

2022

ST JOHN'S UNIVERSITY OF TANZANIA



TO LEARN TO SERVE

# INVESTMENT PROJECTS FOR JOINT VENTURE PARTNERSHIPS

## Project Investment Opportunities

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St. John's University of  
Tanzania  
PO Box 47, Dodoma

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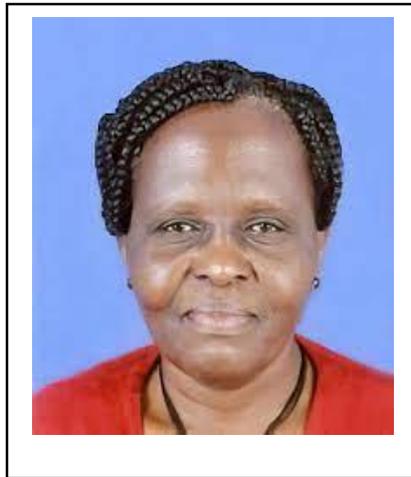
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## WELCOME STATEMENT FROM THE CHAIRPERSON OF THE UNIVERSITY GOVERNING COUNCIL



On behalf of the University Governing Council, I am delighted to introduce to you our university's brief project investment guide. Considering that this is also our first ever documented project investment guide, I take this opportunity to invite all interested investors to join hands with us in spearheading the development of our university.

As a university, we are committed to providing high quality and relevant education as well as undertaking research and consultancy activities, the aim of which is to support and respond to the needs of our stakeholders and to generate knowledge. However, this can only be achieved in the presence of quality facilities and services.

In this brief project investment guide, we present to you **seven (7) projects** that as a university, we believe we can partner with any interested investor to actualize them for mutual benefits.

**You are all welcome to Invest at St John's University of Tanzania**

Prof. Penina O. Mlama

**Chairperson, University Governing Council**

## **WELCOME STATEMENT FROM THE VICE CHANCELLOR**



It is indeed my great pleasure to invite you for joint venture investment opportunities at the St John's University of Tanzania. As a university, we are working towards becoming a distinguished Christian university of global standards, being a source of benchmarks in identified niche fields of our core functions of teaching, research and innovation, and community engagement.

We believe that by you joining us, we will achieve this future desired goal as a university. Hence, on behalf of the University Management, I take this opportunity to welcome you. Rest assured, any investment undertaken will offer mutual gains and benefits to both the university and to you as the investor.

**I welcome you all.**

Prof. Yohana. P. Msanjila

**Vice Chancellor**

# INTRODUCTION

## 1.1 University Brief Background

St John's University of Tanzania (SJUT) is a privately owned university by the Anglican Church of Tanzania (ACT). SJUT was established and incorporated under a Charter in the manner prescribed in the Universities' Act of 2005 (Cap.346). The University was granted its Certificate of Provisional Registration (CPR) No. 024, on 7 July 2007 and on the 16th October 2009, the Tanzania Commission for Universities (TCU) granted it a Certificate for Full Registration (CFR) No.022. On the 29<sup>th</sup> day of April, 2021, TCU granted a Certificate of Accreditation to SJUT. SJUT started its operations on the 1<sup>st</sup> October 2007, offering degree programmes in the fields of education, pharmacy, nursing and business. Currently the University has a total of 3,915 students with an expansion plan to reach 6,000 students by the year 2025/2026.

At the moment, the University confers certificates, diplomas, postgraduate diplomas, bachelors' degrees, masters' and PhD degrees. SJUT continues to grow towards a sustainable competitive edge by continuing to provide high quality teaching in niche fields of study, *inter alia*, Education, Pharmacy, Nursing, Holistic Child Development, Professional Communication/communication studies, Natural and Applied Sciences, Environmental Science, Health Service Management, Sustainable Agriculture, and Community Development.

## 1.2 Vision and Mission Statements of the University

### 1.2.1 Vision

SJUT aspires *to be a distinguished Christian University of global standards developing humankind holistically to learn to serve.*

### 1.2.2 Mission Statement

The mission statement of the University is *to provide and maintain high quality teaching and learning in essential disciplines, undertake research, innovation, consultancy and community engagement for socio-economic development and holistic transformation of the community that we serve.*

## 1.3 Purpose of the Project Investment Guide

This brief project investment guide is prepared to serve the purpose of highlighting investment opportunities that the University is willing to undertake on joint venture partnership arrangements with interested investment partners from within and outside Tanzania.

# **Investment Projects for Joint Venture Partnerships**

# Project 1: Pharmaceutical Industrial Centre

S/N	SUBJECT	REMARKS	
1	<b>Project Name</b>	<b>PROPOSED PHARMACEUTICAL INDUSTRIAL CENTER</b>	
	<b>Implementing Authority</b>	St John's University of Tanzania	
	<b>Location</b>	St John's University of Tanzania, Nala Campus, Dodoma Urban, Dodoma Region, Tanzania	
	<b>Background</b>	In its quest to increase its service provision to the Tanzanian community and the world at large in the field of pharmaceutical sciences, St John's University of Tanzania wishes to develop a pharmaceutical industrial center. The University is among the few Universities offering pharmaceutical studies. SJUT is therefore inviting serious interested investors to invest in this project which is strategically located in the country's capital city of Dodoma.	
	<b>Project Description</b>	This project is meant to strengthen the University's involvement in the pharmaceutical industry activities and also serve as a research extension for the university. The project is located at Nala campus along Singida Road in Dodoma Urban district. A total of 19ha of land have been set aside for this purpose. The site is about 20 KM from Dodoma City Center.	
	<b>Project Justification</b>	The Tanzania drug policy specifically highlights government's intention to ensure that quality, effective essential medicines reach all Tanzanians at affordable prices. Unfortunately, realizing this intention continues to be a challenge due to limited supply outlets such as pharmaceutical centres. According to Mhamba and Mbirigenda (2018), Tanzania imports about 70% of the national drug requirements and local production accounts for about 30%. In addition, a systematic analysis of data for pharmaceutical imports from the Ministry of Health by Wande et al., (2021) show that by 2020–2021 fiscal years, forecast for imported pharmaceuticals is expected to reach a total value of 906 U.S million dollars for the private sector supply chain.	
	<b>Project Components</b>	This is a purely new project and hence its components will include putting a fully flagged new pharmaceutical industrial center. The center will include medicinal processing site, storage site and a research facility.	
	<b>Project Status</b>	Interested Investors will be required to undertake their own feasibility studies to confirm the viability of the project if necessary	
	<b>Project Cost</b>	To be determined by the interested investor	
	<b>Financing Modality</b>	Private Financing	
	<b>University Responsibility</b>	The university will contribute to the project through land provision	
	<b>Project Operation Modality</b>	Build Operate and Transfer (BOT)	
<b>Contacts</b>	<table border="0"> <tr> <td style="vertical-align: top;">                     The Deputy Vice Chancellor (Planning, Finance and Administration)                      St John's University of Tanzania                      P.O. Box 47 Dodoma-Tanzania                      Phone: +255754917250                      Email: <a href="mailto:crubagumya@sjut.ac.tz">crubagumya@sjut.ac.tz</a> </td> <td style="vertical-align: top;">                     The Director of Planning and Development                      St John's University of Tanzania                      P.O. Box 47 Dodoma-Tanzania                      Phone: +255752730004                      Email: <a href="mailto:dwanderer@sjut.ac.tz">dwanderer@sjut.ac.tz</a> </td> </tr> </table>	The Deputy Vice Chancellor (Planning, Finance and Administration) St John's University of Tanzania P.O. Box 47 Dodoma-Tanzania Phone: +255754917250 Email: <a href="mailto:crubagumya@sjut.ac.tz">crubagumya@sjut.ac.tz</a>	The Director of Planning and Development St John's University of Tanzania P.O. Box 47 Dodoma-Tanzania Phone: +255752730004 Email: <a href="mailto:dwanderer@sjut.ac.tz">dwanderer@sjut.ac.tz</a>
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## Project 2: Rental Residential Apartments

S/N	SUBJECT	REMARKS	
1	<b>Project Name</b>	<b>PROPOSED CONSTRUCTION OF RENTAL RESIDENTIAL APARTMENTS</b>	
	<b>Implementing Authority</b>	St John's University of Tanzania	
	<b>Location</b>	St John's University of Tanzania, Chief Mazengo Campus, Dodoma Urban, Dodoma Region, Tanzania	
	<b>Background</b>	In its quest to strengthen its financial base, St John's University of Tanzania wishes to develop rental residential apartments. The University is therefore inviting serious interested investors to invest in this project which is strategically located in the country's capital city of Dodoma.	
	<b>Project Description</b>	This project is meant to strengthen the University's financial base and located at Chief Mazengo campus just 2 KM from Dodoma City Center. A total of 8.9ha of land have been set aside for this purpose.	
	<b>Project Justification</b>	Following government's decision to move the capital city to Dodoma, there is continued increasing demand for residences in city by individuals moving to the city. This has increased the demand for housing as revealed by the increasing prices for the available houses. According to the Tanzania Real Estate report (2021), prime residential rents in Dodoma are between USD 2,500 and USD 3,000 per month on average for a three-bedroom apartment. Hence, demand for housing is expected to continue because the city is experiencing a rapid urbanization trend as revealed by Msuya et al.,2020. According to Msuya et al., 2020, the entire city's built-up area has increased from 5.4% in 1978 to 15% in 2018 In addition, the city has become densely populated and congested as the revealed by the population density of the Dodoma City. Hence, population density has grown sharply from 166 people per km <sup>2</sup> in 2017to 187 people per km <sup>2</sup> in 2018.	
	<b>Project Components</b>	The components of this project will entail constructing apartments of 2, 3 and 4 bedrooms.	
	<b>Project Status</b>	Interested Investors will be required to undertake their own feasibility studies to confirm the viability of the project if necessary	
	<b>Project Cost</b>	To be determined by the interested investor	
	<b>Financing Modality</b>	Private Financing	
	<b>University Responsibility</b>	The university will contribute to the project through land provision	
	<b>Project Operation Modality</b>	Build Operate and Transfer (BOT)	
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## Project 3: Modern Extended Visitors' Stay Rest House

S/N	SUBJECT	REMARKS	
1	<b>Project Name</b>	<b>PROPOSED CONSTRUCTION OF A MODERN EXTENDED VISITORS' STAY REST HOUSE</b>	
	<b>Implementing Authority</b>	St John's University of Tanzania	
	<b>Location</b>	St John's University of Tanzania, Chief Mazengo Campus, Dodoma Urban, Dodoma Region, Tanzania	
	<b>Background</b>	In its quest to strengthen its financial base, St John's University of Tanzania wishes to construct a modern extended visitors stay rest house. The University is therefore inviting serious interested investors to invest in this project which is strategically located in the country's capital city of Dodoma.	
	<b>Project Description</b>	This project is meant to strengthen the University's financial base and located at Chief Mazengo campus just 2 KM from Dodoma City Center. A total of 2.6ha of land have been set aside for this purpose.	
	<b>Project Justification</b>	Dodoma is at the moment the administrative center for government businesses as well as meeting point for several international and bi-lateral organizations. This has increased activities handled in the city and thus the need for rest houses to serve individuals who come to the city for a short period to take part in the activities.	
	<b>Project Components</b>	The components of this project will entail constructing a rest house facility with 100 rooms	
	<b>Project Status</b>	Interested Investors will be required to undertake their own feasibility studies to confirm the viability of the project if necessary	
	<b>Project Cost</b>	To be determined by the interested investor	
	<b>Financing Modality</b>	Private Financing	
	<b>University Responsibility</b>	The university will contribute to the project through land provision	
	<b>Project Operation Modality</b>	Build Operate and Transfer (BOT)	
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## Project 4: Modern Convention Centre

S/N	SUBJECT	REMARKS	
1	<b>Project Name</b>	<b>PROPOSED CONSTRUCTION OF A MODERN CONVENTION CENTRE</b>	
	<b>Implementing Authority</b>	St John's University of Tanzania	
	<b>Location</b>	St John's University of Tanzania, Chief Mazengo Campus, Dodoma Urban, Dodoma Region, Tanzania	
	<b>Background</b>	In its quest to strengthen its financial base, St John's University of Tanzania wishes to construct a modern convention Centre. The University is therefore inviting serious interested investors to invest in this project which is strategically located in the country's capital city of Dodoma.	
	<b>Project Description</b>	This project is meant to strengthen the University's financial base and located at Chief Mazengo campus just 2 KM from Dodoma City Center. A total of 0.6ha of land have been set aside for this purpose.	
	<b>Project Justification</b>	Being the administrative center for government businesses as well as a meeting point for several international and bi-lateral organizations, Dodoma is a host of many government and private functions. Hence, there is increased demand for conference venues to meet this demand. To date, the city only has one convention Centre i. e Jakaya Kikwete Convention Centre.	
	<b>Project Components</b>	The components of this project will entail constructing a conference facility with a capacity of 2000 participants	
	<b>Project Status</b>	Interested Investors will be required to undertake their own feasibility studies to confirm the viability of the project if necessary	
	<b>Project Cost</b>	To be determined by the interested investor	
	<b>Financing Modality</b>	Private Financing	
	<b>University Responsibility</b>	The university will contribute to the project through land provision	
	<b>Project Operation Modality</b>	Build Operate and Transfer (BOT)	
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## Project 5: Modern Shopping Mall

S/N	SUBJECT	REMARKS		
1	<b>Project Name</b>	<b>PROPOSED CONSTRUCTION OF A MODERN SHOPPING MALL</b>		
	<b>Implementing Authority</b>	St John's University of Tanzania		
	<b>Location</b>	St John's University of Tanzania, Chief Mazengo Campus, Dodoma Urban, Dodoma Region, Tanzania		
	<b>Background</b>	In its quest to strengthen its financial base and bring closer essential services the university community, St John's University of Tanzania wishes to construct a modern shopping mall. The University is therefore inviting serious interested investors to invest in this project which is strategically located in the country's capital city of Dodoma.		
	<b>Project Description</b>	This project is meant to strengthen the University's financial base and also bring closer essential services to the university community. The project is located at Chief Mazengo campus just 2 KM from Dodoma City Center. A total of 3.33ha of land have been set aside for this purpose.		
	<b>Project Justification</b>	Due to the growing population in Dodoma City, the demand for one-stop shopping centers is equally on the rise. The growing pressure on domestic supplies necessitates the need to have one stop shopping centers in the city. Unfortunately, the city only has two shopping malls i.e., Shoppers Plaza and Capital Shopping Mall. All these malls are located far from SJUT community.		
	<b>Project Components</b>	The components of this project will entail constructing a modern shopping mall capable of providing various shopping services and banking facilities.		
	<b>Project Status</b>	Interested Investors will be required to undertake their own feasibility studies to confirm the viability of the project if necessary		
	<b>Project Cost</b>	To be determined by the interested investor		
	<b>Financing Modality</b>	Private Financing		
	<b>University Responsibility</b>	The university will contribute to the project through land provision		
	<b>Project Operation Modality</b>	Build Operate and Transfer (BOT)		
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## Project 6: Students' Hostels

S/N	SUBJECT	REMARKS		
1	<b>Project Name</b>	<b>PROPOSED CONSTRUCTION OF STUDENTS' HOSTELS</b>		
	<b>Implementing Authority</b>	St John's University of Tanzania		
	<b>Location</b>	St John's University of Tanzania, Chief Mazengo and Nala Campuses, Dodoma Urban, Dodoma Region, Tanzania		
	<b>Background</b>	In its quest to increase accommodation facilities to the growing number of its students, St John's University of Tanzania wishes to develop student hostels. The University is therefore inviting serious interested investors to invest in this project which is strategically located in the country's capital city of Dodoma.		
	<b>Project Description</b>	This project is meant to increase students' accommodation facility and will be located at Chief Mazengo and Nala campuses just 2 KM from Dodoma City Center for Chief Mazengo campus and 20 KM from the City Center for Nala Campus. A total of 18.2 ha of land have been set aside for this purpose (4.2 ha Chief Mazengo Campus and 14 ha Nala)		
	<b>Project Justification</b>	Currently university accommodation facilities can only accommodate 680 students out of the 3,915. Majority of the students are residing in residences that do not meet approved university standards because of the shortage of hostel space on campus. In addition, with a planned expansion of student number to reach 6000 students by 2025/26, there is an urgent need for hostel facilities to meet this demand.		
	<b>Project Components</b>	The components of this project will entail constructing hostels accommodating not less than 400 students per hostel.		
	<b>Project Status</b>	Interested Investors will be required to undertake their own feasibility studies to confirm the viability of the project if necessary		
	<b>Project Cost</b>	To be determined by the interested investor		
	<b>Financing Modality</b>	Private Financing		
	<b>University Responsibility</b>	The university will contribute to the project through land provision		
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## Project 7: Health Center

S/N	SUBJECT	REMARKS	
1	<b>Project Name</b>	<b>PROPOSED CONSTRUCTION OF A HEALTH CENTER</b>	
	<b>Implementing Authority</b>	St John's University of Tanzania	
	<b>Location</b>	St John's University of Tanzania, Chief Mazengo Campus, Dodoma Urban, Dodoma Region, Tanzania	
	<b>Background</b>	In its quest to expand its service provision to the surrounding university community, St John's University of Tanzania wishes to construct a health center. The University is therefore inviting serious interested investors to invest in this project which is strategically located in the country's capital city of Dodoma.	
	<b>Project Description</b>	This project is meant to expand the university's health services to the surrounding university community. The project is located at Chief Mazengo campus just 2 KM from Dodoma City Center. A total of 3.33ha of land have been set aside for this purpose.	
	<b>Project Justification</b>	St John's University of Tanzania currently has a dispensary facility which only serves the University community of 3,915 students. However, according to the national standards for establishment of a health facility as shown in the Ministry of Health Standards and Guidelines, an area having a population of 10,000 people may have a health Centre. SJUT is located in Kikuyu Ward where the total population according to the 2012 population census stood at 20, 559 people. Despite of this number of residents, Kikuyu community has no health facility to the level of a Health Centre and hence the need for one.	
	<b>Project Components</b>	The components of this project will entail constructing a fully equipped health center	
	<b>Project Status</b>	Interested Investors will be required to undertake their own feasibility studies to confirm the viability of the project if necessary	
	<b>Project Cost</b>	To be determined by the interested investor	
	<b>Financing Modality</b>	Private Financing	
	<b>University Responsibility</b>	The university will contribute to the project through land provision	
	<b>Project Operation Modality</b>	Build Operate and Transfer (BOT)	
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