

TANZANIA INVESTMENT CENTRE

DAR ES SALAAM

PROGRESS REPORT

(Information required for the project's progress report after every six months or for amendment of Certificate of Incentives)

1. Panned activities for the period
2. Achievements made on the project implementation to date
(i.e. from the date the project was approved to the date of writing the report)

Describe the status of activities that have already been undertaken e.g. construction of buildings, acquisition of supplies, installation of equipment, etc.

3. Provide updated information on the following aspects:

S/No.	Information	Description	Current Project Status
1	Shareholder's Information	Current Shareholders names, nationality and percentage of ownership. <ol style="list-style-type: none"> 1. TAMAL JOSEPH MWASONGOLE 20% TANZANIAN 2. LIN ZHUXIANG 80% CHINESE 	
2	Company communication Information	Email address; zlin33924@gmail.com ,Isamilo Ward, Isamilo Street, Isamilo Road, Plot No.47, Block No. C P.O.Box 2890, MWANZA	
3	Contact Person	Name: SHEBA GERALD, Mobile:255743192260, Email: gsheba3x@gmail.com	
4	Incorporation	Certificate of Incorporation Number: 159076369	
5	TIN Information	TIN Certificate No. 159076369	
6	Project Objective	Project Core Activity: To establish and operate real estate	

		for lease and sale	
7	Capacity	Project capacity per year	
8	Direct Employment	Foreign Men: 1 Foreign Women: 0 Local Men: 10 Local Women; 5	
9	Indirect employment	Type/areas of Indirect employment	

4. Project Financing Expenditure to date (USD)

	Foreign (USD)	Local (USD)	Total (USD)
Land and Buildings	144,230		144,230
Plant and machinery	287,000		287,000
Vehicles/Aircrafts	59,000		59,000
Furniture			
Office equipment			
Insurance Cover			
Pre-operational expenses	30,000		30,000
Working sub-total capital	200,000		200,000
Grand Total	820,230		820,230

5. Project Financing

Explain how the project is being financed e.g equity, loans, sources of loans, conditions etc. see table below:-

	Amount (USD)	Source Country
Local equity		
Local loans	0	-
Foreign equity	0	-
Foreign Loans	1,000,000	CHINA
Total Investment		

6. Problems and Solutions

Explain problems, which the management is encouraging in executing the project and the steps being taken to solve them

1. Land Ownership and Title Deed Issues

- **Problem:** Delays in verifying ownership, acquiring clean title deeds, or resolving land disputes are common.
- **Impact:** Slows down the project start, affects investor confidence, and risks legal challenges.
- **Solution Steps:**
 - Engaging local legal experts familiar with land laws.

- Coordinating with the Ministry of Lands and the local land office to fast-track title processing.
- Conducting thorough due diligence before land acquisition.
- Community engagement to resolve customary land claims early.

2. Bureaucratic Delays in Permits and Approvals

- **Problem:** Lengthy approval processes for zoning, environmental impact assessments, and construction permits.
- **Impact:** Project timeline delays and increased holding costs.
- **Solution Steps:**
 - Establishing a dedicated compliance and liaison team to work directly with local authorities.
 - Maintaining early and ongoing communication with the Mwanza City Council and relevant regulatory bodies.
 - Submitting complete documentation packages to avoid rejections or delays.

3. Financial Constraints and Delayed Disbursements

- **Problem:** Slow release of funds from banks or investors due to administrative bottlenecks or currency fluctuations.
- **Impact:** Interruptions in work progress and strained cash flow.
- **Solution Steps:**
 - Negotiating flexible drawdown schedules with lenders.
 - Setting up a reserve fund to manage cash flow interruptions.
 - Regular financial reporting to maintain investor confidence.

4. Community and Stakeholder Engagement

- **Problem:** Community resistance or lack of awareness about the benefits of the project.
- **Impact:** Social tension and potential work stoppages.
- **Solution Steps:**
 - Ongoing stakeholder engagement sessions and information meetings.
 - Hiring local workers and using local vendors to boost local support.
 - Ensuring compliance with Environmental and Social Impact Assessment (ESIA) obligations.

7. Future Plans

Explain future plans for the next coming six months and planned financial commitments

- Secure final building permits.
- Finalize architectural and engineering designs.
- Engage with key consultants (legal, environmental, structural).

Planned Financial Commitments

Category	Estimated Cost (USD)	Timeframe	Notes
Permits & Legal Fees	\$2,000	Month 1–2	Includes zoning, environmental, legal
Design & Consulting Services	\$50,000	Month 1–3	Architects, engineers, project management
Site Preparation	\$1,000	Month 2–3	Demolition (if needed), grading, fencing
Materials Procurement	\$300,000	Month 3–4	Steel, cement, lumber, initial MEP supplies
Foundation & Excavation	\$300,000	Month 3–4	Labor, machinery, concrete
Construction Labor (Initial)	\$100,000	Month 4–6	Core crew salaries and contractor payments
Contingency Reserve (10%)	\$200,000	Ongoing	Risk and delay buffer

Total Estimated Commitment: \$ 653,000 (First 6 Months)

7. Recommendations and any other comments

1.Strengthen Local Stakeholder Engagement

- **Action:** Schedule monthly community meetings with local leaders and residents.
- **Why:** Builds trust, reduces resistance, and can resolve land or labor issues early.
- **Additional Benefit:** Enhances the project’s social license to operate.

2.Fast-Track Permit and Approval Processes

- **Action:** Assign a dedicated government liaison officer or consultant with local regulatory experience.
- **Why:** Reduces downtime caused by bureaucratic delays.
- **Additional Benefit:** Ensures compliance with national and local building codes.

