

中航工程国际公寓(坦桑尼亚)有限公司 CAIEC INTERNATIONAL APARTMENTS (T) LIMITED

PROJECT PROGRESS REPORT

Submitted to: Tanzania Investment Centre (TIC)
Reporting Period: November 2024 – April 2025

1. COMPANY INFORMATION

Company Name: CAIEC INTERNATIONAL APARTMENTS (T) LIMITED
Industry: Real Estate – Residential Apartments
TIC Certificate Number: 060738
Date of Registration: 26th September 2011
Country of Origin: CHINA
Business Location: DAR ES SALAAM, UPANGA
Email: iricliu_avic@163.com

CAIEC INTERNATIONAL APARTMENTS (T) LIMITED was registered in Tanzania with the primary objective of investing in residential housing development. The company seeks to address the growing demand for modern and affordable accommodation, especially in urban areas. It is fully committed to supporting the Government of Tanzania's initiatives in real estate development, job creation, and infrastructure growth.

2. REPORT PERIOD

This report covers the progress of the investment project for the period of six months, from November 2024 to April 2025, in compliance with the requirements set by the Tanzania Investment Centre (TIC). It reflects the project's achievements, investments made, employment data, and challenges encountered.

3. PROJECT SUMMARY

CAIEC INTERNATIONAL APARTMENTS (T) LIMITED is currently undertaking a large-scale real estate development project involving the operation of modern residential apartments. The project ensure proper planning, compliance with local regulations, and sustainable implementation.

The overall aim of the project is to:

- Provide affordable and high-quality housing.
- Support local employment and capacity development.
- Contribute to urban development.

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4. DETAILS OF THE RESIDENTIAL BUILDINGS

1. First Apartment Block:

- Floors: 4
- Housing Units: 24
- Target Residents: Middle-income tenants
- Progress: completed and operating

2. Second Apartment Block:

- Floors: 8
- Housing Units: 44
- Progress: completed and operating

5. EMPLOYMENT AND LOCAL CONTENT

The company remains committed to supporting local employment and skills development. As of November 2024, 19 local Tanzanian staff have been employed full-time in various capacities including site management, security, cleaning, and administrative support. 3 foreign experts are engaged in key technical and supervisory roles to provide knowledge transfer and ensure quality control. Several local subcontractors and suppliers have been engaged, thus supporting surrounding businesses.

6. CORPORATE SOCIAL RESPONSIBILITY (CSR)

Though still under development, CAIEC INTERNATIONAL APARTMENTS (T) LIMITED has engaged in basic community support activities, such as: Providing temporary employment to local youth. Supporting local suppliers and service providers.

A comprehensive CSR strategy is under development and will be implemented in the next reporting period.

7. CHALLENGES FACED

Stakeholder Cooperation

There has been a lack of cooperation from outsourced companies and local authorities. Specifically:

- Garbage collection services have been irregular and untimely, which has led to hygiene and sanitation issues at the site.
- Despite repeated communication, some stakeholders are not responsive, delaying support services necessary for smooth operations.

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8. PROJECT SUCCESS HIGHLIGHTS

Since becoming operational, CAIEC INTERNATIONAL APARTMENTS (T) LIMITED has achieved several key milestones that demonstrate the project's success and impact

A. Occupancy and Revenue

The apartment buildings are now fully operational with tenants include individuals from various nationalities, including Tanzania, China, Kenya, India, and South Africa. The project has started generating steady monthly income, ensuring sustainability and return on investment.

B. Contribution to Government Revenue

The company has begun regular tax payments to the Tanzania Revenue Authority (TRA), including: Value Added Tax (VAT) Withholding Tax PAYE (Pay As You Earn) for employees. All regulatory obligations are being met, showcasing the project's compliance and transparency.

C. Job Creation and Skills Development

A total of 22 staff are now employed for daily operations, including management, maintenance, security, and cleaning. Continuous on-the-job training is being provided to local staff, improving their skills in hospitality, customer service, and property management.

D. Positive Community Impact

The project has improved the image of the neighborhood by providing clean, modern housing facilities. Local suppliers continue to benefit from ongoing service contracts (e.g., cleaning, maintenance, landscaping). Plans are underway to collaborate with the local community on waste management and recycling.

9. WAY FORWARD

CAIEC INTERNATIONAL APARTMENTS (T) LIMITED is optimistic about the future and committed to the successful completion of the ongoing phase. Plans for the next six months include:

- Continual operations on both apartment blocks.
- Continual leasing available units.
- Developing community infrastructure such as parking, landscaping, and access roads.
- Continuing employment creation and building local partnerships.
- Expanding CSR programs for the benefit of the local community.

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10. CONCLUSION

This progress report highlights the tangible steps taken by CAIEC INTERNATIONAL APARTMENTS (T) LIMITED toward achieving its investment goals. Despite challenges, the company has made significant progress in construction, employment, and capital investment.

We look forward to continued support and collaboration with TIC, local government authorities, and the community to ensure that the project contributes meaningfully to national development goals.

Submitted by:



IRIC LIU
DIRECTOR OF ADMINISTRATION
CAIEC INTERNATIONAL APARTMENTS (T) LIMITED
Date: 19 May, 2025