

CURRICULUM VITAE FOR DR. SOPHIA MARCIAN KONGELA

BASIC DETAILS

Given Names: Sophia Marcian Kongela



- *Date of Birth:* August 1975
- *Citizenship:* Tanzanian
- *Marital Status:* Married
- *Contact Address:* P.O. Box 35176. Dar es salaam
- *Current Place of Domicile:* Mbweni JKT, Dar Es Salaam
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- *Email:* sophia.kongela@aru.ac.tz OR kongelasophia@gmail.com

EDUCATIONAL AND PROFESSIONAL QUALIFICATIONS

- PhD (Real Estate Development), Regensburg University-IREBS, Germany, 2008-2013
- MBA (Finance), University of Dar Es Salaam, 2003-2005
- B.Sc. (Land Management and Valuation), University of Dar Es Salaam, 1999-2003

PROFESSIONAL AFFILIATION

- Fully Registered (FRS) and Licenced Valuation Surveyor with the Valuers Registration Board (VRB) Tanzania
- Fellow Member of Tanzania Institution of Valuers and Estate Agents (TIVEA)
- Member of African Real Estate Society (AfRES)

LEADERSHIP AND OTHER POSITIONS HELD

- Chairperson, School of Earth Sciences, Real Estate, Business and Informatics Board, Ardhi University 2020 to date
- Chairperson, National Housing Corporation (NHC), 30th October 2018-to date
- Dean, School of Earth Sciences, Real Estate, Business and Informatics (SERBI) at Ardhi University, 15th July 2020 to date
- Head of Department, Department of Land Management and Valuation, 2015-14th July 2020.
- Member- School of Earth Sciences, Real Estate, Business and Informatics Board, Ardhi University 2015-2020
- Member- School of Architecture and Construction Economics and Management Board, Ardhi University 2017
- Sub-programme Coordinator, SIDA Research Funding Programme at ARU.

Other engagements at Ardhi University including:

- Member - Preparation of PhD Curriculum in Land Administration Programme
- Convener - Preparation of Ardhi University Moveable Fixed Asset Management Policy
- Member - Preparation of framework for establishment of Ardhi University Endowment Fund
- Member - Preparation of a Report on Assessing the type of university Ardhi University wants to be
- Member - Preparation of a proposal for diversification of the sources of funds at Ardhi University

SHORT TRAINING/COURSES/WORKSHOP/SEMINARS ATTENDED

- Certificate of completion of International Training Program in Applied Land Governance-Land Valuation; 24th May-31st October 2023
- International Training Program in Applied Land Governance-Land Valuation; The Regional Phase 14th-22nd October 2023, Arusha
- International Training Program in Applied Land Governance-Land Valuation; The Swedish Phase 17th April-5th May 2023, Gaevle, Sweden
- The 10th Annual Governance Forum, Organised by the Institute of Internal Auditors Tanzania, Arusha, 18-19 September 2023
- Training for Masterly in Directorship Course, organised by Institute of Directors (IoDT), 23th - 25th February, 2022 held in Arusha
- Certificate of Attendance, Workshop on Land Acquisition and Compensation Assessment in the Wake of the Valuation and Valuers Act 2016, 9th October 2020, Organised by Land Administration Unit, APC Conference Centre, Bunju, Dar Es Salaam
- Workshop on Land Acquisition and Compensation Assessment in the Wake of the Valuation and Valuers Act 2016, 9th October 2020, Organised by Land Administration Unit, APC Conference Centre, Bunju, Dar Es Salaam
- Training Program in directorship, organised by Institute of Directors (IoDT), 20th -24th July, 2020 held at the Malaika Beach Resort, Mwanza
- Leaders Induction Course, 3rd & 4th May 2017, APC Conference Centre, Bunju, Dar Es Salaam
- Curriculum Review Seminar, 20th & 21st April, Ardhi University, Dar Es Salaam
- Workshop on Synopsis for Valuation and Valuers Registration Act, 2016, Organised TIVEA and the Ministry of Lands, Housing and Human Settlements Development, 31st March, 2017, NSSF Ilala Mafao House Conference Hall
- EALAN Regional Workshop on the implementation of The Voluntary Guidelines on the Governance of Tenure (VGGT), 20th July, 2016, Dar es Salaam
- Writer's seminar, organised by Ardhi University 18th -23th May 2015, Bagamoyo, Dar es Salaam
- Workshop on Combating Money Laundering and the Financing of Terrorism for Real Estate Stakeholders, Organised by Foreign Intelligence Unit (FIU), 13th-14th May 2015.
- Workshop on Money Laundering for Real Estate Stakeholders, Organised by Foreign Intelligence Unit (FIU), 26th-27th May 2014.
- Seminar on "Extraction of papers from a Monograph", 2nd – 8th March, 2014 Morogoro. Organised by Ardhi University
- Workshop on "Project finance case study", 2012 ,organised by UniCredit Group, Regensburg Germany
- Seminar on "*Interkulturelle Begegnung und Akkulturation* 2011, conducted by Auslandsamt-Regensburg University, Germany
- Seminar on "*Presenting convincingly*", 2010, conducted by Auslandsamt-Regensburg University, Germany
- Symposium on "Real Estate Investment in Turbulent Time, 2010, organised by IREBS-Regensburg University

- Symposium on the “Impact of Financial Crisis on Real Estate Investment”, 2009, organised by IREBS-Regensburg University
- German Language course, November 2008 – March 2009, Marburg Germany, Conducted by Speak & Write Language Centre
- Training on Rural and Peri-Urban Land Administration in the SADC Region, 2008. Organised and sponsored by SIDA and Hifab conducted in Dar es Salaam, Arusha and Stockholm-Sweden
- Training workshop on Technical and Financial Consultancy Proposals Writing, 19th – 21th April 2007, organised and conducted by University of Dar es Salaam Entrepreneurship Centre (UDEC)
- Course on Integration of ICT in Teaching and Learning, organised and conducted by Centre for Continuing Education (CCE)-University of Dar es Salaam, 2007
- Training workshop conducted by African Real Estate Society (AfRES), 2006 held at Bagamoyo, Tanzania

EMPLOYMENT RECORD

YEAR	POST HELD	STATUS OF EMPLOYMENT	INSTITUTION
June 2021	Senior Lecturer	Permanent	Ardhi University
May 2013-to date	Lecturer	Permanent	Ardhi University
Sept.2005–April 2013	Assistant Lecturer	Permanent	Ardhi University
Sept.2003-August 2005	Tutorial Assistant	Temporary	UCLAS

Dr. Kongela is a senior lecturer and currently the Dean of the School of Earth Sciences, Real Estate, Business and Informatics (SERBI) at Ardhi University.

RELEVANT RESEARCH WORK

I have also authored/co-authored several published and unpublished research work. Some of the relevant works include the following:

- **Kongela, S.**, Gwaleba, M.J., and Wilbard, J.K. (2023); Governing Land Use Planning in pursuit of Customary Tenure Security: A Case of Kilombero District in Rural Tanzania, *Journal of Property, Planning and Environmental Law*, Vol. 15 No. 3, pp. 109-129. <https://doi.org/10.1108/JPEL-11-2022-0035>
- **Kongela, S.M.** (2021), Sustainability potential awareness among built environment stakeholders: experience from Tanzania, *International Journal of Building Pathology and Adaptation*, Online publication, <https://doi.org/10.1108/IJBPA-09-2020-0082>.
- **Kongela, S.M.** & Didas, F.B. (2021). Accessing Co-Titling Desirability in Matrimonial Properties in Urban Land Ownership in Tanzania. *Journal of African Real Estate Research*, 6(1), pp.19-42. DOI: [10.15641/jarer.v6i1.949](https://doi.org/10.15641/jarer.v6i1.949).
- **Kongela, S.** & Kusiluka, M.M. (2020): A Case for Real Estate Inclusion in Pension Funds Mixed-Assets Portfolio in Tanzania, *Current Urban Studies*, Vol. 8, No. 3, pp. 428-445. <https://doi.org/10.4236/cus.2020.83024>
- **Kongela, S.** (2020): Gender Equality in Ownership of Agricultural Land in Rural Tanzania: Does Matrilineal Tenure System Matter? *African Journal of Geospatial Sciences & Land*

Policy (AJGS&LP), Vol. 3, No. 3, pp. 13-27. <https://revues.imist.ma/index.php/AJLP-GS/article/view/21356>

- **Kongela, S., Moses, M. K. & Karl-Werner, S.** (2017): Land Use Policies and Markets in Some Selected African countries, in Squires, G, Heurkens, E and Peiser, R. (eds.) Routledge Companion to Real Estate Development, Chapter 6, Routledge. ISBN: 9781138914346, eBook ISBN: 9781315690889, Adobe ISBN: 10.4324/9781315690889.ch6. <https://www.routledgehandbooks.com/doi/10.4324/9781315690889.ch6>
- Kironde, L. and **Kongela, S.** Challenges of Making Land Available For Large Scale Investment In Agriculture For Internal and External Investors In Tanzania: The Dangers Facing Traditional and Communal Land Rights Holders: Case Studies From The Lake Zone, Ongoing research funded by SIDA
- **Kongela, S. M.** (2014): Challenges of Introducing Sustainability in Curricula of the Built Environment Courses in Developing Countries: Evidence from Tanzania. *Journal of Building and Land Development*, Vol. 17(4), Special Issue, November 2014, p. 1-13. <https://www.ajol.info/index.php/jbld/article/view/178271>
- **Kongela, S. M.** (2013): Framework and Value Drivers for Real Estate Development in Sub-Saharan Africa: Assessment of the Tanzanian Real Estate Sector in the Context of the Competitiveness Model. Vol, 65, Published PhD Thesis ISBN 978-3-89984-332-3, IMV GmbH & Co. KG, Cologne, Germany. <http://epub.uni-regensburg.de/29551/6/65.pdf>
- **Kongela, S. M** et al. (2011): The Negative Impact of Land Acquisition on Indigenous Communities' Livelihood and Environment in Tanzania. In: *Habitat International*, Vol. 35, No. 1, pp. 66-73. <https://doi.org/10.1016/j.habitatint.2010.03.001>
- **Kongela, S. M.** (2023): Mapping Provision of Affordable Housing Initiatives in Tanzania from 2002-2022: Experience from Dar Es Salaam City, Paper presented in the 22nd Annual African Real Estate Conference (AFRES), 12th 15th September 2023, Nairobi
- **Kongela, S.** & Mndeme, D. Issues Emanating from Land Acquisition for Large Scale Investments in Tanzania: Case Study: Kilombero District, Morogoro, Ongoing research funded by SIDA.
- **Kongela, S. M.** (2011): Drivers and Barriers in Realising Real Estate Sustainability in Developing Countries: The Case of Tanzania. Paper Presented at the American Real Estate Society Conference (ARES) 12 – 16 April, 2011. Seattle, Washington, USA.
- **Kongela, S. M** and Mpogole, M. K. (2010): Challenges of Introducing Sustainability in Curricula of the Built Environment Courses in the Developing Countries: Evidence from Tanzania. Paper presented at European Real Estate Society Conference (ERES), 23 -26 June, Milan, Italy.
- **Kongela, S. M** and Mpogole, M. K. (2009): Sustainable property development in Tanzania: Opportunities and challenges. Paper presented at European Real Estate Society Conference (ERES), 24 – 27, June, Stockholm, Sweden.
- **Kongela, S. M** and Mpogole, M. K. (2008): Impact of peripheral urban land acquisition on indigenous communities' livelihood and environment around Uluguru Mountains, Morogoro, Tanzania. London, RICS Publications.

RECENT POSTGRADUATE RESEARCH PROJECT SUPERVISED

PhD

1. Gwaleba, J.M., Participatory Governance in Land Use Planning for Enhanced Tenure Security in Rural Tanzania, on-going

MSc.

1. Jingu, J. Examination of Real Estate Investments by Foreign Investors in Tanzania (Ongoing)
2. Mwassa, L. E. An Advent into Green Building: Proposing Green Building Standards for Tanzanian Context. The Case Of Dar Es Salaam city, Tanzania (2023)
3. Mugeta, D. N. Effectiveness of Facility Management Practices In Public Special Economic Zones (SEZs): A Case of Benjamin Mkapa SEZ and Hifadhi SEZ, 2023
4. Leshabari, A. Real Estate Investment along Coastal Areas: Assessment Of Disaster Risks, Management Measures And Impacts On Rental Prices And Investment Costs: Case Study of Msasani Peninsula, Masaki, Oysterbay, Kunduchi, 2022
5. Rebecca, M. The Impact of Capital City Relocation on Dar Es Salaam Property Market, 2019
6. Mndeme, S. An Examination of Risk Analysis Practices in the Financing and Implementation of Joint Venture Real Estate Investments in Dar Es Salaam, Tanzania, 2019
7. Kantu, Juma S. Reviewing Real Estate Feasibility Study Practices In Tanzania: A Case Study Of Commercial Properties Development In Dar Es Salaam, 2019
8. Mapela, M. Lenders Perception Towards Mortgage Practices in Tanzania, 2019
9. Shanjirwa, A. Developers' Performance Compliance on Property Development Processes in Tanzania, 2017
10. Ngama, R. The Effectiveness Of Cost Recovery In Urban Land Delivery Projects In Tanzania: The Case of Kibaha and Bagamoyo Town Councils, 2016
11. Bamanyisa, L. Managing National Housing Corporation Properties Sub-Lease: The Case Study of Dar es Salaam. M.Sc. Land Management Thesis, Ardhi University, Dar es Salaam, Tanzania, 2007
12. Bulashi, C. An Examination Of Real Estate Marketing Practices By Formal And Informal Estate Agents In Tanzania, 2014

PROFESSIONAL EXPERICE:

Some consultancy/assignments recently undertaken illustrating my professional experience:

Particulars of Assignment	Details of Assignment and my Involvement
Tanzania Mortgage Literacy Assessment 2013 – 2014	Team member in Mortgage Literacy Programme for Tanzania (project undertaken by TRESTA of Tanzania and IREBS Real Estate Academy of Germany) - Bank of Tanzania Project under World Bank Financing 2014. The study aimed at establishing the level of mortgage literacy amongst Tanzania in order to design awareness programmes to promote mortgage lending in the housing sector. I was involved in proposal writing, methodology design, training, data analysis, report writing and presentation
Enhancement of Transparency in African Property Markets 2014	The exercise is ongoing and it entails assembling and publishing African property markets literature database. The project involves different academicians and researchers based in different African countries. The project is sponsored by African Real Estate Society and IREBS Foundation of African Real Estate Research
Asset Management System Assessment for NAOT – 2013	Study on Asset Management Practice at National Audit Office of Tanzania (NAOT). The study aimed at establishing the weaknesses in the asset management system in use at NAOT with the aim of recommending the best system that will ensure optimal asset management – 2013. I was involved in data collection, analysis, and

Particulars of Assignment	Details of Assignment and my Involvement
	report writing
Provision Of Consultancy Services For Environmental And Social Impact Assessment (ESIA), Resettlement Action Plan (RAP) And Land Acquisition For The New Standard Gauge Railway (SGR) Project, 2017	This is on-going assignment which involves carrying out ESIA, RAP and Land Acquisition for the new SGR Project by RAHCO. In this assignment I am the Assistant Team leader in the Valuation and Land Acquisition Team in the SGR Corridor from Dar Es Salaam to Morogoro Region
Valuation Of Government Assets For The Ministry Of Finance (Vote 50), Package No. 1 – Valuation of Assets For 11 MDA’S (8RS’S & 3 IDP’S) all over Tanzania for financial reporting purposes, 2015	The assignment involved valuation of all properties belonging to National Audit Tanzania, PCCB and Regional Administrative Secretaries’ land, buildings and moving assets all over Tanzania. I am a Team leader being involved from the initial stage in the tender preparation, negotiations, inspection of properties, fieldwork supervision, valuation analysis and valuation report preparation
Provision Of Consultancy Services For Ascertaining Remaining Economic Life Value Of Movable Assets For Public Service Commission (PSC), 2019	The assignment involved valuation of PSC properties for ascertaining Remaining Economic Life. I was a team leader being involved in the initial stage of tender preparation, negotiations, inspection of properties, fieldwork supervision, valuation analysis and report preparation
Valuation of Government of Tanzania Assets 2007-2010	The assignment involved valuation of government (8-Ministry Project) assets located in various Regions. I was involved as a team member in the physical verification and inspection of the assets, valuation analysis, and report writing
Market Study Report For The Proposed Landside Commercials Development at TB III Airport City, Julius Nyerere International Airport, Dar Es Salaam	The intention of the study is to establish both physical feasibility and financial viability of the landslide commercials within Terminal III proposed project. This report is intended to inform the decision making process right from the design stage to the subsequent project stages
Feasibility study for Establishing Socio-economic and Agro-Ecological to Establishment of Commercial Flower Farming Enterprise at Mahenje Village in Mbozi District, Mbeya Region	The assignment involved preparing the feasibility study for establishing suitability of Mahenje farm in Mbozi district for commercial flower production. Also the assignment involved establishing the costs of starting and running a commercial flower farm at the proposed location and proposing other investment alternatives that may be feasible at the same farm. I was involved as a team member
Development Appraisal	The assignment involved development appraisal and feasibility study

Particulars of Assignment	Details of Assignment and my Involvement
and Market Study of the Proposed Tanzanite Shopping Mall Project – 2013	of the proposed ‘Tanzanite’ Shopping Mall Complex project to be developed on a 16-acre plot at Msasani Area, Dar es Salaam. I was involved in data collection, analysis and report preparation
Development Appraisal and Feasibility Study of Lugalo TPDF Golf Course properties - 2007	The assignment involved appraisal of the TPDF golf course and the accompanying businesses for investment decision purposes. I was involved in inspection of the properties, data analysis and report writing
Development Appraisal and Feasibility study of Sugar Board of Tanzania (SBT) Properties - 2013	The assignment involved development appraisal and feasibility study of different SBT properties located in Dar es Salaam. I was involved in the inspection of the properties, market study, financial analysis and report preparation
Development Appraisal and Feasibility Study for ARQES Africa Commercial Complex Project – 2013	The assignment involved development appraisal and feasibility study of the proposed commercial-residential complex project to be developed at Mikocheni Area, Dar es Salaam. I was involved in proposal writing, data collection, analysis and report preparation
Development Appraisal and Feasibility Study of TATEDO Proposed Office Building Project - 2013	The assignment involved development appraisal and feasibility study of the proposed TATEDO office building project to be developed at Kijitonyama Area, Dar es Salaam. I was involved in data collection and analysis and report preparation
Development Appraisal and Feasibility Study of Tanzania Food and Drugs Authority (TFDA) Proposed Office Building Project – 2013	The assignment involved development appraisal and feasibility study of the proposed office building project to be developed at Nyakato Area, Mwanza. I was involved in data collection, analysis and report preparation
Business Plan of a Landscaping Project for Jeshi la Kujenga Taifa (JKT), 2008	The assignment involved preparation of a business plan for JKT landscaping project in Dar es salaam. I was a lead consultant involved in data collection, analysis and report writing

LANGUAGE COMPETENCE

Language	Speaking				Reading				Writing			
	Excellent	Good	Fair	Poor	Excellent	Good	Fair	Poor	Excellent	Good	Fair	Poor
Swahili	✓				✓				✓			
English	✓				✓				✓			
German			✓				✓					✓

REFEREES

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2. Prof. John Lupala
Deputy Vice Chancellor, Academic, Research and Consultancy
Ardhi University
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Dar es Salaam – Tanzania
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3. Prof. Lughano, J. Kusiluka
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CERTIFICATION

I, the undersigned, certify that to the best of my knowledge and belief, this biodata correctly describes me, my qualifications, and my experience.



Sophia Marcian Kongela