



Amiron Medical Equipments Limited

Makongoro/Kikuyu Road, Mjini Kati Area
P.O Box 13615, Mob: +255 754 490498 Arusha (HQ)
Kongo/Lindi street, Kariakoo Area P.o Box 3544 Dar es salaam(Br)
Email: amironmedical@gmail.com

MKURANGA/DUNDANI HOSPITAL FURNITURE & ALLIED PRODUCTS PROJECT

CONSTRUCTION PROGRESS REPORT



AS AT: AUGUST 31, 2022

**PLOT No.18, BLOCK L
DUNDANI INDUSTRIAL PARK
MKURANGA, PWANI**

Amiron Medical Equipments Limited

Makongoro/Kikuyu Road, Mjini Kati Area
P.O Box 13615, Mob: +255 754 490498 Arusha (HQ)
Kongo/Lindi street, Kariakoo Area P.o Box 3544 Dar es salaam(Br)
Email: amironmedical@gmail.com

December 20th, 2022

IMEL/2022/12/20A

To:
Director General
Tanzania Investment Centre
P.O Box
Dar es salaam

APPLICATION FOR A ONE YEAR TIME EXTENSION OF CERTIFICATE OF INCENTIVES No: 024429

Dear Sir/Madame

Application is hereby made to you for a one year more extension of Certificate of Incentives No.024429 issue to Amiron Medical Equipments Limited, to facilitate construction of a Medical furniture Manufacturing plant at Plot No.18, Block L Dundani Area, Mkuranga District, Pwani Region.

As we approach to the final construction stages of the project, we still need your cooperation in this matter to facilitate importation of machineries and other prefabricated warehouse for the project to take off 1st July 2023

Submitted herewith is our electronic copy of our current Construction Progress Report for theabove referenced project as at 31st August 2022

If you have any questions or should you require any additional information or site visiting, we shall be happy to serve you.

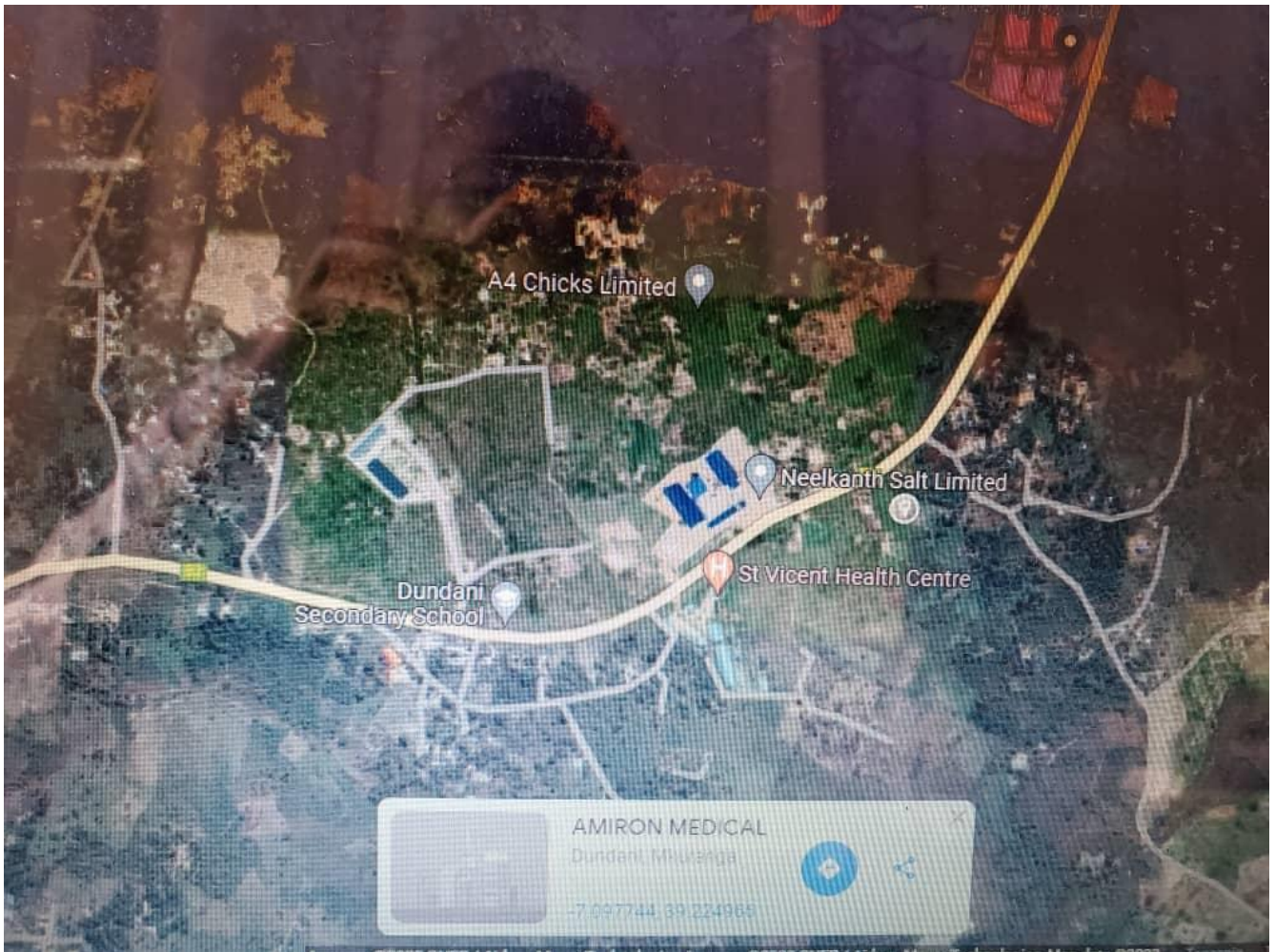
It is our sincere hope that our application will be accepted and approved

Very truly yours,



Monge L. Kigezo
Executive Director

LOCATION MAPS



1 Introduction and background

1.1 Project title

The project is entitled Mukuranga/ Dundani Hospital Furniture Project. It lies within the precincts of the proposed Dundani Industrial Park in Dundani Village, Mukuranga District, Pwani Region.

1.2 Project concept

The underlying project concept is meeting the growing consumer preferences for locally manufactured stainless-steel hospital and healthcare furniture provided they are of high quality, attractive, durable, and affordable. This complies with Tanzania's industrialisation policy and 'buy made in Tanzania' sensitisation.

1.3 Project land and location

The project is located 45 Kilometers South of Dar-es-Salaam, along the Dar-Kilwa Highway. The factory land measures 14,066 square meters with a leasehold tenure of ninety nine years, effective 2018. The property is registered as Plot No 18, Block 'L', Dundani Area, Mukuranga Ward, Mkuranga District, Coast Region. All statutory expenses and land fees due to the Mukuranga District Council are paid and up to date.

2.0 GENERAL INFORMATION

Report By: Amiron Management

Date: August 31, 2022

Project Name: Mkuranga/Dundani Hospital Furniture Manufacturing

Project Address: Dundani Industrial Zone, Mkuranga District, Pwani

Special Report To: Tanzania Investment Centre (TIC)

Construction Commenced: July 22, 2022 (approximate)

3.0 PROJECT DATA

Project Name: Mkuranga/Dundani Hospital Furniture Manufacturing

Project Location: **Plot No.18, Block L** Dundani Industrial Park, Mkuranga District, Pwani

Owner: Amiron Medical Equipments Ltd
P.O Box 13615 Arusha, Tanzania

Consultant: Uniplan Architects
P.O Box 25487 Dar es Salaam

Quantity Surveyor: AM Quantity Surveying Consultants
Dar es Salaam

Structural Engineer: Geocenta Ltd
P.O Box 6877 Dar es Salaam

Main Contractor: Higo Investment Company Ltd
P.O Box 21926 Dar es salaam

4.0 CONSTRUCTION SUMMARY

4.1 Site Work Status

4.1.1 Factory land

Leasehold factory land, Plot No 18 Block L Dundani Area, Mukuranga Ward, Mukuranga District, Coast Region

4.1.2 Site Development, Office and Factory Building

The current status of investments in site development, Office and Factory Building developments are as detailed below:

4.1.2.1 Site clearing & land scaping:

Successfully completed and paved the way for further site developments

4.1.2.2 Construction of access road to site:

Access road to the site was done with compacted gravel soil

4.1.2.3 Paving of factory compound with concrete slabs:

To be developed in the final stage

4.1.2.4 Perimeter wall

A well-constructed 4m high block perimeter wall is done by 98%, only plastering is still on process

4.1.2.5 Effluent disposal system

To be done at the final stages of the project development

4.1.2.6 Heavy duty factory gates

Two sliding heavy duty factory gates have been made and installed to the main gates of the factory

4.2 Factory Buildings

Installation of Prefabricated structures imported from China covering a total gross covering area of 3,500 square Meters are done.

the factory layout is **U** shaped with the mouth facing the main Kilwa Road.

The Prefabricated factory warehouse with 3,500 Square Meters has been installed and well finished by 98%, only the ground concrete is remained together with plastering of the sub wall of the prefab warehouse, which are under construction now.

4.3 Office Building Administration buildings:

To be accomplished in Phase two of the project, during this 2023 calendar year

4.4 Canteen & food stores:

To be done in Phase two of the project 2023

4.5 Changing rooms and toilets:

To be accomplished in phase two of the project 2023

4.6 Generator & water pump house

To be accomplished in phase two of the project 2023

4.7 Plant, machinery and equipment

To be done in the final stage of the project, however importation procurement processes has started through Bank Loans.

5.0 Mechanical Plumbing

Plumbing, waste, and gas lines are to be accomplished in all buildings during the final stage of constructions

6.0 Electrical

Rough electrical is in progress, and in various stages of completion at the factory warehouse Buildings, Work includes box mounting, wiring, and service panel installation.

7.0 OTHER CONSTRUCTION STATUS

Quality of Construction:

Status: Appears adequate and within industry standards

Construction Defects: None observed

Site Protection Methods:

The Site is protected by Security Guards available at site, on shift basis, 24 hour a day.

Permits & Authorizations:

Building Permit: MDC/QTR/07/2019/2020

Environmental Impact Assessment: EC/EIA/2019/0715

Certificate of Incentives: No.024429 to be Extended

Certificate of Occupancy Status:

Title No. 175729, Land Office No.912647,
Plot No.19, Block L, Dundani in
Mkuranga District

8.0 SCHEDULE SUMMARY

Contractor's Estimated Completion Date: July15, 2023
Total Overall % of Accomplished Works **92%**
Reason for Project Development Delays: **COVID Pandemic and Financial Mobilizations**

9.0 Comments & Conclusion:

Based on the progress observed, it appears that the project which was delayed due to COVID pandemic innervations will now be complete and ready to start productions by 30th June 2023.

Therefore, extension of the Certificate of Incentive from TIC is paramount to facilitate for importation of Machineries and other construction facilities for the project to take off.

10.0 This report is addressed to TIC only. This report has no other purpose and may not berelied upon by any other person or entity without the written consent of the Management of Amiron Medical Equipments Ltd.



Executive Director

APPENDIX

PHOTOGRAPHS

BUILDING STRUCTURES IN PROGRESS



Factory Buildings at early stage of constructions



Underground Structure



Factory Building on different contraction stages



Factory Building Painting wings



Factory Building; Wings A & B For Machinery & Storages Respectively



A Complete Factory Structure on finishing stage

CERTIFICATES



THE UNITED REPUBLIC OF TANZANIA

0224195

Certificate of Incentives

(Section 17 of the Tanzania Investment Act, 1997)

No: 024429

This is to certify that

.....
AMIRON MEDICAL EQUIPMENTS LIMITED
.....

of address..... P. O. BOX 13615

.....
PWANI
.....

has been granted a Certificate of Incentives to invest in a new, ~~rehabilitation~~ / ~~expansion~~ ~~or equity of the~~ enterprise known as

.....
AMIRON MEDICAL EQUIPMENTS LIMITED
.....

Which is located at PLOT NO. 18 BLOCK D - DUNDANI

.....
MKURANGA - COAST REGION
.....

Further particulars required by Section 17 of the Tanzania Investment Act are set out overleaf.

.....

Executive Director

Tanzania Investment Centre
P.O.Box 938, Dar es Salaam

Dated 23RD SEPTEMBER 2019



GN. No. 349



THE UNITED REPUBLIC OF TANZANIA

ENVIRONMENTAL IMPACT ASSESSMENT

Certificate

[Section 92(1) of the Environmental Management Act No. 20 of 2004]

Application Reference No. 9808

Registration No. EC/EIA/2019/0715

This is to Certify that

M/S. AMIRON MEDICAL EQUIPMENTS LTD

of..... P. O. BOX 13615, ARUSHA

has this day been granted an Environmental Impact Assessment Certificate for the proposed project/Activity titled... ESTABLISHMENT OF HOSPITAL & MEDICAL EQUIPMENTS INDUSTRY

to be implemented/carried out at... PLOT NO.18, BLOCK "L" DUNDANI VILLAGE, MKURANGA WARD

IN MKURANGA DISTRICT, PWANI REGION

This certificate shall remain in force during the whole lifecycle of this specific project unless henceforth revoked or suspended.

General conditions and terms attached to this certificate are set out herein behind and specific conditions are annexed.

Dated this..... 31stday of DECEMBER2019

George B. Simbachawene (MP)

Minister of State, Vice President's Office - Union and Environment

This Certificate is issued in accordance with the provisions of Section 17 of the Tanzania Investment Act, 1997 and subject to the conditions prescribed under item 14 and 15 hereafter:-

1. Shareholders

Shareholders	Nationality	Shareholding (%)
Leopold M. Kigezo	Tanzania	25
Amiron Investment Ltd	Tanzania	75
2. Proposed Activities: **To establish and operate a project for Manufacturing Hospital Furniture and allied Products**
3. Sector: **Manufacturing** Subsector: **Hospital Furniture and Allied Products**
4. Investment cost: Foreign - Local **USD2.57m.** Total **USD 2.57m.**
5. Project Financing: Equity **USD 1.43m.** Loans **USD 1.14m.** Total **USD 2.57m.**
6. Source, terms and conditions of loan.....
7. Assets to be invested:

Capital items:	Foreign	Local	Total
	-	USD2.57m.	USD 2.57m.
8. Technology Agreement **None**
9. Date of TIC Registration: **23rd September 2019**
10. Implementation period **September 2019 - August 2022**
11. Operative date..... **September 2022**
12. Investment Incentive Grade: As defined in part III Section 19(1), (2) and Section 20 of the Tanzania Investment Act, 1997
 - (i) Applicable Import Duty **EAC Customs Management Act, 2004 and VAT Act, 2014**
 - (ii) Applicable with-holding Tax **As per Income Tax Act, 2004 (as amended)**
 - (iii) Eligibility of Capital Allowances **As per Income Tax Act, 2004 (as amended)**
13. Protection of Investment, Arbitration and Transfer of Foreign Currency as defined in part III Section 21, 22 and 23 of the Act.
14. Conditions attached to this Certificate of Incentives
 - (i) Date of Commencement of investment has to be notified to the Centre.
 - (ii) Certificate not to be transferred, assigned or amended
 - (iii) Failure to commence implementation within two years invalidates Certificate
 - (iv). Failure to operate investment must be notified to the Centre
 - (v) Changes in shareholding, project activities and level of invested capital must be notified to the Centre
15. Additional conditions attached to Certificate
Finished goods are not allowed under this Certificate

Signed 
Executive Director

MKURANGA DISTRICT COUNCIL



BUILDING PERMIT No.MDC/QTR1/07/2019/2020

The Township Building Rules (Cap 101)

Permission is hereby given to **M/s AMIRON MEDICAL EQUIPMENTS LTD,**
P.OBOX 13615
ARUSHA

To erect a building as the **FACTORY (GODOWN 1 UNIT, CANTEEN & OFFICE BLOCK)** on PLOT NO.18. Block. L . at **DUNDANI** in **MKURANGA DISTRICT COUNCIL** in **COAST REGIONAL** in accordance with the approved plan No.....attached here to and with all the conditions imposed by the Township Building Rules.

S. R. MUDRICA
Mkuranga District Engineer.

[Signature]
Signature

13rd AUG., 2019
Date

Attention is invited to the following Rules and By-laws:

- i. The electricity Rules (Cap 131) which require you before commencing to erect a building/structure to notify the Tanzania Electric Supply Company Limited and the Regional Director (Eng), Tanzania Post Telecommunication Administration. Should the electric wires or telephone wires or cables in the street be accessible from any portion of such building or structure when erection or from the scaffolding required during its construction.
 - ii. Rule 18(4) Township Rules (Cape 101). Every contractor or other person employing workmen for the erection of any building/structure or other work, shall provide for such workmen sufficient and convenient latrine accommodation to the satisfaction of the authority.
 - iii. Rules 28 of the Town Building Rules (Cap.101), Relation to design and decoration.
 - iv. By-Law 32 of the District Council (Streets) By-Law 1951, relating to the posting of bills and advertising.
 - v. According to the Environmental Management Act, 2004, an environmental Impact Assessment (EIA) study shall be carried out prior to the commencement or financing of a Project or Undertaking.
 - vi. Building permit does not entitle the proponent or developer to undertake or to cause to be undertaken a project without an **Environmental Impact Assessment Certificate** (EIA) issued under **Environmental Management Act, 2004**.
 - vii. This permit is Valid for EIGHTEEN MONTHS (18 MONTHS) from the date of this Permit.
 - viii. This permit cannot be used/support as the certificate for occupancy of the area and the council have no any responsibility in case the area under construction have legal matters.
 - ix. In this regards District Authority request you to acquire from the Council a **Building Permit receipt fee** of Tsh.200, 000/= and submit a copy of **EIA certificate** issued by NEMC before any production activities for the case of industrial buildings and godowns.
- Any person who contravenes Subsections commits offences.
- =====

Land Form 23 A.

TANZANIA

THE LAND ACT 1999
(NO. 4 OF 1999)

CERTIFICATE OF OCCUPANCY

(Under Section 29)

Certified as a True Copy of the Original
P 255 July 2019
JOHN M. SHRIMA
Advocate, Notary Public & Commissioner for Oath
P.O. Box 12977, ARUSHA

Date of Issue:

Title Number:

Land Office Number: 912647

Land: PLOT NO.18 BLOCK 'E' DUNDANI IN MKURANGA DISTRICT

Term: NINETY NINE (99) YEARS