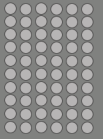




**DESIRE PROPERTIES  
AND  
CONSULTANCY LIMITED**

**“TURNING VISION INTO VIABLE INVESTMENTS”**



***COMPANY*  
PROFILE  
2025**



# *Turning Vision Into Viable Investment*



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# **WELCOME TO OUR COMPANY PROFILE**

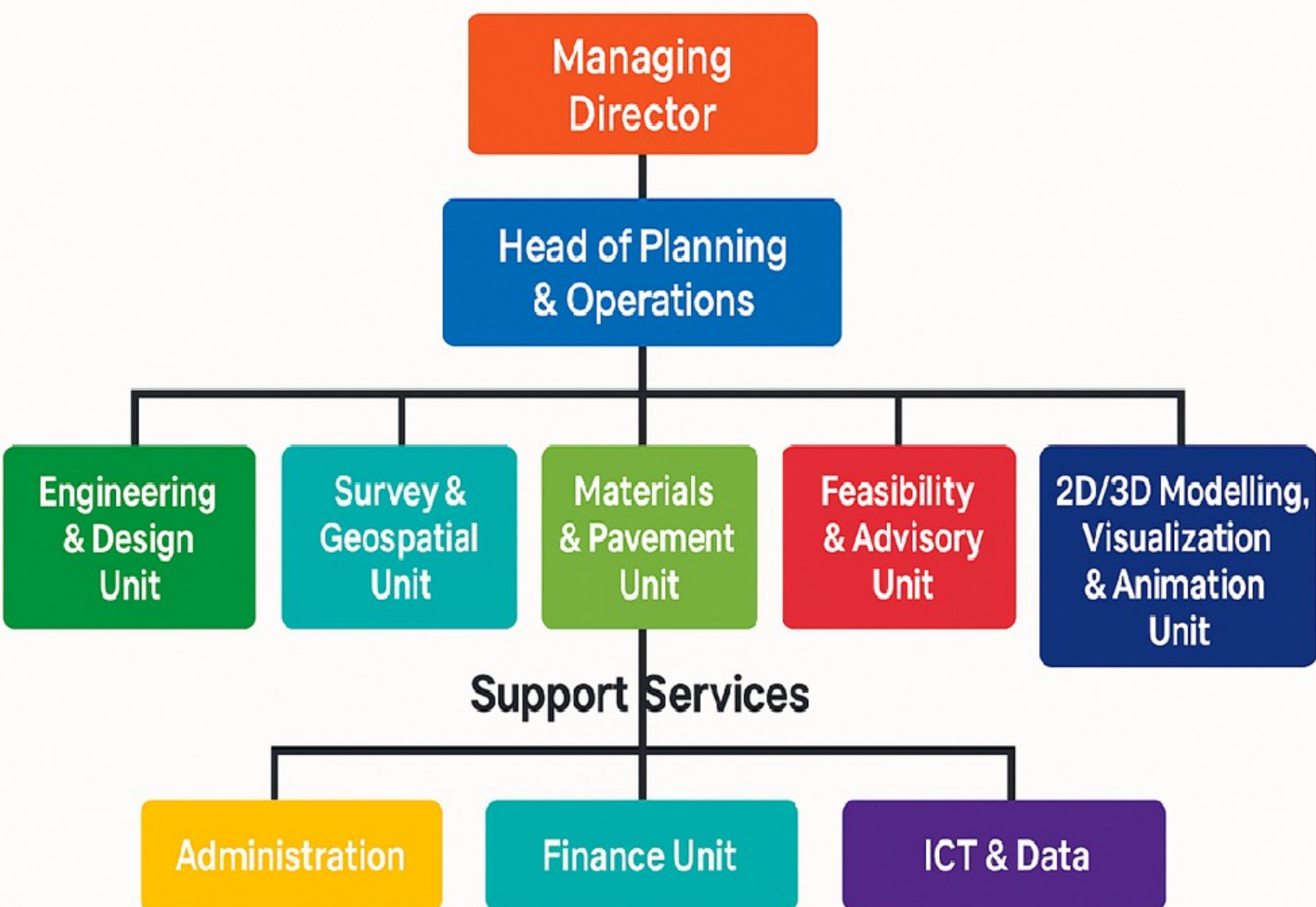


## **ABOUT US**

The Desire Properties and Consultancy Limited is a Tanzanian-based consulting firm that provides end-to-end support to public institutions, private companies, development partners and investors to transform ideas into structured, fundable, and impactful projects. Our team brings together experts in economics, engineering, policy, and development planning. We specialize in delivering rigorous analyses, actionable recommendations, and implementable strategies tailored to local realities and aligned with national priorities.

We are uniquely positioned to support Local Government Authorities (LGAs), ministries, donor-funded programs and private entities in realizing transformative projects across infrastructure, urban development, environment, finance and institutional reform.





# OUR CORE VALUES



## Vision

*To be a leading provider of integrated engineering and development consultancy solutions that shape modern, resilient, and sustainable communities.*

## Mission

*To deliver technically sound, economically viable, and visually compelling project solutions through innovation, professionalism, and multidisciplinary excellence.*

## Core Values

- *Integrity*
- *Professionalism*
- *Innovation*
- *Collaboration*
- *Sustainability*

## **OUR CORE VALUES**

### **A. FEASIBILITY STUDIES AND STRATEGIC SERVICES**

#### **1. FEASIBILITY STUDIES AND BUSINESS CASE DEVELOPMENT**

We turn ideas into viable investments. Our services include market and technical assessments, economic and financial modeling (IRR, NPV, BCR), risk analysis, and preparation of bankable business plans for PPPs, BMOTs, donor-funded, and private sector ventures.

#### **2. PROJECT DESIGN AND MANAGEMENT**

From concept to execution, we design infrastructure and service delivery projects with full technical specifications, cost estimates (BoQs), risk assessments, and management structures to ensure timely and budgetary delivery.

#### **3. URBAN PLANNING AND STRATEGIC INVESTMENT PLANNING**

We help cities and councils unlock their growth potential through strategic plans, resilient urban development frameworks, investment profiles, zoning plans, and bankable project pipelines.

#### **4. DESIGN AND ESTABLISHMENT OF SPECIAL PURPOSE VEHICLES (SPVS)**

We design legally compliant SPVs tailored for PPPs and municipal projects. We support legal registration, governance frameworks, equity and revenue models, development of operational manuals, and institutional integration to facilitate successful project delivery.

#### **5. BOND AND DEBT STRATEGY ADVISORY**

We guide municipalities and public entities in accessing finance through bonds and loans. Services include creditworthiness assessments, debt strategy formulation, prospectus preparation, and investor engagement support.

#### **6. ENVIRONMENTAL AND SOCIAL SAFEGUARDS**

We support sustainable development by offering Environmental Impact Assessment (EIA), Strategic Environmental Assessment (SEA), Resettlement Action Plans (RAPs), Environmental Audits, Environmental and Social Management Plans (ESMPs) services in line with national and international standards.

#### **7. CAPACITY BUILDING AND INSTITUTIONAL REFORM**

We build strong institutions by designing SOPs, performance frameworks, reform roadmaps, leadership development, organizational restructuring, and accountability systems that drive efficiency and results.

#### **8. MONITORING, EVALUATION, AND LEARNING (MEL)**

We generate evidence for decision-making through M&E frameworks, baseline and endline studies, tool development, training, and knowledge dissemination ensuring that learning feeds into policy and planning.



## **B. ENGINEERING & DESIGNING SERVICES**

We provide comprehensive engineering and design solutions that support the full project cycle—from conceptualization, technical development, and visualization, to planning and documentation of buildable and sustainable infrastructure. Our approach integrates modern digital tools, 3D modelling, and multidisciplinary expertise to ensure quality, functionality, and compliance with national and international standards.

### **1. TRANSPORT AND MOBILITY**

We design safe, efficient, and future-ready mobility systems that improve movement and accessibility across urban and rural environments.

Services include:

- Road geometric design
- Traffic engineering and mobility studies
- Junction layout improvement and optimization
- Stormwater and drainage design
- Non-motorized transport and pedestrian integration

### **2. BUILDING DESIGN**

We offer complete architectural and structural solutions for residential, commercial, industrial, and institutional buildings.

Capabilities:

- Architectural concept development
- Space planning and interior layout design
- Structural analysis and detailing
- MEP coordination
- Code compliance and safety integration

### **3. 2D/3D MODELLING, ANIMATION & PRESENTATION**

We produce visually compelling and technically accurate design representations.

Deliverables:

- BIM-based modelling
- Photorealistic renders
- Fly-through animations
- Virtual walkthroughs

- Technical presentation drawings

### **4. MATERIALS INVESTIGATION & PAVEMENT DESIGN**

We conduct comprehensive materials and pavement assessments.

Services:

- Geotechnical investigations
- Subgrade evaluation
- Pavement structural design
- Material performance assessment

### **5. TOPOGRAPHICAL SURVEY**

We provide accurate survey outputs for engineering and planning.

Services:

- Topographic mapping
- Control point establishment
- As-built surveys
- Drone mapping & terrain modelling
- GIS spatial data preparation

### **6. MASTERPLAN & CONCEPT DESIGN**

We prepare functional and implementable masterplans and concepts.

Services:

- Land-use planning
- Conceptual layouts
- Infrastructure planning
- Site analysis
- Phasing & investment packaging

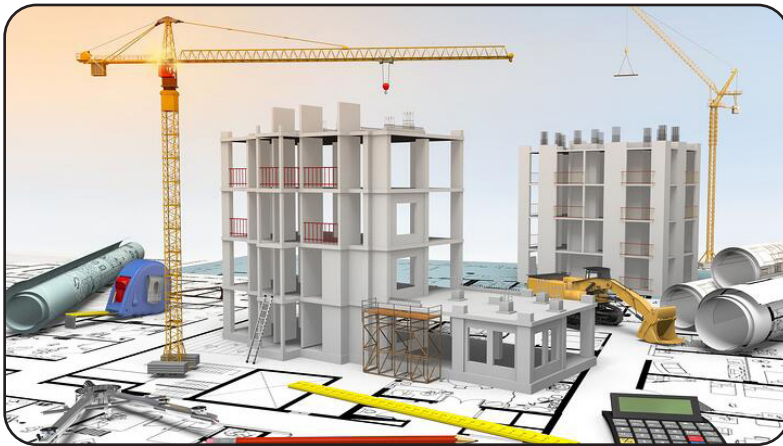


## 1. TRANSPORT AND MOBILITY ENGINEERING

Design of safe, efficient and sustainable mobility systems for urban and regional environments.

Core Expertise:

- Roadway geometric design (urban & rural)
- Multimodal mobility & public transport planning
- Intersection/roundabout design
- Terminals & interchanges
- Traffic flow, circulation & capacity analysis
- Parking layouts & access management
- Pedestrian, NMT & universal accessibility



## 3. 2D/3D MODELLING, VISUALISATION AND ANIMATION

Advanced digital modelling and visual communication for design clarity and approvals.

Core Expertise:

- 2D CAD drafting
- 3D building & infrastructure modelling
- Photorealistic renderings
- Walkthrough & fly-through animations
- Construction sequencing visuals
- High-quality presentation graphics

## 2. BUILDING AND ARCHITECTURAL DESIGN

Architectural services combining aesthetics, functionality and regulatory compliance.

Core Expertise:

- Concept, schematic & detailed architectural design
- Space planning & optimisation
- Plans, elevations, sections & details
- Interior architecture concepts
- Building code compliance & approvals
- Technical documents (BOQs, specs, drawings)



## 4. MASTER PLANNING AND URBAN DESIGN

Integrated planning that aligns land use, mobility and infrastructure for large-scale developments.

Core Expertise:

- Land-use planning & zoning
- Site planning & spatial concepts
- Urban circulation & mobility structure
- Infrastructure layout (roads, drainage, utilities)
- Development scenarios & concept options
- Phased implementation strategies



## **5.MATERIALS AND INVESTIGATIONS**

### **INTRODUCTION**

Our department is responsible for providing specialized engineering services that support the planning, design, construction, and maintenance of civil engineering infrastructure. The department ensures that all projects are grounded on scientifically sound geotechnical data and that pavement structures are designed to deliver long-term performance, safety, and cost-effectiveness.

### **MANDATE AND CORE FUNCTIONS**

The department's mandate is to conduct detailed subsurface investigations and develop pavement design solutions that meet national and international engineering standards. The core functions include:

- Conducting geotechnical investigations for roads, bridges, buildings, and other civil works.
- Supervising laboratory and field testing to determine soil and material properties.
- Analyzing the data
- Carrying out pavement condition assessments and structural evaluations.
- Preparing geotechnical reports, design recommendations, and material suitability assessments.
- Developing flexible and rigid pavement design solutions based on traffic loading, soil conditions, and environmental factors.
- Providing technical support during construction, including material quality control and foundation recommendations.



## KEY SERVICES OFFERED

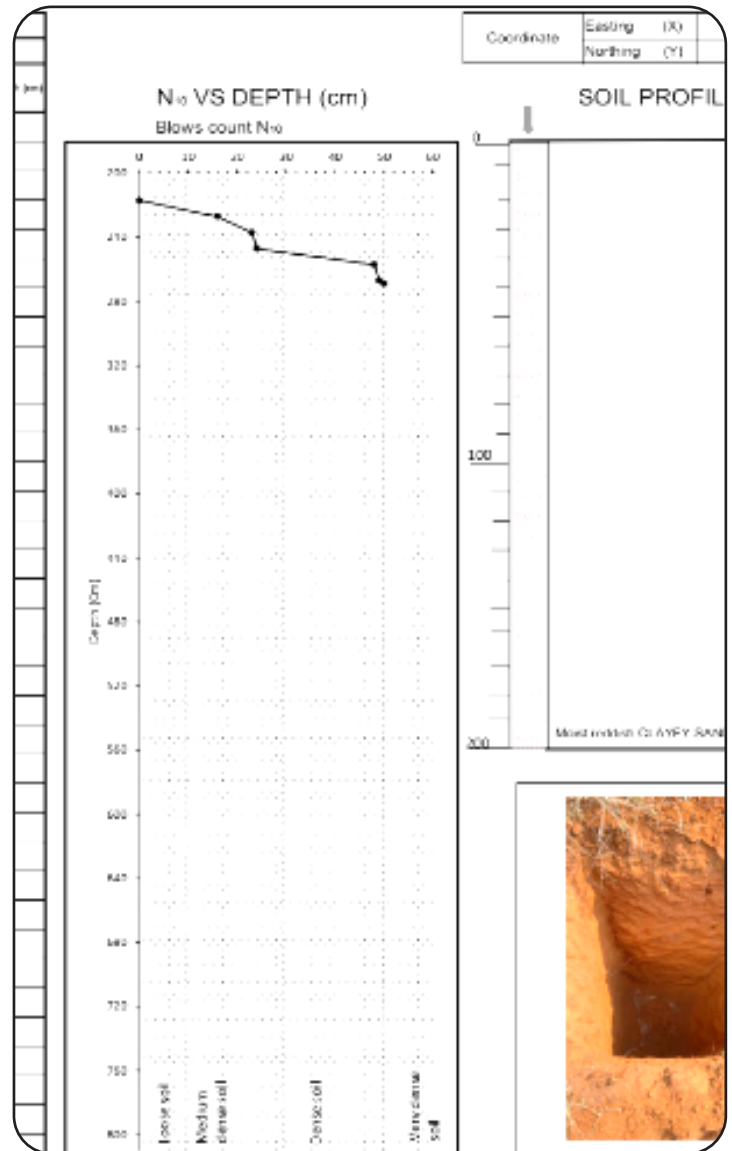
The department provides the following specialized services:

- a. Geotechnical Investigation
  - Borehole drilling and sampling
  - Standard Penetration Tests (SPT)
  - Dynamic Cone Penetration Tests (DCPT)
  - Trial pits and trench investigations
  - Groundwater monitoring
  - Geophysical surveys (where applicable)
- b. Pavement Design and Evaluation
  - Traffic analysis and axle load assessment
  - Flexible and rigid pavement structural design
  - Pavement condition surveys and roughness assessments
  - Evaluation of existing pavement strength using CBR, FWD, or other method.

## STANDARDS AND COMPLIANCE

All investigations and designs are undertaken in accordance with recognized standards and guidelines, including:

- BS 1377 (Soil Testing Standards)
- ASTM Standards
- AASHTO Pavement Design Guidelines
- Tanzania standard specifications
- National Environment Management Council guidelines



## TECHNICAL CAPACITY AND EQUIPMENT

The department is staffed with qualified geotechnical and pavement engineers, technicians, and laboratory personnel. It is equipped with modern geotechnical investigation tools, laboratory testing equipment, and advanced design software to ensure accuracy, efficiency, and reliability in all deliverables.

### 6. Commitment to Quality and Safety

The department upholds high standards of professional integrity, health and safety, and environmental stewardship. All activities are conducted under strict quality control procedures to ensure that results are dependable and meet client expectations.

## OBJECTIVES

- To provide accurate and reliable geotechnical and pavement design data for sound engineering decisions.
- To support project implementation through technical guidance and material quality verification.
- To promote cost-effective and durable infrastructure solutions.

## 6. TOPOGRAPHICAL & GEOSPATIAL SURVEY

We provide high-precision topographical and geospatial surveys using GNSS, UAV photogrammetry, LiDAR scanning, and bathymetric USV systems to support engineering design, infrastructure planning, and construction.

### CORE SERVICES

- Topographic mapping and feature capture
- GNSS control points and RTK surveys
- UAV photogrammetry (orthophotos, DSM/DTM)
- LiDAR point-cloud mapping
- Corridor surveys for roads and utilities
- Bathymetric depth surveys (USV)
- Setting-out and as-built surveys

### Technology

- DJI Matrice 350 RTK with Zenmuse L2 LiDAR for accurate 3D terrain modelling
- Alpha ME USV for autonomous hydrographic surveys
- Processing using DJI Terra, Global Mapper, and Trimble Business Center (TBC)

### Deliverables

- Orthophotos
- LiDAR point clouds
- Terrain models (DTM/DSM)
- Contour maps
- Bathymetric profiles
- CAD-ready survey plans



## PROFESSIONAL DELIVERY ASSURANCE

### Standards & Compliance:

All designs follow recognised standards, including TANROADS Manuals, AASHTO, BS/EN Codes, ACI/ASTM, IFC/World Bank safeguards and local regulations.

### Digital Tools & Technology:

We use modern engineering, architectural and visualisation tools to ensure precision and efficiency:

- Engineering & Civil: AutoCAD, Civil 3D, InfraWorks, HEC-RAS, ArcGIS, Global Mapper
- Architectural: Revit, ArchiCAD, SketchUp
- Visualisation: 3ds Max, Lumion, V-Ray, SketchUp plugins
- Context & Geospatial: Google Earth, UAV photogrammetry, LiDAR, RTK/GNSS

### Quality Assurance & Risk Management:

Our QA/QC process includes technical checks, compliance verification and cross-discipline review. Risk management covers constructability, safety, cost and schedule considerations.

### Our Value Proposition:

- Strong multidisciplinary capability
- Efficient, cost-responsive design
- Integrated digital workflows
- Clear, consistent documentation
- Reliable, timely delivery
- Focus on lifecycle and operational value



# FEATURED PROJECTS

**“At Desire Properties and Consultancy Limited, we take pride in delivering transformative projects that showcase our expertise and commitment to excellence”**

## LANDMARK PROJECTS

We designed and managed a state-of-the-art urban infrastructure project, featuring innovative civil works and modern building designs. This iconic development integrates advanced engineering solutions, ensuring durability, functionality, and aesthetic appeal, setting a benchmark for future projects.

## CULTURAL IMPACTS

The projects serves as a community cornerstone, fostering connectivity and cultural pride. By incorporating sustainable practices and designs that resonate with local heritage, it enhances social cohesion and inspires sustainable urban development, leaving a lasting legacy

## FEATURED PROJECT ASSIGNMENTS

### 01. ASSIGNMENT NAME:

**Dodoma Integrated Sustainable Transport Project (DIST).**

Design of Commercial Centre

### **Location within country:**

SGR station Kikuyu, Dodoma Municipality, Dodoma.

### **Name of Client:**

City Council of Dodoma (CCD), Dodoma. Tanzania

### **Narrative Description of Project:**

Design space for Daladala Stand, Retail shops, Stalls (Vizimba), Private car parking, space for Bajaji and Bodaboda, space for Regional Buses, Minibar, Restaurant, Mini-market, Office spaces, and Recreational Park



MIYUJI



MICHESE



NZUGUNI



CHANG'OMBE

## 02. ASSIGNMENT NAME:

**Dodoma Integrated Sustainable Transport Project (DIST).**

**Design of Daladala Stand**

**Location within country:**

Miyuji, Michese, Nkuhungu, Nzuguni and Chang'ombe, Dodoma Municipality, Dodoma.

**Name of Client:**

City Council of Dodoma (CCD), Dodoma. Tanzania

**Narrative Description of Project**

Design space for Daladala Stand, Retail shops, Stalls (Vizimba), Private car parking, space for Bajaji and Bodaboda.

## 03. ASSIGNMENT NAME:

**Design of Misenyi**

**Commercial Complex.**

**Location within country:**

Misenyi District, Bukoba.

**Name of Client:**

Misenyi District Council

**Narrative Description of Project**

Design of functional hall, regional bus stand, private car parking, shopping malls, retail stops.





## 04. ASSIGNMENT NAME:

Design and Build for Expansion of Grape Production and Winery Processing Factory.

### **Location within country:**

Matumbulu, Dodoma Municipality, Dodoma.

### **Name of Client:**

Organization Congregation of St. Gemma Sisters (CGS), Dodoma. Tanzania

### **Narrative Description of Project**

construction of winery factory and its supporting facilities, staff house, external toilet, guard house and fencing



## 05. ASSIGNMENT NAME:

Upgrading of Furo — Nyambiti — Malya Road (73 km) to Bitumen Standard

Client: TANROADS — Mwanza

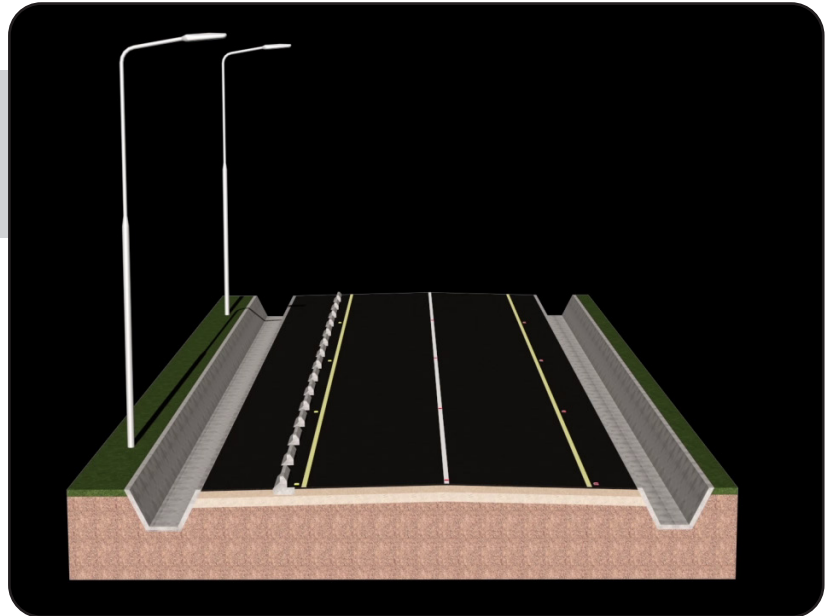
Location: Mwanza Region, Tanzania

### **Scope:**

Feasibility study, ESIA, detailed engineering design, and tender document preparation for upgrading 73 km of regional road to bitumen standard.

### **Key Outputs:**

Road alignment design, pavement structure, drainage design, ESIA compliance, BoQs, engineering drawings, and tender documents.



## 06. ASSIGNMENT NAME:

Dodoma Capital City Commuter Train —

Feasibility & Preliminary Design

Client: Government of Tanzania

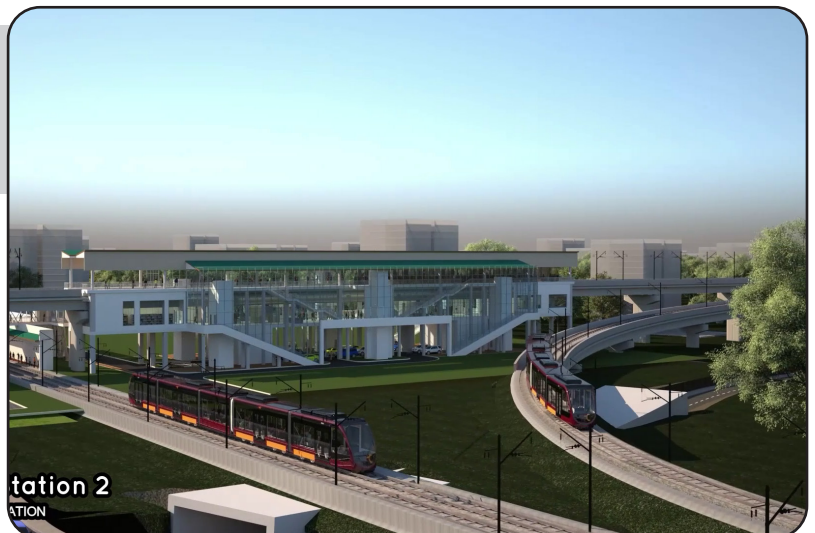
Location: Dodoma, Tanzania

### **Scope:**

Feasibility and preliminary design for a new commuter train system including route modeling and urban mobility integration.

### **Key Outputs:**

Route alignment, station concepts, ridership forecasting, operational simulation, 3D modelling & animation.



**07. ASSIGNMENT NAME:**

Design and Build for Organic Sunflower production and Oil Processing Plant at Mailisita, Moshi.

**Location within country:**

Mailisita, Moshi municipality, Kilimanjaro.

**Name of Client:**

The Sisters of Our Lady of Kilimanjaro (CDNK),

(Huruma Sisters), Moshi, Kilimanjaro.

**Narrative Description of Project:**

Post-harvest storage warehouse and its supporting facilities including sunflower seed storage, sunflower processing, sunflower oil storage, small shop, offices, drying slab, waiting area, sunflower cake (Mashudu) storage, toilet, guard house and fencing.



**08. ASSIGNMENT NAME:**

Hombolo Thematic Satellite City (HOTSAC) — Pre-Feasibility & Concept Master Plan

Client: City Council of Dodoma

Location: Hombolo, Dodoma, Tanzania

**Scope:**

Strategic pre-feasibility and concept master planning for a new satellite city with thematic economic zones.

**Key Outputs:**

Concept masterplan, land-use zoning, mobility structure, development scenarios, infrastructure framework.





## 09. ASSIGNMENT NAME:

Bohari Business Centre — Commercial & Economic Feasibility Study  
Client: Geita District Council

Location: Geita, Tanzania

Scope:

Full commercial, technical, financial and economic feasibility study for a proposed multi-use commercial centre.

### Key Outputs:

Market analysis, ENPV & EIRR modelling, land-use concept, financial viability, development phasing, implementation roadmap.

2025



## 10. ASSIGNMENT NAME:

Jangwani Bridge — Architectural Design Review & Animation

Client: TANROADS — Dar es Salaam

Location: Jangwani Corridor, Dar es Salaam

Scope:

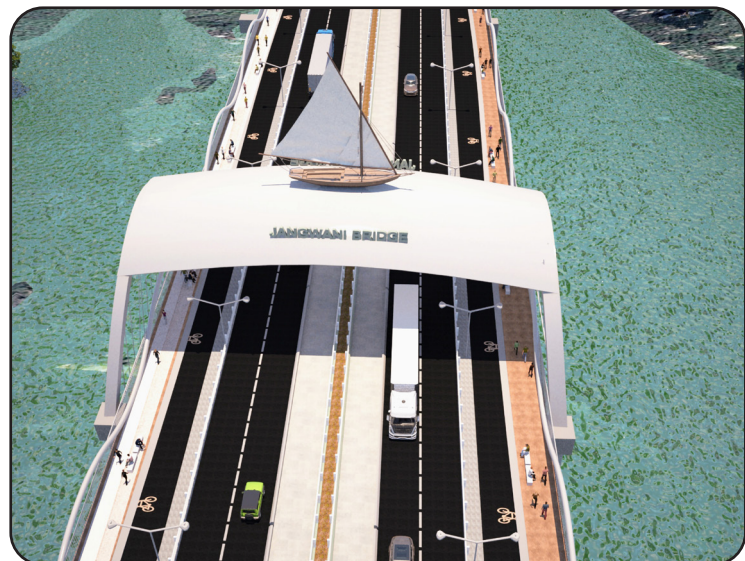
Architectural review of proposed Jangwani Bridge including visual, pedestrian, and structural-aesthetic integration.

### Key Outputs:

Architectural review report, refined visual concepts, 3D animation for approvals.

Status/Year:

2025





## 11. ASSIGNMENT NAME

Kigamboni Multi-Level Parking & Daladala Bus Stand Feasibility Study

**Client:** Kigamboni Municipal Council

**Location:** Kivukoni Ferry, Dar es Salaam

**Scope:**

Feasibility study for a multi-level parking structure and integrated Daladala terminal.

**Key Outputs:**

Parking capacity 260 vehicles, 20 Daladala bays, 20 Bajaji bays, 15 Boda bays, circulation modelling & architectural concepts.



## 12. ASSIGNMENT NAME:

Masaki Apartments Building Design — 38 Units (Oysterbay)

**Client:** Kigamboni Municipal Council

**Location:** Oysterbay, Dar es Salaam

**Scope:**

Design of a multi-storey (6+ levels) residential apartment block with mixed unit types and amenities.

**Key Outputs:**

Unit mix design, architectural plans, parking scheme, amenity layout, 3D pictorial drawings.



## 13. ASSIGNMENT NAME:

Gezaulole Inland Container Depot (ICD) — Feasibility Study & Full Design

**Client:** Kigamboni Municipal Council

**Location:** Gezaulole, Dar es Salaam

**Scope:**

Feasibility & detailed engineering design for a modern ICD facility.

**Key Outputs:**

Container capacity 1,272×40ft + 2,544×20ft, site layout, admin block design, pavement & drainage design.



## 14. ASSIGNMENT NAME:

ACT Investment Guide & Feasibility Study  
Client: Registered Trustees of the Anglican Church of Tanzania

Location: Dodoma, Tanzania

### Scope:

Feasibility study and investment guide for 12 ACT-owned plots assessing redevelopment potential and financial viability.

### Key Outputs:

Land-use concepts, investment matrix, financial models, development strategies.

Status/Year:

2025



## 15. ASSIGNMENT NAME:

Hotel Conversion & Interior Design — Six-Storey Commercial Block

Client: Registered Trustees of the Anglican Church of Tanzania

Location: Plot 7, Madukani — Dodoma

### Scope:

Interior design, BOQ preparation, 3D modelling and animation for a six-storey commercial block proposed for hotel/office conversion.

### Key Outputs:

Interior concepts, BOQ, 3D visuals, full animation.

Status/Year:

2024—2025



## 16. ASSIGNMENT NAME:

Geotechnical Investigation — Mnivata—Newala—Masasi Road (Lot 2: 60 km)

Client: China Communications Construction Company Ltd (CCCC)

Location: Mtwara Region, Tanzania

### Scope:

Boreholes, SPT, DPL, ERT, VES, sampling and lab testing for upgrading works.

### Key Outputs:

Geotechnical report, interpreted lab results, design parameters.





## 17. ASSIGNMENT NAME:

Road Realignment Design & Construction —  
Mnekezi—Lwamgasa (8.6 km)

**Client:** Buckreef Gold Mine

Location: Butundwe Ward, Geita Region

### Scope:

Design and construction support for realignment of 8.6 km gravel road to accommodate mining operations.

### Key Outputs:

1 box culvert (3×4×2.5m), 10 pipe culverts (900 mm), alignment & drainage design.



## 18. ASSIGNMENT NAME:

Gravel Access Road — Ruvuma Coal Mine to  
Kitai—Luanda Road (7.52 km)

**Client:** Ruvuma Coal Ltd

Location: Mbinga, Ruvuma, Tanzania

### Scope:

Design and construction of a 7.52 km gravel road linking the mine to Mkeso sales point.

### Key Outputs:

1 box culvert (3×3×3m), 7 pipe culverts (1200 mm), concrete-lined drains, mitre drains.



## 19. ASSIGNMENT NAME:

Upgrading of Chamwino—Dodoma Road (32 km) to Four & Six Lanes — Design Proposal

**CLIENT:** TANROADS — Dodoma

Location: Chamwino — Dodoma, Tanzania

### Scope:

Preparation of the design proposal for upgrading the Chamwino—Dodoma section into multi-lane standards including geometric redesign, lane widening, intersections, and drainage upgrades.

### Key Outputs:

Alignment refinement, multi-lane configuration, intersection redesign, drainage improvements, proposal drawings.

### Status/Year:

Design Proposal Completed — 2025





## WHY CHOOSE US?



### **LOCALLY GROUNDED, GLOBALLY INFORMED.**

We combine Tanzanian context with international best practices.



### **MULTIDISCIPLINARY EXPERTISE**

Our team includes economists, engineers, environmentalists, and governance specialists.



### **END-TO-END SOLUTIONS**

From planning and financing to execution and evaluation.



### **TRACK RECORD WITH LGAS, MINISTRIES, AND DEVELOPMENT PARTNERS**

We understand public sector dynamics and donor requirements.



### **COMPLIANCE AND INTEGRITY**

Registered, tax-compliant, and guided by professional ethics.

# LET'S WORK TOGETHER

Whether you are a public agency seeking technical support, a private investor needing a business case, or a donor designing a program - **The Desire Properties and Consultancy Limited** is your trusted partner for results-driven solutions.



## CONTACT US



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