

TANZANIA INVESTMENT CENTRE

17

DIRECTORATE OF INVESTMENT FACILITATION



EASTERN ZONE

REPORT ON THE VISIT TO CCECC EAST AFRICA LIMITED

24TH JULY, 2020

Project's Profile				
S/N	Item	Description		
1.	COMPANY NAME	CCECC EAST AFRICA LIMITED		
2.	PROJECT LOCATION	PLOT NO. 166 & 165 MSASANI KINONDONI.		
3.	PROJECTS' CORE ACTIVITIES	TO ESTABLISH A PROJECT FOR COMMERCIAL BUILDING.		
4.	ADDRESS & MOBILE NUMBER	P. O. BOX 4083 DAR ES SALAAM +255 762 433 877		
5.	CONTACT PERSON	WESLEY ZHANG (ROYAL GLORY MANAGER)		
6.	SHAREHOLDERS	Name	Nationality	% Share
		China Civil Engineering Construction Corporation Limited	China	99
		Zhao Dialong	China	1

1.0 INTRODUCTION

CCECC East Africa was established on 4th July, 1981, the company was issued with Certificate of incentives **No. 061548** of 1st August, 2018. The main objective of the company was to establish a project for commercial building/apartment for lease/sale. The project initial investment Capital is US\$ 60 Million. The company is located on the right hand side along Mwaikibaki road (old bagamoyo road) the area is famous known as Mikocheni 'B'. (See photo I) just opposite to Lily Garden.

2.0 OBJECTIVE OF THE VISIT

The objective for the visit to the project site was to carry out project verification in order to ascertain project's implementation status and progress so far achieved so as to guide during decision making whether to extend implementation period of their Certificate of Incentives (Col) for the project for another term of one year or recommend otherwise.

3.0 PRESENT

The following were present during verification:

- | | | | |
|-------|--------------------|---|---------------------|
| (i) | Bevin Ngenzi | - | Team leader |
| (ii) | Privata Chiwindo | - | TIC |
| (iii) | Michael J.Majebele | - | Lands |
| (iv) | Wesley Zhang | - | Royal Glory Manager |

4.0 FINDINGS AND OBSERVATIONS

The team managed to visit the project and observe the following:-

4.1 Land

The company has started project on plot No 163 Msasani Beach measured 2,700 square meter and plot No. 165 Msasani Beach measured 17,490 sqm make a total of 20,190 square meter and 85% of the land have been developed.

4.2 Office Block.

1 storey building constructed, full furnished and used as the office by the workers and other site personnel. The building is 100% finished (See photo no.II)

4.3 14 Villas

Fourteen villas have been constructed, the structural party has already been completed awaiting for fittings and finishing (decorations), and approximately 80% of works has been completed. These villas are the

core subject of the project, once they finish they will be for lease or sale.
(See photo III)

4.4 **Commercial Building**

Two commercial buildings (3 storey each) have also been constructed at the entrance of the project site. The buildings once finished will be for renting purposes.

4.5 **Swimming Pool and Recreational Building**

The area for health fitness which consist of a swimming and recreational building have been constructed up to about 80%

4.6 **OVERALL ACHIEVEMENT**

The company has managed to acquire and develop the land (plot no.163 &165 Msasani Beach) measuring more than 20,000 sqm whose development is about 80% to completion. Phase one of the project whereby 14 villas, 2 commercial building, swimming pool and gym block have been constructed in the period of one year and a half, the project expenditure in total so far is about 16,323,800 USD.

5.0 **CHALLENGES**

- 5.1 During rainy season the project paused for a while and led to delay of project completion
- 5.2 Building permit was obtained on 21st December 2018 which means the project started in 2019 (Appendix I)
- 5.3 Certificate of Environmental impact Assessment (EIA) was issued on 21st March 2019 after which construction was expecting to start (Appendix II)
- 5.4 The outbreak of corona pandemic (**Covid-19**) led to suspension of all site works temporarily as one of the preventive measure towards corona pandemic control.
- 5.5 Materials for decorations was planned to be imported from China and therefore the emergency of COVID19 hampered its process

manufacturing, ordering and delivery as all factories in China were closed and also some are still closed.

6.0 FUTURE PLAN

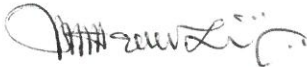
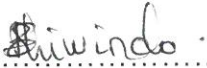

The company will continue with the construction after receiving the decoration materials from China. It is still not known when will the factories that manufacture materials that are in conformity to their buildings design will be in operation. Once production starts they shall have to order and wait for delivery before they proceed with the finishing stage.

7.0 RECOMMENDATIONS.

Despite of the delays which the Company encountered in the course of the project implementation process such as rainy season and the Covid-19, the project is found to progress well taking into account that the project construction started in April, 2019.

It is evident that the project has been implemented as planned and even faster than planned, however, the COVID 19 has affected the project implementation and to a great extent it is the opinion of the team that it is the main cause of delayed project completion.

This being the case therefore, the team is of the opinion that the extension of project implementation of Certificate of incentives (Col) No. **061548** be granted as pleaded in the enclosed letter dated 5th August, 2020. Extension of the implementation period will not necessarily attract benefiting from fiscal incentives as most of building materials are not in the list that qualify for exemption.

Bevin Ngenzi		(Team Leader)
Privata Chiwindo		TIC
Michael J.Majebele		LANDS

PVV PHOTOS.

Photo. I Satellite image



The satellite image depicting the location of CCECC.

Photo: II The office block.



Photo.III. Villas.



