridges, industrial facilities, and housing.
- Analysis of national and regional infrastructure plans and PPP programs.

- Monitoring material costs, labor availability, and technological advancements in construction.

This research ensures that the company's services are aligned with market demand, client preferences, and government priorities.

## 11.2. Brand Positioning

Daijan Construction Group Co. Ltd will position itself as a **trusted, reliable, and technologically advanced construction company** capable of delivering high-quality civil, building, and infrastructure projects across Tanzania and the East African region.

Key brand promises include:

- **Timely Project Delivery:** Commitment to completing projects on schedule.
- **Quality Assurance:** Adherence to TBS standards and ISO-compliant processes.
- **Sustainability:** Environmentally responsible construction practices.
- **Technical Expertise:** Skilled workforce and international supervision ensuring precision and innovation.

## 11.3. SWOC Analysis

### **Strengths:**

- Wide range of construction services (residential, commercial, industrial, infrastructure).
- Modern equipment, technology, and skilled workforce.
- Strong management and project execution capability.
- Alignment with government infrastructure priorities and PPP programs.

### **Weaknesses:**

- Initial reliance on imported specialized machinery and equipment.
- Limited local brand recognition in early stages.

### **Opportunities:**

- Growing demand for residential housing, commercial complexes, and industrial facilities.
- Government infrastructure development projects and incentives under TISEZA.
- Regional construction opportunities in EAC countries.
- Adoption of green and sustainable construction solutions.

### **Challenges:**

- Intense competition from local and international contractors.
- Volatility in construction material costs.
- Currency fluctuation affecting imported machinery.
- Logistical challenges in remote project sites.

## **11.4. Mitigation Strategies**

- **Strategic Procurement:** Bulk importation and forward contracts to reduce material and equipment costs.
- **Local Partnerships:** Collaboration with Tanzanian suppliers and subcontractors to ensure reliability.
- **Financial Planning:** Hedging against currency fluctuation and securing flexible financing options.

- **Operational Efficiency:** Use of modern construction management software and lean construction techniques to optimize workflow.
- **Brand Building:** Early engagement in high-profile projects to establish credibility and market presence.

## 11.5. SUMMARY OF PROJECT DESCRIPTION

**Project Summary: Daijan Construction Group Co. Ltd (Civil and Building Construction Services)**

**Project Name:** Daijan Construction Civil & Building Projects

### **Annual Investment Plan:**

The company plans to deliver a **diverse portfolio of construction projects**, including:

- Residential buildings (apartments, villas, affordable housing)
- Commercial complexes (office towers, shopping centers, mixed-use buildings)
- Industrial facilities (warehouses, factories, processing plants)
- Infrastructure projects (roads, bridges, drainage systems, schools, hospitals)

### **Goals:**

- Scale operations annually to meet growing national and regional demand.
- Introduce modern construction technologies to increase efficiency and reduce costs.
- Expand the company's footprint to handle large-scale government and private sector projects.
- Promote local employment and technical skill development in line with Tanzanian industrialization policies.

## 12.0. FINANCIAL ANALYSIS

This section covers project financing and financial projections. Project financing includes sources of funding and financing items in the project. Financial projections, on the other hand, cover construction project projections, income projections, projected retained earnings, and projected cash flow.

### 12.1 PROJECT FINANCING

#### 12.1.1 Sources of Funding

##### Project Financing:

The project will be financed through a combination of **foreign equity (50%)**, **local loan (25%)**, and **foreign loan (25%)**, based on a total project investment of **USD 1,200,000** as shown in Table 1 below:-

**Table 1: Project Financing**

Details	Amount in USD	Percentage
<b>Foreign Equity</b>	600,000	50%
<b>Local Loan</b>	300,000	25%
<b>Foreign Loan</b>	300,000	25%
<b>Total Capital</b>	1,200,000	100%

##### Summary of Financing:

- **Foreign Equity:** USD 600,000 (50% of total capital)
- **Local Loan:** USD 300,000 (25% of total capital)
- **Foreign Loan:** USD 300,000 (25% of total capital)
- **Total Equity:** USD 600,000 (50% of total capital)
- **Total Loan:** USD 600,000 (50% of total capital)

## 12.2 FINANCIAL OF PROJECT ITEMS

The invested capital of **USD 1,200,000** will cover various items in the project including land acquisition, construction works, vehicles, equipment, office setup, pre-expenses, and working capital as shown in Table 2 below: -

**Table 2: Financing Items**

Category	Estimated Cost (USD)
<b>Land &amp; Building</b>	550,000
<b>Vehicles &amp; Construction Equipment</b>	400,000
<b>Furniture &amp; Fittings</b>	50,000
<b>Pre-expenses</b>	40,000
<b>Others / Contingencies</b>	20,000
<b>Working Capital</b>	140,000
<b>TOTAL</b>	<b>1,200,000</b>

**Breakdown of Financing:**

12.2.1 **Land & Buildings:** USD 550,000 (for acquiring land and constructing residential, commercial, and industrial facilities).

12.2.2 **Vehicles & Construction Equipment:** USD 400,000 (for transportation, machinery, and site operations).

12.2.3 **Furniture & Fittings:** USD 50,000 (for office and operational setup).

12.2.4 **Pre-Expenses:** USD 40,000 (for initial setup costs, permits, and licenses).

12.2.5 **Others:** USD 20,000 (miscellaneous expenses).

12.2.6 **Working Capital:** USD 140,000 (for day-to-day operational expenses, labor costs, and construction materials).

### **Summary:**

- **Fixed Capital:** USD 1,060,000 (covering land, buildings, vehicles, furniture, pre-expenses, and others)
- **Working Capital:** USD 140,000
- **Total Capital:** USD 1,200,000

## **12.3 FINANCIAL PROJECTIONS (5-YEAR FORECAST)**

### **12.3.1 Sales Projections**

The company projects steady sales growth over the first five years of operations. From Year 1 to Year 5, the company expects to achieve sales amounting to USD 2,800,000, USD 3,400,000, USD 4,100,000, USD 4,700,000, and USD 5,400,000 respectively.

The cost of sales is projected to be USD 1,050,000, USD 1,275,000, USD 1,540,000, USD 1,760,000, and USD 2,020,000 for the same period.

The table below provides a detailed breakdown of the sales, cost of sales, and gross profit projections for the first five years:

**Table 3: Gross Profit Projection**

Years	Y1	Y2	Y3	Y4	Y5
<b>Sales (USD)</b>	2,800,000	3,400,000	4,100,000	4,700,000	5,400,000
<b>Costs of Sales (USD)</b>	1,050,000	1,275,000	1,540,000	1,760,000	2,020,000
<b>Gross Profit (USD)</b>	1,750,000	2,125,000	2,560,000	2,940,000	3,380,000

The project is expected to yield a consistent gross profit throughout the first five years of operation. In Year 1, the profit is anticipated to be the lowest due to significant investment in setup and promotional campaigns. As operations gradually scale up, gross profit is expected to increase steadily over the subsequent years.

## 12.4 INCOME PROJECTION

The project is expected to generate profits throughout the first five years. The projected profits, operating expenses, EBIT, loan interest, and taxes are detailed in the table below:

**Table 4: Income Projection**

Years	Y1	Y2	Y3	Y4	Y5

<b>Total Sales</b>	2,800,000	3,400,000	4,100,000	4,700,000	5,400,000
<b>Less: Costs of Sales</b>	1,050,000	1,275,000	1,540,000	1,760,000	2,020,000
<b>Gross Profit</b>	1,750,000	2,125,000	2,560,000	2,940,000	3,380,000
<b>Less: Operating Expenses</b>	180,000	200,000	230,000	260,000	300,000
<b>EBIT</b>	1,570,000	1,925,000	2,330,000	2,680,000	3,080,000
<b>Less: Loan Interest</b>	300,000	300,000	300,000	300,000	300,000
<b>Less: Taxes (30%)</b>	381,000	482,000	579,000	684,000	848,000
<b>Net Profit</b>	889,000	1,143,000	1,451,000	1,696,000	1,932,000

The project is expected to generate a stable net profit with gradual growth from Year 1 through Year 5, reflecting increasing efficiency and higher-value construction contracts.

### **Key Highlights:**

**12.6.1. Year 1:** The Company expects a gross profit of **USD 1,750,000**, with operating expenses of **USD 180,000** and EBIT of **USD 1,570,000**. After accounting for loan interest and taxes, the net profit will be calculated accordingly.

**12.6.2. Year 5:** By the fifth year, the gross profit is projected to grow to **USD 3,380,000** with EBIT reaching **USD 3,080,000**.

## **12.5 PROJECTED CASH FLOW**

The project is expected to maintain a positive cash flow throughout the first five years as per table 5 below:

**Table 5: Projected Cash Flow**

Years	Y1	Y2	Y3	Y4	Y5
<b>Cash from Operations (Profit before Tax)</b>	1,570,000	1,925,000	2,330,000	2,680,000	3,080,000
<b>Adjustment for Non-Cash Items</b>	-	-	-	-	-
<b>Change in Working Capital</b>	-150,000	-160,000	-170,000	-180,000	-190,000
<b>Capital Additions</b>	500,000	400,000	200,000	-	-
<b>Total</b>	920,000	1,365,000	1,960,000	2,500,000	2,890,000
<b>Tax Payments</b>	381,000	482,000	579,000	684,000	848,000
<b>Total Cash Flow from Operating Activities</b>	539,000	883,000	1,381,000	1,816,000	2,042,000
<b>Net Cash Flow from Investing Activities</b>	355,600	355,600	355,600	355,600	355,600
<b>Cash Flow from Financing Activities (Dividends)</b>	400,344	478,118	563,694	616,255	685,249

<b>Change in Cash and Cash Equivalent</b>	241,936	179,320	77,222	-25,508	35,042
<b>Opening Cash Balance</b>	12,000	8,000	10,500	6,500	7,500
<b>Closing Cash Balance</b>	8,000	10,500	6,500	7,500	6,800

### Key Highlights:

12.5.1. The Company expects a positive cash flow from operating activities, ranging from **USD 539,000** in Year 1 to **USD 2,042,000** in Year 5.

12.5.2. Cash flow from investing activities remains consistent at **USD 355,600** annually.

12.5.3. Dividends paid to shareholders increase steadily over the five years, reflecting growing profitability. The closing cash balance remains stable, indicating effective cash management.

### 12.6 NPV ANALYSIS

The project has a **positive Net Present Value (NPV)**, indicating its potential for financial success. The NPV analysis is based on the projected cash flows and a discount rate of **2.1%** as per table 6 below:

**Table 6: NPV Analysis**

Years	Y1	Y2	Y3	Y4	Y5

<b>Change in Cash &amp; Cash Equivalent</b>	241,936	179,320	77,222	- 25,508	35,042
<b>Discount Rate</b>	0.021	0.021	0.021	0.021	0.021
<b>Overall NPV</b>	236,960	-	-	-	489,644

### Key Highlights:

12.6.1. The positive NPV confirms the project's viability and potential to generate value for the company.

12.6.2. The overall NPV of USD 489,644 by Year 5 reflects the project's profitability and strong financial performance.

### 12.7 PROJECT IMPLEMENTATION SCHEDULE (2025–2027)

S/N	Task Name	Assigned To	Start Date	End Date	Status
<b>01</b>	Obtaining Certificate of Compliance	Directors	08.10.2025	08.10.2025	Completed
<b>02</b>	Market Analysis	Directors & Managers	October, 2025	December, 2025	Completed
<b>03</b>	Land Acquisition	Directors & Team	October, 2025	November, 2025	Completed

<b>04</b>	Site Development Phase 1 (Earthworks & Foundation)	Directors & Contractors	November, 2025	March, 2026	Not started
<b>05</b>	Site Development Phase 2 (Structural & Roofing Works)	Directors & Contractors	April, 2026	September, 2026	Not started
<b>06</b>	Interior Finishing & Utilities Installation	Directors & Contractors	October, 2026	December, 2026	Not started
<b>07</b>	Final Inspection & Compliance Certification	Directors & Contractors	January, 2027	January, 2027	Not started
<b>08</b>	Operational Handover	Directors & Team	February, 2027	February, 2027	Not started
<b>09</b>	Market Entry & First Projects Execution	Directors & Project Managers	March, 2027	Ongoing	Not started
<b>10</b>	First-Year Review & Expansion Planning	Directors & Managers	December, 2027	December, 2027	Not started

## **FUTURE EVENTS AND MILESTONES (2025–2027)**

### **12.8.1 Market Analysis Completion**

- **Date:** December, 2025
  - **Dependency:** Required for finalizing construction project planning, design specifications, and budget allocation.

### **12.8.2 Certificate of Compliance Completion**

- **Date:** 08 October, 2025
  - **Dependency:** Legal requirement for commencing construction activities and obtaining permits for building works.

### **12.8.3 Land Acquisition Completion**

- **Date:** November, 2025
  - **Dependency:** Critical to commence site development, foundation works, and infrastructure planning.

### **12.8.4 Site Development Phase 1 Completion (Earthworks & Foundation)**

- **Date:** March, 2026
  - **Dependency:** Must be completed before starting structural and roofing works; includes excavation, foundation pouring, and utility groundwork.

### **12.8.5 Site Development Phase 2 Completion (Structural & Roofing Works)**

- **Date:** September, 2026

- **Dependency:** Marks completion of primary building structure including walls, roofs, floors, and structural integrity checks.

### **12.8.6 Interior Finishing & Utilities Installation Completion**

- **Date:** December, 2026
  - **Dependency:** Facility must have functional electrical, plumbing, HVAC, and interior works ready before final inspection.

### **12.8.7 Final Inspection & Compliance Certification**

- **Date:** January, 2027
  - **Dependency:** Legal and safety compliance must be verified before operational handover.

### **12.8.8 Operational Handover**

- **Date:** February, 2027
  - **Dependency:** Completed building handed over to operations team for project execution.

### **12.8.9 Market Entry and Project Execution**

- **Date:** March, 2027
  - **Dependency:** Construction site fully operational, workforce mobilized, and equipment ready for civil and building projects.

### **12.8.10 First-Year Review and Expansion Planning**

- **Date:** December, 2027
  - **Dependency:** Evaluate operational efficiency, market performance, and plan for scaling construction projects and services.

## **13.0 PROJECT RATIONALE**

This project rationale is evaluated from **monetary, fiscal, and social perspectives**, reflecting the construction sector's contribution to Tanzania's economy.

### **13.1 Monetary Benefits:**

- The project will generate income for supplier SMEs by creating demand for construction materials, machinery, and subcontractor services.
- It will stimulate economic activity by creating employment opportunities across multiple stages, from site development to project delivery.

### **13.2 Fiscal Benefits:**

- Contribution to government revenue through taxes, including Income Tax, VAT, and construction-related levies.
- Supports the government's industrialization and housing development agenda by enhancing local construction capabilities.

### **13.3 Social Benefits:**

- Provision of durable, affordable, and quality buildings and infrastructure to Tanzanian communities.

- Fosters skills development through on-site training and employment of local workers in technical and project management roles.
- Reduces reliance on foreign construction services, promoting self-sufficiency and boosting local expertise in civil engineering and building trades.

## 14.0 CONCLUSION

DAJIAN CONSTRUCTION GROUP CO. LTD is strategically positioned to provide **high-quality civil and building construction solutions** in Tanzania. With strong partnerships, phased project implementation, and a customer-centered approach, the company will contribute to industrial growth and socio-economic development.

By combining **robust financial planning, phased execution, and skilled workforce deployment**, the project will create sustainable infrastructure, enhance local capacity, and deliver profitable outcomes for investors.

The project marks a significant step in supporting Tanzania's **urbanization, industrialization, and housing development goals**, while promoting long-term economic growth and social benefits.