

YAN KUN (PTY) LIMITED

Business Plan

2025



Project Overview

Project Title: Establishment of a Construction Materials Manufacturing Factory
Project Location: Plot No. 96 & 97, Visiga Miwaleni, Kibaha Town Council, Pwani Region, Tanzania
Ownership: 100% Foreign-Owned

Executive Summary

YAN KUN PTY LIMITED, a foreign-owned company, plans to establish a modern construction materials manufacturing factory in Kibaha, Pwani Region, Tanzania. The project involves setting up two automated production lines:

- A brick-making machine production line.
- A cement pipe production line.

The total estimated investment is USD 5.97 million, covering factory construction, equipment, vehicles, and operational setup.

The facility will include a 6,000 m² factory building and 2,000 m² office and dormitory buildings.

The project is expected to create over 60 direct jobs, contribute to the local construction materials supply chain, and enhance Tanzania's industrial development.

Vision, Mission and Objectives

Vision

To be Tanzania's leading manufacturer of quality, affordable, and durable construction materials.

Mission

To produce superior construction materials through advanced automation and skilled manpower, supporting Tanzania's infrastructure and housing development.

Objectives

1

Establish an efficient and automated brick and cement pipe manufacturing facility.

2

Achieve full production capacity within 24 months of commissioning.

3

Contribute to local employment, import substitution, and infrastructure growth.

4

Ensure long-term profitability and expansion across East Africa.

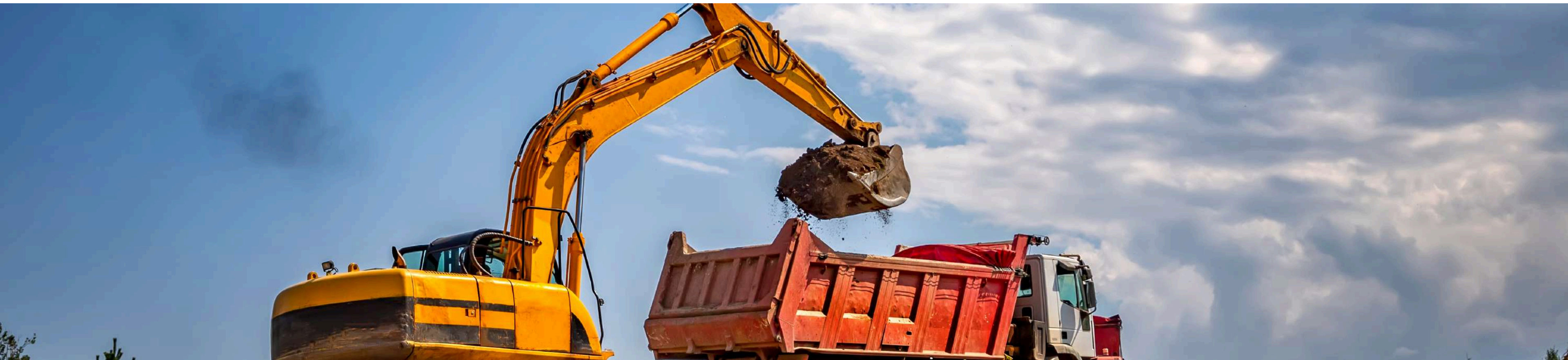
Project Description

The proposed factory will manufacture concrete bricks, paving blocks, and cement pipes using high-capacity automated production lines.

The factory site comprises two adjoining plots (Plot No. 96 & 97) in Visiga Miwaleni, strategically located near the Dar es Salaam–Morogoro highway for convenient access to markets and raw materials.

Project Components

- Factory Building – 6,000 m²
- Office and Dormitory Building – 2,000 m²
- Brick-Making Machine Production Line
- Cement Pipe Production Line
- Heavy Equipment (loaders, excavator, forklifts, dump trucks, cranes)



Market Analysis

Industry Overview

Tanzania's construction sector is expanding rapidly due to national infrastructure projects, housing developments, and industrialization. The demand for cement pipes and bricks remains strong in both urban and rural areas.

Market Demand

Government infrastructure programs (roads, drainage, water supply).
Private housing and estate developments in Dar es Salaam, Kibaha, and Morogoro.
Industrial zone construction, especially around Kwala and Bagamoyo.

Competitive Advantage

Modern automated machinery ensuring high output and consistent quality.
Strategic location close to Dar es Salaam Port and major highways.
Vertical integration—production of both bricks and cement pipes in one facility.

Technical Plan and Capital Investment

Item	Quantity	Estimated Cost (USD)	Description / Remarks
Automated Brick-Making Production Line	1	897,000	Fully automated high-capacity unit
Cement Pipe Production Line	1	1,950,000	Automated production system
Factory Building (6,000 m ²)	-	1,800,000	Local construction and finishing
Office & Dormitory (2,000 m ²)	-	500,000	Two-story structure with staff facilities
Loaders	2	273,000	Two units for material handling
Excavator	1	148,200	Excavation and site works
Heli Forklifts	3	105,300	Internal transport and loading
Dump Trucks	3	195,000	Delivery and logistics support
Truck-Mounted Cranes	3	234,000	Loading and unloading of heavy items

Organizational and Management Structure

Position	Key Responsibilities
Managing Director	Overall leadership, investment decisions, and policy oversight
Factory Manager	Oversees production, machinery operation, and logistics
Technical Engineer	Supervises installation, repair, and technical maintenance
Finance & Administration Officer	Financial reporting, HR management, procurement
Marketing & Sales Officer	Product promotion, client relations, and distribution
Machine Operators / Technicians	Operate and maintain production lines
General Support Staff	Security, cleaning, and logistics assistance

Implementation Schedule

Phase	Activity	Timeline
Phase 1	Site preparation, fencing, design & approvals	Month 1–2
Phase 2	Factory and building construction	Month 3–8
Phase 3	Equipment importation and installation	Month 6–9
Phase 4	Recruitment and training	Month 8–9
Phase 5	Test production and commissioning	Month 10
Phase 6	Full commercial production	Month 11 onwards

5-Year Financial Summary (USD)

Year	Revenue	Operating Cost	Gross Profit (25%)	Net Profit (10%)
1	3,000,000	2,250,000	750,000	300,000
2	3,500,000	2,625,000	875,000	350,000
3	4,000,000	3,000,000	1,000,000	400,000
4	4,400,000	3,300,000	1,100,000	440,000
5	4,750,000	3,562,500	1,187,500	475,000

Key Assumptions

- Production starts at 70% capacity in Year 1, reaching full capacity by Year 3.
- Gross profit margin: 25%
- Net profit margin: 10%
- Annual revenue growth rate: 8%
- No major capital reinvestment after Year 1.

Risk Assessment and Mitigation

Risk	Potential Impact	Mitigation Measures
Delay in importation/customs clearance	Project delay and higher costs	Early shipping and engage local clearing agents
Fluctuation in raw material prices	Reduced profit margins	Long-term contracts and bulk purchasing
Utility interruptions (power/water)	Production downtime	Backup generator and water storage systems
Skilled labor shortage	Reduced production efficiency	Training programs and incentive schemes
Currency exchange volatility	Import cost fluctuations	Use USD-based procurement contracts
Market competition	Price pressure	Product quality, branding, and customer service focus

Conclusion

YAN KUN PTY LIMITED's investment in Kibaha will establish a modern, efficient, and high-output construction materials factory that meets Tanzania's increasing demand for durable and affordable bricks and cement pipes.

The project is financially viable, technically feasible, and socially beneficial, with a total investment of nearly USD 6 million and an expected payback period of under 5 years.

It aligns with Tanzania's industrialization drive, supports local employment, and contributes to sustainable infrastructure development in the region.

