



Zanzibar

Investment Guide 2019-2020



ZANZIBAR

ZANZIBAR



THE PRESIDENT OF ZANZIBAR AND CHAIRMAN OF THE REVOLUTIONARY COUNCIL



“It is gratifying to see that many companies have been investing in Zanzibar and the United Republic of Tanzania in general. This is mainly because they have a great deal of trust in our investment policies and are comfortable with our business environment”

- **Dr. Ali Mohamed Shein** (President of Zanzibar and Chairman of the Revolutionary Council)

MESSAGE FROM THE EXECUTIVE DIRECTOR



The quest for development in Zanzibar has, over the years, been a primary objective of successive governments of Zanzibar prompting deliberate measures in that direction. At the heart of these measures has been the desire to attract investments in Zanzibar by making available policies and legislations aimed at promoting investment and easing the way for prospective investors.

In agriculture, light industries, and tourism, Free Economic Zones and many others that have been highlighted in this guide. ZIPA is at the forefront of the investment drive in Zanzibar. Our role as the lead agent in operationalizing the provisions of the legal and policy framework for investment, charges us with an enormous responsibility about which we **cannot afford any form of complacency**. The RGZ has already taken initiatives to strengthen the one stop centre services as one measure for improving services to investors.

We in ZIPA take our responsibility for facilitating investment most seriously. This Investment Guide will enable prospective investors to explore investment opportunities in Zanzibar. We are always open to constructive feedback about our services from prospective investors.

On behalf of the Board of Directors and staff of ZIPA, I pledge our total and unwavering commitment to providing the necessary leadership and service role in reciprocation of the confidence that has been vested in us by the Government, investors and the people of Zanzibar.

KARIBU ZANZIBAR

A handwritten signature in blue ink, appearing to read 'Salum Khamis Nassor', written over a horizontal line.

Salum Khamis Nassor

Executive Director

Zanzibar Investment Promotion Authority (ZIPA)



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Acronyms

AU	African Union
CFTA	Continental Free Trade Area
COLA	Commission for Lands
COMESA	Common Market for Eastern and Southern Africa
CREAA	Convention of Recognition and Enforcement Arbitration Award
EAC	East African Community
EEZ	Exclusive Economic Zones
FDI	Foreign Direct Investment
FEZ	Free Economic Zones
GDP	Gross Domestic Product
GMT	Greenwich Mean Time
ICSID	International Center for Settlement of Investment Disputes
ICT	Information Communication Technology
MIGA	Multilateral Investment Guarantee Agency
MKUZA	Mkakati wa Kukuza Uchumi na Kupunguza Umasikini Zanzibar

OCGS	Office of Chief Government Statistician
PPP	Public Private Partnership
RGZ	Revolutionary Government of Zanzibar
SADC	Southern African Development Community
TFTA	Tripartite Free Trade Area
TV	Television
Tzs	Tanzania Shilling
US	United States
VAT	Value Added Tax
ZAWA	Zanzibar Water Authority
ZBPRA	Zanzibar Business and Property Registration Agency
ZBS	Zanzibar Bureau of Standards
ZDV	Zanzibar Development Vision
ZECO	Zanzibar Electricity Company
ZFDA	Zanzibar Food and Drug Agency
ZIPA	Zanzibar Investment Promotion Authority
ZIPPA	Zanzibar Investment Promotion and Protection Act
ZNBC	Zanzibar National Business Council
ZSGRP	Zanzibar Strategy for Growth and Reduction of Poverty
ZURA	Zanzibar Utilities Regulatory Authority

1.0

ZANZIBAR AT A GLANCE

GEOGRAPHY

Zanzibar is an archipelago of two main islands of Unguja and Pemba and 52 islets covering an area of 2654 (Unguja -1666 and Pemba -988) square kilometres. It is located in the Indian Ocean about **30kms off the coast of East Africa between 5 and 7 degrees south of the Equator**. Being tropical, its climate is warm and humid with an average of over 2750 hours of sunshine per year.

The main rainy season is during the months of March to May and October to November. The cold season is during the months of June to August, while the hot season is experienced from December to February. The islands experience high humidity of between 70 and 80 %. The peak of the cold season averages 20°C and the hottest temperature averages 32°C. Zanzibar has no winter and no serious summer weather. Zanzibar presents itself as the all around year holiday destination because even the rainy season has its own peculiar attractions. Zanzibar is 3 hours ahead of GMT.

GOVERNANCE

Zanzibar is part of the United Republic of Tanzania but with an autonomous government that has a President and Cabinet, Legislature (House of Representatives) and Judiciary. Referred to as the Revolutionary Government of Zanzibar, it is responsible for non-union matters. The 1984 Constitution of Zanzibar provides for the inclusion of the opposition in government to form a Government of National Unity.



EDUCATION

Since 1964, the Revolutionary Government of Zanzibar adopted a policy of free education for all citizens of Zanzibar. Every student has the right to get free basic education and currently there are both public and private educational institutions running. These also include universities, which are providing high quality market-oriented education. The education policy allows private entities to invest in education.

PEOPLE AND CULTURE

The population of Zanzibar stands at 1.3 million people according to the 2012 Census at an annual growth rate of 2.8%. OCGS (2018) projects the population to have reached 1,671,598 in 2020. Its Swahili culture is a hybrid of African, Arabian, Indian **and Persian practices. The official languages** are Kiswahili and English. Arabic is spoken in selected quarters. The people of Zanzibar are predominantly Muslim.

ECONOMY

The Gross Domestic Product (GDP) was 4,132 billion Tanzania shillings and per capita income was Tzs 2,549,000 (1,114 USD) in 2019. The economy of Zanzibar revolves around agriculture (crop is also modestly developed). Other activities include light industry, and construction. Zanzibar is also a major tourist destination



on the African continent; thus making tourism the other foreign income earner contributing approximately 20% (2018) to the GDP. Energy, transport and a robust communication industry that entails telephone, radio, TV and internet are major activities in the Zanzibar economy.

ZANZIBAR CITY

The island's leading port and largest town is Zanzibar city. Located at the western coast, it **has a fine harbour with docking facilities** for both passengers and cargo ships. The city is also the location of the Abeid Amani Karume International Airport at Kisauni, the main gateway to Zanzibar.





2.0

WHY ZANZIBAR

2.1 Competitive Advantages

Stability and Investment Guarantees

Zanzibar is politically, socially and economically stable. Private investments are protected under domestic law and through international conventions. The legal and regulatory framework is conducive to investment.

Strategic Location

Zanzibar has been a trading hub for millennia. Due to her geographical location, it has become an ideal place for companies that need to do business with mainland Africa and beyond.

Abundant Resources

Zanzibar has abundant resources in the areas of agriculture and marine industry. Its lovely sandy beaches and warm sunshine make it conducive for tourist investment. Zanzibar has recently discovered oil and gas which opens its doors to more investment.

Market Potential

Zanzibar is unique with outstanding differences from other small island economies in the world. Being part of the United Republic of Tanzania, it has a huge market potential with a population of 45 million. Since the United Republic of Tanzania is a member of East African Community (EAC) and Southern African Development Community (SADC), Zanzibar has easy access to a market area with over 300 million people. Besides, Free Economic Zones provide opportunities to investors who wish to conduct re-export business by positioning their processing industries and repacks for the foreign market.

Predictable Fiscal Regime

Zanzibar has a stable and predictable fiscal regime that, among other things, recognizes the importance of the companies to recover investment costs prior to the payment of corporate tax. It also offers lucrative incentive packages to strategic investors. Foreign investors are allowed to own 100% of their businesses.

Workforce

Zanzibar offers a young and dynamic workforce. It also gives investors an opportunity to employ expatriates in key positions. The Zanzibar Investment Promotion Authority (ZIPA) is available to facilitate the engagement of local labour force as well as processing necessary documents for expatriate personnel.

3.0

INVESTMENT OPPORTUNITIES

Zanzibar has a wide range of investment opportunities in different areas including tourism, agriculture, fisheries, real estate development and light industries. The section below details the opportunities in different sectors.

3.1 Tourism

Zanzibar has a competitive advantage in the tourism industry because of its nature, cultural heritage, history and renowned tradition of hospitality. The ZSGRP III (MKUZA III), calls for innovativeness, creativity, **high-quality products and services that offer unique, engaging and memorable experiences and value for money in a clean, safe and welcoming environment.**

The tourism sector boasts of a wide variety of tourism options, from the historical and cultural sites such as Old Stone Town, to beaches and leisure activities. For some of these opportunities, ZIPA is open to support and facilitate entering into partnerships with private business people through PPP.



Tourism Opportunities

- Up-market hotels/resorts
- Chain hotels
- Sports tourism
- Conference tourism
- Health tourism
- Mariners
- Special cuisine restaurants (Joint venture)
- Recreation and amusement centres
- Tour operation (locals only)
- Establishment of colleges for hospitality industry
- Construction of exhibition and convention centres (PPP)
- Ecotourism related to botanical gardens and city parks at Masingini, Ngezi and Jozani (PPP)
- Development and renovation of historical buildings and sites (PPP)



3.2 Agriculture

While the contribution of agriculture to the overall GDP of many developing countries has been declining, the sector contribution in Zanzibar is going up. OCGS provisional data indicates that from 21.2 % in 2019, the sector contribution rose to 28 % in 2020. This **achievement is due to the significantly higher increases in agricultural, forestry and fish prices for Zanzibar's products.** MKUZA III calls for application of modern technology to increase production and productivity and ensure food security.

Among the factors of success in this sector are fertile land and good tropical weather. The climate allows **different types of crops, vegetables, and fruits to be** grown. For centuries, Zanzibar has been exporting quality exotic home grown spices to the world market. The most famous of these spices include cloves, cinnamon, cardamom, nutmeg, black pepper and chillies.





Agriculture opportunities

- Processing of spices and value addition including byproducts such as perfumes, perfumed soaps, medication and food processing
- Fruit farming, processing and canning
- Exportation of fresh fruits such as banana, oranges, rambutans, dorians, mangoes and pineapples.





Opportunities cont ...

- Horticulture production
- Vegetable production through hydroponics techniques
- Agro-processing and value addition
- Investment in the mechanization and irrigation of agriculture (PPP)
- Storage facilities for produce and pest control (PPP)
- **Certification laboratory**
- Improvement of livestock infrastructure and small stock keeper project (PPP)



3.3 Livestock & Animal Husbandry

Zanzibar has a high demand for animal products such as milk, mutton and beef. Poultry products such as chicken and eggs are also on high demand. For this, the country has opened its doors for investment in this sub-sector. According to the National Sample Census of Agriculture 2007/2008, cattle were the most dominant animals farmed in Zanzibar amounting to 155,624 (68%) mainly of the indigenous type followed by goats which totaled to 68,972 (30%).

Livestock Opportunities

- Dairy farming
- Animal feed production
- Poultry farming and processing
- Construction of modern slaughter houses
- Establishment of hatcheries with parent stock farms



3.4 Fisheries & Marine Resources

Zanzibar lies at the cross section of rare marine resources and biodiversity with unlimited potential for development of a **fishing industry**. The entire coastline (about 880 km length) of both islands has enormous fisheries resources available for investment.

The fisheries and marine resources sector includes fishing in artesian water, deep sea water and aquaculture products ranging from seaweed farming, fin fish and shell fish farming. The sector has employed about 63,000 people including women. Demand for fish is increasing as tourist hotels and restaurants seek high species such as sword fish, squid, octopus, crab, marlin, snappers, prawns, tuna and kingfish. There is growing demand for anchovies because of their health benefits.

Deep Sea Fishing

Zanzibar and Tanzania mainland share the management of deep sea fishing (fisheries located beyond 12 nautical miles). The management of the Tanzania Exclusive Economic Zone (EEZ) fishing is under the mandate of the Deep Sea Fishing Authority (DSFA) with its office located at Fumba, Zanzibar. Fisheries statistics from licensed vessels show that there are significant catches in the Tanzania EEZ. There are two fishing seasons: one from February to May and the other from July to September. The common fishing methods applied currently are long lining and purse seining.

Fisheries Opportunities

- **Aqua/marl culture (fish, shrimps, lobsters, seaweed etc.)**
- Production of seaweed particularly cottonii
- Value addition in seaweed production such as perfumes, toothpaste, ice-cream, milk-shakes and yoghurt by using seaweed extracts such as carrageen, ager, and alginates **gelling substances, stabilizers and emulsifiers**
- **Deep sea fishing (snappers, emperors, tuna, sword fish, marlin, kingship, and sailfish)**
- Ice making plants (PPP)
- Establishment of dry dock facilities (PPP)
- Fish/marine processing, packaging and canning plant
- Construction of boat building factory
- Establishment of maritime institute for trainings on marine long courses (skippers, processors, marine engineers, boat **builders, observers, inspectors, fisheries managers**) and **marine short courses (including firefighting, safety at sea and law, first aid, fish handling and processing)**



*Our tuna species
are skipjack and
yellowfin*

Zanzibar Food and Drug Agency



ZFDA

CERTIFIED TO:
ISO 9001:2015



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FOOD, DRUGS, COSMETICS, MEDICAL DEVICES AND DIAGNOSTICS SAFETY AND QUALITY REGULATORY SYSTEM

Zanzibar Food and Drug Agency (ZFDA) was established under the Zanzibar Food, Drugs and Cosmetics Act, No. 2/2006 and its Amendment Act No.3/2017. The mandate of ZFDA is to regulate and control quality, safety and efficacy of food, drugs, herbal drugs, cosmetics, medical devices and diagnostics.

VISION

Effective and efficient regulatory services of food, medicines & health technology, cosmetics and medical devices

MISSION

To protect and promote public health by ensuring quality, safety and effectiveness of food, medicines, and health technology, cosmetics and medical devices

CORE VALUES

Unity
Transparency
Integrity
Dignity
Commitment
Accountability



ZFDA informs manufacturers, importers, exporters, storehouses and resellers & distributors to apply for certificate /permit before operating their business

Together we protect Public Health

3.5 Manufacturing

Zanzibar is committed to developing a modern manufacturing industry with backward and forward linkages. The Revolutionary Government of Zanzibar (RGZ) is encouraging light manufacturing through putting in place attractive incentives for industrial projects.

Free Economic Zones have been purposely established to attract private investment, with the Business Environment Improvement Programme providing a strong roadmap. Zanzibar passed a Public-Private Partnership (PPP) Act in 2015, creating a framework for attracting private capital to develop, operate and maintain essential infrastructure and services. Furthermore, RGZ has strengthened Zanzibar Bureau of Standards as a way of ensuring quality of products and services.

Manufacturing Opportunities

Food Agro-processing Industries for Milling, Processing, Packaging and Canning

- **Meat, fish and poultry products**
- Horticulture Food products: vegetables and fruits
- Natural sweetness: sugar, honey and their derivative products
- **Salts:** rock salts and sea salts
- Dairy products: milk and milk products
- Beverages: soft drinks and organic juices
- Natural food additives: spices, seaweed and culinary herbs

Textile, Apparel and Beauty Products Industries

- Textile and Garments
- Cosmetics and fragrances

Manufacturing Opportunities cont

Building and Construction material industries

- **Household electrification material for wiring and lighting**
- Sanitary ware, ironmongery and plumbing accessories
- Bricks and building blocks
- Construction aggregates
- **Wall protection paints, wallpapers and roofing materials**
- Wood building columns, panels and decorative products
- Construction stones, decorative and paving stones
- Building construction glass and decoration glass/glassware
- Gypsum building columns & panels, and decorative products

Pharmaceutical and Medical Equipment Supply Industries

- Malaria and tropical disease drugs
- Antibiotics drugs
- Medical consumable supplies: e.g bandages, gauze, plasters and surgical gloves
- Vaccines
- Medical surgical equipment and machinery
- Medical diagnostic equipment and machinery

Consumer Durable Goods Assembling

- Domestic appliances e.g cookers, catering equipment refrigerators and air conditions
- **Office equipment: e.g computers, printers and e-commerce equipment**
- Consumer electronics goods e.g laptop computers, television receiver sets, audio visual entertainment equipment cellphone hand sets and e-notepads
- Private automotive vehicle and motorized riders

Capital Good - Component Assembly

- **Fishing Boats and commercial fishing vessels**
- Fixed and mobile telecommunications equipment

3.6 Real Estate Development

Demand for real estate for residential, industrial and commercial purposes is on the rise in Zanzibar. According to a 2017 Africa Report by Knight Frank, Tanzania and Zanzibar make one of the few African countries that have maintained more than 5% GDP growth for the last five years, and is experiencing growth in private consumption and investment. With a burgeoning middle class and improving income levels, there is increasing local demand for real estate. With the island's strategic location, and with non-national investors allowed to own property in Zanzibar, demand has increased exponentially opening more opportunities in the sector.

Real Estate Opportunities

- Housing estates and apartments
- Commercial buildings
- Shopping malls
- Mixed use developments
- Development of mini cities
- Construction of exhibition and convention centre (PPP)
- Construction of ZIPA Business Tower through concession arrangement



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3.7 Infrastructure Development

Infrastructure includes roads network, electricity generation and networks, seaports and airports and other utility structures. Although infrastructure development was the traditional role of the public sector, RGZ has moved to clear the way for private sector participation.

The most notable step was the passing of the Public-Private Partnership (PPP) Act in 2015 creating a framework for attracting private capital to develop, operate and maintain essential infrastructure and services. The Zanzibar Strategy for Growth and Reduction of Poverty (ZSGRP III 2016-2020) asserts that collaboration between the public and private sectors is very important for the much-needed infrastructural development.



Infrastructure Opportunities

- Establishment of landing sites
- Rehabilitation and extension of Pemba Airport
- Power generation through renewable energy particularly solar and wind
- Upgrading of electricity transmissions line to 33kv for Pemba and 132kv for Unguja
- ICT based infrastructure
- Construction of dry dock facilities
- Kijangwani Bus Terminal
- Maisara Sports Complex
- Construction of markets in Unguja and Pemba
- Construction of exhibition and convention centres (PPP)
- Development and Management of Industrial parks



Abeid Aman Karume International Airport - Terminal III

3.8 Zanzibar Airports Authority

Zanzibar Airports Authority (ZAA) was established under Act No.8 of 2011. The main airports run by ZAA are Abeid Amani Karume International Airport and Pemba Airport.

Abeid Amani Karume International Airport

Abeid Amani Karume International Airport (AAKIA) is located at the South East of Zanzibar City with 3,022 m long and 45 m wide runway. Taxiways and apron cover about 21,000 sqm with strengths of PCN 64. It comprises the terminal building to cater for local and international passengers.

Abeid Amani Karume International Airport is a tourist hub in East Africa. Many tourists coming to the region converge here before proceeding to other destinations such as Kilimanjaro, Mozambique, Mombasa and Nairobi. Zanzibar Island has one of Africa's best white sand beaches, sea shores and caves and coral reefs. Zanzibar is a major tourist destination and the tourism industry is the number one earner of foreign exchange after the reign of cloves in the world market in early 1980s.

New Passenger Terminal

Due to the rapid economic growth of Zanzibar, especially in the sector of tourism which has attracted wide body aircrafts in general aviation, a new passenger terminal with capacity to accommodate over 2 million passengers per year is under construction. This will allow the airport to serve bigger aircraft like Airbus 330, Boeing 777, Boeing 787 (dream liner) and Boeing 747. The new terminal building will be equipped with modern facilities such as CCTV, baggage scanner and aero-bridges for bigger aircraft. Also with the construction of a new vehicle parking area, the airport will be able to accommodate 1,000 vehicles at a time.

Pemba Airport

Pemba Airport was opened in August 1953. It is located South East of Chake Chake town with a capacity to handle all aircrafts. Pemba Airport presently provides regular services to Unguja, Tanzania mainland and regional destinations. It has a high potential for tourism and trade with the best snorkeling and diving centres in the region and a recently opened under sea hotel.



ZANZIBAR AIRPORTS AUTHORITY

VISION

A model of implementation of airports facilities and service standards in Africa

ASPIRATIONS

- Flexibility
- Integrity
- Customer satisfaction
- Staff development
- Transformational leadership
- Safety and Security
- Public Private Partnership
- Accountability and Transparency

OFFERS

- More than 100 indoor and outdoor advertising sites in the Terminal II building
- More than 250 indoor and outdoor advertising sites in Terminal III
- 1.2 million passengers annually

-Digital advertising -Large-scale billboards -VIP & Business Class Lounge management

P.O. BOX: 4742, ZANZIBAR, TANZANIA | TEL: +255 24 223 16 53 | FAX: +255 24 223 36 74

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Business opportunities at Zanzibar Airports Authority

Advertisement

A wide variety of cross-media and digital marketing options in a high-grade setting, include digital advertising media, highly impressive large-scale billboards, unrivalled exhibitions, interaction concepts and sponsoring formats are available. There are more than 100 indoor and outdoor advertising media in the Terminal II building. More than 250 indoor and outdoor advertising media are expected in Terminal III which is under construction. This will include approach roads and indoor routes to be used by more than 2 million passengers who will use the new terminal buildings.

Lease properties

ZAA, through its current terminal building at AAKIA and Pemba Airport and the new terminal (Terminal III which is expected to **have 25,000 square meters**), **offers its space for lease to companies**, which have an interest in pursuing their commercial goals in the unique environment of the Airport. Duty Free, VIP and business class lounge, shops, services and restaurants complement services provided by air carriers and their handling partners and become an integral part of airport terminals.

Land lease

Zanzibar Airports Authority has approximately 5,751,230 square meters of land at AAKIA and 928,268 square meters at Pemba Airport. The land area at the airports provides opportunities to the interested clients to deal in businesses such as construction of aircraft hangars, aviation schools, fuel depots, cargo terminals and storage facilities.



3.9 Services

The provision of services to the public is a priority area for the Government of Zanzibar. To this end, the Government has liberalised the provision of social and other basic services in health, education, tourism and hospitality, insurance, banking, housing and communication sector. For the last five years (since 2013) the service sector has contributed over 44 % of Zanzibar GDP ahead of agriculture and industries sector. There is increasing demand for quality and professionally delivered services in all sectors. The Government has thereby invested in skills development and continues to attract private investments.





Social services Opportunities

- Human health activities
- Residential care activities
- Establishment of specialized hospitals and diagnostic centres
- Establishment of modern colleges for hospitality industry
- Establishment of maritime institutes
- Establishment of educational institutions

Financial and Economic Services Opportunities

- Land, sea and air transport
- Warehousing and storage facilities
- Publishing activities
- Media production
- Programming and broadcasting activities
- Telecommunications services
- Computer programming, consultancy and related activities
- **Establishment of financial services including investment banks**
- Establishment of insurance business
- Transportation

People's Bank of Zanzibar

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4.0

FREE ECONOMIC ZONES

A Free Economic Zone is a geographical area that has been accorded more incentivised economic regulations than anywhere else in the country. Free Economic Zones have been purposely established to attract investment especially FDI, **specifically** labour intensive projects, and to increase exports. Generally, companies that set their businesses in these designated areas in Zanzibar enjoy **simplified** customs and other administrative procedures. ZIPA, as custodian of the Free Economic Zones, readily **offers** plots for lease in the zones for potential investors. Currently, Zanzibar has **five** Free Economic Zones. These are:

- Fumba Zone
- Micheweni Zone
- Amaan Industrial Park
- Maruhubi Free Port
- Airport Free Port

4.1 Fumba Zone

Fumba Zone was declared an Export Processing zone in 1992. It is located about 24km from Malindi seaport and 10km from the Zanzibar's main airport, Abeid Amani Karume International Airport, on the south-west of Unguja island (Zanzibar). The declared zone covers 3,000 ha of land divided into residential and industrial areas. Fumba Zone is an ideal place for customer-tailored construction of industrial sheds or warehouses as well as light engineering projects based on maximum use of local raw materials. The Fumba Masterplan is in place and due to the size of the area, it is expected to be developed in phases.



Fumba Satellite City project

4.2 Amaan Industrial Park

Amaan Industrial Park was declared Free Economic Zone in 1993. It is located just 3km from Malindi seaport and 2km from AAKIA. Amaan Industrial Park is fairly developed and operationally covering an area of 12.5 hectares. Existing infrastructures include:

- Industrial sheds/warehouses
- All necessary utilities like electricity, water and telecommunication
- On site customs inspection

4.3 Micheweni Zone

Covering an area of 808.8ha, Micheweni Free Economic Zone is situated in the north-eastern tip of Pemba about 75km from Mkoani seaport, and 45km from Chake Chake Airport. **The zone offers uninhabited and ready land to host investments of different forms.** Micheweni borders the sea and is very suitable for fishing, fish processing and related products. The Zone is divided into industrial area (547.4 Ha) and residential area (261.4 Ha).



4.4 Maruhubi Zone

The Maruhubi Zone is located about 5km outside Malindi Seaport and has all basic facilities including cargo handling equipment, 24-hour security, electricity, water and telecommunications services. Maruhubi Zone is ideal for goods to be trans-shipped or warehoused to **have minimal administrative and operational efficiency** and security to meet the market needs of today's international trade.

4.5 Airport Zone

The Airport Zone is the latest declared zone and is intended to cater for air cargo. It is part of the cargo village in Abeid Amani Karume International Airport Masterplan. Investments are encouraged for development of the site as well as management of its future operation.



4.6 Free Economic Zones Opportunities

Infrastructure development

- Establishment of industrial sheds and other types of storage facilities such as chillers and warehouses.
- Road networks within the zones
- Sewage and drainage system
- Power generation and distribution networks
- Clean water
- ICT facilities

Industrial sites

Investment opportunities include manufacturing, processing, assembling and packaging of various commodities such as:

- Food agro-processing industries for milling, processing, packaging and canning
- Garments
- Cosmetics and fragrances
- Building and construction material industries
- Pharmaceutical and medical equipment supply industries
- Consumer durable goods production-component manufacturer and/or assembling

Free Port services

- Transit trade and storage facilities
- Export oriented airport and seaport based activities



Residential sites

- Real estate development
- Sports tourism
- Special cuisine restaurants
- Sports activities, amusement and recreation activities
- Establishment of ICT parks and smart villages
- Establishment of exhibition and convention centres (PPP)
- Commercial buildings
- Shopping malls
- Mixed-use development



5.0

INVESTMENT CLIMATE

5.1 Political Environment

In 1964, Zanzibar joined Tanganyika to form the United Republic of Tanzania. However, Zanzibar has its own Cabinet, House of Representatives (Legislature) and Judiciary. The President is the head of the Revolutionary Government of Zanzibar, which is a semi-autonomous government within the United Republic of Tanzania. The President and members of **Legislature are elected by universal adult suffrage through a multiparty dispensation for a five-year term.** The President is eligible for re-election only once. Zanzibar's House of Representatives also legislates on internal matters.

According to the 2014 Ibrahim Index of African Governance, the United Republic of Tanzania is ranked 15th out of 52 countries and this is premised on her long record of political stability. It has had nearly half a century of political stability as a sovereign country. This includes over 25 years as a multiparty democracy. There have been no coups or civil wars in Tanzania. There has been regular and peaceful transfer of power.

5.2 Economic environment

5.2.1 Private-Sector-Led Development

The Revolutionary Government of Zanzibar considers the private sector as one of the key pillars for the country's economic development. This unwavering political commitment to ensure the private sector plays this role is demonstrated by economic reforms undertaken in most of the sectors of the economy such as finance, human resources development, development policies, legal framework and good governance. These reforms put in place a broader perspective to promote the private sector, revamp economic activities and hence allow the country to attain its Development Vision 2020, which is to transform Zanzibar into a middle-income country with a high level of industrialization.

Economic and trade liberalization has been undertaken to allow the private sector to fully engage in business locally, regionally and internationally. As a result, in 2019, Zanzibar's GDP grew by 7% of which the industrial sector contributed 18.3%; agricultural and service sectors contributed 21.2% and 50.6% respectively. While the GDP contribution of 6.8% by the manufacturing subsector is still low, it is expected to grow given the economic reforms being undertaken. This is evidenced by the annual growth rate of 7% that the subsector has experienced over the last three years (from 2017)

The manufacturing subsector is comprised majorly of agro-processing of food items, such as wheat flour, sugar, bread, beverages and dairy products. There is an increasing production for clove stem, oil and essential oils following the rise in demand in the international market. The key economic and social indicators are presented in Table 5.1.

Table 5.1: Key economic and social indicators

Indicator	2017	2018	2019
Population (millions)	1,534	1,577	1,621
Gross Domestic Product (billions of Tanzania Shillings)	3,228	3,663	4,132
Annual GDP growth rate (percentage)	7.7	7.1	7.0
GDP per capita (dollars)	944	1,026	1,114
Inflation (percentage)	5.6	3.9	2.7
Exchange rate Tzs per US\$	2,229	2,264	2,289
GDP by sector (%)	100	100	100
Agriculture (%)	21.5	21.3	21.2
Industry (%)	19.6	17.8	18.3
Services (%)	48.6	51.3	60.6
Taxes on products (%)	10.3	9.7	9.9
Exports of goods and services (percentage of GDP) (TZS in millions)	145756.8	58187.0	48573.3
Imports of goods and services of GDP) (TZS in millions)	531026.2	760122.8	755311.3

Source: Zanzibar Statistical Abstract, 2020, Office of Chief Government Statistician, Zanzibar.

5.2.2 Zanzibar National Business Council (ZNBC)

The Revolutionary Government of Zanzibar established the ZNBC forum of which brings together the public and the private sector under their umbrella private sector organisations. The ZNBC is chaired by His Excellency the President of Zanzibar and Chairman of the Revolutionary Council.



ZANZIBAR NATIONAL BUSINESS COUNCIL (ZNBC)

Our Vision

To be a prosperous and vibrant business platform where people choose to discuss business

Our Mission

To be one of the Zanzibar's most respected and influential business platforms, committed to strengthening the economic vitality of the country and the performance of our stakeholders through research-based public policy initiatives, information services, and network-building programs.

The Mission focuses on:-

Business Environment: ZNBC advocate for a positive business environment, work to ensure a quality business infrastructure, and create opportunities for diverse businesses to grow, develop, and locate within the country.

Business Infrastructure

ZNBC initiates and coordinates business volunteer leadership directed at resolving key issues, serves as a vehicle to enable business to affect public policy, and provides programs and services designed to strengthen our stakeholders.

Business Development

ZNBC works to retain and attract businesses. It enables individual firms to improve their competitiveness, strengthen their workforce, and interact with potential customers and suppliers



ZANZIBAR NATIONAL BUSINESS COUNCIL (ZNBC)

OBJECTIVES OF THE ZANZIBAR NATIONAL BUSINESS COUNCIL

The main objectives as outlined in the ZNBC Act No. 10 of 2017 are:

- * To provide a forum for public and private sector dialogue with a view to reaching a consensus and mutual understanding on strategic issues related to economic management and development;
- * To accelerate economic growth in order to reduce poverty and maintain sustainable development;
- * To assess, from time to time, the development of external and domestic business environment, challenges, and opportunities with a view to promoting practical solutions;
- * To exchange views on the prevailing operating and regulatory environment with the view to enhancing the ease of doing business and services delivery;
- * To assess and propose improvement in the business environment that will encourage Foreign Direct Investment (FDI), and competitiveness.

CORE VALUES OF ZANZIBAR NATIONAL BUSINESS COUNCIL

- * *Trust & Respect*
- * *Communication*
- * *Innovation*
- * *Teamwork*
- * *Preparedness*
- * *Gender Mainstreaming*
- * *Environmental Stewardship*

5.3 Infrastructure

5.3.1 Water

Zanzibar has adequate water resources for industrial and domestic use. There is need to upgrade the infrastructure to make clean and safe water accessible in all parts of the islands. It is the responsibility of Zanzibar Water Authority (ZAWA) established under Act No. 4 of 2006 to undertake overall management of water supply services and water resources in Zanzibar.

The regulator of all utilities including water in Zanzibar is Zanzibar Utilities Regulatory Authority (ZURA). ZURA was established by the Zanzibar Utilities Regulatory Act No. 7 of 2013, for protecting the interests of utilities' consumers and providers **by ensuring affordability, safety, reliability and fairness.**

5.3.2 Electricity

The policy in Zanzibar on electricity allows power generation but power distribution is the monopoly of Zanzibar Electricity Company (ZECO). Zanzibar is connected to the national (Mainland Tanzania) power grid through submarine (underwater) cables. Unguja is connected with a capacity of 150MW. It also has standby generators with capacity of 25MW. Her sister island of Pemba is connected through submarine cable from Tanga (Mainland Tanzania) with a capacity of 20MW and has standby generators with a capacity of 5MW.

The applicable current is 220V which conforms to British Standards. The transmission and distribution of electricity is the mandate of Zanzibar Electricity Corporation (ZECO) established by the Zanzibar Electricity Corporation Act 2006. The applicable electricity tariff is shown in Table 5.3.

Table 5.3 Electricity Tariff from November, 2016.

No	CUSTOMERS CATEGORY			CURRENT TARIFF IN USD		
	Title of Customer Category	Unit	USD/Unit	Service Charge	Demand Charge	
1	Z0 Lifeline Tariff <50KWh [1phase-230V]	0 - 50 51- ALL	0.035 0.212	0.93 0.93	- -	
2	Z1 General Services Tariff [1-3 phases-230V/400V]	0 - 1500 1501 - ALL	0.118 0.128	0.93	-	
3	Z2 Small Industries Tariff [400V, <500KVA]	0 - 5,000 5,001 - 10,000	0.091	4.65	7.09	
4	Z3 Large Industries Tariff [415V/11KV/33KV, >500KVA]	0 - 10,000 10,001- ALL	0.075	66.5	7.09	
5	Z4 Street Light Tariff [230/400V]	0 - ALL	0.118	66.5	7.09	
KVA will be charged for the consumption in Tariff Z1 which exceeded 1500 KWh.						

Source ZECO, 2017

ZANZIBAR UTILITIES REGULATORY AUTHORITY

P.O. Box 2238, Maisara Zanzibar
2nd Floor, Zanzibar Road Fund
Tell: +255 24 223 8317
www.zura.go.tz



Established by the
Zanzibar Utilities
Regulatory Act No. 7 of
2013 For protecting the
interests of utilities consumers
and providers by ensuring
affordability, safety, reliability
& fairness



ZURA

Zanzibar Utilities Regulatory Authority

**ZURA envisions
being a world-class
Regulatory
Authority**



Core Values

Transparency and
Accountability
Integrity
Independence
Effectiveness
Efficiency
Team Work and
Professionalism

Functions:

Licensing
Tariff Review
Performance and
Standards Monitoring
Promotion of Effective
Competition and
Promotion of
Services Availability
to all Consumers



Abeid Amani Karume International Airport

5.3.3 Airports

The Abeid Amani Karume International Airport has been handling large passenger and cargo planes since 2012. Between 2015 and 2016 the total number of passengers according to OCGS (2017) grew from 985,252 to 1,143,550. This was a growth rate of 16%. In 2017, the number reached 1,171,142 passengers indicating 11.9 % increase. With the new passenger terminal to be launched before the end of 2018, the airport is expected to increase its capacity up to about 2 million passengers. A second airport is in Pemba which **is mostly for domestic and light weight flights from neighbouring countries.**

5.3.4 Seaports

There are five seaports in Zanzibar operated and managed by the Zanzibar Ports Corporation (ZPC). The main port at Malindi handles 90% of Zanzibar's trade. This is followed by Mkoani Port at Pemba. The other ports are Wete, Mkokotoni and Weshu. According to OCGS (2017) the total tons of cargo handled in 2014-2016 were 730,686, 1,182,866, and 1,269,022 respectively. The growth rate was 28% between 2014 and 2015 and 3% between 2015 and 2016, giving an average growth rate of 15.5% in tons handled by all ports in Zanzibar. Plans are under way to establish a hub port at Mpigaduri area. This new initiative is expected to expand opportunities in re-export business.

Malindi Seaport





5.3.5 Roads

Zanzibar has about 1,600 kilometers of roads, of which 85 percent are tarmacked or semi-tarmacked. Most of the investment areas are covered by tarmac roads. The remaining (15%) are earth roads, which are rehabilitated annually to make them passable throughout the year.

5.3.6 Telecommunications

The telecommunication systems in Zanzibar are adequate for both local and international communication. Mobile phone technology is available and advanced. The country is well served by the six main telecommunication companies operating not only in United Republic of Tanzania but also in the East African region and beyond. These are TTCL, ZANTEL, HALOTEL, TIGO, VODACOM and AIRTEL. Internet services are available at very competitive rates.

5.4 Workforce

There is ample hardworking, energetic and dynamic workforce to serve investment projects. While investors are encouraged to set their own competitive remuneration packages, labour laws and regulations apply.

5.5 Capital Finance

Local, regional and international financial institutions offer a wide range of services in Zanzibar. The People's Bank of Zanzibar, Barclays Bank, Tanzania Postal Bank, Bank of Africa, Diamond Trust Bank, Equity Bank, Tanzania Housing Bank and Exim Bank are among the reputable banks that have set business in Zanzibar. The banks have contributed to the success in their areas of expertise and specialization. In addition, there are various insurance companies operating in the country.

5.6 Environmental Protection

Investment in Zanzibar is desirable within a clean and sustainable environment. The Zanzibar Environmental Management Authority (ZEMA) was established to address environmental concerns in Zanzibar as provided for in the Zanzibar Environmental Act 2015. In order to help in safeguarding the environment, ZEMA is entrusted with the mandate of:

- Enforcement and Compliance through coordinating the implementation of the Zanzibar Environmental Management Act 2015, managing the implementation of the regulations and ensuring compliance with the standards, guidelines and orders relating to environmental conservation

- Environmental Planning and Monitoring that will help to develop better management and protection of environment
- Environmental Impact Assessment (EIA) that coordinates EIA **procedures, issuing environmental assessment certificates,** and building capacity to community, public and private institutions.
- Environmental Information and Communication that provides environmental information to the public responding to environmental complaints and operating the Zanzibar Environmental Information Management System

5.7 Manufacturing Support Institutions

5.7.1 The Zanzibar Bureau of Standards

The increased volume and momentum of business activity has necessitated measures on the part of the Revolutionary Government of Zanzibar to ensure health and safety of the consumers as well as protecting environment while promoting favourable manufacturing and trade based on quality of goods and services.

These measures are anchored in both Zanzibar Development Vision (ZDV) 2020 and the Zanzibar Trade Policy (2006). To crown it all the Zanzibar Standard Act No.1 of 2011, which establishes the Zanzibar Bureau of Standards (ZBS), was enacted.

The ZBS envisions being among the global leaders in providing highly respected standardization, quality assurance and metrology services. Its mission is to develop and promote **product standards, certification, quality management and** conducting highly technical and professional testing of

products using state of the art laboratory equipment **and devices that will promote and build confidence** to producers and consumers while strengthening Zanzibar's economy and community health and safety. ZBS is mandated to ensure that the products whether produced in Zanzibar or imported to Zanzibar market comply with the developed national or international standards.

5.7.2 Zanzibar Food and Drug Agency

Zanzibar Food and Drug Agency (ZFDA) was established under the Zanzibar Foods, Drugs and Cosmetics Act, No. 2/2006 and its Amendment Act No.3/2017 with the mandate to regulate and control quality, safety **and efficacy of foods, drugs, herbal drugs, cosmetics,** medical devices and diagnostics.

All dealers (manufacturers, importers, exporters, store houses, resellers, and distributors) of ZFDA regulated **products have to apply for a certificate/permit before** operating their businesses. ZIFA may facilitates the application of the permit.



5.8 Regional Investment

Zanzibar, as part of the United Republic of Tanzania, is a member of East African Community (EAC) and Southern African Development Community (SADC). It can therefore **benefit from ongoing regional integration initiatives** through easy movement of locally produced goods.

Zanzibar is also party to the Tripartite Free Trade Area (TFTA) agreement between the 3 regional blocs of COMESA, EAC and SADC. It is also party to the Continental Free Trade Agreement (CFTA) under the auspices of the African Union. Under the East Africa Community Customs Management Act 2004 the following tax bands on imports are applicable: **raw materials 0%, semi-finished goods are charged 10% and finished goods are charged 25%.**



5.9 International Investment Environment

Being a constituting part of the United Republic of **Tanzania, Zanzibar is bound by and benefits from the** double taxation agreements with Canada, Denmark, Finland, India, Italy, Norway, South Africa, Sweden and Zambia. Bilateral investment treaties have been entered into with Denmark, Egypt, Finland, Germany, Italy, the Republic of Korea, the Netherlands, Sweden, Switzerland and the United Kingdom. Countries with which negotiations are continuing include Zimbabwe, United Arab Emirates, Russia, Seychelles, Mauritius, Egypt, Yugoslavia and Oman.

Investments in Zanzibar are protected constitutionally as well as through international conventions owing to its being part of Tanzania. These include the Multilateral Investment Guarantee Agency (MIGA) of the World Bank, the Convention of Recognition and Enforcement Arbitration Award, and the International Centre for Settlement of Investment Disputes (ICSID). Contractual rights are guaranteed by the law of contract whereby the mechanism for settlement of disputes through arbitration and judicial process are clearly stipulated.

6.0

INVESTMENT PROMOTION, FACILITATION & AFTERCARE SERVICES

Zanzibar Investment Promotion Authority is responsible for investment promotion, facilitation and aftercare services. This is done under One-Stop Centre.

6.1 Investment Promotion

Besides the Investment Guide, ZIPA uses several other channels to promote Zanzibar as the best investment destination. ZIPA promotes investment through its website www.zanzibarinvest.org. This is linked to other sectoral organs including Ministries, Departments and **Agencies related to specific investment issues. They produce promotion materials such as brochures, DVD, and leaflets to facilitate information gathering to investors** and do several other things as demanded by the investor. Apart from that, ZIPA has programs on radio and other media to educate people on investment.

ZIPA also promotes investments through business fora locally, regionally as well as internationally and receives diplomatic and business delegations. It also prepares fora locally, i.e. diaspora meetings, investor round tables and several other business-focused get-togethers.



6.2 Investment Certificate

An Investment Certificate is issued to an investor under section 23 of Zanzibar Investment Promotion and Protection Authority Act No. 14 of 2018 (ZIPPA). The Investment Certificate entitles the invest to a set of juicy incentives which the prospective investor should look forward to seizing.

6.2.1 How to apply for Investment Certificate

Stage 1

Investment Intention Form

Submission of concept note through Investment Intention Form which is available free of charge at ZIPA offices or can be accessed through its website: www.zanzibarinvest.org.

Once a concept note is accepted, the prospective investors are notified and provided with an Application Form for a non-refundable fee of USD 500 to be paid at People's Bank of Zanzibar at Account Number: 0400424000 (USD) or its equivalent in TZS through Account Number: 0404140000 (TZS); or advised otherwise. The processing time is 3 working days

Stage 2

Investment Certificate Application Form

A duly filled application form should be submitted to ZIPA, accompanied with copies of the following documents.

- Ten (10) copies of business plan/feasibility study
- Proof of availability of funds
- Copies of main pages of passports, passport size photographs, Curriculum Vitae (CV)
- Police clearance certificates of all shareholders from country of residence and country of origin
- Certificate of Incorporation
- Memorandum and Articles of Association and
- Any other document to support the application
- Receipt of the payment done for application form.

6.2.2 Investment Threshold

The minimum investment capital requirement in Zanzibar is provided for in Table 6.1.

Table 6.1: Minimum Investment Capital

Sector	Foreigners (USD)	Citizen (USD)
Hotels and Real Estate	2,500,000	300,000
Other sectors	300,000	100,000

Source: ZIPA 2017

6.2.3 Investment Certificate Fees

Once the investment proposal is approved by ZIPA, the investor is issued with an **Interim Certificate**. The certificate is renewed annually until all approved capital is invested. Thereafter, the investor is issued with an **Investment Service License**. The fees structure for the interim certificate is provided for in Table 6.2.

Table 6.2: Investment Certificate Fees in USD

Capital Investment	Investment Certificate Fees
500,000 and below	600
500,001 – 2,000,000	1,000
2,000,001 – 4,000,000	1,200
4,000,001 and above	1,500
Free Economic Zones Projects	1,000
Strategic investment 100 million	2,500

Source: ZIPA, 2017

6.3 Land Acquisition

The law facilitates easy access to land for prospective investors. The Land Tenure Act 1992 provides that all land within the islands of Zanzibar occupied or unoccupied is public land and shall be administered by **the Minister responsible for land affairs on behalf of the President**. The land within the Free Economic Zones is administered by ZIPA.

The Act further provides the opportunity for the land to be leased to any person, Zanzibari or non-Zanzibari, intending to use that land for investment purposes subject to the approval of an investment project by ZIPA or other relevant authorities. The lease period goes up to 99 years.

The property on this land, after being developed in accordance with ZIPA approved investment plan may be sold, assigned, sub-leased or sub divided, inherited or mortgaged.

The RGZ prepared an integrated land use plan and strengthen land management and administration in the country resulting in the production of a National



Land Use Plan (NLUP). NLUP is a broad, comprehensive strategic policy document, which sets out a physical planning framework covering all sectors of the economy. It contains a number of supplementary plans such as:

- The Settlements Structure Plan, which lays the foundation and guidelines for balanced approach to settlement development
- **Tourism Zoning Plan, which identifies tourism** development, zones and proposes strategy for its implementation
- Coastal Zone Management Plan, which provides for the best long-term sustainable use of the nation's terrestrial and marine resources

6.3.1 Indicate land rates outside Free Economic Zone

Investors can opt to locate project either in Free Economic Zones or outside the zones. The indicative land rates outside the Free Economic Zones are shown in Table 6.3.

Table 6.3: Indicative land rates outside Free Economic Zones

Sector	Location	Foreigner (USD/Ha)	Citizen (USD/Ha)
Hotel	Urban land	7,000	3,500
	Rural area	5,000	2,000
Industrial	Urban land	3,500	300
	Rural area	1,500	200
Agriculture	Urban land	500	100
	Rural area	300	50
Services including social services	Urban land	2,500	2,000
	Rural area	1,500	1,000

Source: COLA, 2017

6.3.2 Indicate land rates at Free Economic Zone

ZIPA is the custodian of Free Economic Zones, it offers lease plots to potential investors. The indicative land rates are given in Table 6.4 below.

Table 6.4: Indicative land rates at Free Economic Zones in USD/ SQM

Item	Zones				
	Amaan	Fumba	Micheweni	Maruhubi	Airport
Land Lease					
Area less 1 ha	5.0	0.5	1.5	5.0	2.0
1 - 5 ha	-	1.5	1.5	-	1.5
Above 5 ha	-	1.0	0.75	-	1.0
Container Space	35	-	-	35	
Premises					
Office Rent	60	-	-	60	-
Shed Rent					
Fabricated	16			-	16
Non Fabricated	20			20	20

Source: ZIPA, 2017

6.4 Building Permit

A Building Permit is issued by the Development Control Unit (DCU) through ZIPA for a non-refundable fee of US\$ 1000 or its equivalent in Tanzania shillings.

6.4.1 Drawings Guidelines

Investors are advised to prepare and submit to ZIPA the following set of drawings/documents:

- A. Architectural drawings;
- B. Engineering/structural drawings;
- C. Mechanical service drawings;
- D. Optional drawings; and
- E. Bill of quantities (BOQ)

The above set of drawings should be prepared in accordance with the Drawing Guidelines provided under Appendix 1 of this Guide.

6.4.2 How to apply for a Building Permit

1. An Approved Investor shall apply to ZIPA for a Building Permit and submit with the application the following:
 - a. **A duly filled Building Permit Technical Form** issued by DCU see page 70

- b. Ten (10) sets of the project drawings drawn in accordance with Drawing Guidelines provided under Appendix 1 of this Guide
 - c. Five (5) booklets of Bill of Quantities
 - d. Name, telephone number, email and physical address of registered contractor(s)
 - e. Two copies (2) of land lease agreement issued by Competent Authority
 - f. Two copies(2) of Environmental Impact Assessment /Heritage Impact Assessment Certificate
 - g. Evidence of payment of Building Permit fee
 - h. Passport size photograph of all shareholders; and
 - i. Any other documents to support the application
2. A check list for Building Permit application is shown on page 80.
 3. Through ZIPA, DCU shall consider the application and issue a Building Permit or advise the applicant otherwise, within 14 working days from the date of submission.

Note

1. Approved Investors who fail to complete construction of a project in the approved period provided under ZIPPA 14, 2018 shall be entitled to a renewal of a Building Permit upon payment of 50 percent of the actual permit fee.
2. Approved Investors who fail to start construction of the project within one year from the date of its issuance shall renew the permit on payment of full amount.



REVOLUTIONARY GOVERNMENT OF ZANZIBAR DEVELOPMENT CONTROL UNIT (DCU)

BUILDING PERMIT TECHNICAL FORM FOR APPROVED INVESTOR

This form is the property of DCU and shall be completely filled by registered Architects/Engineers recognized by Zanzibar Engineers, Architects and Quantity Survey Registration Board.

In accordance with Section 3 of Town and Country Planning Act (Cap 85 of 1955) and Development Control Regulation of 2015, DCU is the solely Government organ responsible for issuance of building permit in Zanzibar

I submit the request to commence the construction work as per attached architectural and structural drawings.

Name of Architect/Engineer.....

Qualifications

Telephone number

Email.....

SignatureDate

Name of approved project.....

Company name

Sector.....

Location of the projectShehia

DistrictRegion.....

Date of submission.....

NOTE:

1. Only Registered Architects/Engineers are entitled to fill and sign this form
2. All drawings must have an official stamp of Zanzibar Architect, Engineers and Quantity Surveyors Registration Board

CHECK LIST FOR BUILDING PERMIT APPLICATION

NO.	REQUIRED DOCUMENTS	PLEASE TICK
1.	Application Letter	
2.	Building Permit Technical Form signed by registered Engineer	
3	Ten (10) sets of the approved investment Drawings which include:	
	a. ARCHITECTURAL DRAWINGS;	a.
	b. ENGINEERING/STRUCTURAL DRAWINGS;	b.
	c. MECHANICAL SERVICE DRAWINGS;	c.
	d. OPTIONAL DRAWINGS;	d.
4.	Five (5) booklets of "Bill of Quantities"	
5.	Two (2) copies of Land lease Agreement	
6.	Name and address of registered contractor(s);	
7.	Evidence of payment of Building Permit fees (Bank slip)	
8.	Environmental /Heritage Impact Assessment Certificate	
9.	Passport size photographs of all shareholders	
10.	Other documents (please specify)	
	
	
	

6.5 Investment Incentives

The Zanzibar Investment Promotion and Protection Authority Act No.14 of 2018 offers lucrative packages of incentives. These include fiscal and non fiscal incentives for both investments under Free Economic Zones and outside the Free Economic Zones. For details please visit www.zanzibarinvest.org

6.5.1 Procedures for Corporate Tax exemption

Approved Investors may apply for Corporate Tax exemption after fulfilling the following conditions:

- a) Invest not less than the approved capital specified in the Investment Certificate
- b) Start business operation

The application must be accompanied with:

- ^ Audited final accounts
- ^ Progress report of the project
- ^ Tax clearance certificate
- ^ Valid business license

Note

Application for Corporate Tax exemption shall be made after the project has invested about 75% of the amount declared in the feasibility study and start business operation.



6.5.2 Procedures for import duties and similar taxes exemption

Investors shall submit to ZIPA a list of all capital goods to be imported as well as to be purchased locally for consideration and where appropriate be granted exemption. The list should be submitted in both hard and soft copies.

For each consignment of approved materials, an investor may apply for exemption in writing to ZIPA at least 2 weeks before arrival of goods in Zanzibar and submit together with the application 2 sets of the following documents:

- Bill of lading/airway bill/ consignment notes/local sale advice
- Customs single bill of entry
- Invoices
- Packaging list

6.5.3 Procedures for exemption from VAT on local purchase

For every material to be purchased locally, the investor may apply for Value Added Tax (VAT) relief to ZIPA and submit two sets of the following:

- **A duly filled Value Added Tax form issued by Zanzibar Revenue Board**
- Two copies of proforma invoice

Note

For all goods exempted, investors shall pay 5% of the total amount of exempted duties to ZIPA as service charge.

6.6 Work and Residence Permits

The issuance of Work and Residence Permits is governed by the Employment Act No.11 of 2005 and the Immigration Act No.7 Cap 54. The Zanzibar Investment Promotion and Protection Authority Act No.14 of 2018 provides an opportunity for the approved projects to employ expatriates in key positions that are determined by ZIPA.



Foreigners who wish to work and live in Tanzania should obtain work and residence permits prior to their arrival in Tanzania. Those who wish to establish businesses may apply for work and residence permits while they are already in Tanzania. There are three categories of residence permits:

Residence Permit Class "A" may be granted to a person who intends to reside in Tanzania and engage in trade, business, profession, agriculture, animal husbandry, prospecting of minerals or manufacturing.

Residence Permit Class "B" is issued to a foreigner who has obtained employment in Tanzania.

Residence Permit Class "C" is issued to a foreigner who is coming for various issues such as missionaries, students, special and preferred treatment for East African nationals, volunteers, retirees, sick persons, persons attending court, spouse joining his spouse, and researchers.

For more information and application requirements and procedures please visit
www.immigration.go.tz

6.6.1 General Information on Permits Application

- i. All permit applications should be submitted to ZIPA **office at Maruhubi on working days from 0800hrs to 1400hrs**
- ii. All documents should be submitted in English or Kiswahili language. The State University of Zanzibar (SUZA) and investors' respective embassies may be used for documents translating (if necessary)
- iii. All applications should be accompanied with all required documents. Incomplete applications shall not be received
- iv. Full submission of documents does not guarantee the issuance of permits. The competent authorities reserve the right to approve or disapprove any application
- v. **All academic and professional certificates must be certified by competent authorities such as university, and the High Court**
- vi. Evidence of original Police Clearance shall be required during submission of the application for which investors should bring with them
- vii. Permit renewal must be done timely to avoid penalty. The employer who fails to renew work permit or submit the cancellation of employment contract within 14 days from the date of expiry of such permit or contract either

the case may be, shall be liable to pay 500,000 Tanzania Shillings per each period of up to thirty days of delay.

- viii. Investors shall bring with them a passport of the applicant for any permit cancellation application. Failure to submit the passport, the investor shall be liable to a penalty of US\$ 300, payable to ZIPA
- ix. The issuance of work and residence permits shall not exceed 14 working days from the date of submission. Investors are advised to make their payment in time to avoid unnecessary delays.
- x. All approved permits/passports shall be collected from ZIPA on working days from 1300hrs to 1500hrs.
- xi. The wage of every employee shall be payable in legal tender directly deposited to each employee's local bank account and any agreement to the contrary shall be null and void
- xii. **It is an offence for any foreigner to work without a valid Work Permit. It is also an offence for any employer to employ or permit any foreigner without a valid Work Permit to work in his or her establishment**

6.6.2 Work Permit Fees Structure

Work Permits are issued by the Labour Commission through ZIPA and are annually renewable. The current fees structure for work permits (in US\$) is shown in Table 6.6.

Table 6.6: Work Permits Fees Structure

Category	Strategic Investors & Investors with more than 20% shares	Other Investors	Expatriates	Permit Duration
First application	Free	\$300.00	\$300.00	One year
Renewal	Free	\$150.00	\$150.00	One year
Temporary (Not renewable)			\$200.00	Less than 6 months

Source: Labour Commission 2020

Note

Rates are subject to change without prior consultation with investors.

6.6.3 Residence Permits Fees Structure

Residence Permits are issued by the Immigration Department through ZIPA. The current fees structure for residence permits (in US\$) is shown in Table 6.7.

Table 6.7 Residence Permits Fees Structure

Category	Type	New & Replacement	For East African Community	Duration
Investor	Class A	\$3050	1500	3 years
Expatriate	Class B	\$2050	500	2 years
Researcher	Class C	\$500	250	2 years
Dependent		\$500	250	2 years
Business Pass		\$200	200	
Business visa		\$250	FREE	3 months not extendable

Source: Department of Immigration Service-Zanzibar 2018

Note

Rates are subject to change without prior consultation with investors.

6.6.4 New Application for Work and Residence Permits

For each post to be filled by non-citizens, the investor shall apply in writing to ZIPA for a work and residence permit, prior to the arrival of the applicant in Zanzibar. Residence permit can also be applied online. The application to ZIPA should be submitted with the following documents:

a) For Shareholders

- i. Three (3) copies of passport
- ii. Three (3) sets of curriculum vitae (CV)
- iii. Nine (9) passport size photographs
- iv. **Three (3) certified copies of Police Clearance Certificate from country of origin and residence.**
- v. Three (3) copies of Company Memorandum and Articles of Association
- vi. **Three (3) copies of certificate of incorporation/ compliance**
- vii. **Three (3) copies of board resolution certified by Registrar of Companies (if applicable)**
- viii. Two (2) copies of business license / investment **certificate**
- ix. Evidence of business premises (if applicable)
- x. **Three (3) copies of TIN certificate**
- xi. Immigration forms (TIF1, TIF 12 and data sheet original and its copies)

b) For Expatriates

- i. **Three (3) certified copies of academic and professional certificates**

- ii. Three (3) sets of Curriculum Vitae
- iii. Three (3) passport copies
- i v. Nine (9) passport size photographs
- v. **Three (3) certified copies of Police Clearance Certificate** from country of origin and residence
- vi. Three (3) original sets (and 2 copies) of Employment Contract which is in line with section 57 of Zanzibar Employment Act no. 11 of 2005
- vii. Three (3) sets of Job description
- viii. Permit from appropriate Body/Ministry (e.g. Medical Doctors Board for doctors etc.)
- ix. **Medical report certifying fitness of the applicant for the post being applied for**
- x. Evidence of unavailability of local personnel for the post
- xi. Special Pass / Business Visa / Temporary Work Permit (if applicable)
- xii. Immigration forms (TIF 1, TIF 12 and Data sheet – original and its copies)

c) For Dependents

- i. Two (2) copies of Passport of dependent
- ii. Four (4) passport size photographs of the dependent
- iii. Two (2) copies of work and residence permits of a sponsor
- i v. Two (2) copies of evidence of relationship to **sponsor (eg. marriage certificate for spouse)**
- v. Immigration forms (TIF2 and TIF 12 - original and its copy)

6.6.5 Renewal of Work Permit

A Work Permit is valid for one year and can be renewed. Where a Work Permit is about to expire and the applicant is eligible for renewal, the investor shall apply to ZIPA for the renewal, at least 14 working days before expiry date of the permit.

The application shall be made in writing and accompanied with the following documents:

a) For Shareholders

- i. Original expiring work permit and its copy
- ii. Three (3) passport size photographs
- iii. Receipt of payment of outstanding dues from ZIPA (if applicable)
- iv. **Income Tax Clearance Certificate issued by tax authorities**

b) For Expatriates

- i. Original expiring work permit and its copy
- ii. Two copies of passport
- iii. Three (3) passport size photographs
- iv. Two (2) sets of updated curriculum vitae (CV)
- v. Two (2) copies of existing contract of employment or three (3) sets of original contract of employment plus its copy (for new contract)
- vi. **Income Tax Clearance Certificate issued by tax authority**
- vii. Permit from appropriate body (e.g. Medical Doctors Board for doctors etc.) if applicable
- viii. Receipt of payment of outstanding dues from ZIPA (if applicable)
- ix. **Medical report certifying fitness of the applicant for the post being applied for.**

6.6.6 Replacement of Residence Permits

Where a residence permit is about to expire, and the same is eligible for replacement, the investor shall apply to ZIPA for its replacement at least 14 days before expiry date. The application shall be made in writing and accompanied with the following documents:

a) For Shareholders

- i. Original passport and two (2) copies
- ii. Original expiring permit and a copy
- iii. Seven (7) passport size photographs
- iv. Two (2) copies of Tax Clearance Certificate**
- v. Two (2) copies of work permit
- vi. Special pass (if applicable)
- vii. Financial statement
- viii. Immigration forms (TIF 1, TIF 12 and data sheet)

b) For Expatriates

- i. Passport and its two (2) copies
- ii. Original expiring residence permit and its copy
- iii. Two (2) copies of work permit
- iv. Seven (7) passport size photographs
Two (2) sets of updated curriculum vitae (CV)
- v. Two signed copies of attested employment contract
- vi. Income Tax Clearance Form issued by tax authorities
- vii. Permit from appropriate body (e.g. Medical Doctors Board for doctors etc.) if applicable
- viii. Special pass (if applicable)
- ix. Immigration forms (TIF 1, TIF 12 and data sheet)
- x. Medical report certifying fitness of the applicant for the post being applied for**

c) For Dependents

Where a dependent pass is about to expire, the investor shall apply for the renewal of the same at least 14 days before expiry date. The application shall be made in writing to ZIPA and accompanied with the following documents:

- i. Original passport and its two (2) copies
- ii. Expiring dependent pass and its copy
- iii. Two (2) copies of work permit of a sponsor
- iv. Two (2) copies of residence permit of a sponsor
- v. Four (4) passport size photographs
- vi. Two (2) copies of evidence of the relationship **(e.g.marriage certificate for spouse)**
- vii. Immigration forms (TIF 2 and TIF 12)

6.6.7 Cancellation of Work and Residence Permits

a) For Investors

Where the investor decides to cancel the work and residence permits, he/she shall apply in writing to ZIPA and submit the following documents:

- i. Passport and its copy
- ii. Work and residence permits and their copies
- iii. Dependent's pass (if any)
- iv. **Tax Clearance Certificates**
- v. **Recent audited final accounts**
- vi. **Winding up certificate from the Registrar of Companies** (if applicable)
- vii. **Business closure certificate from the Registrar of Companies** (if applicable)

b) For Expatriates

Where a contract between an expatriate and employer is about to end/be terminated, and it is not eligible for renewal, the investor shall apply to ZIPA for the cancellation of both work and residence permits at least 7 days before departure. The application shall be made in writing and accompanied with the following:-

- i. Expatriate's passport
- ii. Work permit and its copy
- iii. **Income Tax Clearance Certificate**
- iv. Residence permit and its copy
- v. Dependent pass (if any)
- v. Receipt of payment of outstanding dues from ZIPA (if applicable)
- vi. Return ticket of the applicant

6.6.8 Temporary Work Permit

This permit is issued for temporary assignment for a period of less than six (6) months. The application shall be made in writing to ZIPA and accompanied with the following documents:-

- i Two (2) copies of passport
- ii Three (3) passport size photographs
- iii Two (2) sets of curriculum vitae
- iv Two original contract of the assignment and its copy
- v Business visa or business pass

6.7 Sell of Shares or Assets

Investors shall inform ZIPA whenever there is a change of ownership or intend to sell or transfer business or assets to any individual or company. The investor shall submit to ZIPA the following documents:

- i. Company Board Resolution approved by Business and Property Registration Agency which indicate the changes made.
- ii. Curriculum Vitae, Police Clearance, passport copies and photos of the new directors/shareholders or new property/ assets owner(s)
- iii. For company - Memorandum and Articles of Association of a company and details of the new shareholders or business property buyer or asset owners.
- iv. Pay service charges to ZIPA

Note

1. Investors shall pay to ZIPA 1.5% of the share transferred on approved capital investments as indicated in the feasibility study or value of assets sold as service charges.
2. Notwithstanding number 1 (above), an investor shall pay to ZIPA 1.5% of share transferred on actual investment capital if the capital investment exceed the approved capital indicated in the feasibility study, as service charges.

6.8 Management Company/Renting the Business

Investor shall inform ZIPA whenever he decides to rent/ lease or engage management company to run the business. The investor shall submit to ZIPA the following documents:

- i. Contract between the investor and lessee/ management company
- ii. A letter of guarantee that approves company's asset shall be used as security for any transaction to be made between company and a third party such as supplier, employees and the like.
- iii. Details of lessee which include CV, police clearance, passport copies and passport photograph
- iv. For company as lessee – Memorandum and Articles of Association
- v. The management company shall pay management fee annually until the end of contract.

6.9 Restricted and Reserved Businesses

Due to religious and traditional norms and values CASINO and Gambling businesses are restricted to both local and foreign investors. There are also some businesses which are reserved only for local investors. As provided under forced schedules of the Zanzibar promotion and protection authority act of No.14 of 2018

7.0

ZANZIBAR INVESTMENT PROMOTION AUTHORITY (ZIPA)

7.1 About ZIPA

Zanzibar Investment Promotion Authority has evolved over time. It was first initiated in 1986 as a department under the Ministry of Finance and Economic Affairs. In 1992 it was converted to government agency called Zanzibar Investment Promotion Agency with some form of autonomy.

For some reasons, the Government thought investment activities under the Agency were not being executed **comprehensively, and effectively, hence established** a second institution known as Zanzibar Free Economic Zones Authority (ZAFREZA: 1992) with semi-autonomous powers operating under the Ministry of State (Planning). Even after this move there appeared to be gaps in operating investment activities and hence a third institution was formed namely Zanzibar Free Port Authority (by an Act of House of Representatives: 1998) operating under the Ministry of Finance. Questions continued to be asked from the general public as well as investors as to why the need for separate organizations. No immediate answers were available until 2003 when an Investment Policy was endorsed by the Government which advised on the merger of all the three investment related institutions into a single Authority with autonomous status.

7.1 About ZIPA....

Hence, a new legal framework was proposed and finally assented by the President of Zanzibar and Chairman of the Revolutionary Council and became law in 2004. This was the starting point of the new ZIPA (Zanzibar Investment Promotion Authority). The Authority operated under the Zanzibar Investment Promotion and Protection Act until 2018 when the need to widen up the Authority's mandate to include Investment promotion and Economic Development raised. Currently, ZIPA is operating under the Zanzibar Investment Promotion and Protection Authority Act No 14 of 2018. The Authority is responsible for investment promotion, facilitation and aftercare services through "One Stop Centre" mechanism. The Authority regulates and administer investment activities in Zanzibar including Free Economic Zones with due regard to the principles of openness, competitiveness and transparency.

7.1 About ZIPA....

Vision

“To make Zanzibar an attractive and competitive investment destination, regionally and globally”

Mission

“To be an efficient focal point for dynamic trade and investment promotion/facilitation by providing quality services through motivated professionals aimed at greater contribution to Zanzibar’s economic growth and social well-being”.

Our Core Values

- We are a team
- We are united
- We are one
- Investors are our partners
- We work for the common good

8.0

TOURISM ATTRACTION



The Jozani Forest Reserve

The Jozani Forest Reserve is located in the Central Eastern Region of Zanzibar Island. It is home of the rare Red Colobus Monkey, which is only found in Zanzibar. The reserve also has a large mangrove swamp and a tract of natural forest that is home to unique species including the sykes monkey, bush babies, duikers and hyraxes. It also has over 50 species of **butterfly and 40 species of birds.**



Misali Island

The Island of Misali is located 17km off the west coast Chake Chake. It is one of **the Pemba's major attractions offering idyllic beaches, nature trails for spotting, flying foxes (bats), good snorkeling and superb diving.** Misali's real treasure is its rich ecosystem, which boasts of **42 types of coral, over 300 species of fish, a rare subspecies of velvet monkeys, endangered colonies of flying foxes, nesting sites for green and hawksbill turtles, and a large, rarely seen population of nocturnal coconut crabs.**

Ngezi Forest

The Ngezi Forest Reserve is located on the northwestern corner of Pemba Island. This equatorial forest reserve contains rare trees, with some being only found in Zanzibar, and not anywhere else in the world. The wildlife includes indigenous flying foxes, blue duikers and several varieties of owls. The forest opens up on the east to Vumawimbi Beach, an isolated and untouched stretch of beach that makes one feel they were the only one in the world.



Swimming with Dolphins

Dolphin tour experience can be found at Kizimkazi in the South of Unguja, and just an hour's drive from Old Stone Town. Swimming with the dolphins is an unforgettable experience. Kizimkazi is the place for dolphin sightings, home to both humpback and bottle-nose dolphins.



Unspoil on the Beach

Need to soothe your soul? Then, Zanzibar beaches are the place to relax, unwind and breathe in new life. After a lengthy safari there is no better way to end your holiday than on the white, blissful beaches of Zanzibar, lazing away, sipping cocktails and living the island paradise dream



Snorkeling at Mnemba

Recently declared a marine conservation area, Mnemba Island is a coral atoll, surrounded by thriving, vibrant reefs and the crystal clear Indian Ocean. The waters are teeming with an overwhelming number of beautiful tropical reef fish, and a wealth of marine creatures, from the majestic whale sharks to rare gem-like species of nudibranchs. Large pelagic creatures can often be seen passing by in the blue, and green turtles graze peacefully amongst the heads of plate and honeycomb corals.



Dinner at Forodhanit

For traditional barbeque, Forodhani Park located at the heart of Stone Town is an ideal place to visit in Zanzibar. Visitors arrive just after sunset to enjoy the taste of fresh food. Tables are laden with rows of lobster tails, prawns, squids, kingfish, marlin and tuna and famous mishkaki.



Stone Town Tour

Zanzibar's Stone Town was declared a world heritage site by UNESCO. It is the oldest city and cultural heart of Zanzibar. The Stone Town has seen little change in the last 200 years. It is here that the sultans lived, princesses loved and slaves were bought and sold. Stone Town is also patchwork of architectural styles originating along the Swahili Coast, Arabia, Asia and beyond.



9.0

HOTELS APPROVED INVESTMENT

Tourism is one of the fastest growing industries in Zanzibar and has attracted more than 61% of investment projects approved by ZIPA mainly in the hotel/hospitality subsector. The list of hotels registered under ZIPA is provided at www.zanzibarinvest.org



10.0**ZIPA APPROVED
TOUR OPERATORS**

A growing number of tour operators and travel agents are offering Destination Zanzibar as tailor-made itineraries and package tours. International and locally-based operators work together to offer a range of services including flight arrangements, hotel reservations, car-hire and excursions. ZIPA is therefore offering assistance by naming the following registered tour operators:

Zenith Tours and Travel,

P.O. Box 3648 Zanzibar,
Tel: +255 22232320/22238510
Email: info@zenithtours.net

Grace Tour and Travel,

P. O. Box 4182 Zanzibar,
Tel: +255777411063/777479980
Email: info@gracetourl.co.tz

Zanzibar Day Charter,

P.O. Box 1836 Zanzibar,
Tel: +255 777009099/776606105
Email: didierfreteur@skynet.be

Escapade Zanzibar Ltd

P.O. Box 2167, Zanzibar
E: operation@escapadezanzibar.com

Zanzibar Comfort Tours & Safari

P.O. Box 2379 Zanzibar,
Tel: +255 777 477747

Zan Tours,

P. O. Box 2560 Zanzibar,
Tel: +255 24 2233116
Email: zantoursinfo@zantour.com

Fisherman Tours & Travel Ltd,

P. O. Box 3537
Zanzibar, Tanzania
Tel: 255 2238791/2
Email: md@fisherman-tours.com,



Ministry of Finance and Planning

P. O. Box 1154- Zanzibar

Tel: +2552477866664

Fax: +255242233178/ +255242230546

E-mail: info@mofeaznz.org

**Ministry of Agriculture,
Natural Resources, Livestock & Fisheries**

P.O.Box 295- Zanzibar

Tel: +255242233320

Fax: +255242238512

E-mail: info@mifzanzibar.go.tz

**Ministry of Information,
Tourism and Heritage**

P. O. Box 2277- Zanzibar Tel: +254 24 2233 1250

Fax: +255 24 223 1250

E-mail: whuum@wizarayahabari.go.tz

**Ministry of Lands, Housing,
Water and Energy**

P.O. Box 238- Zanzibar Tel: +255 223 6291

Fax: +255 24 223 5812

E-mail: muna@zanlink.com

Zanzibar Revenue Board

P.O. Box: 2072- Zanzibar

Tel: +255 24 2230639/2233041

Fax: +55 24 2233904

E-mail: ifo@zanrevenue.org

**Ministry of Infrastructure,
Communication & Transport**

P.O. Box 266- Zanzibar

Tel: +255242231391

Fax: +255242230605

E-mail: ministryoftrade@wbvm.go.tz

Ministry of Education & Vocational Training

P.O. Box 394- Zanzibar

Tel: +255 24 2232827

Fax: +255 24 2232827

E-mail: info@moez.go.tz

Website: www.moez.go.tz

Ministry of Health

P.O. Box 236- Zanzibar

Tel: +255 21 223 454

Fax: +255 223 1987

E-mail: afasmz@zanlink.com

Zanzibar Investment Promotion Authority

P.O. Box 2286- Zanzibar,

Tel: +255 24 223 3026

Fax: +255 24 2232727

E-mail: zipa@zipa.co.tz

Website: www.zanzibarinvest.org

Tanzania Revenue Authority

P.O. Box 161- Zanzibar

Tel: +255 24 2232837/8

Fax: +255 24 2232741

Immigration Department

P.O. Box 1354

Tel: +255 24 2233677/+255 24 2234973

Zanzibar Environment Management Authority

P.O.Box 2808-Zanzibar,

Tel: +255 24 2239007/2234617

Fax: +255 24 2234609

E-mail: zemaznz@gmail.com

Building Agency

P.O. Box: 266-Zanzibar

Tel: +255 24 2236 282

Fax: +255 24

E-mail: dcmwel@zanlink.com

Zanzibar State Trading Corporation

P.O. Box 26- Zanzibar

Tel: +255 24 2230271/2

Fax: +255 24 2236134

E-mail: info@zstcznz.org

Zanzibar Ports Corporation

Post: P.O. Box 263

Tel: +255 24 223 2875

Website: www.zanzibarports.co.tz

High Court of Zanzibar

P. O. Box 160, Zanzibar

Email: registrar@judiciaryzanzibar.go.tz

Zanzibar Municipal Council

P.O. Box 1288, Kenyatta Rd, Zanzibar

Tel: +25524223 1330

Email: infor@zmcs.org

Website: www.zmcs.org

Land Commission

P.O. Box 811-ZANZIBAR

Tel: +255 24 2230156

Fax: +255 24 22347003

Zanzibar Water Authority

P.O.Box 460-Zanzibar,

Tel: +255 24 223 1151

Fax: +255 24 223 1151,

E-mail: info@zawa.go.tz

Commission of Tourism

P.O.Box 1410-Zanzibar

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Fax: +255 24 2236134

E-mail: info@zstcznz.org

Zanzibar Bureau of Standards

P.O. Box 1136-Zanzibar

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Fax: +255 24 2232225

E-mail: info@zbs.go.tz

Office of Chief Government Statistician

P.O. Box 2321-Zanzibar

Tel: +255 24 2231 869

Fax: +255 24 221742

E-mail: zanzstat@zanlink.com

Zanzibar Social Security Fund

Nyerere Rd, Zanzibar

Email: info@zssf.org

Zanzibar Electricity Corporation

P.O. Box 235, Guillion St, Zanzibar

Tel: +2552452255,

Mob: +255774334455

Email: info@zeco.co.tz

12.0

TANZANIA MISSIONS ABROAD

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Clement Hill Road Kampala Uganda
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Email: tzrepkla@utlonline.co.ug

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Tel: +243 81 55 658 50/1/+24381 55 565 853
E-mail: tanzrepkinshasa@yahoo.com

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Abu Dhabi, UAE**

Mandinat Zayed 14th street, Behind Al Nadja,
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Addis Ababa, Ethiopia**

Bole Kifle Ketemakebele 03/05 House. No. 2213,
Box 1077 Addis Ababa, Ethiopia
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Cairo, Egypt**

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Email: contact@tzrepottawa.ca

Consulate of the United Republic of Tanzania, Perth, Australia

2/222 La Trobe St Melbourne VIC 3000 Australia
Perth, Australia
Tel: +61 8 9221 0033/+61 8 9221 0133
Email: lbalfour@murcia.com

Embassy of the United Republic of Tanzania Rome, Italy

Viale Cortina D'Ampezzo, 185
00135 Rome Italy
Tel: +39-06 33485801/+39-06 33485821,
+39 06 33485828
Email: info@embassyoftanzaniarome.info

Embassy of the United Republic of Tanzania Washington, Washington

DC 20037 Washington, D.C Tel: +202 884 1080/
+202 939 96125/7; +202 797 7408
Email: ubalozi@tanzaniaembassy-us.org

High Commission of the United Republic of Tanzania, Maputo, Mozambique

Sommerchield, Rua 1301, No.115, Ujama House
P.O. Box 4515, zip code :258, Maputo, Mozambique
Tel: +258 21 490110/3 +258 21 491228/494782
Email: tanzrep-maputo@tvcab.co.mz

Permanent Mission of the United Republic of Tanzania, Tanzania Mission to the UN 201

East 42, Street suite 1700, New York, N.Y
10017, USA
Tel: +1-212-697-3612/ +1 212 972 9123/
+1 212 697 3618
Email: tzrepy@aol.com

Embassy of the United Republic of Tanzania, Paris, France

13 Avenue Raymond, Pointcare, 75116 Paris, France
Tel: +33 1 53 70 63 66 / +33 1 53 70 63 70 /
+33 1 47 55 05 46
Email: ambtanzanie@wanadoo.fr

Embassy of the United Republic of Tanzania, Riyadh, Saudi Arabia

Ibn Hibatullah, Al Wurud Riyadh
12252 Saudi Arabia
P.O. Box 94320 Riyadh 11693, Saudi Arabia
Tel: +966 1 4542 833/+966 1 2051541/
+966 1 2050310 /+966 1 45 49 660
Email: info@tanzaniaembassy-sa.com

Embassy of the United Republic of Tanzania in Nordic & Baltic states

Nasbyalle 6 18355 Taby Stockholm, Sweden
Tel: +46 8 732 24 30/31/+46 8 732 24 32
Email: mailbox@tanemb.se

Embassy of Republic of Angola

Plot No. 149-Malik/Magore Road
 P.O.Box 20793-Dar-es Salaam
 Tel: +255 22 2117674/ +255 22 2139235/
 +255 22 213249
 Email: angola@cats-net.com

British High Commission

Umoja House, 3rd Floor, Garden Avenue
 P.O.Box 9200-Dar es Salaam
 Tel: +255 222110101/ +255 222110120
 Email: bhcdar@fco.gov.uk

Embassy of Finland

Mirambo Street/ Garden Avenue
 P.O. Box 2455-Dar es Salaam
 Tel: +255 22 2196565/ +255 22 2196573
 Email: sanomat.dar@formin.fi

Canadian High Commission

38 Miramo street/ Garden Avenue
 P.O.Box 1022-Dar-es-Salaam
 Tel: +255 22 2163300/2112835/
 +255 22 2116897
 Email: dslam@international.gc.ca

Royal Danish Embassy

Ghana Avenue
 P.O.Box 9171-Dar es Salaam
 Tel: +255 22 2165200/ +255 22 2116433
 Email: daramb@um.dk

Embassy of the Arab Republic of Egypt

24 Garden Avenue
 P.O.Box 1668-Dar es Salaam
 Tel: +255 22 2113591/ +255 22
 2111716/+255 22 2112543
 Email: embassy.daressalaam@mfa.gov.eg

Embassy of the Democratic Republic of Congo

438 Malik Road, Upanga
 P.O.Box 975-Dar es Salaam
 Tel: +255 22 2152388/+255 22 2153341
 Email: drcembatz@yahoo.com

Austrian Consulate

Slipways, P.O.Box 105526-Dar es Salaam
 Tel: +255 22 2601492 Email: austrianconsulate@bol.
 co.tz

Embassy of the Republic of Burundi

1007, Lugalo Road, Upanga East
 P.O.Box 2752-Dar es Salaam
 Tel: +255 222127007/8/9 +255 222121499
 Email: burundiembassy@yahoo.com

**Embassy of the People's Republic of China
 2 Kajificheni Close, Toure Drive**

P.O.Box 1649-Dar-es-Salaam,
 Tel: +255 22 2667475/ +255 22 2668063/
 +255 22 2666353

Embassy of Cuba

Lugalo Road plot 313
 P.O.Box 9282-Dar es Salaam
 Tel: +255 22 2115928/ +255 22 2132338
 Email: embajada@ctvsatcom.net

Consulate of the Republic of Djibouti

Mbezi Beach Industrial Area, Plot No. 428,
 P.O.Box 72039-Dar es Salaam
 Tel: +255 22 2628180/ +255 22 2628153
 +255 22627152/ +255 22 2627566

Embassy of France

Ali Hassan Mwinyi Road, Corner Kilimani Road
 P.O.Box 2349-Dar es Salaam
 Tel: +255 22 2666021/3 +255 22 266 8435
 Email: ambfrance@ctvsatcom.net

Embassy of the Federal Republic of Germany

Umoja House, 2nd Floor, Garden Avenue/Mirambo
 street
 P.O.Box 9541-Dar es Salaam
 Tel: +255 2117409/15 +255 2112944
 Email: german.embassy@bol.co.tz

Vatican Embassy (Embassy of The Holy See)

Plot. No. 146, Haile Selassie Road,
P.O.Box 480 Dar es Salaam
Tel: +255 26666422/+255 2668059
Email:nunzio@cats-net.com

Embassy of the State of Palestine

612 United Nations Road/ Mindu St.
P.O.BOX 20307-Dar es Salaam
Tel: +255 22 2150643/ +255 22 2150636
+255 22 2153257
Email:palembtz@yahoo.com

Embassy of the Republic of Indonesia

299, Ali Hasaan Mwinyi Road
P.O.BOX 572-Dar es Salaam
Tel: +255 211 9119/ +255 211 8133/ +255
211 5849
Email:kbridsm@raha.com

The People's Libyan Arab Bureau

Mlitu street No. 386
P.O.Box 9413-Dar es Salaam
Tel: +255 22 2150166/ 2150188/
+255 22 2150068

Embassy of United Arab Emirates

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Oysterbay
P.O.Box 4004-Dar es Salaam
Tel: +255 22 2669998/9 +255 22 2669996/
+255 22 2668441
Email:uae_embassy@bol.co.tz

Royal Norwegian Embassy

160 Mirambo Street
P.O.Box 2646-Dar es Salaam
Tel: +255 22 2113366/+255 22 2116564
Email: daressalaam@mfa.no

High Commission of the Republic of Rwanda

Ali Hassan Mwinyi Road, plot No. 32
P.O.Box 2918-Dar es Salaam
Tel: +255 22 2120703/
+255 22 2137299
Email: ambadsm@minaffet.gov.rw

High Commission of India

82 Kinondoni Road
P.O.Box 2684-Dar es Salaam
Tel: +255 266 9040/+255 266 9041/
+255 2666 9042/+255 2669043/ +255 266 9049
Email: hcj@hcindiatz.org

Embassy of the Democratic People 's Republic of Algeria

34, Ali Hassan Mwinyi Road
P.O.BOX 2963-Dar-es-Salaam
Tel:+255 22 2117619/ +255 22 2117620
Email:algemb@cats-net.com

Embassy of the Islamic Republic of Iran

Plot. No. 31 Upanga Road
P.O.Box 5802-Dar es Salaam
Tel: +255 2122255/ +255 2117623

High Commission of the Republic of Malawi

1ST Floor, Zambia House
P.O.Box 7616-Dar es Salaam
Tel: +255 22 2136951/+255 22 2124623
Email: mhv@cats-net.com

The High Commission of the Federal Republic of Nigeria

83 Haile selassie Road Oysterbay
P.O.Box 9214-Dar es Salaam
Tel: +255 22 2666001/+255 22 2116564
Email:daressalaam@mfa.no

Embassy of the Sultanate of Oman

Old Bagamoyo, Milkocheni Area-Besides Regency Park
Hotel
Plot.No. 810 P.O.Box 34741-Dar es Salaam
Tel: +255 22 2773105/7 +255 22 2773108 612
United Nations Road/ Mindu st

Embassy of The Russian Federation

Plot.No. 73, Ali Hassan Mwinyi Road
P.O.box 1905-Dar es Salaam
Tel: +255 22 2666005/6 +255 22 2666818
Email: embruss@bol.co.tz

Embassy of Saharawi Arab Democratic Republic

Plot No. 410 C Mikochehi
P.O.Box 105119-Dar es Salaam
Tel: +255 22 2780868/+255 22 2780296
Email: embasadrd@gmail.com

The High Commission of the Republic of South Africa

1338 Mwaya Road, Masaki
P.O.Box 10723-Dar es Salaam
Tel: 2601800 2699684
Email: sahcdar@

Embassy of the Republic of Sudan

Plot 64, Ali Hassan Mwinyi Rd
P.O.Box 2266-Dar es Salaam
Tel: +255 22 2117641/+255 22 2115811
Email: sudan.emb.dar@w

Embassy of Switzerland

79 Kinondoni Road
P.O.Box 2454-Dar es Salaam
Tel: +255 222666008/9 +255 22 2666736
Email: vertung@dar.rep.admin.ch

Embassy of the Syrian Arab Republic

Plot No. 276 Alykhan Road
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Tel: +255 22 2117656/+255 22 2115860
Email: syrianemb@raha.com

Embassy of the Republic of Yemen

39 Ali Hassan Mwinyi
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High Commission of the Republic of Zambia

Samora Avenue
P.O. Box 312-Dar es Salaam
Tel: +255 22 246 251/+255 22 251425

Embassy of the United Kingdom of Belgium

Ocean Road, P.O. Box 9210-Dar es Salaam Tel:
+255 22 21112688/
+255 22 2114025/ +255 22 2112503
Email: daresalaam@diplobel.be

Royal Embassy of Saudi Arabia

Haile Selassie Road, Oysterbay, Plot No. 82 P.O.Box
238-Dar es Salaam
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2668203/ +255 22 2668362
Email: Saudi_dar@b

Embassy of Spain

Kinondoni Road P.O.Box 842-Dar es Salaam
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Email: embesptz@mail.mae.es

Embassy of Sweden

Dar es Salaam
Tel: +255 22 2196500/ +255 22 2196503
Email: dar.es.salaam@foreign.ministry.se

Swiss Development Cooperation

79 Kinondoni Road
P.O.Box 23371-Dar es Salaam
Tel: +255 22 2666303/+255 22 2666373
Email: daresslaam@sdc.net

Vietnamese Embassy

Plot No.35/36 Upanga Road
P.O.Box 2838-Dar es Salaam
Tel: +255 22 2115891/2 +255 22 2115893

Embassy of the Federation of Yugoslavia

Plot 297 Upanga East
P.O. Box 20762-Dar es salaam
Tel: +255 22 2116789
+255 22 2138203

Embassy of the Republic of Zimbabwe

102 Bangwe Road, P.O. Box 31-Dar es Salaam
Email: consugenercdkigoma@yahoo.co.u

Consulate General of People's Republic of China,
P.O.BOX 1200, Mazizini Kati, Zanzibar
Tel: +255 24 2232547 Fax: +255 24 2237212

Consulate General of India,
8, Migombani P.O.BOX 871, Zanzibar,
Tel: +255 24 2232711/0720/1904
Fax: +255 24 2230001
Email: cg.zanzibar@meagov.in
Hoc.zanzibar@mea.gov.in

Swedish Consulate,
Tanzania House 63 / 37 / 7,
Lumumba, Saateni
P.O. Box 3046 Zanzibar Tanzania
Telephone: +255) 777 170 471
Fax: +255) 24 223 1817
E-mail: bentesaid@gmail.com bentesaid@ymail.com
Website: www.swedenabroad.com/daressalaam

Consulate General of the Republic of Mozambique,
Mapinduzi Street,
P.O.Box 1044, Kikwajuni – Zanzibar
Tel: +255 24 2230049 FAX: +255 24 2232759
Email: Zanzibar.consulado@yahoo.com

Austrian Consulate
Zanzibar Mazizini Kati P.O. Box 1200-Zanzibar
Tel: +255 242237401/+255 242232681

Consulate General of the Sultanate of Oman,
P.O.Box 2100, Migombani, Zanzibar,
Tel: +255 24 2230700 Fax: +255 24 2239033
Email: zanzibar@mofa.gov.om/omancons.znz@zanlink.com

Building Permit is issued by the Development Control Unit (DCU) through ZIPA for a non-refundable fee of US\$ 1000 or its equivalent in Tanzania shillings, payable to DCU through Account Number 0404116000 (TZS) The Building Permit is valid for a period **specified under Zanzibar Investment Promotion and Protection Authority Act (ZIPPA) No. 14 2018** as grace for construction. Investors are advised to prepare and submit to ZIPA a set of the following drawings/documents drawn in accordance with Rules and Conditions provided below:

- A. ARCHITECTURAL DRAWINGS;
- B. ENGINEERING/STRUCTURAL DRAWINGS;
- C. MECHANICAL SERVICE DRAWINGS;
- D. OPTIONAL DRAWINGS; and
- E. BILL OF QUANTITIES (BOQ)

15.1 Drawing Rules and Conditions

The following are rules and conditions to be taken into account in making drawings of any approved project:

A. Architectural Drawings

These drawings shall include:

1. Topographic map
2. General site layout plan
3. Plans, sections and elevations of all structures/buildings of the project.
4. Architectural details.

ARCHITECTURAL DRAWINGS DESCRIPTION

1. Topographic Map

This should include/show:

- a) Boundaries of the plot with numbered beacons at each corner (or wherever provided). In this case this will be a site plan of the plot given by the "Department of Lands and Registration – Zanzibar" drawn into a suitable scale; preferably 1:250 or 1:500.
- b) Dimensions of each side.
- c) Contours drawn into appropriate marked intervals in order to show a real situation of terrain of the plot.
- d) All existing big trees and any other necessary features (e.g. paths, river, well, ruin etc).
- e) **Standard title block that defines the job drawn.**

2. General Site Layout Plan

This should include/show:

- a) Orientation/location of all structures and other site developments (e.g. paths, garden, wells, swimming pools, jetty, etc) drawn into appropriate scale and according to size of the site plan given by the Commission of Land in Zanzibar.
- b) Line of highest High Water Mark (HWM), top line of the **beach (i.e line of the first vegetation from sea sand, dunes or cliff if any). This is only applicable for coastal plots.**
- c) Boundaries of the site/plot with numbered beacons.
- d) Any development/structures to be constructed on the coastal plots, the building lines should be located:-
 - i. At least 30 metres from the highest High Water Mark ((HWM) for plots having sand beaches at the **sea side and at least 10 metres for plots having cliffs at the sea side boundary)** and
 - ii. At least 3 meters from plot boundaries other than the sea side boundary and at least 5 metres from any boundary parallel to the road. (This is also applicable for non- coastal plots).
- e) **Standard Title block that defines the job drawn.**

Note:

Item number 1 it can be combined into item number 2.

3. Plans, Sections and Elevations of all Structures

This should include/show:

- a) All suitably dimensioned proposed individual structure shown in the General Site Layout Plan which will show clearly the “Spatial Schematic Design” and how the proposed structure/building will look like.
- b) Roof plans and rain water falls.
- c) Suitable scale 1:50 or 1:100.
- d) **Title block which defines the job drawn.**

4. Architectural Details

This should include/show:

- a) **All necessary definitions/details of the structures**, e.g. roof structure, furniture (e.g. doors, windows and kitchen utilities etc), foundation plan/section and any other complicated features (complex structure/members). The details should be drawn into scale: 1:10 or 1:20 (**sketches are not accepted**).
- b) **Title block that defines the job drawn.**

B. ENGINEERING/STRUCTURAL DRAWINGS

These drawings shall include:

1. Plans, section and elevations of beams, columns, slabs and all other structural members (such as stair cases) for either concrete structures, timber works or steel structures or all (which ever applicable).
2. Plans, sections and elevations of foundation.
3. “Bar Bending Schedules” of all structural members and a “booklet of structural design calculations”.
4. Structural details.

ENGINEERING/STRUCTURAL DRAWINGS DESCRIPTION

1. Plans, Sections and Elevations of Beams, Columns, Slabs and Staircases for either Concrete, Timber or Steel Members or all

This should include/show:

- a) If it is applicable, the project should show the reinforcement layout in concrete members such as beams, columns, slabs and staircases with respect to the structural design calculations. If members are timber or steel, the project should show size, shape dimensions and joint connections (i.e either bolted, nailed, glued or welded joints) of the members according to the “Structural Design Calculations”.
- b) Size, shape and dimensions of the structural members drawn in appropriate scale of 1:50.
- c) **Standard the title block which defines the job drawn.**

2. Plans and Sections of Foundation

This should include/show:

- a) The reinforcement layout of Foundation (If applicable) with respect the structural design calculations.
- b) **Standard title block which defines the job drawn.**

3. “Bar Bending Schedules” or all Structural Members and a Booklet of Structural Design Calculations

This should include/show:

- a) Size, dimensions, shape and amount of all reinforcement of the concrete structural members (if applicable).
- b) "Structural Design Calculation Booklet" which will show the procedures followed during designing if applicable
- c) **Standard title block which defines the job drawn**

4. Structural Details

This should include/show:

- a) Necessary details or complicated structured (complex members) mainly in reinforcement and joint connection aspects to concrete and timber or steel members respectively.
- b) **Standard title block which defines the job drawn.**

C. MECHANICAL SERVICE DRAWINGS

These drawings should include:

1. Plans, Sections and Elevations of clean/Fresh Water Supply network/system.
2. Plans, Sections and Elevations of Waste Water Disposal network/system.
3. Plans, Section and Elevations of Fire Hydrant Systems (Fire Fighting Systems).
4. In – door and out-door electrical Installation network/system.

MECHANICAL SERVICE DRAWINGS DESCRIPTION

1. Plan, Sections and Elevations of Clean/Fresh Water Supply Network/System

This should include/show:

- a) General site layout of “Fresh Water Piping System” which will show sizes, type and dimensions of all pipes **and direction of water flow from the storage device** to the required end point (please show the sources of water e.g. from public main line, borehole, well, cave etc). This can be drawn in the “General Site Layout Plan” of the project in an appropriate scale: 1:250 or 1:500 **(sketches are not accepted)**.
- b) Dimensions of Water Storage devices and its maximum capacity. If it is a reinforced concrete structure, please show the necessary details of the structure such as the reinforcement layout drawings. If there will be a water tower, the structural details will be needed
- c) **In – door fitting and fixing systems such as in toilets, kitchen and other places**
- d) **Standard title block which defines the job drawn**

2. Plans, Section and Elevations of Waste Water Disposal Network System

This should include/show:

- a) General site layout of all sewers (showing size, type and dimensions) from source to the collection point. The inspection chambers, gully traps, and septic tanks should be shown. This can be drawn in the “General Site Layout Plan” of the project in an appropriate scale **(sketches are not accepted)**.

- b) The whole system of “Waste Water Treatment Plant” which will include the working drawings and technical/functional drawings.
- c) **Standard title block which defines the job drawn.**
- d) Area for hard waste disposal system (collection area within the site).

Note:

“Waste Water Disposal System” preferably for hotel projects having more than 100 beds in the “Waste Water Treatment Plan System”. Therefore the system of “septic tanks and soak pits” for big hotel projects are highly discouraged on Environmental Grounds.

3. Plans, Sections and Elevations of “Fire Hydrant Systems” (Fire Precaution & Fire Fighting Systems)

This should include/show:

- a) General site layout of escaping roots, secured place for assembly, all piping and equipment systems form the source of water (pumping station) to the jets (discharging points). This can be shown in the “General Site Layout Plan” on the project.
- b) Dimensions of the storage devices/tanks.
- c) Technical/function drawings of all equipment to be used for this purpose.
- d) **Standard title block which defines the job drawn.**

- e) Fire aid, fire extinguisher, smoke detector in each room.
- f) Emergency fire alarm system, hose reels, fire exit assembly area.

4. Plans for in Door and Outdoor Electrical Installation Network/System

This should include/show:

- a) General site layout Electrical Installation (outdoor installation). This can be shown in the 'General Site Layout Plan' of the project.
- b) In door electrical installation for individual building.
- c) **Standard title block that defines the job drawn.**

D. OPTIONAL DRAWINGS

These drawings may be Swimming Pools and jetty for hotel projects, or may be any other structure that is not included in above description. If these structures are applicable in the project, their architectural and structural designs must be clearly presented.

Please refer item A and B above for appropriate description.

E. BILL OF QUANTITIES (BOQ)

Every project must provide a book let of "Bill of Quantities" of all materials to be used for construction of the project.

15.2 GENERAL INFORMATION ON DRAWING GUIDELINES

1. Wherever necessary for the project to apply the "thatched" roofs, it will be allowed to do so **ONLY** in the common/public buildings such as, reception, restaurants and lobbies. **Any other roofing materials are accepted but tiled roofs are highly recommended** which normally resemble to Zanzibar environment and provide a good out-look.
2. A coverage area of project buildings must not exceed 45% of the total area of the plot, otherwise, please refer to the "Land Lease Agreements" given by the Ministry responsible for land. Therefore, you are required to mention the coverage area of all the buildings with respect to the total area of the plot.
3. The project should make considerations for the disable peoples' facilities and access.
4. **All drawings should have an official stamp of Zanzibar Architects, Engineers and Quantity Surveyors' Registration Board.**
5. Architectural drawings should be drawn in A3 paper size
6. The construction works of the approved project should be done by contractors registered under Zanzibar Architects, Engineers and Quantity Surveyors Registration Board.
7. Approved Investor who fails to start construction of the project within one year from the date of Building Permit issuance shall renew the permit on payment of full amount.

8. Approved Investor who fails to complete construction of a project in the approved period provided under ZIPPA (grace period) shall be entitled to a renewal of a Building Permit upon payment 50 percent of the actual permit fee.
9. Building Permit fee should be paid to DCU at the following bank account:

Account Name: Development Control Unit

Bank Name: People's Bank of Zanzibar

Account Number: 0404116000