



THE UNITED REPUBLIC OF TANZANIA

NATIONAL AUDIT OFFICE



TANZANIA BUILDING AGENCY (TBA)

**REPORT OF THE CONTROLLER AND AUDITOR GENERAL
ON THE FINANCIAL AND COMPLIANCE AUDIT FOR THE
FINANCIAL YEAR ENDED 30 JUNE 2025**

Controller and Auditor General
National Audit Office
Ukaguzi House
Mahakama Road, Tambukareli
P.O. Box 950
41104 Dodoma, Tanzania
Tel: +255 (026) 2161200-9
Email: ocag@nao.go.tz
Website: www.nao.go.tz

March 2026

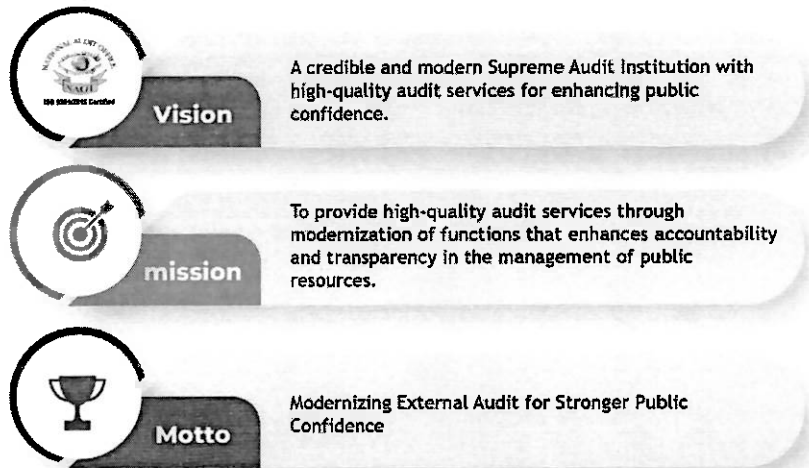
AR/CG/TBA/2024/25

About the National Audit Office

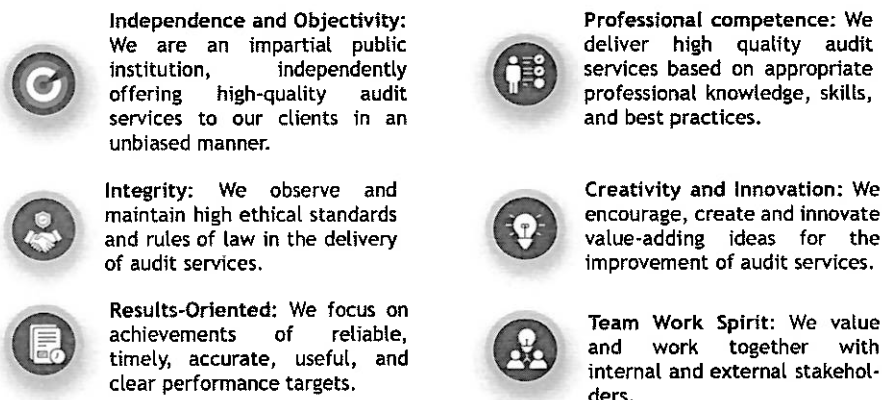
Mandate

The statutory mandate and responsibilities of the Controller and Auditor-General are provided for under Article 143 of the Constitution of the United Republic of Tanzania of 1977 and in Section 10 (1) of the Public Audit Act, Cap. 418.

NAOT Vision, Mission & Motto



Core Values



© This audit report is intended to be used by Tanzania Building Agency and may form part of the annual general report which once tabled to National Assembly, becomes a public document hence, its distribution may not be limited.



TABLE OF CONTENTS

Abbreviations	iii
1.0 INDEPENDENT REPORT OF THE CONTROLLER AND AUDITOR GENERAL	1
1.1 REPORT ON THE AUDIT OF FINANCIAL STATEMENTS.....	1
1.2 REPORT ON COMPLIANCE WITH LEGISLATIONS	4
2.0 FINANCIAL STATEMENTS	6



Abbreviations

CAG	Controller and Auditor General
GCC	General Conditions of Contract
IPSAS	International Public Sector Accounting Standards
ISSAIs	International Standards of Supreme Audit Institutions
ITT	Invitation to Tender
MDA	Ministries, Departments and Agencies
ML	Management Letter
MAB	Ministerial Advisory Board
MoW	Ministry of Works
MUSE	Mfumo wa Ulipaji Serikalini
NHC	National Housing Corporation
PAC	Public Accounts Committee
PAYE	Pay as Your Earn
PFA	Public Finance Act, Cap. 348
PFR	Public Finance Regulations, 2001
PPA	Public Procurement Act
PPR	Public Procurement Regulations
Reg.	Regulation
Sect.	Section
SCC	Special Condition of Contract
TZS	Tanzania Shillings
TBA	Tanzania Building Agency
TRA	Tanzania Revenue Authority
VAT	Value Added Tax
VT	Vote

1.0 INDEPENDENT REPORT OF THE CONTROLLER AND AUDITOR GENERAL

The Chief Executive,
Tanzania Buildings Agency (TBA),
P. O. Box 9542,
DAR ES SALAAM.

1.1 REPORT ON THE AUDIT OF FINANCIAL STATEMENTS

Unqualified Opinion

I have audited the financial statements of Tanzania Buildings Agency (TBA) which comprise the statement of financial position as at 30 June 2025, the statement of financial performance, statement of changes in net assets, cash flow statement and the statement of comparison of budget and actual amounts for the year then ended, as well as the notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Tanzania Buildings Agency (TBA) as at 30 June 2025, and its financial performance and its cash flows for the year then ended, in accordance with International Public Sector Accounting Standards (IPSAS) Accrual basis of accounting, as issued by the International Public Sector Accounting Standards Board (IPSASB) and in the manner required by the Public Finance Act, Cap. 348.

Basis for Opinion

I conducted my audit in accordance with the International Standards of Supreme Audit Institutions (ISSAIs). My responsibilities under those standards are further described in the section below entitled "Responsibilities of the Controller and Auditor General for the Audit of the Financial Statements". I am independent of Tanzania Buildings Agency (TBA) in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) together with the National Board of Accountants and Auditors (NBAA) Code of Ethics, and I have fulfilled my other ethical responsibilities in accordance with these requirements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Key Audit Matters

Key audit matters are those matters that, in my professional judgment, were of most significance in my audit of the financial statements of the current period. I have determined that there are no key audit matters to communicate in my report.



Other Information

Management is responsible for the other information. The other information comprises the Statement by the Minister, Statement by the Accounting Officer and the Declaration by the Head of Finance but does not include the financial statements and my audit report thereon.

My opinion on the financial statements does not cover the other information, and I do not express any form of assurance conclusion thereon.

In connection with my audit of the financial statements, my responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, my knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work I have performed on the other information that I obtained prior to the date of this audit report, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

Responsibilities of management and those charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IPSAS and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the entity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the entity or to cease operations or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the entity's financial reporting process.

Responsibilities of the Controller and Auditor General for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error and to issue an audit report that includes my opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with ISSAIs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISSAIs, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control;
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management;
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the entity's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my audit report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my audit report. However, future events or conditions may cause the entity to cease to continue as a going concern; and
- Evaluate the overall presentation, structure, and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

I also provide those charged with governance with a statement that I have complied with relevant ethical requirements regarding independence and to communicate with them all relationships and other matters that may reasonably be thought to bear on my independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, I determine those matters that were of most significance in the audit of the financial statements of the current period and are, therefore, the key audit matters. I describe these matters in my audit report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, I determine that a matter should not be

communicated in my report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest of such communication.

In addition, Section 10 (2) of the Public Audit Act, Cap. 418 requires me to satisfy myself that the accounts have been prepared in accordance with the appropriate accounting standards.

1.2 REPORT ON COMPLIANCE WITH LEGISLATIONS

1.2.1 Compliance with the Public Procurement laws

Subject matter: Compliance audit on procurement of works, goods, and services

I conducted a compliance audit of the procurement of works, goods and services at the Tanzania Building Agency for the year ended 30 June 2025 as per the Public Procurement Act, 2023, the Public Procurement Regulations, 2024, and related directives. I examined each phase of the procurement life cycle, including advertising of tenders, evaluation of bids, award of contracts and contract management, to confirm that the entity issued competitive solicitations, applied approved evaluation criteria, secured authorization's before award and maintained complete transaction records.

Conclusion

Based on the audit procedures performed, I conclude that Tanzania Building Agency generally complies, in all material respects, with the requirements of the Public Procurement laws in Tanzania.

1.2.2 Compliance with the Budget Act and other Budget Guidelines

Subject matter: Budget formulation and execution

I conducted a compliance audit of budget formulation and execution at the Tanzania Building Agency for the year ended 30 June 2025 as per the Budget Act, Cap. 439 [RE 2020], and the Budget Guidelines issued by the Ministry of Finance. I reviewed budget submissions, approval memoranda, commitment registers, ledger entries and variance analyses to confirm that the entity prepared estimates in the prescribed format, obtained timely authorizations before incurring obligations, recorded transactions accurately and reported variances as required.

Conclusion

Based on the audit procedures performed, I conclude that, Tanzania Building Agency generally complies, in all material respects, with the requirements of the Budget Act and related Budget Guidelines.


Charles E. Kichere
Controller and Auditor General,
Dodoma, United Republic of Tanzania.
March 2026





2.0 FINANCIAL STATEMENTS

THE REPORT BY THOSE CHARGED WITH GOVERNANCE FOR THE YEAR ENDED 30 JUNE 2025

Tanzania Buildings Agency Management submits the Annual Financial Report that summarises the executed activities, achievements attained, challenges faced, and the Financial Statements for the financial year ended 30 June 2025, which disclose the state of affairs of the Agency.

The Report by those Charged with Governance has been prepared in accordance with the Tanzania Financial Reporting Standards (TFRS) No. 1.

2.1 Tanzania Buildings Agency profile

Tanzania Buildings Agency (TBA) is the Government's Executive Agency under the Ministry of Works and Transport (Works) with a primary mandate of providing quality accommodation to Government and public servants as well as providing consultancy and construction services to the Government. TBA was established under section 3(1) of the Agencies Act No 30 of 1997 and became operational in May 2002 as a transformation of the Building Department (BD) within the Ministry of Works (formerly known as the Ministry of Infrastructure Development).

2.1.1 Vision

A centre of excellence in the provision of Government Real Estate Development and Management.

2.1.2 Mission

"To provide standard, quality and affordable accommodation to the government and public servants through real estate management, consultancy and construction services"

2.1.3 Core Values

The Agency is guided by seven core values while implementing its roles and functions, which are

- i. **Professionalism:** We perform our duties based on a professional and respectful manner, ethics, the standards and guidelines in our field of work, and understand cross-cutting issues.
- ii. **Customer focus:** We ensure suitable, satisfactory and timely service delivery to our customers.
- iii. **Integrity:** We are honest and show a consistent and uncompromising adherence to strong moral and ethical principles in the execution of our mandate.
- iv. **Teamwork:** We are committed to working together as a team in order to achieve a common goal.

- v. **Transparency:** We are open and honest while fulfilling our roles and responsibilities.
- vi. **Value for Money:** We strive to achieve compliance with standards and specifications with effective and efficient construction and maintenance works and services.
- vii. **Innovativeness:** We apply and facilitate the application of technologies, techniques and best practices to enhance quality, effectiveness and efficiency.

2.2 TBA's Strategic Plan

TBA's Strategic Plan for the year 2021/22- 2025/26 has six Strategic Objectives to be implemented in the specified period of time. The objectives have been translated into 63 Strategies, 115 Targets, and 111 Key Performance indicators. The strategic objectives and number of strategies, targets and KPI's to be addressed during the SP implementation period are as shown in Table 1 below:

Table 1: Number of planned targets, strategies, and Key Performance Indicators for each strategic objective

S/No	Strategic Objectives	Number of strategies	Number of targets	Number of KPI's
A	Health Services improved, and HIV/AIDS infections reduced	2	4	4
B	The effective implementation of the National Anti-Corruption Strategy has been enhanced and sustained	2	4	4
C	Government Real Estate Development and Management improved.	10	12	11
D	Consultancy services for Government Buildings and Public Servants' Accommodations enhanced.	8	20	19
E	Construction services for Government Buildings and Public Servants' Accommodations enhanced	12	18	18
F	Institutional Capability for the provision of services strengthened.	29	57	55
Total		63	115	111

2.3 Principal Activities of the Agency

TBA's mandates are articulated in the Executive Agencies (The Tanzania Buildings Agency) (Establishment) (Amendment) Order, 2023 and the Organization Structure as approved by the President on 7 July, 2018; they include Construction of new Government buildings, Maintenance of Government buildings, Allocation and or Sale of

Government houses to Public Servants, Provision of building consultancy services to the Government, Leasing Government houses to public servants and on commercial basis, Provision of Project Management Services for MDAs' building projects, Provision of Facilities Management Services to MDA and Advising the Government on Policy and Legal matters pertaining building sub-sector. These principal activities are performed by each directorate as explained in details here below;

2.3.1 Real Estate Development

The Directorate of Real Estate in TBA participates in the real estate management and development sector through the provision of quality accommodation to government, public servants and non-public servants. The Agency constructs new buildings, maintains the buildings and also receives houses, buildings, workshops and plots from various Government Institutions in order to develop and manage them. The Agency sells and leases the buildings mainly to public servants at a price equivalent to two-thirds of the market price and also leases on a commercial basis. Since its establishment up to 30 June 2025, the Agency had 14,405 houses. Out of these houses, 7,819 houses were sold to public servants, 3,749 houses were rented to public servants, and 2,837 were rented at a special rate.


Table 2: TBA Total Houses

Status	Number
Sold	7,819
Rented to Public Servants	3,749
Rented on Special Rates	2,837
Total Houses	14,405

As part of this Program, the Agency embarked on the construction of 851 houses in Bunju, Dar es Salaam, in the year 2014. Out of 851 houses, 279 houses were constructed, of which 219 were completed, and 60 houses are in different completion stages, and they have already sold to the public servants. Out of completed houses, 80 houses were sold and fully paid, while 139 houses' payments are in process. Out of 60 uncompleted houses, one house was sold and fully paid, and 59 houses are in the payment process. (See Table 3 below).

Table 3: Constructed Houses

Status	Number
Completed (Paid Fully)	80
Completed (Partially Paid)	139
Total Completed	219
Incomplete (Fully Paid)	1
Incomplete (Partially Paid)	59
Total Constructed	279



As of 30 June 2025, the Agency has already constructed 16 houses for Public Servants at Magomeni Quarter in Dar es Salaam. However, the Agency is still in the process of constructing 394 houses for Public Servants in Dar es Salam (Temeke Quarter-144 houses, Magomeni Quarter-32 houses, Canadian village-24 houses), Dodoma, another 150 houses, Mtwara (16 affordable houses) and Mwanza (Ghana Quarter-28 houses).

The Agency will also proceed with its move to construct houses in each region as stipulated in its Special Housing Program, which started in 2012 for constructing 10,000 houses across the Country.

2.3.2 Consultancy Services


The Directorate of Consultancy is one of the four directorates of the Agency. During the Financial year ending 30 June 2025, the directorate managed to collect TZS 6,354,980,512 in revenue, equivalent to 41% of the budgeted TZS 15,679,271,083.69 for the financial year 2024/25, as revenue from Consultancy services rendered to our esteemed clients, thereby contributing to the Agency in meeting its strategic objectives.

During the financial year 2024/25, the Agency successfully offered Consultancy services for 79 projects, of which 74 are ongoing, and five have been completed. Among others projects of which the Agency rendered includes Construction supervision of 18 Office building for 14 Ministries and 4 Institutions at Government City Mtumba in Dodoma City, Design and construction supervision of PPRA Head quarter Office at Dodoma Municipality, Design and construction supervision of TANESCO Regional Office in Kilimanjaro, Design and construction supervision of three blocks of 12 units each for TBA Apartments at Canadian Village Dar Es salaam, Design and construction supervision of 3 blocks of 16 units each for Public servants at Magomeni Kota phase IIB, C & D, Design and construction supervision of office block for TRA Regional office Geita, Design and construction supervision of Chato Zonal Referral Hospital in Geita region, as well as Proposed Major Rehabilitation Works for Benjamini Mkapa Stadium at Temeke District in Dar es Salaam

The directorate will continue implementing its functions in line with the Agency vision, mission and core values using a high degree of professionalism and integrity to meet the Agency objectives.

2.3.3 Construction Services

The Directorate of Construction is one of the four directorates of the Agency. During the Financial year ending 30 June 2025, the directorate managed to generate TZS 616,054,590, equivalent to 11% of the TZS 5,514,346,938.48 budgeted in the financial year 2024/25 as revenue from Construction fees rendered to our esteemed Client and thus contributing to the Agency to meet its strategic objective.



During the financial year 2024/25, the Agency successfully carried out 15 construction projects, of which 13 are ongoing and two have been completed. Among other projects of which the Agency constructed includes Proposed Construction of Kilosa Council Building Office, Completion construction of Council Block and Meeting Hall at Buchosa District Council Mwanza, Construction of Administration Block at Serengeti District Council, Proposed Rehabilitation of State Lodge at Lushoto District in Tanga Region, Office building for Presidents Office PSMGG-Mtumba Dodoma at Final stage of completion, and Zonal and Headquarters office for ethics secretariat- Kilimani Dodoma at the final stage of completion.

The directorate is committed to improving performance in the area of project supervision for the timely completion of projects to increase institutional profitability, customer satisfaction and trust in our Agency. The emphasis will be on the implementation of vision and mission at a high degree of professionalism and integrity to meet the Agency targets.

2.4 Governance and Governing Structure

2.4.1 Ministerial Advisory Board

According to Section 6 of the Executive Agency's Act No. 30 of 1997, as revised in 2009, the Minister for Works and Transport (works) is responsible for appointing members of the Ministerial Advisory Board (MAB).

The Main function of the MAB is to advise the Minister and the Permanent Secretary on the performance of TBA.

The appointment of the MAB members is done every three years by the Minister responsible for Works.

The MAB's key functions and responsibilities are to ensure that:

- i. The property of the Agency is administered in such a manner and for such purposes as, in the opinion of the MAB, may be necessary or desirable for the promotion of the best interests of the Agency.
- ii. The Agency has clear strategic goals and objectives.
- iii. The Chief Executive is held to account for achieving the goals and objectives.
- iv. The Agency's financial position is sound in the short- and long-term.
- v. No decisions are made that can affect the Agency, and no financial appropriations are made without MAB approval.
- vi. Risk management and internal controls are in place.
- vii. All the Agency's members and other stakeholders are treated appropriately.
- viii. The Agency complies with all relevant laws, regulations and accounting policies.
- ix. The committees and management necessary to achieve the above are in place, are properly constituted and have appropriate terms of reference and reporting procedures.

- x. Any Other matter provided for in the Executive Agencies Act, 1997.

The following are the members of the MAB who served the Board during the year under review.

Table 4: Members who served in the MAB during the year under review

No	Name	Position	Age	Profession	Nationality	Tenure
1	Arch. Dkt Ombeni Andrew Swai	Chairperson	57	Architect	Tanzanian	22.11.2021 - 21.11.2024
2	Arch. Daud Wajanga Kondoro	Secretary	62	Architect	Tanzanian	22.11.2021 - 21.11.2024
3	Bw. Shaban Ahmed Kabunga	Member	51	State Attorney	Tanzanian	22.11.2021 - 21.11.2024
4	Qs. Joseph Lumbael Mkali	Member	55	Quantity Surveyor	Tanzanian	22.11.2021 - 21.11.2024
5	Bi. Vicky Jim Jengo	Member	56	Finance Management Officer	Tanzanian	22.11.2021 - 21.11.2024
6	Qs. Nyaswa Machibya	Member	42	Quantity Surveyor	Tanzanian	22.11.2021 - 21.11.2024

During the year ended 30th June 2025, the Board held a total of 1 ordinary meeting as shown below;

Table 5: Attendance of the MAB Members in Meetings from 1 July 2024 to 30 June 2025

S/N	Name	Meeting
		1*
		Ordinary
		23 August, 2024
1	Arch. Dkt Ombeni Andrew Swai	P
2	Arch. Daud Wajanga Kondoro	P
3	Bw. Shaban Ahmed Kabunga	P
4	Qs. Joseph Lumbael Mkali	P
5	Bi. Vicky Jim Jengo	P
6	Qs. Nyaswa Machibya	P

Key: P= Present; A=absent with apology; NA= Not a member

2.4.2 Audit Committee

The Audit Committee is established in accordance with legal requirements and best governance practices designed to improve the overall governance framework of TBA.

The Audit Committee reviews significant accounting policies and financial reporting systems to ensure that they are adequate and are always complied with. It reviews the adequacy of internal control systems and monitors the implementation of actions to address issues raised by internal and external auditors.

The Agency Audit Committee's responsibilities are to:

- i. Ensure that there is an effective process for assessing and managing risks;
- ii. Review and approve the scope of the internal audit programme;
- iii. Review the scope of the audit conducted by the independent external auditors;
- iv. Assess the financial statements for reasonability and accuracy and for compliance with accounting policies and regulations laid down by the Ministerial Advisory Board.
- v. Recommend to MAB the approval of the Annual Report, incorporating the Annual Financial Statements.
- vi. Review, with the help of Internal Audit, the adequacy and effectiveness of internal control and governance processes.
- vii. Review significant accounting and reporting issues, including complex or unusual transactions and highly judgmental areas, and recent professional and regulatory pronouncements, and understand their impact on the financial statements;
- viii. Consider the effectiveness of the Agency's risk management and internal control system, including information technology security and control;
- ix. Gain a thorough understanding of the Risk Management Policy, Risk Management Strategy, Risk Management Implementation Plan, and Fraud Risk Management Policy of the Agency to enable them to add value to the risk management process when making recommendations to improve the process;
- x. Review with Management and the Chief of Internal Audit, the Charter, budget, staffing, skills and organisational structure of the internal audit activity;
- xi. Discuss with the external auditor its proposed strategy for the year with reference to areas of risk and materiality. The Committee could suggest areas which it believes require additional audit coverage.
- xii. Review the effectiveness of the system for monitoring compliance with laws and regulations and the results of the Management's investigation and follow-up (including disciplinary action) of any instances of noncompliance.
- xiii. Regularly, report to the MAB about the Committee's activities, issues, and related recommendations.

Members of the Audit Committee who served during the reporting period are as shown in Table 6 below

Table 6: Members of the Audit Committee who served from 1 July 2024 to 30 June 2025

S/N	Name	Position	Age	Profession	Nationality	Tenure
1	CPA. Juliana J. Mero	Chairperson	48	Internal Auditor	Tanzanian	03 July 2024 - 03 July 2027
2	Bi. Joyce Mtinyage	Secretary	47	Lawyer	Tanzanian	03 July 2024 - 03 July 2027
3	Eng. Hillary A. Msaki	Member	55	Civil/ Structural Engineer	Tanzanian	03 July 2024 - 03 July 2027
4	QS. Emmanuel J. Wambura	Member	37	Quantity Surveyor	Tanzanian	03 July 2024 - 03 July 2027
5	Bw. Abdon P. Mhando	Member	47	Quantity Surveyor	Tanzanian	03 July 2024 - 03 July 2027
6	Bi. Adolphina Lugendo	Member	51	Auditor	Tanzanian	04 April 2023 - 04 April 2026

During the year 2024/25, the committee conducted three ordinary meeting and two Special meeting. The following key issues were discussed and approved:

- (i) Risk based annual internal audit plan for the year 2024/25.
- (ii) Reviewing CAG plan and recommendations for the previous year.
- (iii) Review draft of TBA Financial Statements for the year 2023/24.
- (iv) Adopted TBA Financial Statements for the year 2023/24
- (v) Quarterly Internal audit reports for the year 2024/25.
- (vi) Review of Audit Committee charter and Internal Audit charter.
- (vii) Implementation of CAG recommendations and internal audit recommendations for the financial year 2024/25.

Members of the Audit Committee who attended the meeting of the Committee are shown in Table 7 below.

Table 7: Attendance of the Audit Committee Members in Meetings from 1 July 2024 to 30 June 2025

S/N	Name	Meetings				
		1 st	2 nd	3 rd	4 th	5 th
		Special	Ordinary	Special	Ordinary	Ordinary
		21 August 2024	22 August 2024	3 February 2025	4 February 2025	17 April 2025
1	Bi. Juliana J. Mero	P	P	P	P	P
2	Bi. Joyce Mtinyage	P	P	P	P	P

S/N	Name	Meetings				
		1 st	2 nd	3 rd	4 th	5 th
		Special	Ordinary	Special	Ordinary	Ordinary
		21 August 2024	22 August 2024	3 February 2025	4 February 2025	17 April 2025
3	Eng. Hillary Alfred Msaki	P	P	P	P	P
4	QS. Emmanuel Julius Wambura	P	P	P	P	P
5	Bw. Abdon P. Mhando	P	P	P	P	P
6	Bi. Adolphina Lugendo	P	P	P	P	P

Key: P= Present; A=absent with apology; NA= Not a member

2.4.3 Management

The Management of the Tanzania Buildings Agency comprises of the Chief Executive, assisted by four Directors (Director of Business Support, Director of Consultancy Services, Director of Constructions and Director of Real Estate), eight managers of units namely (Internal Audit, Marketing & Public Relations, Legal Services, Procurement Management, ICT and Statistics, Quality Assurance and Control, Project Management, and Plant & Machinery) and twenty-six Regional Managers for regional offices.

2.5 The Agency's Tender Board

The Agency's Tender Board is responsible for deliberating on the recommendations from the Procurement Management Unit and approving award of contracts; reviewing all applications for variations, addenda or amendments to ongoing contracts; approving tendering and contract documents; approving procurement and disposal by tender procedures; ensuring that the best practice in relation to procurement and disposal by tender are strictly adhered by the Agency; and ensuring compliance with the Public Procurement Act, CAP 410(R. E 2023) and Public Procurement Regulations of 2024 (as amended in 2016).

Members of the Agency Tender Board who served during the year under review are shown in Table 8 below.

Table 8: Members of TBA Tender Board

S/N	Name	Position	Age	Profession	Nationality	Tenure
1	Mathias Shabaha Mhembe	Chairperson	53	Human Resource	Tanzanian	01.07.2023 - 30.06.2026

S/N	Name	Position	Age	Profession	Nationality	Tenure
2	Mariam Wilson Kazoba	Secretary	41	Procurement	Tanzanian	01.07.2023 - 30.06.2026
3	Wencelaus Patrick Kizaba	Member	49	Architect	Tanzanian	01.07.2023 - 30.06.2026
4	Said Rajabu Mndeme	Member	36	Valuer	Tanzanian	01.07.2023 - 30.06.2026
5	Victor Madaraka Balthazar	Member	51	Architect	Tanzanian	26.09.2023 - 30.06.2026
6	Joyce Josephat Mtinyage	Member	46	Lawyer	Tanzanian	01.07.2023 - 30.06.2026
7	Bernard Vintan Mayemba	Member	38	Architect	Tanzanian	26.09.2023 - 30.06.2026

2.6 External factors that have an influence on the Agency's Operation

Tanzania Buildings Agency is predisposed to the following external factors:

i) Environmental conditions


Climate change has become a major global challenge, and TBA, being in the construction industry, is affected by it. Buildings are vulnerable to climate change; hence, more specialised materials/equipment that are more durable and resistant to climate change will be required, which are more expensive. This, in the long run, increases the initial construction costs while responding positively to the carbon footprint. The agency plans to expose employees to various Climate Change seminars offered locally and internationally to improve their skills on how to develop designs which are climatically responsive and enhance the proper construction of green buildings and healthy environments.

ii) Technological Environment

Due to the rapid technological changes in the construction industry, the Agency will require new skill sets and new modernised technical tools, plants and machines to facilitate the ease (in terms of quality, time and cost) of operations within the Agency. The Agency will have to acquire new technology to remain competitive in the sector. Moreover, the Agency takes initiatives to expose its professional staff to different parts of the world to learn and experience how technology can help foster the Agency's agenda of being a centre of excellence in the provision of accommodation to the Government, Public Servants and the general Public.

iii) Legal and Regulatory Frameworks

The Agency is guided by laws, policies, regulations, and other regulatory mechanisms. TBA's mandate is enunciated in the Executive Agencies Act No. 30 of 1997, as amended in 2009 and 2012, the TBA Establishment Order of 2023 published on Government Notice



No. 595 of 25th August, 2023 and in the Approved Organisation Structure of TBA dated 07th July, 2018. The Agency reports to the Ministry of Works and complies with all governing Laws.

iv) Stakeholders

There is a number of stakeholders that influence the operations of the Agency directly and/or indirectly. Stakeholders include, but are not limited to, the Government, public servants, TBA employees, regulatory authorities, suppliers, and the public. The expectation of the stakeholders is to obtain quality services to meet their expectations, through the TBA service client charter. TBA entails the minimum and maximum duration for the provision of services.

v) Political Conditions

Stable political conditions and support from the Government through the ruling party manifesto are the contributing factors to the growth of the Agency. Under the stable political situations, the Agency has acquired new projects from different government institutions that have led to the overall growth of the Agency.


vi) Demographic Influences

The demographic features of the population of Tanzania provide an encouraging outlook for the growth of real estate demands in the country. For instance, the fast-growing Dodoma region has greatly increased the demand for houses both for sale and lease. The population is growing annually, implying that the demand for real estate services keep in increasing over time. The increase in population mirrors the increasing demand for houses, consultancy, and construction services at large.

2.7 Challenges that Influenced the Agency's Service Delivery

The Agency faced the following major challenges, which adversely affected the realisation of the set targets during the implementation of the Strategic Plan:

- i. The Agency lacks enough capital (Seed money) to execute its activities of implementing its target of building 10,000 houses. This has resulted in the Agency not meeting some of its targets.
- ii. The Agency faces some difficulties in selling houses due to the inability of the public servants to obtain loans through mortgage financing. Commercial banks provide high interest rates that are too high for public servants to acquire.
- iii. The Agency is understaffed. The number of employees is under by more than 500 people. Human resources are the main input in executing the Agency's strategic objectives; the shortage of employees negatively impacts the Agency's operations.
- iv. The long outstanding debts with Government Institutions and individual tenants have resulted in tying up of funds, which could have been used to finance the Agency's activities.

- 
- v. Most of the Public servants are low-income earners, thus may not be able to afford purchasing houses intended for them.

2.7.1 Remedial actions to address the challenges that influenced the Agency's service delivery

- i) Lack of capital (seed money); the agency receives insufficient financial support for the construction of public servant housing, in contrast to the directive to construct 10,000 public servant houses in all regions. This lack of capital has led to delays in implementing government projects and has resulted in an inadequate number of public servant houses to meet demand.

Strategy: The Agency has developed a self-sustainability plan and submitted it to the Ministry of Works. Currently, the Agency is addressing the comments raised by the Ministry before approval. One of the strategies outlined in the plan is engaging the private sector through public-private partnerships (PPPs) in implementing development projects.


- ii) Non-payment or delay in payment of fees for some Clients resulting in delays in the completion of projects.

Strategy: To use milestone payment mode instead of IPC mode, as it ensures that the project is implemented based on available funds and reduces the financial burden on the Agency during the implementation of clients' projects.

2.8 Future Development

The future development plan of the Agency is to be a leading centre of excellence in the provision of Government Real Estate Development and Management. The plan will be executed by implementing the Agency's Strategic Plan's Objectives through the underlined targets.

The Agency plans on improving Health services and reducing HIV/AIDS infections. Non-communicable diseases, HIV and AIDS are among the critical agenda items in National Development because they affect the health and well-being of people. TBA is among the key players in the construction sector, which requires a sufficient number of competent professional staff, skilled and unskilled labour, and good health to achieve its objectives. This sets the basis for continuous requirements to implement various health and safety interventions in all TBA's construction projects and offices. It is from this perspective that the Agency has set objectives to improve health services, reduce HIV/AIDS infections and combat non-communicable diseases. Among other targets, the Agency planned to increase awareness of HIV/AIDS and NCDs from 30% to 80% by June 2026.



Also, the Agency planned to implement and enhance the National anti-corruption strategy. Corruption is one of the challenging issues affecting national development in all sectors. Being a provider of scarce services involving high demands for housing units and the implementation of big projects attracts corruption practices, which are contrary to Tanzania laws and regulations, due to their effects on the implementation of projects and the provision of services at large. In fact, it is immoral since it reduces trust, accountability, and quality of service delivery to the public. Due to this, the Agency is implementing the Anti-Corruption Strategy by June 2026.

The Agency plans to improve Government Real Estate development and management. Tanzania faces some challenges in acquiring decent and quality accommodation for the Government and Public Servants in the existing and new administrative areas. Currently, the Government has more than 500,000 public servants, and it is estimated that more than 5,000 public servants are employed annually, while TBA provides about 1% of the current accommodation demand. In recent years, the Government extended services countrywide, causing increased demand for accommodation, especially in the city of Dodoma. TBA is committed to ensuring the availability of quality and affordable accommodation to the Government and Public Servants all over the country. Among other major targets, TBA plans on rehabilitating more than 781 houses for Government leader and public servants, reducing defaulters from 30% to 10% and continuing to construct 10,000 public servant houses by June 2026.

The Agency plans on enhancing consultancy services for government buildings and public servants' accommodation. The Agency provides building consultancy to the Government. Consultancy services are among the core functions with substantial savings in government expenditure on development projects. Currently, due to technological advancement, consultancies encounter a number of challenges, including advanced equipment, limited professionals, competence in design, supervision of specialised facilities which suit the needs of middle-income countries and high construction rates.

The Agency plans to strengthen institutional capability for the provision of services. The capacity of the Agency to deliver quality services is a paramount endeavour in creating the confidence of stakeholders. Currently, the working environment and service delivery capabilities need to be improved through the implementation of the Quality Management System (QMS), Excellence reward for employees who manage to attract projects. TBA has therefore set this objective to ensure high-quality service delivery is attained, revenue collection is significantly improved, and more clients are attracted.

2.9 Appropriation of Reserve/Surplus

Tanzania Buildings Agency is a public institution that is not for-profit, and in that case, there is no declaration of dividends. During the year 2024/25, the Agency recorded a

surplus of TZS 6,774,186,618 compared to TZS 15,141,286,717 recorded in the financial year 2023/24.

2.10 Operating and Financial Review (OFR)

2.10.1 Performance for the year 2024/25

i. Financial Performance

The Agency's operations were mainly financed through revenue collected from TBA's core activity operations, i.e., Consultancy, Construction and Real estate management. Other sources of financing included: Grants from the Government, revenue from sales of tender documents, bank interests, commissions, penalties and gains from foreign exchange transactions. Revenue generated in 2024/25 was TZS 48,677,398,888 compared to 46,837,975,121 generated in 2023/24, indicating an increase of 4%. This is contributed mainly by an increase in revenue from exchange transactions by 27% from TZS 21,042,489,517 in 2023/24 to TZS 26,740,618,566 in 2024/25.

The surplus of TZS 6,774,186,618 reported in the statement of financial performance arises from receipts of development grants from the Ministry of Works (MoW) and the main source of activities by the Agency as part of its service delivery activities, as shown in Table 9 below.

Table 9: Changes in the Statement of Financial Performance for the Period ended 30 June 2025

Details	2024/25 TZS	2023/24 TZS	Variations	% of Variations
Revenue Grants	20,898,089,979	23,396,498,932	(2,498,408,953)	(11)
Revenue from Exchange Transactions	26,740,618,566	21,042,489,517	5,698,129,050	27
Other revenue and gain on foreign currency	1,038,690,343	2,398,986,672	(1,360,296,329)	(57)
Total Revenue	48,677,398,888	46,837,975,121	1,839,423,768	4
Expenses	41,903,212,270	31,696,688,403	10,206,523,867	32
Surplus For the Period	6,774,186,618	15,141,286,717	(8,367,100,099)	(55)

Revenue from the exchange transaction includes rented houses, consultancy fees, construction fees, sales of Government houses and other revenue. Overall, the financial performance results show that the Agency's existing sources of revenue can sustain its

operations. Detailed financial performance for 2024/25 is provided in the Statement of Financial Performance for the year ended 30 June 2025.

ii. Financial Position

Financial position comprises current assets, non-current assets, liabilities, and net assets/equity, which comprises the taxpayer's fund and accumulated surplus.

The financial position of the Agency is as set out in the statement of financial position, as analysed in Table 10 below.

Table 10: Changes Occurred in Statement of Financial Position as at 30 June 2025

Details	2024/25 TZS	2023/24 TZS	Variations	% of Variations
Current Assets	74,648,515,797	69,132,447,893	5,516,067,904	8%
Non-Current Assets	643,139,495,645	631,365,410,190	11,774,085,455	2%
Total Assets	717,788,011,442	700,497,858,083	17,290,153,359	2%
Current Liabilities	23,265,133,064	11,800,919,168	11,467,459,496	97%
Non-Current Liabilities	3,161,238,998	4,109,486,153	(948,247,155)	(23%)
Total Liabilities	26,426,372,062	15,910,405,321	10,515,966,741	66%
Total Net Assets	691,361,639,380	684,587,452,761	6,774,186,618	1%
Taxpayer's Fund	376,135,047,532	376,135,047,532	-	0%
Accumulated Surplus	315,226,591,848	308,452,405,229	6,774,186,618	2%
Total Net Assets	691,361,639,380	684,587,452,761	6,774,186,618	1%

During the year, total assets of the Agency increased by TZS 17,290,153,359 (2023/24 TZS 700,497,858,083). This was mainly attributed to an increase in Non-current Assets by TZS 11,774,085,455 (2023/24: TZS 631,365,410,190) and Current Assets by TZS 5,516,067,904 (2023/24: TZS 69,132,447,893). On the other hand, liabilities increased by TZS 10,515,966,741 (2023/24: TZS 15,910,405,32).

iii. Cash Flow Statement

Statement of Cash Flow comprises cash flows from operating activities, cash flows from investing activities and cash flows from financing activities as analysed in Table 11 below.

Table 11: Changes occurred in the Statement of Cash Flows for the year ended 30 June 2025

Details	2024/25 TZS	2023/24 TZS	Variations	% of Variations
Cash flows from operating Activities				
<i>Receipts</i>	61,551,758,762	50,954,364,653	10,597,394,108	21%
<i>Payments</i>	(36,799,882,328)	(37,774,489,003)	974,606,675	(3%)
Net Cash flows from operating Activities	24,751,876,433	13,179,875,650	11,572,000,783	88%
<i>Net Cash flows from investing Activities</i>	(16,284,693,779)	(20,659,867,471)	4,375,173,692	(21%)
<i>Net cash flows from financing activities</i>		-		
<i>Cash and cash equivalents at the beginning of the period</i>	5,705,093,887	13,185,085,708	(7,479,991,821)	-57%
Cash and cash equivalent at the end of the period	14,172,276,541	5,705,093,887	8,467,182,654	148%

The Agency's cash flow is as set out in the cash flow statement. During the year, receipts in cash flow from operating activities increased by TZS 10,597,394,108 (2023/24: TZS 50,954,364,653), equivalent to a 21% increase. As at 30 June 2025, the Agency closed with cash and cash equivalents of TZS 14,172,276,541 (2023/24: TZS 5,705,093,887), equivalent to a 148% increase. The increase is mainly attributed to receipts of funds for development projects.

iv. Budget Performance

The Agency prepares its budgets by the Medium-Term Expenditure Framework (MTEF) contained in the Guideline for the Preparation of Budget and Plans issued each year by the Ministry responsible for Finance and Planning, which also includes the preparation of cash flows for managing the inflows and outflows on a quarterly basis. The cash flow projection includes estimates of inflows and outflows from exchange and non-exchange transactions generated from operating, investing and financing activities. Refer to Table 12 below;

Table 12: Changes occurred in the Statement of Comparison of Budget and Actual amounts for the year ended 30 June 2025

Details	Budget		Actual Amount on Comparable Basis	Variance	Performance (%)
	Original Budget	Final Budget		Final Budget	Final Budget Vs Actual Budget
	A	B	C	D=C-B	E=C/B*100
Receipts (A)	77,772,636,528	77,772,636,528	61,551,758,762	(16,220,877,766)	79.14
Payments(B)	77,772,636,528	77,772,636,528	53,084,576,107	8,467,182,654	68.26
Net Receipts (A-B)			8,467,182,654	8,467,182,654	
Performance: Receipts Vs Payments (%)			86%		

During the year under review, the Agency had a revenue budget (Recurrent and Development) to the tune of TZS 77,772,636,528 as compared to the actual Government grant received and generated revenue of TZS 61,551,758,762, which is 79.14% of the budgeted amount. Similarly, the Agency had an expenditure budget of TZS 77,772,636,528 as compared to the actual expenses of TZS 53,084,576,107, which is 68.26 per cent of the total budgeted expenditure. The performance of the overall actual total revenue of TZS 61,551,758,762 against the actual total expenditure of TZS 53,084,576,107 shows a performance of 86%.

2.10.2 Key Performance Indicators (KPIs)

Key Performance Indicators measure the nature and scope of efficiency and effectiveness of the Agency's operations. KPIs are as per the Recommended Practice Guideline (RPG) on reporting service performance information that assists users of the financial statements to assess the Agency's service efficiency and effectiveness. The Implementation of the Agency's Strategic Plan is evaluated on a quarterly basis, based on key performance indicators, and its report is compiled on a semi-annual and annual basis. The assessment of performance includes both financial and non-financial aspects.

The Agency's KPIs and achievements for the period under review are as indicated in the matrix below:

Key Performance Indicators

Strategic Plan Objectives and Targets						ANNUAL REVIEW - 2024/25	
No	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	Actual Achievements (July 2024- June 2025)	2024/25 Achievements in %
1	HEALTH SERVICES IMPROVED AND HIV/AIDS INFECTIONS REDUCED	Create awareness and provide care to staff with HIV/AIDS and NCDs	HIV/AIDS and NCDs Policy approved by June 2026.	HIV/AIDS and NCDs Policy approved by June 2025.	DBS-MAHRM	The HIV/AIDS and NCDs policy draft has been submitted to TBA Management for approval.	100
2			HIV/AIDS and NCDs awareness increased from 30% to 80% by June 2026.	HIV/AIDS and NCDs awareness increased from 60% to 70% by June 2025.	DBS-MAHRM	HIV/AIDS awareness has been provided through seven (07) construction sites implemented by TBA.	80
3			HIV/AIDS and NCDs care provided by June 2026.	100% HIV/AIDS and NCDs care provided by June 2025.	DBS-MAHRM	Nutritional and medical support were provided to five (05) identified staff.	100
4	HEALTH SERVICES IMPROVED AND HIV/AIDS INFECTIONS REDUCED	Establish health and safety mechanisms in accordance to local statutory requirements and international standards.	100% compliance with statutory and standards requirements on health and safety attained by June 2026.	95% compliance with statutory and standards requirements on health and safety attained by June 2025.	MOA	90% sites were evaluated on health and safety plan compliance.	90
5			Action plan developed for implementation of the National Anti-Corruption Strategy, reviewed and approved by June 2026.	An action plan was developed for the implementation of the National Anti-Corruption Strategy, which was reviewed and approved by June 2025.	DBS-MAHRM	Not done, however, Consultations with the President's Office, Public Service and Good Governance (PO-PSMBGG), and State House have been done for conducting training on the new national Anti-Corruption Strategy.	40
6	EFFECTIVE IMPLEMENTATION OF NATIONAL ANT-CORRUPTION STRATEGY ENHANCED AND SUSTAINED	Promote adherence to the National Anti-Corruption Strategy (NACS) and Code of Ethics.	Four (4) action plan reports for the implementation of a National Anti-Corruption Strategy (NACS) prepared annually by June 2026.	Four (4) action plan reports for the implementation of a National Anti-Corruption Strategy (NACS) prepared annually by June 2025.	DBS-MAHRM	Not done, however Code of Ethics were distributed to 26 newly recruited staff.	40

Key Performance Indicators						
Strategic Plan Objectives and Targets						
No	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	ANNUAL REVIEW - 2024/25 Actual Achievements (July 2024- June 2025) 2024/25 Achievements in %
7			Five (5) awareness training on the National Anti-Corruption Strategy (NACS) will be conducted by June 2026.	One (1) awareness training on the National Anti-Corruption Strategy (NACS) was conducted by June 2025.	DBS-MAHRM	40 Consultations with the President's Office, Public Service and Good Governance (PO-PSM&GG) and State House have been conducted for conducting training on the new national Anti-Corruption Strategy.
8		Facilitate ethics and integrity committee meetings.	Four (4) committee meetings on incidences of corruption practices and malpractices are conducted annually by June 2026.	Four (4) committee meetings on incidences of corruption practices and malpractices are conducted annually by June 2025.	DBS-MAHRM	25 Not done, however, preparations for the provision of training to committee members have been made and consulted the President's Office, Public Service and Good Governance (PO-PSM&GG).
9	MANAGEMENT REAL ESTATE DEVELOPMENT AND IMPROVED	Develop public servant houses building	10,000 Public servants houses for sale and rent constructed by June 2026.	1600 Public servant houses constructed for sale and rent by June 2025.	DRE-MPFM, MPH, MRED	26 410 public servant houses were constructed, where 16 houses are completed, and 394 are in various construction stages.
10		Diversification of Investment for Institutional Sustainability	TBA Commercial real estate investment developed in two Regions for renting by June 2026.	TBA Commercial real estate investment developed in 2 regions for renting in Dodoma and Dar es Salaam by June 2025.	DRE-MRED	10 Commercial Real Estate investment is not yet developed. However, meetings with potential investors have been conducted.
11		Develop an asset register of public houses	Asset register database developed in all 26 regions by June 2026.	Asset register database developed in 5 Regions by June 2025.	DRE-MRED	80 Review and update for the Asset register database (Buildings and land) was done in Dodoma and Dar es Salaam regions.
12		Establish an efficiency mechanism in rent and sales revenue collection.	Percentage of defaulters decrease from 30% up to 10% by June 2026.	The percentage of defaulters decreased to 15% by June 2025.	DRE-MPFM	100 The percentage of defaulters has reached 15%.

Key Performance Indicators							
Strategic Plan Objectives and Targets							
No	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	Actual Achievements (July 2024- June 2025)	2024/25 Achievements In %
13	Operationalise real estate management and maintenance manuals	(100%) implementation of the Real estate Management Manual Annual by June 2026.	781 houses for the Government leader and public servant rehabilitated by June, 2026.	100% Implementation of the Real Estate Management Manual annually by June 2025.	DRE-MPFM, MPH, MRED	Implementation of the Real Estate Management Manual has been done in all regions in Tanzania Mainland by 100%.	100
14	Rehabilitation of Government leaders and public Servants	781 houses for the Government leader and public servant rehabilitated by June, 2026.	130 houses for the Government leader and public servant will be rehabilitated by June 2025.	131 houses for Government Leaders and Public Servants were rehabilitated. On the other hand, the Agency also rehabilitated 2 workshops in Dodoma and Dar es Salaam and 3 TBA regional offices in Lindi, Katavi, and Pwani.	DRE-MPFM, MRED		100
15	Operationalise the survey and protection of TBA plots	1000 plots surveyed and protected by June 2026.	230 plots surveyed and protected by June 2025.	The survey of 134 has been done in Pwani and Dar es Sataam. Simbani survey plan of 128 plots has been approved in the Pwani region. Also, the survey of 6 plots has been approved at Masaki, Dar es Salaam.	DRE-MRED		30
16	Develop joint venture projects in real estate	3 Joint venture projects developed by June 2026.	One (1) Joint venture project developed by June 2025.	JV project not yet developed. However, meetings with potential stakeholders have been conducted.	DRE-MRED		10
17	Coordinate Implementation of Government projects for Offices, Residential Apartments, Leaders	10,000 Public servant houses constructed for sale and renting monitored and evaluated by June 2026.	1730 Public servant houses constructed for sale and renting monitored and evaluated by June 2025.	398 Public Servant housing units monitored and evaluated, where Mtwara 16 units, Ghana Kota 32 units, Canadian Village 24 units, Magomeni Kota 32 units, Temeke Kota 144 units, Nzuguni 150 units.	MPROJ		23

Key Performance Indicators						
Strategic Plan Objectives and Targets						
No	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	ANNUAL REVIEW - 2024/25 Actual Achievements (July 2024- June 2025) 2024/25 Achievements in %
18		and Public servant houses and workshops	Rehabilitation of 781 houses for government leaders is monitored and evaluated by June 2026.	Rehabilitation of 130 houses for government leaders is monitored and evaluated by June 2025.	MPROJ	15 houses for government leaders have been monitored and evaluated in two regions, Dar es Salaam -7 and Dodoma 8.
19			3 joint venture projects recommendation reports prepared by June 2026.	One (1) joint venture project recommendation report prepared by June 2025.	MPROJ	No joint venture project implemented.
20		Conduct research studies on real estate development	15 write-ups on investment and financial sustainability prepared annually by June 2026.	4 write-ups on investment and financial sustainability prepared annually by June 2025.	DBS-MPME	1. Two (02) write-ups prepared, which are the TBA Loan proposal and the TBA sustainability Plans, as instructed by the Ministry of Works. 2. 14 Projects concept note documents prepared for projects Registration and submitted to the Ministry of Works for submission to the National Planning Commission of Tanzania.
21	CONSULTANCY SERVICES FOR GOVERNMENT BUILDINGS AND PUBLIC SERVANTS ACCOMMODATION ENHANCED	Promote the Quality Management system in the consultancy service	The percentage of consultancy projects without variations increased to 50% from 10% by June 2026.	The percentage of consultancy projects without variations increased to 40% from 30% by June 2025.	DCONS- MARCH, MENG, MQS, MBS	41% of Consultancy projects (9 out of 22) have been completed without variation
22			The percentage of projects completed within the time frame increased from 10% to 50% by June 2026. Consultancy standard Manual reviewed twice by June 2026.	The percentage of consultancy projects completed within the time frame increased from 30% to 40% by June 2025. Consultancy standard Manual reviewed twice by June 2025.	DCONS- MARCH, MBS, MENG, MQS	13.6% of Consultancy projects (3 out of 22) have been completed on time.
23					DCONS-MARCH, MBS, MENG	The draft standards manual for design has been prepared and submitted.

Key Performance Indicators							
Strategic Plan Objectives and Targets				ANNUAL REVIEW - 2024/25			
No	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	Actual Achievements (July 2024- June 2025)	2024/25 Achievements in %
24			The number of technical review committee meetings attended per year increased from 24 to 96 by June 2026.	The number of technical review committee meetings attended per year increased from 48 to 96 by June 2025.	DCONS-MACH, MBS	6 Technical Review Meetings were conducted for the Canadian Sugar Board of Tanzania, Affordable apartments Mtwara, GPSA, POSTA and TALIRI.	13
25			The percentage of Projects' tender documents completed within the planned time schedule increased from 10% to 85% by June 2026.	The percentage of Projects' tender documents completed within the planned time schedule increased from 55% to 60% by June 2025.	DCONS-MACH, MBS	25 Tender documents were submitted on time.	95
26			The number of projects awarded annually increased from 35 to 75 by June 2026.	The number of projects awarded annually increased from 55 to 65 by June 2025.	DCONS-MACH, MBS	25 projects have been awarded.	58
27			The percentage of fees, notes and certificates timely issued increased from 10% to 90% by June 2026.	The percentage of fees, notes, and certificates timely issued increased from 50% to 70% by June 2025.	DCONS-MARCH, MBS	The total of 120 Fee Notes was submitted timely to the Clients.	65
28	Facilitate the timely payment of the service offered		10,000 Public servants' units designed and supervised by June 2026.	2010 Public servant units designed and supervised by June 2025.	DCONS-MARCH, MENG & MBS	394 Public Servant Units were designed and are under supervision.	13
29	Provision of Consultancy service in Government offices and projects residential apartments		100 Government buildings designed and supervised by June 2026.	80 Government buildings designed and supervised by June 2025.	DCONS-MARCH, MENG & MBS	25 new projects for Government Buildings were designed and supervised.	31
30	Promote ICT services in consultancy Projects		65 ICT works in consultancy projects designed and supervised annually by June 2026.	65 ICT works in consultancy projects designed and supervised annually by June 2025.	MIS	Not done.	0
31							
32							

Key Performance Indicators						
Strategic Plan Objectives and Targets						
No	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	ANNUAL REVIEW - 2024/25 Actual Achievements (July 2024- June 2025) 2024/25 Achievements in %
33	Operationalise quality management system in project management for consultancy and construction services	Operationalise quality management system in project management for consultancy and construction services	215 contracts for consultancy and construction projects awarded and signed by 40 to 80 by June 2026.	70 contracts for consultancy and construction projects awarded and signed by June 2025.	MPROJ	25 contracts signed for the projects awarded. 36
34			Projects without variations due to design deficiencies increased from 10% to 50% by June 2026.	Projects without variations due to design deficiencies increased from 30% to 40% by June 2025.	MPROJ	30% of projects were implemented without variation. 75
35			60% of the project is completed within the time frame by June 2026.	50% of the project is completed within the time frame by June 2025	MPROJ	25% of projects were completed within the time frame as per the programme of work. 50
36			Project prepared and implemented with an execution plan, increased from 10% to 60% by June 2026	The project was prepared and implemented with an execution plan that increased from 40% to 50% by June 2025.	MPROJ	30 % of projects were implemented within the execution plan. 60
37			Technical review meeting to design project increased from 20 to 70 annually by June 2026.	Technical review meeting to design the project increased from 50 to 60 by June 2025.	MPROJ	6 project review meetings have been conducted. 30
38			Update and operationalise the Quality Management system for Quality Assurance and Control	8 Standard Operating Procedure Documents in relation to consultancy services updated by June 2026.	8 Standard Operating Procedure Documents to consultancy services updated by June 2025.	MOA

Key Performance Indicators							
Strategic Plan Objectives and Targets							
No	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	ANNUAL REVIEW - 2024/25 Actual Achievements (July 2024- June 2025)	
						2024/25 Achievements in %	
39			100% of staff in all cadres trained on QMS by June 2026.	90% of staff in all cadres trained on QMS by June 2025.	MQA	90% of staff trained on QMS. The QMS awareness has been provided to the Consultancy department staff by conducting an introduction and dissemination of project inspection checklists and design guidelines checklists.	100
40		Conduct an assessment on the quality of Design through Technical Review and Validation	The percentage of consultancy Projects scoring more than 75% of the Standard TRC Checklist increased from the current to 100% by June 2026.	The percentage of consultancy Projects scoring more than 75% of the Standard TRC Checklist increased from 70% to 80% by June 2025.	MQA	The TRC checklist and Guideline document have been prepared and distributed for implementation.	100
41		Finalise standard Operating Procedure for design software and hardware system to facilitate efficient and effective workflow and collaboration	Standard Operating Procedure for Building Information Modelling (BIM) for efficient and effective workflow with collaboration established by June, 2026.	Standard Operating Procedure for Building Information Modelling (BIM) (Final Sop) for efficient and effective workflow with collaboration established by June 2025.	MQA	Introduction to Building Information Modelling (BIM) has been provided to the Consultancy department staff through the 5th AQRB annual conference conducted on 29th and 30th October 2024.	85
42			The percentage of projects with Non-Conformance Reports in the use of the Integrated Program for collaborative and interoperable design system reduced to 5% by June 2026.	The percentage of projects with Non-Conformance Reports in the use of the Integrated Program for collaborative and interoperable design system was reduced to 50% by June 2025.	MQA	Projects with non-conformance in the use of an integrated program for collaborative and interoperable design systems have been reduced to 40%.	40
43	CONSTRUCTION SERVICES FOR GOVERNMENT BUILDINGS AND PUBLIC	Implement construction of Government office buildings	Government office buildings constructed from 43 to 100 by June 2026.	Government office buildings constructed from 80 to 90 by June 2025.	DCN-MCN	66 Government office buildings constructed.	73

Key Performance Indicators							
Strategic Plan Objectives and Targets							
No	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	Actual Achievements (July 2024- June 2025)	
						2024/25 Achievements in %	
44		Develop and Operationalize Standard Operation Manuals and Procedures for construction services	100% completion and approval of the construction manual by June 2026.	100% completion and approval of the construction manual by June 2025.	DCN-MCN	The draft for the construction manual has been prepared and signed by the Chief Executive and is waiting for approval by the ministry.	80
45			100% of procedures implemented in the construction manual by June, 2026.	60% of procedures implemented in the construction manual by June, 2025.	DCN-MCN	The implementation of the signed draft of the construction manual has been used for the TANESCO project in Kilimanjaro as a pilot implementation.	10
46			100% completion and approval of workshop operation manual by June, 2026.	100% completion and approval of workshop operation manual by June, 2025.	DCN-MWMF	Document framework, concept note, timetable and budget for preparation of workshop manual have already been prepared and submitted for approval.	20
47			100% of procedures implemented in the Workshop operation manual by June, 2026.	60% of procedures implemented in the Workshop operation manual by June, 2025.	DCN-MWMF	Not done.	0
48			100% of procedures implemented in the Workshop operation manual by June, 2026.	60% of procedures implemented in the Workshop operation manual by June, 2025.	DCN-MWMF	Note done. Manual not in place.	0
49	Full Operation of TBA Workshops		17 existing workshops operationalised by June 2026.	14 existing workshops operationalised by June 2025.	DCN-MWMF	Seven (7) workshops are in operation at Dodoma, Morogoro, Tabora, Tanga, Ruvuma, Mbeya, Rukwa, Arusha, and Iringa. Two (2) workshops at Dar es Salaam and Mwanza rehabilitation is on progress with 60% score after fund disbursement.	65
50	Monitor the implementation of		Projects that meet specifications increased from 20% to 100% by June 2026.	Projects that meet specifications increased	DCN-MCN	Effective scrutiny of construction documents before and during construction has been undertaken,	75

Key Performance Indicators							
Strategic Plan Objectives and Targets							
No	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	Actual Achievements (July 2024- June 2025)	
						2024/25 Achievements in %	
51		construction project contracts. Construction of leaders' and public servants' houses	10,000 Public servant houses constructed for sale and rent by June 2026.	from 60% to 80% by June 2025. 1,556 Public servant houses constructed for sale and rent by June 2025.	DCN-MCN	and regular inspection and monitoring of the quality of the projects is done, whereby 75% of projects met specifications. Scrutiny of construction documents was conducted for 153 public servants' houses constructed at Nzuguni (Phase 1 & 2) and the Construction of Public Servant Residential Apartments (Block 2&3) at Canadian Village, Kinondoni Municipality, Dar es Salaam.	10
52		Rehabilitation of Government leaders and public Servants	781 Government leaders and public servants' houses rehabilitated by June 2026.	95 Government leaders and public servants' houses rehabilitated by June 2025.	DCN-MWMF	A total of 95 public servants' houses have been rehabilitated in Songwe-5 blocks (with 15 families), Njombe-6 blocks (with 20 families), Karagwe-3 blocks (with 18 families) and Dodoma 42 Ex CDA houses. Rehabilitation of 2 State Houses in Tanga and 10 Government Leaders' houses has been done in Dodoma.	12
53		Promote ICT services in Construction services	57 ICT works in construction projects completed by June 2026.	10 ICT works in construction projects completed by June 2025.	MIS	Not done	0
54		Procure new and facilitate the utilisation of available plants and machinery in construction works.	42 of the planned procurement of Plants and Machinery acquired annually by June 2026.	Seven (7) of the planned procurement of Plants and machinery are to be acquired by June 2025.	MPM	Procurement of four motor vehicles is on the approval stage.	20

Key Performance Indicators

No	Strategic Plan Objectives and Targets				ANNUAL REVIEW - 2024/25		
	Strategic Objectives	Strategies	SP Targets	Annual Targets 2024/25	Responsible	Actual Achievements (July 2024- June 2025)	2024/25 Achievements In %
55			100% of available plants and machinery are operational annually by June 2026.	100% of available plants and machinery are operational annually by June 2025.	MPM	Continued operation of 140 out of 195 plants and machinery.	72
56		Modify the system for document control of Construction and Real Estate Government project	100% of the Project Progress report is updated in GRMS by June 2026.	70% of the Project Progress report is updated in GRMS by June 2025.	MPROJ	9 out of 130 projects have been registered in the new GRMS.	7
57		Update and operationalise the Quality Management system for Quality Assurance and Control	Two Construction Standard Operating Procedure Documents for construction services reviewed by June 2026.	One (1) Construction Standard Operating Procedure Document in relation to construction services reviewed by June 2025.	MQA	The construction manual Standard Operating Procedure document has been reviewed internally.	100
58		Conduct technical inspections and value for money technical audits	20 Inspections on Conformance of construction projects conducted by June, 2026	15 Inspections on the Conformance of construction projects will be conducted by June 2025.	MQA	15 construction sites were inspected on the implementation of the project Quality Plans.	100
59		Establish, use and maintain the state-of-the-art building testing laboratory	Needs Assessment and Validation of Design, Construction and Equipment Installation conducted by June 2026.	Testing guidelines for Construction and Equipment Installation conducted by June, 2025.	MQA	Design and cost document already finished.	80
60			100% of Building Tests in Dar es Salaam are accommodated in-house by June 2026.	100% of Building Tests in Dar es Salaam are accommodated in-house by June 2025.	MQA	Not done	0

Key Performance Indicators

No	Strategic Plan Objectives and Targets				ANNUAL REVIEW - 2024/25		
	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	Actual Achievements (July 2024- June 2025)	2024/25 Achievements in %
61	INSTITUTIONAL CAPABILITY FOR PROVISION OF SERVICES STRENGTHENED	Create a conducive working environment	95 per cent of Staff welfare services at TBA HQ and Regional Offices will be attained by June 2026.	90% percentage of Staff welfare services at TBA HQ and Regional Offices attained by June 2025.	DBS-MAHRM	100% of staff welfare services were provided in a timely manner by paying Statutory allowances in a timely manner.	90
62		Develop and ensure compliance with all Government and Human Resource Management	Six (6) Human Resource Manuals were developed and implemented by June 2026.	One (1) Human Resource Manual was developed and implemented by June 2025.	DBS-MAHRM	Preparations for developing the Incentive Scheme are ongoing in consultations with the PO-PSM &GG.	75
63			100% of employees submitted OPRAS timely by June 2026.	90% of employees submitted OPRAS/PEPMIS timely by June 2025.	DBS-MAHRM	A total of 400 employees filled the implementation of their tasks in the PEPMIS system for the financial year 2024/25.	99
64			350 professional staff recruited by June 2026.	70 professional staff recruited by June 2025.	DBS-MAHRM	19 new employees were recruited for the financial year 2024/25.	27
65			Agency's Manning level and Job Listing reviewed by June 2026.	One (1) Agency's Manning level and Job Listing reviewed by June 2025.	DBS-MAHRM	Preparation of Staff Needs Assessment based on the Agency's organisational structure through the Staff Assessment System in collaboration with PO-PSM & G has been conducted.	75
66			Four (4) special recruitment committee meetings are conducted annually by June 2026.	Four (4) special recruitment committee meetings are conducted annually by June 2025.	DBS-MAHRM	Two (02) KAMAA meetings were held for the financial year 2024/25, dated 25th April, 2025 and 9th May, 2025, for promotions, recategorization, and Confirmation.	60
67			Develop a Training Needs Assessment for	Training Needs Assessment developed by June, 2026.	Training Needs Assessment developed by June, 2025.	DBS-MAHRM	Training Needs Assessment and training program for staff were developed and is implemented.

Key Performance Indicators

Strategic Plan Objectives and Targets						ANNUAL REVIEW - 2024/25	
No	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	Actual Achievements (July 2024 - June 2025)	2024/25 Achievements in %
68		the staff development plan	Staff training program developed and implemented annually by June 2026.	Staff training program developed and implemented by June, 2025.	DBS-MAHRM	The staff training program was developed and approved by PO-PSMGG.	100
69			55 training programmes for the Agency's staff will be facilitated annually by June 2026.	55 training programmes for the Agency's staff will be facilitated annually by June 2025.	DBS-MAHRM	34 training programmes conducted.	62
70		Promote gender mainstreaming and awareness	Two (2) Diversity management programs will be conducted during staff meetings annually by June 2026.	Two (2) Diversity management programs will be conducted during staff meetings annually by June 2025.	DBS-MAHRM	One (01) management program was conducted. The management of TBA held its meeting on the 1st March, 2025, in the conference hall of Morena Hotel in Morogoro.	50
71		Conduct implementation of audit policies and procedures.	Compliance of policy and procedures in the Agency attained by 100% Annually by June 2026.	Compliance of policy and procedures in the Agency attained by 100% Annually by June 2025.	CIA	Five (05) Audit committee meetings were held (Two are special for reviewing the Financial Statement and adopting the management letter), and three are ordinary. Attended three training courses conducted by the Institute of Internal Auditors, and Four Quarterly Internal Auditing was conducted at the headquarters and all regional offices and reviewed the Draft Financial Statement for the Financial Year 2023/24.	100
72			95% of audit recommendations are implemented within the agreed time frame annually by June 2026.	95% of audit recommendations are implemented within the agreed time frame annually by June 2025.	CIA	Audit recommendations were implemented within the agreed time.	81

Key Performance Indicators						
Strategic Plan Objectives and Targets						
No	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	ANNUAL REVIEW - 2024/25 Actual Achievements (July 2024 - June 2025) 2024/25 Achievements In %
73		Providing legal advice on all legal matters	50 legal matters attended and legal advice provided annually by June 2026.	50 legal matters attended and legal advice provided annually by June 2025.	MLS	196 legal matters were attended to and advice provided accordingly. 392
74		Developing all Agency Contracts	36 real estate sale and lease agreements developed and reviewed by June 2026.	36 real estate sale and lease agreements developed and reviewed by June 2025.	MLS	A total of 157 sale and lease agreements were reviewed and developed, whereby 12 were developed, and 56 were reviewed. 436
75			28 consultancy, construction and procurement contracts developed and reviewed annually by June 2026.	28 consultancy, construction and procurement contracts developed and reviewed annually by June 2025.	MLS	53 Consultancy, Construction and Procurement agreements were developed. 189
76		Representing the Agency in Judicial and Quasi-Judicial Bodies	35 Cases represented and disputes managed and minimised annually by June 2026.	35 Cases represented and disputes managed and minimised by June 2025.	MLS	29 cases were represented, minimised, 21 new cases, and 8 are pending. 82.9
77		Develop TBA's framework document	TBA's framework documents will be developed by June 2025.	4 consultative meetings conducted for developing TBA's framework documents by June 2025.	MLS	Not Done 0
78		Develop Subsidiary Establishment Order	5 Deeds of settlement attained annually by June 2026.	5 Deeds of settlement attained annually by June 2025.	MLS	5 deeds of settlement attained by June 2025. 100
79		Promote the use of Information systems	20 modules added and 3 modules upgraded in GRMS according to the TBA business process by June 2026	4 modules added and 3 modules upgraded in GRMS according to the TBA business process by June 2025	MIS	Three (03) modules were added and upgraded; the system is now on pilot test on progress in Dar es Salaam Region. Training to users in regions is scheduled to commence in July, 2025. 90

Key Performance Indicators							
No	Strategic Plan Objectives and Targets			ANNUAL REVIEW - 2024/25			
	Strategic Objectives	Strategies	SP Targets	Annual Targets 2024/25	Responsible	Actual Achievements (July 2024- June 2025)	2024/25 Achievements In %
80			100% of ICT Policy Operationalised by June 2026.	100% of ICT Policy Operationalised by June 2025.	MIS	Developed 4 pending ICT Policy documents (Enterprise Architecture, CT Project Management, ICT Project Concept Note, ICT Development Acquisition).	77
81			700 staff trained on the use/ operating of information systems by June 2026.	150 staff trained on the use/ operating of information systems by June 2025.	MIS	100 Staff were trained on the Helpdesk system, GMS, E-Office and GRMS at TBA HQ. Also, ICT Security awareness is provided to all staff.	70
82		Facilitate the use of modern equipment's	100% planned Procurement of computers, tablets, printers and security tokens (MUSE) by June, 2026.	100% planned Procurement of computers, tablets, printers and security tokens (MUSE) by June, 2025	MIS	Tender request for the procurement of Tablets was initiated.	10
83			500 user licenses and Collaborative designing software procured by June, 2026.	100 user licenses and Collaborative designing software procured by June, 2025.	MIS	Not done.	0
84		Operationalise internet, network, and telephone services.	LAN and WAN to 20 regional offices installed by June 2026.	LAN and WAN to 5 regional offices installed by June 2025.	MIS	Tender request for the procurement of LAN equipment for installation in seven Regions initiated.	15
85		Establishment of a backup and disaster recovery plan	4 A high-end storage server is made available by June 2026	2 A high-end storage server is made available by June 2025	MIS	No Server was procured in this financial year (2024/2025), due to financial constraints.	0
86		Operationalise the ICT Steering Committee	6 meetings of the ICT steering committee are conducted annually by June 2026.	6 meetings of the ICT steering committee are conducted annually by June 2025.	MIS	Not done	0

Key Performance Indicators						
Strategic Plan Objectives and Targets						
No	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	ANNUAL REVIEW - 2024/25 Actual Achievements (July 2024- June 2025) 2024/25 Achievements In %
87		Operationalisation of statistical activities.	16 statistical reports produced by June, 2026.	4 statistical reports produced by June, 2025.	MIS	One (1) statistical report prepared for the year 2023/24.
88		Facilitate Procurement and Operation Processes	100% of planned procurement as per the Annual Procurement Plan implemented annually by June 2026. Tanzania National Electronic Procurement System (TANePS) was implemented in 26 regional Offices by June 2026.	90% of planned procurement as per the Annual Procurement Plan is implemented annually by June 2025. Tanzania National Electronic Procurement System (TANePS/NEST) will be implemented in 26 regional Offices by June 2025.	MPMU	The Annual Procurement Plan was implemented by 30%.
89					MPMU	Tanzania National Electronic Procurement System (NEST) implemented the Head Office and 21 regional Offices.
90		Facilitate record keeping of TBA Assets and inventories for internal control	All (100%) TBA Assets are coded, verified and registered in the Asset Register Annually by June 2026.	100% TBA Assets are coded, verified and registered in the Asset Register annually by June 2025.	MPMU	95% of the TBA Asset was coded
91			Stock taking exercise is done at TBA Head Office and 26 Regional Offices annually by June 2026.	Stock taking exercise done at TBA Head Office and 26 Regional Offices annually by June 2025.	MPMU	Stock taking exercise done at TBA Head Office and 26 Regional Offices by 100%.
92		Develop and Implement Marketing and Communication Strategy	Approved marketing Strategy in place by June 2026.	Approved marketing strategy in place by June, 2025.	MPRM	Implementation is in progress. Literature Review on the development of Marketing Strategy Conducted.
93			The number of TBA customers increased by 200 annually by June 2026.	The number of TBA customers increased by 200 annually by June 2025.	MPRM	Not done, however, the Agency has received positive feedback from new customers in response to its exhibitions and social media engagements.

Key Performance Indicators

No	Strategic Plan Objectives and Targets				ANNUAL REVIEW - 2024/25	
	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	Actual Achievements (July 2024 - June 2025) Achievements In %
94			Approved communication strategy in place by June, 2026.	Approved communication strategy in place by June, 2025.	MPRM	Not done due to budget constraints; however, it's planned to be done in FY 2025/26.
95			Awareness of TBA products and services increased by 5% annually by June 2026.	Awareness of TBA products and services increased to 65% from 60% by June 2025.	MPRM	Increased awareness of TBA products and services by attending the Dar es Salaam International Trade Fair (DITF - Saba Saba), Nane Nane exhibition, Engineers Week Exhibition and Geita Minerals Exhibition. Also, through posting 59 posts on the website, 576 posts on Instagram, 528 posts on Facebook, 133 posts on Twitter, 89 posts on YouTube, 388 posts on WhatsApp Channel and 135 posts on Blogs.
96	Develop and Implement Customer Relationship Management Programme		4 quarterly customer feedback reports prepared annually by June 2026.	4 quarterly customer feedback reports prepared by June 2025.	MPRM	Four (4) reports on customer feedback have been prepared.
97			Customer satisfaction level increased to 100% by June 2026.	Customer satisfaction level increased to 90% from 80% by June, 2025	MPRM	Online questionnaires prepared, tasted, approved and shared to customers for feedback.
98	Facilitate operational efficiency in revenue collection		Consultancy fee collection increased from 4.2 billion to 11.5 billion by June 2026.	Consultancy fee collection increased from 6.55 billion to 7.54 billion by June 2025.	MPROJ	Consultancy Fee amounting to TZS 6,354,980,512 has been collected, equal to 41% of the total estimate of collecting 15,679,271,083.69 as a consultancy fee for the financial year 2024/25.

Key Performance Indicators

No	Strategic Plan Objectives and Targets				ANNUAL REVIEW - 2024/25		
	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	Actual Achievements (July 2024- June 2025)	2024/25 Achievements In %
99	Update Operationalise Quality Management system	and Management	Nine Semi-annual Quality Management Meetings held by June 2026.	Two (2) Semi-annual Quality Management Meetings held by June 2025.	MQA	Not done due to the unavailability of the quality management committee.	0
100			Three Annual quality internal audits must be conducted by June 2026.	One (1) Annual quality internal audits conducted by June 2025.	MQA	Annual quality internal audits are conducted for the Rehabilitation of Uhuru Stadium in Temeke, Dar es Salaam.	100
101	Comply with financial management standards and guidelines		Monthly, Quarterly and Semi-annual reports prepared for revenue and expenditure performance by June 2026.	12 Monthly, Quarterly and Semi-annual reports prepared for revenue and expenditure performance by June 2025.	DBS-MFA	12 Monthly, Quarterly and Semi-annual reports prepared.	100
102			Annual Financial Statements are prepared annually and submitted to the Accountant General before 15th August for review and to the CAG before 30th September for auditing by June 2026.	Annual Financial Statements are prepared annually and submitted to the Accountant General before 15th August for review and to the CAG before 30 September for auditing by June 2025.	DBS-MFA	Financial statement prepared and audited by External Auditors and reviewed by the Accountant General, and already approved by CAG.	100
103			Unqualified opinion issued by the External Auditor annually by June 2026.	Unqualified opinion issued by the External Auditor annually by June 2025.	DBS-MFA	The agency has not receive the audit report for the year ended June 2025. Expect to receive April 2026	0
104			Unqualified Opinion on proper and prompt payments rated annually by June 2026.	Unqualified Opinion on proper and prompt payments rated annually by June 2025.	DBS-MFA	The agency has not receive the audit report for the year ended June 2025. Expect to receive April 2026	0

Key Performance Indicators							
Strategic Plan Objectives and Targets							
No	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	ANNUAL REVIEW - 2024/25	
						Actual Achievements (July 2024- June 2025)	
						2024/25 Achievements In %	
105		Establish new and existing sources of Revenue	One new source of Revenue is established annually by June 2026.	One new source of Revenue is established annually by June 2025.	DBS-MFA	No new source established; however, three (3) internal meetings were conducted concerning strategies for new revenue sources and opportunities, including seeking loans from financial institutions.	20
106			The percentage of revenue collection increased from 43.7% to 90% by June 2026.	The percentage of revenue collection increased from 70% to 80% by June 2025.	DBS-MFA	Revenue collected by 49% A total of TZS 21,904,841,442 was collected as revenue from TBA's own sources for the financial year 2024/25, which is 50% of the total projection of 43,552,049,528.	50
107		Consultancy revenue increased by 15% annually	Consultancy fee collection increased annually by 15% by June 2026	Consultancy fee collection increased annually by 15% by June 2025	DCONS	Consultancy Fee amounting to TZS 6,354,980,512 has been collected, equal to 41% of the estimated revenue (projection) amounting to 15,679,271,083.69.	41
108		Develop and implement financial policies and manuals.	Receivable and Payable policy approved by June 2026.	Receivable and Payable policy approved by June 2025.	DBS-MFA	Draft of receivable and payable policies and procedures prepared and waiting for approval from the management.	85
109			100% implementation of the Receivables and Payables Policy annually by June 2026.	100% implementation of the Receivables and Payables Policy annually by June 2025.	DBS-MFA	Receivables and payables policies are implemented in various activities while waiting for approval.	100

Key Performance Indicators						
Strategic Plan Objectives and Targets						
No	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	ANNUAL REVIEW - 2024/25 Actual Achievements (July 2024- June 2025) 2024/25 Achievements In %
110			Financial Accounting manual approved by June, 2026	Financial Accounting manual approved by June, 2026	DBS-MFA	Financial accounting manual prepared and presented to the management for approval 95
111			100% Implementation of the approved Financial Accounting manual annually by June 2026	100% Implementation of the approved Financial Accounting manual annually by June 2025	DBS-MFA	All books of accounts were prepared as per the TBA Financial Accounting Manual and updated as per IPSAS 41. 100
112		Conduct Monitoring and evaluation	10 Projects monitored and evaluated annually by June 2026	10 Projects monitored and evaluated annually by June 2025	DBS-MPME	3 Projects visited for Monitoring and Evaluation, and one (1) Project clinic for monitoring and evaluation for project documents, conducted for all 27 TBA projects for data cleaning and validation as guided by the National Planning Commission. 100
113			Seven (7) performance review reports prepared annually by June 2026	Seventeen (7) performance review reports prepared annually by June 2025.		Seven (7) review reports prepared. 100
114			2 Performance agreement to be prepared annually by June 2026.	2 Performance agreement prepared annually by June 2025.	DBS-MPME	2 Performance agreement prepared, namely, the Annual Performance Agreement between TBA and the Ministry of Work's Permanent Secretary and the Performance Contract between TBA and the Treasurer Registrar. 100
115		Coordinate preparation and implementation of plans and budget.	Plans and budgets are prepared and implemented annually by June 2026.	3 Plans and Budget prepared and implemented annually by June 2025.	DBS-MPME	Two (2) plans were prepared completely, namely: 1. Agency's Mid-Term Expenditure Framework (MTEF) for the financial year 2025/26. 65

Key Performance Indicators							
No	Strategic Plan Objectives and Targets				ANNUAL REVIEW - 2024/25		
	Strategic Objective	Strategies	SP Targets	Annual Targets 2024/25	Responsible	Actual Achievements (July 2024- June 2025)	2024/25 Achievements In %
						2. Agency's Annual Action Plan for the financial year 2025/26.	

2.11 Resources

2.11.1 Management and Employees' Relationship

There was a sustained positive relationship between employees and management, as no unresolved complaints were reported by staff, indicating a healthy workplace environment.

The Agency is committed to providing equal opportunities for all employees, ensuring fair access to employment and appointing the most qualified candidates to positions without any form of discrimination. Factors such as gender, marital status, religion, or disability that do not hinder job performance are not considered in recruitment or promotion decisions.

2.11.2 Gender Parity

Tanzania Buildings Agency is an equal opportunity employer and gives equal access to employment opportunities and ensures that the best available person is appointed to any given position, free from discrimination of any kind and without regard to factors like gender, marital status, tribe, religion, and disability, which do not impair the ability to discharge duties. The Agency has skilled and experienced employees who are considered key resources in pursuing the Agency's strategic objectives. As at 30 June 2025, the Agency had the following distribution of employees by gender, as shown below in Table 13.

Table 13: Distribution of employees by gender

Gender	2024/25	2023/24
Female	142	139
Male	305	312
Total	447	451

During the year, the Agency had 447 (2023/24: 451 employees) out of whom 305 (68.2%) were male and 142 (31.8 %) were female.

Table 14: Staff position by Directorate/Unit/Region

No	Name of Directorate/Unit/Region	Female	Male	Total
1	Business Support and Administration	24	26	50
2	Real Estate Management	4	17	21
3	Consultancy	22	39	61
4	Construction	3	8	11
5	Legal Services	2	2	4
6	Internal Audit	3	1	4
7	ICT and Statistics	0	5	5
8	Procurement Management	4	3	7

No	Name of Directorate/Unit/Region	Female	Male	Total
9	Marketing &Public Relations	2	3	5
10	Project Management	5	2	7
11	Plants and Machinery	0	2	2
12	Quality Assurance and Control	0	4	4
13	Regional Offices	73	192	265
Total		142	305	447

In addition, out of 447 staff, 51 staff are in decision making position (from Chief Executive to Head of sections). Distribution of the Tanzania Buildings Agency Management team by age is shown in Table 15

Table 15: Management Distribution by age as at 30 June 2025

No	Position	26-35 Yrs	36-45 Yrs	45-65 Yrs	Total
1	Chief Executive	0	0	1	1
2	Directors	0	1	3	4
3	Head of Units	0	3	5	8
4	Regional Managers	0	17	9	26
5	Head of Sections	0	8	4	12
		0	29	22	51

Management distribution by age, as provided in Table 15 above, indicates that more than 50% of the managerial staff are aged below 50 years, which means that the Agency has a comprehensive succession planning programme. The programme is focusing on the identification and development of a talent pool from internal staff with potential to fill key managerial positions in the organisation.

2.11.3 Staff Qualifications

The Agency has skilled and experienced employees who are considered key resources in pursuing the Agency's strategic objectives. At 30 June 2025, the Agency had a total of 447 staff with diverse experiences and competencies, as summarised in Table 16. The Agency has a Staff Development and Training Programme which ensures that each year, at least numbers of employees attend either short-term or long-term training to build capacity and improve employees' performance

Table 16: Number of Staff Qualifications

Qualifications	Number of Staff by Gender		Total
	Male	Female	
Masters	41	18	59
Bachelors	203	86	289
Diploma	27	33	60
Certificates	32	4	36
Form IV/STD VII	2	1	3
Total	305	142	447

2.12 Related Party Transactions

The Agency related party are key Management personnel. Key Management personnel are described as those persons having authority and responsibility for planning, directing, and controlling the activities of the Agency, directly or indirectly.

During the year, the related party transactions include key Management personnel's emoluments and other benefits.

The details of transactions and balances with related parties have been disclosed in Note 25 to the financial statements.

2.13 Political and Charitable Donations

During the year 2024/25, the Agency was unable to make any contribution to the community.

2.14 Accounting Policies

A summary of key accounting policies in Notes to these financial statements is obtained on pages 67 to 88.

2.15 Employee Welfare

2.15.1 Management and Employees relationship

The relationship between the Management and employees was good. There were no unresolved complaints received by Management from the employees during the year.

The management maintains good relations between management and employees through;

- (i) Departmental and Sectional/Unit meetings,
- (ii) TUGHE (chairman and Secretary) involved and participated in various extended meetings,

- (iii) Workers Council,
- (iv) Internal memos for employees' comments on various issues, and
- (v) Suggestion Box.

2.15.2 Recruitment and Cessation

During financial year 2024/25, the Agency employed 19 new employees in various positions (Male 10 and Female 9), 12 employees were transferred to other Institution and 11 employees' employment in the public sector came to an end due to various reasons like retirement, dismissal, absconding, or death (7 Male and 4 female). Movement of employees is shown in Table 17

Table 17: Movement of employee

No	Gender	2023/24	Recruitment	Transferred to other institution	Deceased/ Retired/ Absconded/ dismissal	Total (30-06-2025)
A	B	C	D	F	G	H=D+E-F-G
1	Female	139	9	2	4	142
2	Male	312	10	10	7	305
Total		451	19	12	11	447

2.15.3 Training Facilities

The Agency has a Staff Development and Training Programme which ensures that each year, a good number of employees attend either short-term or long-term training to build capacity and improve employees' performance. For the financial year 2024/25, 288 members of staff were sponsored and attended various long and short courses, 283 employees were sponsored on short courses and 5 employees were sponsored on long-term courses. List trained staff is shown in Table 18 below

Table 18: Trained staff

No	Type of training	No of employees	Amount paid
1	Masters	5	24,505,000
2	Short courses	283	436,151,333
Total		288	460,656,333

2.15.4 Medical and Financial Assistance to Employees

All Members of Staff, together with a maximum number of four beneficiaries (dependents) for each employee, were provided with medical insurance through NHIF, for which they contribute 3% of their basic salary, and the employer contributes 3%.

Also, the Agency provides health care to five staff with special needs requirements, which are not covered by the Insurance Policy.

TBA provides financial assistance to the employees by being a guarantor for the employees on loan issues from different financial institutions, TBA SACCOS and Salary Advance.

List of Medical Assistance, and Health and Safety is shown in Table 19

Table 19: Medical Assistance

No	Details	No of employees	Amount paid
1	Medical Assistance	5	28,500,000
Total		5	28,500,000

2.15.5 Persons with Disabilities

During the year under review, the Agency has not recruited any person with disabilities. However, it is the policy of the Agency not to discriminate against persons with disabilities in recruitment. There is one disabled employee in TBA.

2.15.6 Annual Leave

Annual leave is granted in accordance with Regulation no H.4 of the Government Standing Orders of the Public Service, 2009, of which 28 days are provided to every staff member for every annual leave cycle of the year.

According to Regulation No. H.5 (b) of the Standing Order, every public servant is paid leave assistance once during the two-year leave cycle to cover the transport of the staff, spouse and four dependents.

During the financial year 96 staff were granted their annual leave with a transport allowance of TZS 104,434,400

2.16 Stakeholders' relationship

2.16.1 Relationships with Stakeholders (Local and International)

The Agency has established and maintained a harmonious relationship with its internal and external stakeholders. The Agency receives cooperation and strong support from suppliers of goods and services and consumers of its services. Specifically, the Agency receives continuous support from the Government of Tanzania through the Ministry of Works, the Parliament of the United Republic of Tanzania, the surrounding community and the general public.

TBA has continued to maintain good relations with the public through the use of mass media, participating in national exhibitions and trade fairs. The Agency is registered as

a consultant firm under the Architects and Quantity Surveyors Registration Board (AQRB), the Engineers Registration Board (ERB), the National Environmental Management Council (NEMC), the National Board of Accountants and Auditors (NBAA), the Public Procurement Regulatory Authority (PPRA) and the Tanzania Revenue Authority (TRA). Also, TBA has a construction directorate, which is registered under the Contractors Registration Board (CRB) as a class one (I) Building Contractor.

In addition, the Agency has maintained relations with international organisations performing similar activities, where the Agency is working in association/collaboration with the Engineering Consultants Group (ECG) of Egypt in various Construction projects in Tanzania and East Africa at large, in order to improve capacity and technology transfer.

These relations have enhanced the Agency's current technical as well as professional standards in performing its mandate. See Table 01 showing the Agency's stakeholders' analysis.

Table 20: Stakeholders Analysis Matrix

SN.	STAKE HOLDERS	PRODUCT/SERVICES OFFERED	STAKEHOLDERS EXPECTATIONS	EFFECT OF NOT MEETING EXPECTATION	RANK
1	Ministry of Works (Works)	<ul style="list-style-type: none"> • Annual budgets • Construction of government buildings • Annual performance agreement • Periodic performance reports 	<ul style="list-style-type: none"> • Reliable and timely information sharing • Realistic budgets • Timely completion of building projects • Timely submission of the performance Agreement • Timely submission of performance reports 	<ul style="list-style-type: none"> • Failure to complete Government Projects on time • Tarnish TBA image 	High
2	Ministry of Finance and Planning	<ul style="list-style-type: none"> • Implementation reports • Audited financial statements • Building consultancy 	<ul style="list-style-type: none"> • Timely provision of all required reports • Well-prepared financial statements • Timely and quality consultancy services 	<ul style="list-style-type: none"> • Delays operations TBA 	High
3	Public Servants	<ul style="list-style-type: none"> • Public residential houses 	<ul style="list-style-type: none"> • Availability of Quality, sustainable and affordable houses for rent/purchase • Timely maintenance of rented houses • Reliable and timely information sharing 	<ul style="list-style-type: none"> • Failure to implement planned activities • Increase in vacancy rate • Loss of revenue • Inefficiency of public servants 	High

SN.	STAKE HOLDERS	PRODUCT/SERVICES OFFERED	STAKEHOLDERS EXPECTATIONS	EFFECT OF NOT MEETING EXPECTATION	RANK
			<ul style="list-style-type: none"> • Clear and friendly policies, bylaws, and regulations 		
4	Government Institutions	<ul style="list-style-type: none"> • Consultancy services • Construction services • Real Estate management services • Accommodation to eligible Government Leaders • Office for Government institutions 	<ul style="list-style-type: none"> • Timely maintenance of houses • Availability of houses for Government leaders and eligible officers • Time, Quality and budget adherence on project delivery • Provision of furniture to the entitled Government leaders • Availability of Government buildings for office use 	<ul style="list-style-type: none"> • Project delays • Failure to meet client expectation • Cost overruns • Increase Government expenditure due to a lack of accommodation for Government Leaders and offices 	High
5	Private Tenants	<ul style="list-style-type: none"> • Houses for rent • Land for rent • Commercial buildings for rent 	<ul style="list-style-type: none"> • Quality houses and commercial buildings • Timely maintenance of rented houses and commercial buildings 	<ul style="list-style-type: none"> • Failure to implement planned activities • Increase in vacancy rate • Loss of revenue 	Medium
6	Suppliers	<ul style="list-style-type: none"> • Bidding documents • Provision of Local Purchasing Order (LPO)/ contract • Payment 	<ul style="list-style-type: none"> • Timely payment due • Clear definition of goods and /services required • Goodwill • Reliable and timely information sharing • Timely payment 	<ul style="list-style-type: none"> • Demoralisation of suppliers • Loss of trust • Increase Government expenditure due to penalties • Cause legal litigation • Delay in project execution due to untimely delivery of goods and services 	High

SN.	STAKE HOLDERS	PRODUCT/SERVICES OFFERED	STAKEHOLDERS EXPECTATIONS	EFFECT OF NOT MEETING EXPECTATION	RANK
7	Parliamentary Sectoral Committee	<ul style="list-style-type: none"> Project performance reports Financial performance 	<ul style="list-style-type: none"> Reliable and timely information Timely submission of performance reports Adherence to Government Laws, Rules and Regulations 	<ul style="list-style-type: none"> Failure to complete Government Projects on time Tarnish TBA image Disciplinary actions against responsible staff 	High
8	AG Chamber	<ul style="list-style-type: none"> Contract for vetting Filed cases 	<ul style="list-style-type: none"> Proper preparation of contract documents Adherence to Government Laws, Rules and Regulations to minimise disputes 	<ul style="list-style-type: none"> Delays TBA operations Increase legal disputes TBA was defeated in legal disputes 	High
9	CAG	<ul style="list-style-type: none"> Financial statement Management Response on Audit Report 	<ul style="list-style-type: none"> Timely submission of the TBA Financial statement Adherence to Government Laws, Rules and Regulations Timely management Response on Audit report 	<ul style="list-style-type: none"> Qualified audit report Tarnish TBA image Disciplinary actions against responsible staff Difficulty to obtain loan from Financial Institutions 	High
10	PPRA	<ul style="list-style-type: none"> Annual Procurement Plan Tender Advertisements Procurement Report Management Response on Audit Report 	<ul style="list-style-type: none"> Timely Receiving of TBA Annual Procurement Plan Timely Receiving of TBA Procurement Report Timely payment of the due for advertisement Adherence to Procurement Laws, Rules and Regulations Timely management Response on Audit report 	<ul style="list-style-type: none"> Lower rank on procurement audit Tarnish TBA image Disciplinary actions against responsible staff 	High
11	Regulatory Boards (AQRB, ERB, CRB, NEMC,	<ul style="list-style-type: none"> Projects for registration Professionals for registration 	<ul style="list-style-type: none"> Timely payment of Registration and subscription fees 	<ul style="list-style-type: none"> Failure to promote employees 	High

SN.	STAKE HOLDERS	PRODUCT/SERVICES OFFERED	STAKEHOLDERS EXPECTATIONS	EFFECT OF NOT MEETING EXPECTATION	RANK
	OSHA, NCC, VRB, PSPTB, NBAA, NCPS)	<ul style="list-style-type: none"> Subscription Fees 	<ul style="list-style-type: none"> Receiving of Projects for registration Host for internship 	<ul style="list-style-type: none"> Failure to build capacity in employees Result in legal action 	
12	TRA	Tax payment	<ul style="list-style-type: none"> Timely payment of Tax 	<ul style="list-style-type: none"> Cause unplanned TBA expenditure due to Penalty accrual 	High
13	TBA employees	<ul style="list-style-type: none"> Adequate working environment Accommodation Resources allocation Internal health support to needy Facilitate to registration with professional bodies Staff recruitment 	<ul style="list-style-type: none"> Good and Conducive working environment Fair allocation of resources Fair recruitment procedures All qualified staff are registered and retained Equal treatment of needy employees 	<ul style="list-style-type: none"> Failure to meet organisation plans Increase in staff turnover 	High
14	Higher learning institutions	<ul style="list-style-type: none"> Practical Training Employment 	<ul style="list-style-type: none"> Timely payment of fees Provision of practical training to students Provision of input in research work 	<ul style="list-style-type: none"> Unqualified professionals Inadaptability of modern skills 	High
15	Financial institutions	<ul style="list-style-type: none"> Borrowing money for project development Loan repayment Cash deposits 	<ul style="list-style-type: none"> Compliance with terms and conditions for loan acquisition. Timely and commitment to loan repayment 	<ul style="list-style-type: none"> Increase TBA expenditure due to penalty 	Medium

2.17 Policies, Guidelines and Strategies

Most important policies, guidelines and strategies for facilitating implementation of the core functions of the Agency are in place and are reviewed and updated regularly based on need and emerging trends. They are based on information from performance measurement, benchmarking, and continuous learning.

2.18 Risk Management and Internal Controls

MAB accepts final responsibility for the risk management and internal control systems of the Agency. It is the task of Management to ensure that adequate internal financial



and operational control systems are developed and maintained on an ongoing basis in order to provide reasonable assurance regarding:

- Effectiveness and efficiency of operations.
- Safeguarding the Agency's assets.
- Compliance with applicable laws and regulations.
- Reliability of accounting records.
- Business sustainability under normal as well as adverse conditions; and
- Responsible behaviours towards all stakeholders.

The efficiency of any internal control system is dependent on the strict observance of prescribed measures. Whilst no system of internal control can provide absolute assurance against misstatement or losses, the Agency system is designed to provide MAB with reasonable assurance that the procedures in place are operating effectively. The Agency mainly faces operational risk, risk of non-compliance, credit risk and foreign currency risk. Apart from this general categorisation of risks, the Agency decided to specifically categorise risks against their objective and target according to the Strategic Plan.

2.18.1 Risk and Internal Control Assessment

Risk assessment is being carried out for the purpose of determining how identified risks can be mitigated so that the Agency objectives can be achieved through the implementation of the Strategic Plan (2022/23 - 2025/26).

2.18.2 Principal Risks and Uncertainties


After identifying all the risks that could affect the Agency, the risks are assessed to identify the likelihood and impact of each specific risk against the Agency's objective.

As a general rule, low risk levels, as given in the Agency risk rating scales, are tolerated; any risk above this level will require specific mitigation strategies that keep the risk within acceptable levels. The Agency has no tolerance for compliance risk and financial risk.

During the year under review, the Agency faced the following major risks as follows,

(i) Operational Risk

The Agency has a low appetite for operational risk. The Agency always make resources available to control operational risks to acceptable levels. This is a risk that affects the ongoing management process of the Agency. The Agency faces encroachment and loss of plots in various regions, which has an impact on the implementation of the Agency's development plan, making it difficult to achieve in the near future.



The mitigating measures were taken to ensure the Agency plans are not affected, these includes Securing of plots through putting a guard hurt and security guards, fencing the plots (chain-link fence, renting plots on temporary terms with condition of not developing permanent structure, regular monitoring by inspecting the plots, the need of interventions from higher government authorities in the cases of colliding interests between two different Public Institutions.

(ii) Financial Risk

These are risks that the Agency's financial resources will be impaired because of adverse economic conditions, reduction in assets under supervision, inefficient resource utilisation, or increasing expenditures, reducing the ability to successfully complete the Agency's Objectives. The Agency has no appetite for any practices that will lead to financial waste, fraud, embezzlement, or any form of financial mismanagement by its employees and other stakeholders.

The Agency face low revenue collection, hence may not be able to attain its planned activities, such as failing to meet its financial obligations when they fall due.

To mitigate this risk, the Directorate of Business Support has been vested with the role of managing risks. The Agency will improve awareness through departmental meetings and media to other stakeholders, conduct annual meetings with stakeholders in preparation for receivable policy and improve current Systems or develop a new system for revenue collection.

(iii) Strategic Risk

Strategic risks are risks that the Agency's strategy selection, prioritisation, modification, and implementation jeopardise the achievement of the Agency's goals and objectives. Strategic risk is a function of business decisions, the execution of those decisions, and resources deployed against strategies. The risks arising from the Agency's strategic approach in fulfilling its policy responsibilities can be significant.

This is a risk that affects the Agency's ability to achieve its goals. For instance, the Agency depends on the approval of the reviewed framework document and the Subsidiary Establishment Order to implement its activities and increase other sources of revenue. To mitigate this risk, the Agency Management has continued to increase the number of awareness programs to stakeholders and, from time to time, seek approvals from the responsible authorities.

2.19 Solvency

The Management confirms that applicable accounting standards have been followed and that the financial statements have been prepared on a going concern basis. The

Management has a reasonable expectation that TBA has adequate resources to continue in operational existence for the foreseeable future.

2.20 Capital Maintenance

Capital is maintained through national budget allocation to TBA through the Ministry of Works. As at 30 June 2025, the Capital balance was TZS 376,135,047,532, as shown in Table 21 below.

Table 21: Capital Maintenance

No.	Description	2024/25 (TZS)	2023/24 (TZS)
1	Taxpayer's fund	376,135,047,532	376,135,047,532
Total		376,135,047,532	376,135,047,532

2.21 Statement of Compliance

The report by those charged with Governance is prepared in compliance with the Tanzania Financial Reporting standards No. 1 and other legislation relevant to the Agency.

2.22 Statutory Auditors

The Controller and Auditor General is the statutory auditor of the Tanzania Buildings Agency by virtue of Article 143 of the Constitution of the United Republic of Tanzania of 1977 (Revised 2005) and further elaborated in section 10(1) of the Public Audit Act CAP 418 [R.E 2021]

3.0 PREPARATION OF FINANCIAL STATEMENTS

According to Section 25(2) of the Public Finance Act CAP 348 [R.E 2020], each public organisation is required to prepare and submit its Financial Statements to the Controller and Auditor General (CAG) before or on 30 September, each year.

The Controller and Auditor General (CAG) is the Statutory Auditor of the Tanzania Buildings Agency (TBA) by virtue of article 143 of the Constitution of the United Republic of Tanzania (Revised 2005) and further elaborated in section 10(1) of the Public Audit Act CAP 418 [R.E 2021]

In conclusion, we are cognizant of the fact that the impressive operational results have been a product of the joint efforts of several key TBA stakeholders. I would therefore like to acknowledge the contribution of the Ministry of Works and Transport (Works), Audit Committee, TBA staff, management, and our stakeholders. We wish to extend our gratitude and thanks for their continued commitment and efforts in supporting the Agency.

We assure you that we will continue to work hard to achieve the best for Government real estate development and management in Tanzania. This is possible through joint efforts from our stakeholders and the teamwork of skilled and well-motivated staff.



Arch. Daud W. Kondoro
CHIEF EXECUTIVE

4.0 STATEMENT OF PERMANENT SECRETARY, MINISTRY OF WORKS, RESPONSIBILITY ON THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

Tanzania Buildings Agency Financial Statements have been prepared by the Management in accordance with the provisions of Sec 30(2) of the Public Finance Act CAP 348 [R.E 2020]. The Financial Statements required by the said Act are presented in a manner consistent with the International Public Sector Accounting Standards (IPSAS), on an accrual basis of accounting.

Management of the Agency is responsible for establishing and maintaining a system of Control designed to provide reasonable assurance that the transactions recorded in the accounts are within the statutory authority and that they contain the receipt and use of all financial resources by the Tanzania Buildings Agency.

To the best of my knowledge, the systems of internal control have operated adequately throughout the reporting period, and the financial statements and underlying records provide a reasonable basis for the preparation of the financial statements for the financial year 2024/25.

I accept responsibility for the integrity of the financial statements, the information they contain and their compliance with the Public Finance Act CAP 348 [R.E 2020] and instructions issued by Treasury in respect of the year under review.

This report was approved by the Permanent Secretary Ministry of Work on _____ and signed as here under:

Amb. Eng. Aisha Amour, Permanent Secretary, Signature: _____

Date: 30.6.2025

Arch. Daud Kondoro, Chief Executive,

Signature: _____

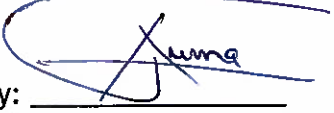
Date: 30th JUNE 2025

5.0 DECLARATION OF THE HEAD OF FINANCE AND ACCOUNTS OF TANZANIA BUILDINGS AGENCY

The National Board of Accountants and Auditors (NBAA), according to the power conferred under the Auditors and Accountants (Registration) Act. No. 33 of 1972, as amended by Act No. 2 of 1995, requires financial statements to be accompanied by a declaration issued by the Head of Finance and Accounts responsible for the preparation of financial statements of the entity concerned.

A Professional Accountant must assist the Management to discharge the responsibility of preparing financial statements of an entity showing a true and fair view of the entity's position and performance under International Public Sector Accounting Standards and statutory financial reporting requirements. Full legal responsibility for the preparation of financial statements rests with the Management as per the statement of management responsibility on the financial statement on an earlier page.

I, CPA Ally Juma Kiko, being the Acting Chief Accountant of Tanzania Buildings Agency, hereby acknowledge my responsibility of ensuring that financial statements for the year ended 30th June 2025 have been prepared in compliance with International Public Sector Accounting Standards-Accrual basis and statutory requirements. I thus confirm that the financial statements give a true and fair view of the position of Tanzania Buildings Agency as on that date and that they have been prepared based on properly maintained financial records.

Signed by: 
CPA (T) Ally Juma Kiko
Ag. Chief Accountant
ACPA 3051

30th June 2025
Date

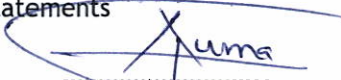
6.0 FINANCIAL STATEMENTS

6.1 STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2025

	Note	2024/25 TZS	2023/24 TZS
ASSETS			
Current Asset			
Cash and Cash Equivalents	11	14,170,198,698	5,702,932,186
Inventories	13	5,329,087,947	7,827,471,891
Prepayments	16	18,168,221	30,740,374
Receivables	14	55,131,060,931	55,571,303,441
Total Current Asset		74,648,515,797	69,132,447,893
Non-Current Asset			
Intangible Assets	27.3	36,373,268	40,414,742
Investment Property	27.2	466,531,767,767	460,370,351,417
Property, Plant and Equipment	27.1	63,559,052,158	59,655,051,008
Receivables	14	5,351,656,376	4,092,853,626
Work In Progress	12	107,660,646,076	107,206,739,397
Total Non-Current Asset		643,139,495,645	631,365,410,190
TOTAL ASSETS		717,788,011,442	700,497,858,083
LIABILITIES			
Current Liabilities			
Deferred Income (Revenue)	17	12,643,933,589	3,797,322,999
Deposits	18	2,963,143,432	4,332,617,662
Payables and Accruals	19	7,067,056,043	2,852,455,508
Provisions	20	591,000,000	818,523,000
Total Current Liabilities		23,265,133,064	11,800,919,168
Non-Current Liabilities			
Deferred Income (Capital)	17	3,161,238,998	4,109,486,153
Total Non-Current Liabilities		3,161,238,998	4,109,486,153
TOTAL LIABILITIES		26,426,372,062	15,910,405,321
Net Assets		691,361,639,380	684,587,452,761
Financed by:			
Taxpayers' Funds	21	376,135,047,532	376,135,047,532
Accumulated Surplus	22	315,226,591,848	308,452,405,229
NET ASSETS		691,361,639,380	684,587,452,761

The Notes 1 to 29 on pages 62 to 127 form part of the financial statements



 Arch. Daud W. Kondoro
 CHIEF EXECUTIVE


 Ally Juma Kiko
 Ag. CHIEF ACCOUNTANT

6.2 STATEMENT OF FINANCIAL PERFORMANCE FOR THE YEAR ENDED 30 JUNE 2025

	Note	2024/25	2023/24
Classification of Expenses by Nature			
		TZS	TZS
REVENUE			
Revenue			
Gain on Foreign Currency Translation	9.4	-	579,168,288
Other Revenue	9.3	1,038,690,343	1,819,818,384
Revenue from Exchange Transactions	9.2	26,740,618,566	21,042,489,517
Revenue Grants	9.1	20,898,089,979	23,396,498,932
Total Revenue		48,677,398,888	46,837,975,121
TOTAL REVENUE		48,677,398,888	46,837,975,121
EXPENSES AND TRANSFERS			
Expenses			
Wages, Salaries and Employee Benefits	10.1	15,474,640,289	13,872,866,217
Use of Goods and Services	10.2	7,096,848,382	4,227,805,757
Maintenance Expenses	10.3	8,942,662,861	2,186,929,621
Other Expenses	10.4	477,899,150	526,965,739
Social Benefits	10.6	-	500,000.00
Construction costs for Bunju Houses	10.7	2,671,872,064	4,216,978,686
Amortisation of Intangible Assets	27.3	4,041,474	4,490,527
Depreciation of Property, Plant and Equipment	27.1	1,598,509,909	1,630,204,736
Depreciation of Investment Property	27.2	4,166,859,691	4,269,331,382
Loss on disposal	10.8	-	17,723,273.55
Provision for expected credit losses	10.9	762,655,491	117,038,481
Loss on Foreign Currency Translation	10.10	22,822,959	-
Loss on Reversal	10.11	-	125,853,984
Total Expenses		41,218,812,270	31,196,688,403
Transfer			
Grants, Subsidies and Other Transfer Payments	10.5	684,400,000	500,000,000
Total Transfer		684,400,000	500,000,000
TOTAL EXPENSES AND TRANSFERS		41,903,212,270	31,696,688,403
Surplus / (Deficit)		6,774,186,618	15,141,286,717

The Notes 1 to 29 on pages 62 to 127 form part of the financial statements.


 Arch. Daud W. Kondoro
 CHIEF EXECUTIVE


 Ally Juma Kiko
 Ag. CHIEF ACCOUNTANT


6.3 STATEMENT OF CHANGES IN NET ASSETS FOR THE YEAR ENDED 30 JUNE 2025

Details	Tax payer's Fund	Accumulated Surplus/Deficit	Total
Balance At 30 June 2023	376,135,047,532	293,311,118,511	669,446,166,044
At 1 July 2023	376,135,047,532	293,311,118,511	669,446,166,044
Surplus for the year ended 30 June 2024	-	15,141,286,717	15,141,286,717
Balance At 30 June 2024	376,135,047,532	308,452,405,229	684,587,452,761
At 1 July 2024	376,135,047,532	308,452,405,229	684,587,452,761
Surplus for the year ended 30 June 2025	-	6,774,186,618	6,774,186,618
Balance At 30 June 2025	376,135,047,532	315,226,591,847	691,361,639,380

The Notes 1 to 29 on pages 62 to 127 form part of the financial statements



Arch. Daud W. Kondoro
CHIEF EXECUTIVE



Ally Juma Kiko
Ag. CHIEF ACCOUNTANT

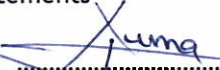
6.4 CASH FLOW STATEMENT FOR THE YEAR ENDED 30 JUNE 2025

		2024/25	2023/24
		TZS	TZS
CASH FLOW FROM OPERATING ACTIVITIES			
RECEIPTS			
Revenue Grants	23.1	28,665,287,226	17,774,589,885
Revenue from Exchange Transactions	23.2	20,965,566,914	18,049,200,571
Other Revenue	23.3	939,274,527	994,051,180
Other Receipts	23.4	10,981,630,094	14,136,523,017
Total Receipts		61,551,758,762	50,954,364,653
PAYMENTS			
Wages, Salaries and Employee Benefits	24.5	15,415,097,248	13,869,620,617
Use of Goods and Service	24.6	5,025,111,786	5,812,140,984
Social Benefits	24.7	-	500,000
Other Transfer Payments	24.8	684,400,000	500,000,000
Other Expenses	24.9	527,298,598	327,805,116
Maintenance Expenses	24.10	4,729,261,938	1,410,300,095
Other Payments	24.11	10,418,712,758	15,854,122,192
Total Payments		36,799,882,328	37,774,489,003
Net Cash Flow from Operating Activities		24,751,876,433	13,179,875,650
CASH FLOW FROM INVESTING ACTIVITIES			
Investing Activities			
Acquisition of Property, Plant and Equipment	27.1	(215,659,459)	(43,317,992)
Proceeds from sale of Assets	24.12	-	124,166,500
Acquisition of Intangibles	27.3	-	(40,312,000)
Work in progress	27.2	(16,069,034,319)	(20,700,403,979)
Total Investing Activities		(16,284,693,779)	(20,659,867,471)
Net Cash Flow from Investing Activities		(16,284,693,779)	(20,659,867,471)
CASH FLOW FROM FINANCING ACTIVITIES			
Financing Activities			
Total Financing Activities		-	-
Net Cash Flow from Financing Activities		-	-
Net Increase		8,467,182,654	(7,479,991,821)
Cash and cash equivalent at beginning of period		5,705,093,887	13,185,085,708
Cash and cash equivalent at end of period		14,172,276,541	5,705,093,887

The Notes 1 to 29 on pages 62 to 127 forms part of the financial statements



Arch. Daud W. Kondoro



Ally Juma Kiko


CHIEF EXECUTIVE

Ag. CHIEF ACCOUNTANT

**6.5 STATEMENT OF COMPARISON OF BUDGET AND ACTUAL AMOUNTS FOR THE YEAR ENDED
30 JUNE 2025**

Details	Budgeted Amount			Actual Amount (A)	Difference Final Budget & Actual (B-A)
	Original Budget	Reallocations	Final Budget (B)		
	TZS	TZS	TZS		
RECEIPTS					
Funds Received			-		
Other receipts				10,981,630,094	(10,981,630,094)
Other revenue	13,977,609,052		13,977,609,052	939,274,527	13,038,334,525
Revenue from Exchange Transactions	29,574,440,476		29,574,440,476	20,965,566,914	8,608,873,562
Revenue Grants	34,220,587,000		34,220,587,000	28,665,287,226	5,555,299,774
Total Receipts	77,772,636,528	-	77,772,636,528	61,551,758,762	16,220,877,766
PAYMENTS					
Grants and other Transfer Payments	1,000,000,000		1,000,000,000	684,400,000	315,600,000
Wages, salaries and employee benefits	17,064,136,926		17,064,136,926	15,415,097,248	1,649,039,678
Use of Goods and Service	9,722,087,846		9,722,087,846	5,025,111,786	4,696,976,060
Maintenance expenses	1,512,240,047		1,512,240,047	4,729,261,938	(3,217,021,891)
Other expenses	3,968,838,719		3,968,838,719	527,298,598	3,441,540,121
Other Payments				10,418,712,758	(10,418,712,758)
Acquisition of Property, Plant and Equipment	521,933,178		521,933,178	215,709,459	306,223,719
Development Grants	26,762,580,000		26,762,580,000	12,767,087,513	13,995,492,487
Own source Development projects	17,220,819,812		17,220,819,812	3,301,946,807	13,918,873,005
Total Payments	77,772,636,528	-	77,772,636,528	53,084,576,107	24,688,060,421
Net Receipts/(Payments)				8,467,182,654	(8,467,182,654)

See Note 26 for the reason for the variation and the reconciliation of Cash Flow and Budget


Arch. Daud W. Kondoro
CHIEF EXECUTIVE


Ally Juma Kiko
Ag. CHIEF ACCOUNTANT



NOTES TO THE FINANCIAL STATEMENTS CONTINUES

6.6 NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

NOTE 1 GENERAL INFORMATION

The Tanzania Buildings Agency (TBA) was established under section 3(1) of the Executive Agencies Act No 30 of 1997 and became operational on 17 May 2002. The Tanzania Buildings Agency operates as a semi-autonomous Executive Agency under the Ministry of Works.

NOTE 2 BASIS OF PREPARATION

These Financial statements comprise the Statement of Financial Position, Statement of Financial Performance, Statement of Change in Net Assets, Statement of Cash Flow, Statement of Comparison of Budget and Actual Amount and Notes to the Financial Statements. These Financial statements have been prepared on a going concern basis.

The Statement of Cash Flows is prepared using the direct method. The financial statements have been prepared on the accrual basis.

Note 2.1 Authorisation Date

These financial statements for the year ended 30 June 2025 were authorised for issue on or before 31 March 2026 by the Accounting Officer, following the tabling of the Controller and Auditor General's annual audit report to the National Assembly of the United Republic of Tanzania.

Note 2.2 Statement of Compliance

The Agency's financial statements have been prepared in accordance with and comply with International Public Sector Accounting Standard (IPSAS) Accrual Basis of Accounting as issued by the International Public Sector Accounting Standard Board (IPSASB).

Note 2.3 Functional and presentation currency

These financial statements are presented in Tanzania Shillings (TZS), which is the Agency's functional and presentation currency

NOTE 3 CHANGES IN ACCOUNTING POLICIES, ESTIMATES AND CORRECTION OF ERRORS

The Agency recognised the effects of changes in accounting policy retrospectively. The effects of changes in accounting policy are applied prospectively if retrospective application is impractical, as per IPSAS 3 Paragraph 28 to 30.



NOTES TO THE FINANCIAL STATEMENTS CONTINUES

Note 3.1 Standard issued, not yet adopted by the Agency

i. IPSAS 43 - Leases

This standard replaces IPSAS 13 - Leases, previously required to classify leases as either finance leases or operating leases, and operating leases did not require lessees to recognise assets and liabilities, while finance leases did.

New standards enhance the accounting for leases by lessees because they no longer require the classification of leases as either finance or operating leases and require the recognition of assets and liabilities related to the rights and obligations created by leases.

The effective date of IPSAS 43 is 1 January 2025, with earlier application permitted. The Agency did not apply these changes in these financial statements but plans to adopt them in the financial year that commenced on 1 July 2025.

ii. IPSAS 44 - NON-CURRENT ASSETS HELD FOR SALE AND DISCONTINUED OPERATIONS

This standard replaces the IFRS 5 non-current assets held for sale and discontinued operations.

The new standard includes additional public sector requirements. IPSAS 44 specifies the accounting for assets held for sale, presentation and disclosure of discontinued operations. This standard requires assets that meet the criteria to be classified as held for sale to be:

1. Measured at the lower of carrying amount and fair value less costs to sale and depreciation on such assets to cease.
2. Presented separately in the statement of financial position and the results of discontinued operations are to be presented separately in the statement of financial performance.

The effective date of IPSAS 44 is 1 January 2025, with earlier application permitted. The Agency did not apply these changes in these financial statements but plans to adopt them in the financial year that commenced on 1 July 2025.

iii. IPSAS 45 - PROPERTY, PLANT AND EQUIPMENT

IPSAS 45 update principles drawn from IPSAS 17, Property, Plant and Equipment by adding new guidance for heritage assets, infrastructure assets, and measurement of property, plant and equipment. Heritage and infrastructure projects are combined into a single Property, Plant, and Equipment.

The effective date of IPSAS 45 is 1 January 2025, with earlier application permitted. The Agency did not apply these changes in these financial statements but plans to adopt them in the financial year that commenced on 1 July 2025.

iv. IPSAS 46 - MEASUREMENT

IPSAS 46: Identify measurement bases that are commonly applied in IPSAS Standards. It provides new guidance in a single standard addressing how commonly used measurement bases should be applied in practice. It brings in generic guidance on fair value for the first time, and introduces current operational value, a public sector-specific current value measurement basis addressing constituents' views that an alternative current value measurement basis to fair value is needed for certain public sector assets.

IPSAS 46 identified three levels of measurement, namely Measurement Models: Approaches to present assets or liabilities (historical cost model and Current value Model). Measurement Bases: Methods to present relevant and faithfully representative information under the model selected. Measurement Techniques: Methods to estimate the amount at which an asset or liability is presented under the selected measurement basis.

The effective date of IPSAS 46 is 1 January 2025, with earlier application permitted. The Agency did not apply these changes in these financial statements but plans to adopt them in the financial year that commenced on 1 July 2025.

v. IPSAS 47 - REVENUE

This IPSAS replaces IPSAS 9-Revenue from Exchange Transactions, IPSAS 11-Construction Contracts, and IPSAS 23-Revenue from Non-Exchange Transactions (Taxes and Transfers). IPSAS 47 is a single source for revenue accounting guidance in the public sector. It presents two accounting models, based on the existence of a binding arrangement (Revenue from Transactions with Binding Arrangements and Revenue from Transactions without Binding Arrangements).

The effective date of IPSAS 47 is 1 January 2026, with earlier application permitted. The standard will have an impact on Financial Statements as it will affect Agency Revenue classifications. The Agency did not apply these changes in these financial statements, but plans to adopt them in the coming financial years.

vi. IPSAS 48 - TRANSFER EXPENSE

This standard sets out the accounting requirements for transfer expenses. A transfer expense is an expense arising from a transaction, other than taxes, in which an entity provides a good, service, or other asset to another entity, without directly receiving any good, service, or other asset in return.

IPSAS 48 presents two accounting models based on the existence of a binding arrangement (Transfer Expenses from Transactions with Binding Arrangements and Transfer Expenses from Transactions without Binding Arrangements).



NOTES TO THE FINANCIAL STATEMENTS CONTINUES

The effective date of IPSAS 48 is 1 January 2026, with earlier application permitted for entities that apply IPSAS 47, Revenue, at or before the date of initial application of this Standard. The Agency did not apply these changes in these financial statements but plans to adopt them in the financial year that commenced on 1 July 2026.

vii. IPSAS 49 - RETIREMENT BENEFITS

IPSAS 49 provides a principle-based approach to accounting by retirement benefit plans to provide a complete view of their financial activities, assets and obligations. This increased transparency is intended to result in stronger public financial management and better-informed decision-making. This Standard complements the requirements in IPSAS 39, and therefore provides the desired information on public sector retirement benefit obligations for each retirement benefit plan.

The effective date of IPSAS 49 is January 1, 2026, with earlier application permitted. The standard will have no impact on the financial Statement of the Agency as TBA doesn't maintain retirement benefits schemes. Therefore, the agency will not adopt this standard for the preparation of its future financial statements.

viii. IPSAS 50 - EXPLORATION FOR AND EVALUATION OF MINERAL RESOURCES

This standard specify the financial reporting for the exploration for and evaluation of mineral resources, Standard requires limited improvements to existing accounting practices for exploration and evaluation of expenditure, exploration and evaluation assets to be assessed for impairment in accordance with this standard and measure any impairment in accordance with IPSAS 26 and disclosure that identify and explain the amounts in the financial statement arising from exploration for and evaluation of mineral resources.

The effective date of IPSAS 50 is January 1, 2027, with earlier application permitted. The standard will have no impact on the financial Statement of the Agency as TBA doesn't do activities concerning exploration for and evaluation of mineral resources. Therefore, the agency will not adopt this standard for the preparation of its future financial statements.

ix. SUSTAINABILITY DISCLOSURES.

The Agency is in process of implementing newly sustainability standards issued by International Sustainability standard Board (ISSB). These standards require an entity while implementing its planned activities should also consider three pillars of sustainability such as Environmental, Social, and Governance (ESG.)

The Board currently has issued two standards namely;

IFRS S1 -General Requirements for Disclosure of Sustainability-related Financial Information



NOTES TO THE FINANCIAL STATEMENTS CONTINUES

The objective of this standard requires an entity to disclose information about its sustainability-related risks and opportunities (SRRO) that is useful to users of general-purpose financial reports in making decisions relating to providing resources to the entity

The standard prescribes how an entity prepares and reports its sustainability-related financial disclosures. It sets out general requirements for the content and presentation of those disclosures so that the information disclosed is useful to users in making decisions relating to providing resources to the entity

- **IFRS S2**

IFRS S2 requires an entity to disclose information about climate-related risks and opportunities that could reasonably be expected to affect the entity's cash flows, its access to finance or cost of capital over the short, medium or long term (collectively referred to as 'climate-related risks and opportunities that could reasonably be expected to affect the entity's prospects')

IFRS S2 applies to:

- a. Climate-related risks to which the entity is exposed, which are
 - i. Climate-related physical risks; and
 - ii. Climate-related transition risks; and
- b. Climate-related opportunities available to the entity.

These standards set out the requirements for disclosing information about an entity's sustainability-related risks and opportunities. In particular, an entity is required to provide disclosures about for core content, such as

- i. **Governance**; The Treasury should disclose governance processes, controls and procedures uses to monitor, manage and oversee sustainability-related risks and opportunities;
- ii. **Strategy**; The entity's approach for managing sustainability-related risks and opportunities;
- iii. **Risk Management**; The processes the Treasury uses to identify, assess, priorities and monitor sustainability-related risks and opportunities; and
- iv. **Metric and Target**; The entity's performance in relation to sustainability-related risks and opportunities, including progress towards any targets the entity has set or is required to meet by law or regulation.

Implementation Strategies

- i. **Intergrading ESG matters into Treasury's operational strategic plan;**
- ii. **Identifying SRROs that could affect Treasury's prosperity;**

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

- iii. Incorporate SRROs into enterprise risk management framework
- iv. Identifying Scope and calculating Greenhouse Gas Emission as per TFRS 1 implementation road map;
- v. Developing metrics and targets related to climate resilience, water efficiency, and energy use;
- vi. To set processes, controls and procedures uses to monitor, manage and oversee sustainability related risks and opportunities;
- vii. To transfer knowledge to other staffs.

Impact on Financial Statement

The adoption these standards will have a significant impact on upcoming financial statements, as it introduces new reporting obligations that require enhanced transparency regarding ESG.

Considering this is new standard, operational cost probably will increase through conducting training to employees, purchasing working tool that are eco-friendly, cost of collecting data and compliance costs.

NOTE 4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies outlined below have been consistently applied to all the years presented, unless otherwise stated.

Note 4.1 Foreign Currency Transactions - IPSAS 4

Transactions in foreign currencies are initially accounted for at the ruling rate of exchange on the dates of the transaction in accordance with IPSAS 4 Paragraph 24 to 26. They were translated into Tanzanian Shillings (TZS) at the exchange rate ruling at the dates of the transactions. Trade creditors or debtors denominated in foreign currency are reported at the statement of financial position reporting date by applying the exchange rate on that date in accordance with IPSAS 4.

The Exchange differences arising from the settlement of such transactions and from translation at the reporting date exchange rates are generally recognised in the profit and loss account. During the year under review, the Agency recorded a loss of TZS 56,074,925 that resulted from foreign currency translation.

Exchange differences arising from the settlement of creditors, or from the reporting of creditors at rates different from those at which they were initially recorded during the period, are recognised as income or expenses in the period in which they arise.

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

Note 4.2 Revenue Recognition

Note 4.2.1 Revenue from Exchange Transaction - IPSAS 9

Sources of revenue of the Agency include the sale of government houses, rental income (special properties and public servants' rent), and consultancy fees and construction services. Revenue is recognised only when it is probable that the economic benefits associated with the transaction will flow to the Agency and that revenue can be reliably measured in accordance with IPSAS 4. The following specific recognition criteria must also be met before revenue is recognised:

a) Sale of government houses

Revenue from the sale of government houses is recognised when the significant risk and rewards of ownership have been transferred to the buyer/ usual on delivery of goods and when the amount of revenue can be measured reliably, and it's probable that the economic benefit or service potential associated with the transaction will flow to the Agency.

• Recognition of Sale of Government Houses

In accordance with IPSAS 9.28, revenue from the sale of goods is recognised when all of the following conditions are satisfied.

- (i) The Agency has transferred to the buyer both the significant risks and rewards of ownership of the goods.
- (ii) The Agency retain neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold.
- (iii) The amount of revenue can be measured reliably
- (iv) It is probable that the economic benefit (funds received) associated with the transaction will flow to the entity; and
- (v) The cost incurred or to be incurred in respect of the transaction can be measured reliably.

The Agency will recognise sales of Government Houses to Public servants after ascertaining that the sales contract agreement with the public servant has been signed in accordance with internal procedures outlined in the Accounting Manual.

The Sales of Government Houses will be measured at the cost of Land and Construction Cost, plus an additional 10%.

The Sales of Government Houses will be recognised and presented in the financial statement in the financial year in which the sales contract has been signed, and the buyer of the house will be termed as Sales of the Government House Debtors.

The Agency Policy requires the buyer of Government house to make down payment of 10% of the sales value at the signing of Contract, the buyer of Government house is also

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

required to pay 40% of the sales value within the first year of Sales of Government house, while the remaining 50% will be paid in the subsequent period as agreeable in the sales contract.

The Agency recognises the sale of the Government house during the first year (50%) in the statement of financial performance as sales and the remaining amount in the statement of financial position as receivable in current assets and deferred Revenue in Non-current liabilities. The deferred revenue will be amortised every year as they fall due.

Repossession and Refund

The Agency shall repossess the Government House sold, if and only if the conditions mentioned in the contract for sale have not been fulfilled and the prospective customer has denied an offer; hence, the Agency shall be liable to make a refund to the prospective customer as per condition stipulated in the contracts and Agency Directive (Manuals and circulars).

For the case of denied offers, the Agency shall charge cancellation cost and will be reflected in the Agency's financial statements.

b) Rental Income

Rental income from investment property is recognised on a straight-line basis over the period of the lease. It includes special and public rent.

- **Tenant Advance rent used in the repair and maintenance of Government Houses**

The Agency will recognise the amount of repair and Maintenance of buildings in Investment Properties on Non-Current Assets or in the statement of performance as an expense. The 50% of repair and Maintenance by Tenants will be amortised every year as they fall due as rent for the year. The remaining 50% will be paid by the tenants every month until the period allowed ends.

During this financial year, the Agency Recognized Repair and Maintenance of buildings by tenants on behalf of the Agency as an expense expenditure. The Agency recognised repair and maintenance of buildings made by tenants, amounting to TZS 58,108,998, as an expense.

The above treatment is in line with TBA's internal procedure manuals as well as the International Public Sector Accounting Standard (IPSAS) dealing with Revenues and Investment Properties.

c) Rendering of services - Consultancy fee

The Agency recognised revenue from rendering of services by reference to the stages of completion when the outcome of the transaction can be estimated reliably (through a Certificate raised). A stage of completion is measured by reference to the survey of work performed.

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

d) Construction Contracts-

The Agency was registered by the Contractors Registration Board (CRB) of Tanzania in September 2012. By virtue of this registration, the Agency has legal capacity to carry out construction works.

Contract revenue includes the initial amount agreed in the contract plus any variations in contract work and claims to the extent that it is probable that they will result in revenue and can be measured reliably.

The revenue from construction contracts is recognised proportionally to the stage of completion of the contract if the outcome of the construction contract can be estimated reliably. The stage of completion is assessed with reference to the survey of work performed. Otherwise, contract revenue is recognised only to the extent of contract costs incurred that are likely to be recoverable.

Contract expenses are recognised as incurred unless they create an asset related to future contract activity. Credit loss is recognised in the statement of financial performance, and a loss allowance is established against specific debts by reference to payment history.

Note 4.2.2 Revenue from Non-exchange Transaction - IPSAS 23

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Entity and the revenue can be reliably measured in accordance with IPSAS 23. The following specific recognition criteria must also be met before revenue is recognised:

Government grants: IPSAS 23 requires all grants or any other receipts from non-exchange transactions to be recognised in full as revenue and should appear in a statement of financial performance unless liability is recognised in respect of the same inflow. Government grants whose primary condition is that the Agency should purchase, construct, or otherwise acquire non-current assets are recognised as revenue in the statement of financial performance, except to the extent that a liability is also recognised in respect of the same inflow.

Note 4.3 Non-Current Assets Held for Sale

Non-current assets and disposal groups are classified as held for sale if their carrying amount will be recovered through a sale transaction rather than through continuing use. This condition is regarded as met only when the sale is highly probable and the asset [or disposal group] is available for immediate sale in its present condition. Management should be committed to the sale, which should be expected to qualify for recognition as a completed sale within one year from the date of classification. Non-current assets [and disposal group] classified as held for sale are measured at the lower of the asset's previous carrying amount and fair value less costs to sell.

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

Note 4.4 Property, Plant and Equipment (PPE) - IPSAS 17

PPE are initially recorded at cost, which includes the purchasing price and costs directly attributable to bringing them to the location necessary for them to be capable of operating in the manner intended by management.

In accordance with IPSAS 17, other items of PPE are reported at cost less accumulated depreciation and accumulated impairment, if any. Repairs and maintenance costs, if not adding to the useful life of PPE, are charged to the Statement of Financial Performance during the financial period in which they are incurred.

The carrying amount of an item of PPE shall be derecognised on disposal or when no future economic benefits are expected from its use or disposal. The gain or loss arising from the derecognition of an item of PPE is included in the Statement of Financial Performance when the item is derecognised, unless IPSAS requires otherwise, on a sale and lease-back.

Land is not depreciated; however, one of the fundamental principles of the land Policy that has been incorporated in the Government of Tanzania's Land Act, 1999, is that when one is assessing compensation of land, one of the factors to consider is the market value of the land / real property.

Depreciation on assets is charged on a straight-line basis over the useful life of the asset. Depreciation is charged at rates calculated to allocate the cost or valuation of the asset less any estimated residual value over its remaining useful life as follows:

The assets' residual values and useful lives are reviewed and adjusted prospectively, if appropriate, at the end of each reporting period.

The Agency has adopted the Public Finance Act (Management of Public Property) 2024, which results in a change of accounting estimate. The useful lives are as follows

Table 22: Estimated useful lives

DESCRIPTION	USEFUL LIFE - YEARS
Buildings	50
Furniture and Fixtures	10
Office Equipment	10
Motorcycle	7
Plant and Machinery (Including: Excavator, Generators, etc)	15
Motor Vehicle	10
Computer Equipment	8

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

The Agency will calculate the remaining useful life of an asset depending on the current condition of the asset after reviewing it every year according to the table below

CONDITION	ESTIMATED USEFUL LIFE														
	4	5	7	8	10	15	20	25	30	35	40	50	60	75	100
	ESTIMATED REMAINING USEFUL LIFE														
NEW	4	5	7	8	10	15	20	25	30	35	40	50	60	75	100
VERY GOOD	4	5	7	8	10	15	19	24	29	34	38	48	57	72	95
GOOD	3	4	6	7	9	13	17	22	26	30	34	43	51	64	85
FAIR	3	3	5	5	6	9	12	15	18	21	24	30	36	45	60
POOR	2	2	3	4	4	6	8	10	12	14	16	20	24	30	40
VERY POOR	2	2	2	2	2	3	3	4	5	6	6	8	9	12	15

Note 4.5 Impairment of Assets - IPSAS 26 and IPSAS 21

The Agency assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists or when annual impairment testing for an asset is required, the Agency makes an estimate of an asset's recoverable service amount. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell or value in use.

The Agency derecognises items of PPE and/or any significant part of an asset upon disposal or when no future economic benefits or service potential is expected from its continuing use. Any gain or loss arising on de-recognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the assets) is included in the statement of financial performance when the asset is derecognised.

Note 4.6 Intangible Assets - IPSAS 31

Intangible assets acquired separately are initially recognised at cost. The cost of intangible assets acquired in a non-exchange transaction is their fair value at the date of the exchange. Following initial recognition, intangible assets are carried at cost less any accumulated amortisation and accumulated impairment losses. The useful life of the intangible assets is assessed based on the adopted Public Finance Act (Management of Public Property) 2024. The useful lives are as follows:

Table 23: Intangible Asset Useful Life

Description	Useful Life - Years
Computer system and Software	10

An intangible asset is assessed for impairment whenever there is an indication that the asset may be impaired, depending on the current condition, after reviewing every year.



NOTES TO THE FINANCIAL STATEMENTS CONTINUES

Changes in the expected useful life or the expected pattern of consumption of future economic benefits embodied in the asset are considered to modify the amortisation period or method, as appropriate, and are treated as changes in accounting estimates. The amortisation expense on an intangible asset with a finite life is recognised in the statement of financial performance as the expense category that is consistent with the future of the intangible asset.

Gains or losses arising from the derecognition of intangible assets are measured as the difference between the net disposal proceeds and the carrying amount of the asset and are recognised in the statement of financial performance when the asset is derecognised.

Note 4.7 Leases - IPSAS 13

Note 4.7.1 The Agency as A Lessee

Operating leases are leases that do not transfer all the risks and benefits incidental to ownership of the leased item to the Agency substantially. Operating lease payments are recognised as an operating expense in the statement of financial performance on a straight-line basis over the lease term.

Note 4.7.2 The Agency as a Lessor

Leases in which the agency does not transfer all the risks and benefits of ownership of an asset are substantially classified as operating leases. Initial direct costs incurred in negotiating an operating lease are added to the carrying amount of the leased asset and recognised over the lease term.

Rent received from an operating lease is recognised as income on a straight-line basis over the lease term. The contingent rents are recognised as revenue in the period in which they are earned.

Note 4.8 Investment Property (IP) - IPSAS 16

Investment Property is the property held by the Agency to earn rentals or for capital appreciation or both, rather than for use in the production or supply of goods or services, or for administrative purposes, or sale in the ordinary course of operation.

IP are recognized as an asset when and only when it is probable that future economic benefit or service potential that is associated with the investment property can be measured reliably.

In accordance with IPSAS 16, IP are measured initially at cost at the date when the construction or development is complete if it is a self-constructed investment property. When an investment property is acquired through a non-exchange transaction, its cost

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

is measured at its fair value as of that date of acquisition. And if it is purchased, the cost of IP comprises its purchase price and directly attributable expenditures such as professional fees for legal services, property transfer taxes and other transaction costs.

Repair and maintenance costs, if not adding to the useful life of IP, are charged to the Statement of Financial Performance in the period in which they are incurred.

After initial recognition, the Agency measures its IP by using a cost model.

Note 4.9 Cash and Cash Equivalents - IPSAS 2

Cash comprises cash on hand and demand deposits with banks. Cash equivalents comprise investments in money market instruments with maturity periods of three months or less from the date of acquisition. During the year, the Agency had cash in the bank and at hand of TZS 11,822,340,541.

Note 4.10 Inventories - IPSAS 12

Inventories are valued at cost or net realisable value/current replacement cost, whichever is lower. Cost is comprised of the purchase price of the inventories. The cost of Inventory is based on the FIFO basis. Net realisable value is the estimated selling price less costs to make the sale. However, where the inventories are specific to the Agency's use, and they cannot be disposed of to have a net realisable value, the replacement cost of the inventories is used as the best available measure of the net realisable value.

Inventories are recognised as an expense when deployed for consumption in the ordinary course of the Agency's operations in accordance with IPSAS 12 Paragraph 15. Provision for obsolete/damaged stock is made at 100% of the value of obsolete/damaged stock identified during the year-end stock taking. The Agency's inventories at the Statement of Financial Position date are comprised of Supplies and Consumables and Completed Bunju Houses that will be expensed in the subsequent year. The Agency recognised TZS 2,671,872,064 as construction cost for the year under review. During the year under review, there was no provision for inventory.

Note 4.11 Provisions - IPSAS 19

Provisions are recognised when the Agency has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits or service potential will be required to settle the obligation, and a reliable estimate can be made of the amount of the obligation.

Where the Agency expects some or all the provision to be reimbursed, the reimbursement is recognised as a separate asset only when the reimbursement is virtually certain. The expense relating to any provision is presented in the Statement of Financial Performance net of any reimbursement. During the year under review, there were no provisions provided.

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

Note 4.12 Contingent Liabilities - IPSAS 19

The Agency does not recognise a contingent liability but discloses details of any contingencies in the notes to the financial statement as required by paragraph 100 of IPSAS 19, unless the possibility of an outflow of resources embodying economic benefits or services is remote.

The Agency had a balance of contingent liability resulting from different Suppliers' claims amounting to TZS 2,743,068,347.32 at the end of the year, after recognition of payable amounts amounting to TZS 4,018,894,164.58. The remaining amount of TZS 2,743,068,347.32 does not meet the recognition criteria of this standard, and it has yet to be confirmed whether the entity has a present obligation that could lead to an outflow of resources embodying economic benefits or service potential. The Agency continues with the assessment of submitted claims documents to determine whether an outflow of resources embodying economic benefits or service potential has become probable.

During the year, the Agency had various cases at different stages of hearing in which the claims are against the Agency as of 30 June 2025, amounting to TZS 344,060,450/= and USD 810,000/=

Note 4.13 Contingent Assets - IPSAS 19

The Agency does not recognise a contingent asset but discloses details of a possible asset whose existence is contingent on the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the agency in the notes to the financial statements. As at 30 June 2025, the Agency did not have any contingent assets.

Note 4.14 Joint Arrangements - IPSAS 37

International Public Sector Accounting Standard establishes principles for financial reporting by entities that have an interest in arrangements that are jointly controlled. IPSAS 37 para 3 requires parties to joint arrangements which have rights to the assets and obligations for the liabilities to the joint arrangement to recognise those assets and liabilities in their financial statements.

IPSAS 37 para 20 states that rights and obligations conferred on the parties can arise in various ways: from a legal perspective, from binding arrangements between the parties to the arrangements or from other facts and circumstances.

Tanzania Buildings Agency (TBA) and Ms Royale Orchard Inn Ltd entered into an agreement for a joint venture of redevelopment and joint ownership of the property on Plot 45 & 46 Chimala Road, and the property on Plot No. 266 Chole-Haile Selasie Road,



NOTES TO THE FINANCIAL STATEMENTS CONTINUES

Dar es Salaam. Tanzania Buildings Agency owns 25%, and Ms Royale Orchard Inn Ltd owns 75% of the joint venture.

Note 4.15 Employee's Benefit - IPSAS 39

Note 4.15.1 Short-term employee benefits

The costs of all short-term employee benefits are recognised during the period in which the employee renders the related service. The Agency recognises the expected cost of employee rewards only when the Agency has a present legal or constructive obligation to make such payment, and a reliable estimate can be made. Short-term employee benefits include salary, wages and annual leave for current employees.

Note 4.15.2 Defined Contribution Plans

The Agency provides retirement benefits for its employees. Defined contribution plans are post-employment benefit plans under which an entity pays fixed contributions into a separate entity (pension funds); the Agency will have no legal or constructive obligation to pay further contributions if the fund does not hold sufficient assets to pay all employee benefits relating to employee service in the current and prior periods.

The Agency and its employees contribute to the following pension fund

- Public Service Social Security Fund (PSSSF)

The Agency's contributions to the defined contribution scheme are charged to the statement of financial performance in the year to which they relate.

Note 4.15.3 Termination benefit

Termination benefits are payable when employment is terminated by the Agency before the normal retirement date or whenever an employee accepts voluntary redundancy in exchange for these benefits. The Agency recognises termination benefits when it is demonstrably committed to either terminating the employment of current employees according to a detailed formal plan without possibility of withdrawal or providing termination benefits as a result of an offer made to encourage voluntary redundancy.

Note 4.16 Impairment of Financial Asset - IPSAS 41

The Agency assess at each reporting date whether a financial asset or a group of financial assets is impaired. A financial asset or group of financial assets is deemed to be impaired if and only if there is objective evidence of impairment as a result of one or more events that has occurred after the initial recognition of the assets (an incurred loss events) and that loss event has an impact on the estimated future cash flows of the financial assets or group of financial assets that can be reliably estimated.

Evidence of impairment may include indications that the debtors or a group of debtors is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganization and observable data indicating that there is a measurable decrease in



NOTES TO THE FINANCIAL STATEMENTS CONTINUES

the estimated future cash flows, such as changes in arrears or economic conditions that correlated with defaults.

Note 4.17 **Account Payable**

Accounts payable are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Trade payables are recognised initially at fair value and subsequently measured at amortised cost.

Note 4.18 **Related Parties - IPSAS 20**

The Agency regards a related party as a person or an entity with the ability to exert control individually or jointly, or to exercise significant influence over the Agency or vice versa. Members of key management are regarded as related parties and comprise the Board Members, Management and Employees. Related party transactions are disclosed under Note 25.

Note 4.19 **Financial Instruments - IPSAS 41**

The introduction of IPSAS 41 substantially modifies IPSAS 29 by classifying financial assets and liabilities through a principles-based classification model, a forward-looking expected credit loss model.

The Agency Financial Assets are initially measured at fair value and subsequently measured at Amortised Cost due to the Agency management model for financial assets and the contractual cash flow characteristics of Agency financial assets.

The impairment of financial assets is calculated using the expected credit losses model. The Agency recognises loss allowances, Expected Credit Losses (ECL) on financial assets. The Agency uses the simplified and General approach in determining the impairment of its Receivables, the simplified approach on all rent receivables, construction and consultancy fees, while the general approach is used on Sales of Government Assets.

A loss allowance is calculated at each reporting date. However, the ECL model is updated on an annual basis to accommodate any event that might cause a significant increase in credit risks on financial assets. Assumptions, Recoverable rates and other information are analysed in the Agency ECL Model.

The Agency derecognizes a financial asset when, the contractual rights to the cash flows from the financial asset expire or It transfers the rights to receive the contractual cash flows in a transaction in which either: substantially all of the risks and rewards of ownership of the financial asset are transferred or the Agency neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

Stages of Expected Credit Loss

IPSAS 41 requires shifting credit exposure from stage 1, stage 2 and stage 3, when there is a significant increase in credit risk.

Stages are based on a significant increase in credit risk. Credit risk - Stage 1. This implies no significant increase in credit risk from initial recognition. Credit risk - Stage 2. There is a significant increase in credit risk from initial recognition. ECLs over the lifetime of financial assets must be recognised, resulting in a significant increase in credit risk if a contractual repayment is more than 30 days past its due date for rented houses and more than 28 days for consultancy and construction receivables. Credit risk - Stage 3. This is where the financial asset has become credit impaired: above 120 Days for rented houses and above 28 Days for consultancy and construction receivables but also more than 180 Days for Receivables from Sales of Government Houses.

Stage 1 is a stage whereby the Tenants make monthly repayments as per contracts within a required period of the Agency, which is 30 days for Rented Houses and 28 days for consultancy and construction receivables. Their payments are received through GEPG. The credit risk exposure is low compared to other stages. However, there are situations that compel them to be classified in other stages qualitatively, though they are classified as stage 1 quantitatively. These situations include a government order prohibiting performance of the lease agreement, an unpaid bill after 30 days and 28 Days for construction and consultancy fees and other funds. If this situation exists, the Debtor has to be categorised as stage 2 and not stage 1 as quantitatively implied.

If situations like the death of the lessee, Termination of employment with the Government and Government declaration, which can affect lessee payment processes, exist, the Debtor have to be categorised as stage 3 and not as stage 1 as quantitatively implied.

However, there are instances where the Debtor meets the rent/fee repayment instalments as they fall due. If there is supportable and reasonable information to substantiate the fact that the Debtor indeed meets the obligations when due, then the Debtor is recategorised into Stage 2 or Stage 1.

IPSAS 41 allows credit exposures to migrate from higher credit risk categories to lower credit

Migration from stage 3 to stage 2 and lastly Stage 1, should consider the criteria for the upgrade of credit accommodation, i.e. the debtor pays the outstanding amount or pays in advance.

Calculation of ECL (Expected Credit Loss)

An expected credit loss is the weighted average of credit losses with the respective risks of a default occurring as the weights.

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

ECL calculation involves three key components: Exposure at Default (EAD), Probability of Default (PD) and Loss Given Default (LGD).

EAD estimates the total amount at risk at the time of default, which is the Debtor balance at the reporting date.

PD is calculated from historical data of each debtor together with macroeconomic information (forward-looking information).

LGD represents the portion of EAD that is not recovered by the Debtor once a default occurs, after accounting for the recovery of any collateral or assurance of future repayments on Debtors from Government Institutions, Agency set a recoverable rate of 90% on assumption that Government Debtors even if they fall due, they will pay the debts in future and other debtors' recoverable rate of 90% based on contracts and their pension fund deposited to Pension Funds.

By multiplying EAD by LGD and the probability of default (PD), the Agency can assess the expected loss from credit risk, allowing for better risk management and compliance with regulatory requirements such as those under the International Public Sector Accounting Standard 41 (IPSAS 41). This approach helps in provisioning potential losses.

For the case of Cash, the calculation of ECL requires the Agency to use the scores provided by the rating agencies for the Bank in which the Entity deposits its cash. The rating that is provided by the rating agencies helps to get the Probability of Default (PD), which is one of the important components in calculating ECL. Data inputs consist of data and assumptions that are relevant to developing and subsequently operating the ECL model.

The recent rating that the Bank has scored from the rating agency (Probability of Default (PD), the cash book bank balance (Exposure at Default (EAD) and Loss Given Default (LGD) of 100% as per the Banking and Financial Institutions Act, 2006, section 39(8). The process of collecting data from the above information is used to calculate the ECL.

For the financial year 2024/25, the rated rates for CRDB and NMB Banks are as listed below:

The Agency operates with the following Banks with global ratings and Probability of Default (PD) as provided in the table below.

Table 24: Banks' global ratings and Probability of Default

No.	Name of the Bank	Rating Agency	Score	Probability of Default (PD)
1	CRDB Bank	Moody's	B1	0.0216
2	NMB Bank	Moody's	B1	0.0216

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

In the Financial year 2024/25, the Agency recognised Total Receivable Expected Credit loss of TZS 733,585,659.87 under Note 14.1 and Cash Reversal of Tshs 83,856.92 under Note 11. The term 'expected credit loss' does not imply that losses are anticipated, but rather that there is recognition of the potential risk of loss. The whole process of collecting data, analysing and processing data into information which provides Expected Credit Loss is Immaterial to the financial statement, the process allowing for better risk management and compliance with International Public Accounting Standard 41 (IPSAS 41).

The tables below provide the Expected Credit Loss summary computation

Table 25: Total Receivable Expected Credit Loss

Receivable Type	Balance as at June 2025 (EAD)	PROVISION FOR ECL				ECL/(Reversal) For the Year 2024/25
		Base Case	Best case	Worst case	Weighted ECL	
Consultancy Fess	19,962,291,477	1,995,123,766	1,996,229,148	1,996,229,148	1,995,475,278	275,901,182
Construction Projects	8,679,249,368	867,924,937	867,924,937	867,924,937	867,924,937	(100,719,740)
Public Rent	4,500,730,890	449,880,506	450,073,089	450,073,089	449,941,747	90,569,381
Sales of Houses	16,130,320,797	1,366,465,626	1,365,573,737	1,380,055,811	1,369,252,205	326,205,344
Special Rent	12,443,628,193	1,239,745,817	1,239,835,284	1,240,357,336	1,236,269,455	69,979,584
Total	61,716,220,725	5,919,140,652	5,919,636,195	5,934,640,321	5,918,863,622	661,935,751

The Expected Credit Loss (ECL) was calculated by considering three economic scenarios: base case, best case, and worst case, along with a weighted ECL based on the percentages of each case provided by the Ministry of Finance.

The base case, best case, and worst-case scenarios were determined by multiplying each customer's exposure at default (EAD) balance by the respective probability of default (PD) for each scenario, corresponding to the bucket class and the loss given default (LGD).

The weighted ECL for the financial year 2024/25 was derived by combining all scenarios and multiplying each scenario's value by its respective percentage. The weighted ECL for the financial year 2024/25 was obtained as the difference between the ECL provision for 2024/25 and the ECL provision for 2023/24.

Table 26: Cash and Cash equivalent Expected Credit loss

Bank Name	Balance as at June 2025 (EAD)	PD (Bank Rated %)	LGD	ECL	Carrying Value
A	B	C	D	E = BxCxD	F = B-E
BOT	14,076,080,064.24	-	100%	-	14,076,080,064.24
CRDB	91,237,576.22	0.0216	100%	1,970,731.65	89,266,844.57

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

Bank Name	Balance as at June 2025 (EAD)	PD (Bank Rated %)	LGD	ECL	Carrying Value
NMB	4,958,901.08	0.0216	100%	107,112.26	4,851,788.82
Total	14,172,276,541.54			2,077,843.91	14,170,198,697.63

NOTE 5 SIGNIFICANT JUDGMENTS AND SOURCES OF ESTIMATION UNCERTAINTY

The preparation of the Agency's financial statements in conformity with IPSAS requires management to make judgments, estimate and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the end of the reporting period. However, uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the assets or liabilities affected in future periods.

i. Judgments

In the process of applying the Agency's accounting policies, management has made judgments which have the most significant effect on the amounts recognised in the financial statements.

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including experience of future events that are believed to be reasonable under the circumstances.

ii. Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are described below. The Agency based its assumptions and estimates on parameters available when financial statements were prepared.

However, existing circumstances and assumptions about future developments may change due to market changes or circumstances arising beyond the control of the Agency. Such changes are reflected in the assumptions when they occur.

The changes in accounting estimates in the Agency have resulted from new Government Directives in a prospective application in line with IPSAS 3. The prospective recognition of the effect of a change in an accounting estimate means that the change is applied to transactions, other events and conditions from the date of the change in estimate. However, a change in the estimated useful life of the expected pattern of consumption of the future economic benefits embodied in a depreciable asset affects depreciation expense for the current period and for each future period during the asset's remaining useful life. In both cases, the effect of the change relating to the current period and future is recognised as income or expense in both periods.

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

The Agency, through accounting circular No. 2 of 2017/18 Testing for Impairment and Charging Depreciation as per standards, has adopted the straight line depreciation method to allot the cost of the asset over its remaining useful life. Previously, the Agency was using the reducing balance depreciation method.

iii. Useful Life and Residual Values

The useful lives and residual values of assets are assessed using the following indicators to inform potential future use and value from disposal:

- a. The condition of the asset based on the assessment of experts (professional values) engaged by the Agency.
- b. The nature of the assets, their susceptibility and adaptability to changes in technology and processes.
- c. The nature of the processes in which the asset is deployed
- d. Availability of funding to replace the assets.
- e. Changes in the market relation to the asset.

The useful lives of property, plant and equipment (PPE) are detailed in Note 4.4 above.

iv. Provisions

Provisions were raised, and management determined an estimate based on the information available. The carrying value of provisions for expenses is given under Note 20.

Note 5.1 Notes and other explanatory information.

Note 5.1.1 Prior period restatement.

During the financial year 2024/25, the Agency identified that an amount of TZS 125,853,984.00 previously recorded as cost of Land under Financial Position (Investment Property) and capital grant under statement of financial performance (Revenue Grant) not owned by the Agency, the Land had been incorrectly recognised in prior period financial statements. As a result, both Investment Property and Accumulated Surplus were overstated by TZS 125,853,984.00. Additionally, an error amounting to TZS 19,395,600 arose from the prior year's unrecognised payables, comprising unpaid salaries of TZS 3,245,600 and project-related expenses of TZS 16,150,000

The error has been corrected through retrospective restatement, with the financial statements adjusted as though the error had not occurred. In accordance with Paragraph 4.2 of Treasury Circular No. 2 of 2018/19 and Paragraph 42 of IPSAS 1, comparative figures for the prior year have been restated to reflect the correction of this error.

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

The difference of changes and reasons for changes have been shown in the table below:

Table 27: Adjustment of prior year figures

SN	Item	Audited Figure in 2023/24	Difference	Restated Figure 2023/24	Reason for restatement
			TZS	TZS	
FINANCIAL POSITION					
1	Investment Property	460,496,205,401	125,853,984	460,370,351,417	The error resulted from the incorrect recognition of land as Investment Property; The Land is not owned by the Agency.
2	Payables and Accruals	2,852,455,508	(19,395,600)	2,871,851,108	
3	Deposits	4,332,617,662	16,150,000	4,316,467,662	
STATEMENT OF FINANCIAL PERFORMANCE					
4	Loss on Reversal	-	(125,853,984)	125,853,984	Also error due to under-recognition of payables arising from unpaid salaries and project-related expenses.
5	Wages, Salaries and Employee Benefits	13,872,866,217	3,245,600	13,876,111,817	
STATEMENT OF CHANGE IN NET ASSETS					
6	Accumulated Surplus	308,581,504,813	129,099,584	308,452,405,229	

NOTE 6 FINANCIAL RISK MANAGEMENT POLICY

Note 6.1 Credit Risk

Credit risk is the risk that one party to a financial instrument will fail to discharge an obligation and cause the other party to incur a financial loss.

In general, exposure to credit risk arises from cash held by banks and trade and other receivables. For each of these, the maximum credit exposure is best represented by the carrying amounts in the Statement of Financial Position.

The Agency's cash assets are held within the Government Banking Service (BOT) and other financial institutions, which are CRDB and NMB, therefore not exposed to significant credit risk.

Trade and other receivables have been assessed; however, where there is doubt over the recoverability of debt, the Agency will recognise allowance for expected credit loss and impairment of trade receivables.

Note 6.2 Foreign Currency Risk

The Agency minimises foreign exchange risk by maintaining a foreign currency account, as the Agency has some receivables in foreign currency, mainly the US\$.

The Agency does not engage in foreign currency swaps or speculations. The risks are also managed by ensuring that the service value is negotiated and fixed in the local currency whenever possible. However, the Agency does not consider that there is a

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

downside risk on holding foreign currencies or debtors' balances arising from exchange rate movements.

As at 30 June 2025, the Agency had receivables of US\$ 1,890,615.48 (2023/24: US\$ 1,881,225.48) and monetary balances were US\$ 13,419.89 (2023/24: US\$ 207,059.89), which are stated in the financial statements at exchange rates of TZS 2,591.59/US\$ 1 (2022/24: TZS 2,613.8614/US\$ 1).

Note 6.3 Liquidity Risk

The Agency ensure sufficient liquidity is maintained to meet short-term maturing obligations without incurring unacceptable losses or risking damage to the Agency's reputation. The Agency manages its liquidity risk to ensure it is able to meet forecasted expenditure requirements based on approved budget and through the use of cash flow forecasts.

NOTE 7 TAXES

Tanzania Buildings Agency (TBA) is registered with Value Added Tax (VAT), Registration No. 40-025978-M and Taxpayers Identification Number (TIN) 101-024-490. TBA is exempt from paying income tax, and therefore, the computation of potential deferred income tax is not necessary for the year.

However, the Tanzania Buildings Agency is required to file a return for the following taxes;

- i. Withhold Tax from several Suppliers concern supplies of Goods and Services Procured during the Year as required by Income Tax Act Cap 332 R.E 2019 section 83. During the year, the Agency submitted TZS 500,117,933.31 as Withholding Tax from goods and services.
- ii. Obligated to withhold income tax from employees - Pay As You Earn subject to Income Tax Act Cap 332 [R.E 2019] section 81. During the year, the Agency withheld and submitted to the Tax authority TZS 166,947,067.20 concerning withholding tax based on Pay As You Earn.
- iii. Skills Development Levy (SDL), Agency is required under Section 14 of the Vocation Education Training Act, Cap. 82 to contribute to SDL. During the year, the Agency contributed TZS 26,729,878.44 to the Tax authority as Skills Development Levy

Value Added Tax

During the year, revenue, expenses, and assets are recognised net of the amount of value added tax, except:

- Where the value added tax incurred on a purchase of assets or services is not recoverable from the Tax Authority, in which case the value added tax is recognised

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

as part of the cost of acquisition of the assets or as part of the expense item as applicable.

- During the year, the Agency filed a return and paid to the Tax Authority TZS 516,356,106.03 concerning VAT.
- Receivables and payables that are stated with the amount of value-added tax included.

NOTE 8 COMPARATIVE FIGURES

Previous year's figures have been regrouped wherever considered necessary in order to facilitate comparability with current year's figures.

NOTE 9. REVENUE

Note 9.1 Revenue Grants - Revenue from Non-Exchange Transactions

Note 9.1.1 Recurrent Grants - Personal Emoluments

During the financial year 2024/25, the Agency received Personal Emoluments (PE) amounting to TZS 8,084,601,225.92 from the Ministry of Works (MoW).

At the beginning of the year, there was a deferred Personal Emoluments grant of TZS 63,603,468.83 as an unamortised balance. When combined with the current year's receipts, the total available funds for PE amounted to TZS 8,148,204,694.75.

The Agency disbursed TZS 8,131,002,466.78 to TBA staff during the year. The remaining balance of TZS 17,202,227.97 represents unpaid deductions arising due to various reasons.

	30.06.2025	30.06.2024
Opening Balance	63,603,469	37,554,935
Receipts during the year	8,084,601,226	8,224,589,885
Amortised amount	(8,131,002,467)	(8,198,541,352)
Deferred Grant	17,202,228	63,603,469

Note 9.1.2 Development Grants for construction and rehabilitations

These funds represent the total construction budget allocated to the Agency through subvention or grant funding, provided directly by the Ministry of Works to support the implementation of strategic development projects on its behalf. During the financial year under review, the Agency received TZS 18,230,750,000 for the execution of development projects, including those at Nzuguni, Temeke Kota, and the rehabilitation of houses. Of this amount, the Agency has recognised TZS 8,020,366,351 as Work in Progress (construction) and TZS 4,746,721,162 for rehabilitation activities, totalling TZS 12,767,087,513 for the year.

	30.06.2025	30.06.2024
Opening Balance	2,117,328,523	7,765,286,104

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Received during the year	20,580,686,000	9,550,000,000
Available grants during the year	22,698,014,523	17,315,286,104
Amortised during the year - Rehabilitation	(4,746,721,162)	(6,823,958,372)
Amortised during the year - Construction	(8,020,366,351)	(8,373,999,209)
Total grants amortised during the year	(12,767,087,513)	(15,197,957,581)
Deferred Grant (Closing Balance)	9,930,927,011	2,117,328,523
Total Revenue Grants (9.1.1 & 9.1.2)	20,898,089,979	23,396,498,932

Note 9.2 Revenue from Exchange Transactions

These are revenue recognised as a result of housing provision, consultancy and construction fees by stage of completion and other incomes.

	30.06.2025	30.06.2024
Rent revenue		
Public Rent	5,781,561,140	4,914,810,986
Special Rent	7,109,839,952	5,402,486,397
Total Rent revenue	12,891,401,091	10,317,297,383
Consultancy services	9,120,141,537	4,484,401,909
Total Revenue from Exchange Transactions	22,011,542,629	14,801,699,292

Note 9.2.1 Fees, fines, penalties, and Forfeits

These are sales recognition of Government houses in various parts of the Country, comprising Bunju houses and other houses. During the year Agency recognised sales amounting to TZS 4,729,075,939, as shown below under note 9.2.1.1 and note 9.2.1.2

Note 9.2.1.1 Sales recognition of Bunju Houses

During the year under review, the Agency recognised sales of Bunju houses TZS 2,928,815,454 after meeting recognition criteria under IPSAS 9 - Revenue from Exchange Transaction Paragraph 28 (From current deferred TZS 1,495,661,458 and Current year TZS 1,433,153,997). Also, TZS 1,387,437,199.99 is cash collected during the year under review, and TZS 457,620,500 is prior year collection for current year sales recognised.

The Sales amount of TZS 2,939,059,271 recognised was matched with the cost of TZS 2,671,872,064 incurred to construct the houses recognised during the year under review to meet the matching principle

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Opening balance	9,062,609,004	6,710,398,675
Deferred sales recognised	1,505,905,274	1,173,850,949
Current year Sales Recognised	1,433,153,997	3,464,825,605
Sales recognised during the year	2,939,059,271	4,638,676,554
Cash collected during the year	(1,378,139,762)	(1,488,346,381)
Prior Year Collection	(442,620,500)	(798,119,844)
Termination of Contract Sales of Houses	(209,693,072)	
End balance	9,971,214,940	9,062,609,004

Note 9.2.1.2 Other Government Houses

These are sales of Government houses received by the Agency from the Government in different areas of the country. During the year, the Agency recognised sales of TZS 1,790,016,667

	30.06.2025	30.06.2024
Balance at the beginning	1,077,093,418	1,250,689,511
Current year Sales Recognised	1,790,016,667	1,602,113,670
Sales recognised during the year	1,790,016,667	1,602,113,670
Cash collected during the year	(2,059,660,606)	(1,775,709,763)
End balance	807,449,479	1,077,093,418
Total sales recognised for the year (9.2.1.1 & 9.2.1.2)	4,729,075,937	6,240,790,224
Total Revenue from exchange transactions	26,740,618,566	21,042,489,517

Note 9.3 Other revenue

	30.06.2025	30.06.2024
Construction services	616,054,590	716,077,836
Reimbursable service charge	-	68,948,465
Recovery of advances	-	19,093,103
Proceeds from sales of Assets	-	124,166,500
Proceeds from Nzuguni plots	117,060,000	149,474,450

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Other income	204,772,156	40,457,326
Subtotal other revenue	937,886,746	1,118,217,680

Note 9.3.1 Reversal of Expenses - Provision

	30.06.2025	30.06.2024
Reversal of Expense (Provision)	-	700,000,000
Credit (Reversal)/Loss	100,803,597	1,600,703
Subtotal Reversal of Expenses - Provision	100,803,597	701,600,703
Grand total other revenue	1,038,690,343	1,819,818,384

Note 9.4 Gain on foreign exchange transactions.

During the financial year, the Agency didn't recognise gain on foreign exchange

	30.06.2025	30.06.2024
Gain/(loss) upon settlement of receivable		18,712,088
Gain/(loss) At closing date		560,456,200
Total Gain/(loss)	-	579,168,288

NOTE 10. EXPENSES

These are payments and accruals effected during the financial year under review.

Note 10.1 Wages, Salaries and Employee Benefits

	30.06.2025	30.06.2024
Acting Allowance	-	6,791,267
Casual Labourers	31,088,748	39,844,102
Civil Servants	8,131,002,467	8,198,541,352
Civil Servants Contracts	1,700,238,046	1,487,582,814
Court Attire Allowance	-	-
Electricity	58,825,000	87,823,856
Electricity Allowance	-	-
Extra-Duty	1,700,353,537	1,415,335,493
Facilitation Allowance Expenses - employee	40,014,378	-

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Food and Refreshment	182,584,000	14,885,000
Furniture Expenses	32,000,000	32,000,000
Government Employees Provident Fund (GEPF) Expenses	-	1,171,000
Hardship Allowance	1,278,514,376	1,288,016,375
Honoraria	264,080,000	142,129,000
Housing Allowance Discretionary Expenses	132,000,000	88,000,000
Leave Travel	104,434,400	150,821,616
Moving Expenses	533,158,684	427,384,827
National Health Insurance Schemes (NHIF) Employee Expenses	13,908,208	8,250,800
Outfit Allowance	900,000	2,100,000
Risk Allowance	3,600,000	-
Sitting Allowance	1,100,548,693	390,333,710
Special Allowance	20,112,422	4,290,000
Telephone	300,000	
Telephone Allowance	142,880,000	82,720,000
Water and Waste Disposal	-	-
Transport Allowance	4,097,330	
Workers Compensation Fund - Non-pension benefits (Imputed)	-	4,845,005
Total	15,474,640,289	13,872,866,217

Note 10.2 Use of Goods and Services

	30.06.2025	30.06.2024
Advertising and publication	196,074,358	28,825,646
Advertising and Publication - Communication & Information	84,198,670	1,500,000
Air Travel Tickets Training - Domestic	71,849,355	1,530,200
Air Travel Tickets Training - Foreign	94,761,012	15,470,757
Air Travel Tickets Travel - In - Country	79,725,900	1,989,000
Air Travel Tickets Travel Out Of Country	18,076,350	

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Cleaning Supplies - Use of Goods and Services	1,788,694	1,420,100
Computer Software - Use of goods and Services	-	413,000
Computer Supplies and Accessories	11,645,000	2,823,075
Conference Facilities	81,058,390	22,299,000
Consumable Medical Supplies	219,721	883,000
Courier Services	3,837,000	
Diesel	883,565,493	601,277,178
Drugs and Medicines	1,990,000	4,650,000
Electricity - Utilities, Supplies, and Services	187,859,984	93,914,192
Entertainment - Hospitality Supplies and Services	8,610,000	-
Exhibition, Festivals and Celebrations	134,130,645	71,767,040
Food and Refreshments	428,659,773	56,553,420
Gifts and Prizes	79,140,000	2,600,000
Ground Transport (Bus, Train, Water)	24,409,151	16,332,400
Ground travel (bus, railway, taxi, etc.) Travel - In - Country	102,867,153	30,563,694
Ground travel (bus, railway, taxi, etc.) Travel Out Of Country	8,409,000	
Hiring of Training Facilities	450,000	610,000
Internet and Email connections	35,146,460	29,890,721
Land Rent Expenses	-	-
Mobile Charges	615,512	787,228
Newspapers and Magazines	10,000,000	-
Office Consumables (papers, pencils, pens and stationery)	230,987,564	18,638,711
Outsourcing Costs (includes cleaning and security services)	631,719,623	288,917,615
Per Diem - Domestic	2,614,734,853	2,437,529,096
Per Diem - Foreign	176,255,109	82,976,112
Posts and Telegraphs	10,584,612	9,112,244
Printing and Photocopy paper	17,735,389	196,000

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Printing and Photocopying Costs	5,717,800	4,160,000
Publicity	3,000,000	3,300,000
Remuneration of Instructors	74,469,000	2,640,000
Rent - Housing	-	7,200,000
Rent - Office Accommodation	-	5,400,000
Rent of Booth and Tent Services Expenses	232,960	
Sewage Charges - Utilities, Supplies, and Services	48,619,685	27,320,107
Special Foods (diet food)	28,500,000	7,350,000
Special Uniforms and Clothing	-	7,000,000
Special Women's Clothes	650,000	600,000
Subscription Fees	137,901,000	58,342,000
Telephone Charges (Land Lines)	999,030	35,857,060
Telephone Charges -Utilities, Supplies, and Services	168,583	124,254
Training Allowances	750,000	1,079,750
Training Materials	3,650,000	
Tuition Fees Training - Domestic	375,897,265	169,938,356
Tuition Fees Training - Foreign	12,583,220	35,200,000
Uniforms and Ceremonial Dresses	52,975,400	3,215,174
Upkeep Allowances	6,641,253	11,166,534
Visa Application Fees	445,905	
Water Charges	112,542,510	24,343,092
Wire, Wireless, Telephone, Telex Services and Facsimile	-	100,000
Total	7,096,848,382	4,227,805,757

Note 10.3 Maintenance Expenses

	30.06.2025	30.06.2024
Air conditioners	-	421,900
Cement, Bricks and Building Materials	4,119,470,201	1,324,834,451
Cement, bricks and construction materials	4,235,862,832	-

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Computers, printers, scanners, and other computer-related equipment	5,348,300	1,640,800
Direct labour (contracted or casual hire) - Buildings	20,000,000	-
Direct labour (contracted or casual hire) - Machinery, Equipment and Plant	6,734,137	-
Electrical and Other Cabling Materials - Buildings	5,336,100	270,494,466
Fax machines and other small office equipment	-	-
Metal Fence and Posts - Buildings	-	-
Motor Vehicles and Watercraft	29,916,474	23,634,348
Oil and grease	-	100,000
Outsource maintenance contract services - Buildings	60,489,176	1,403,000
Outsource maintenance contract services - Machinery, Equipment and Plant	267,972,618	226,122,490
Outsource maintenance contract services - Office Equipment and Appliances	35,085,474	83,631,966
Outsource maintenance contract services - Roads and Bridges	1,675,000	-
Outsource maintenance contract services - Vehicles and Transportation Equipment	1,415,000	-
Paint and Weather Protection Coatings	1,673,500	-
Photocopiers	-	1,534,000
Photographic and survey equipment	5,760,000	-
Plumbing Supplies and Fixtures	83,474,250	252,762,500
Repair and Maintenance of Sewerage System	-	349,700
Small tools and implements - Buildings	150,000	-
Spare Parts - Vehicles and Transportation Equipment	2,400,000	-
Telephones and Office PABX systems	1,000,000	-
TV sets and Radios	100,000	-

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Tyres and Batteries	57,744,799	-
Wood and Timber Supplies	1,055,000	-
Total	8,942,662,861	2,186,929,621

Note 10.4 Other Expenses

	30.06.2025	30.06.2024
Membership Fees	2,150,000	
Audit fees Expenses	101,632,500	90,596,377
Bank Charges and Commissions	9,000,009	492,108
Burial Expenses	66,476,600	36,626,000
Car Wash	26,516,000	20,313,996
Consultancy fees	-	-
Honorariums (expert opinion)	-	4,164,038
Parastatal Rehabilitation	-	21,900,843
Parking Expenses	21,391,000	16,570,000
Registration Fees Expenses	12,850,000	26,744,123
Security Services	4,820,000	55,843,900
Sundry Expenses	5,217,348	5,196,954
Surveys	20,925,000	20,994,400
Taxes Levied by Another Level of Government	198,618,193	-
Legal fees Expenses	-	227,523,000
Public Procurement Regulatory Authority (PPRA)	100,000	
Engineers Registration Board (ERB) -Ext Bud Cash	8,202,500	
Total	477,899,150	526,965,739

Note 10.5 Grants, Subsidies, and Other Transfer Payments

	30.06.2025	30.06.2024
Contribution to CF (15%)	684,400,000	500,000,000
Total	684,400,000	500,000,000

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

Note 10.6 Social Benefits

	30.06.2025	30.06.2024
Food Security Distribution		500,000
Total	-	500,000.00

Note 10.7 Construction costs for Bunju Houses

These were costs incurred during the construction of Bunju Houses. The construction cost amounting to TZS 2,671,872,064 recognised was matched with sales of TZS 2,939,059,272 recognised during the year under review to meet the matching Concept

	30.06.2025	30.06.2024
Costs for Government Houses sold	2,671,872,064	4,216,978,686

Note 10.8 Loss on disposal

No disposal of assets during the year under review.

	30.06.2025	30.06.2024
Property, Plant and Equipment		17,723,273.55
Total	-	17,723,273.55

Note 10.9 Provision for expected credit losses

An allowance for expected credit loss is determined by reference to payment history against settlement terms. The Agency has a model Governance policy that internally reviews the aged debt using specific criteria in the policy. Trade receivables are generally on 30-day terms. Movements in the provision for impairment of receivables are as below

	30.06.2025	30.06.2024
Trade receivable		
As at 1 July 2024	5,260,543,359	5,143,504,878
Provided in the year trade receivable	762,655,491	117,038,481
Subtotal trade receivable	6,023,198,850	5,260,543,359
Trade receivable Reversal		
As at 1 July 2024	-	-
Credit (Reversal)/Loss	(100,719,740)	-

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Sub Total reversal	(100,719,740)	
Total trade receivable	5,922,479,110	5,260,543,359
Cash and cash equivalents		
As at 1st July	2,161,701	3,762,404
Provided in the year, cash and cash equivalents	(83,857)	(1,600,703)
Total cash and cash equivalents	2,077,844	2,161,701
Total (Receivable + Cash & Cash equivalent)	5,924,556,954	5,262,705,060

Note 10.10 Loss on Foreign Currency Translation

During the financial year, the Agency recognised a loss on foreign exchange as a result of unfavourable exchange rates on receivables from special rented houses of TZS - 22,822,959. The Loss is recognised in the statement of financial performance and the statement of financial position on receivables.

At the start of the financial year, the Agency had outstanding receivables of USD 1,881,225.48 from various customers and managed to collect USD 60,360 out of the outstanding receivables.

	30.06.2025	30.06.2024
Gain/(loss) upon settlement of receivable	360,179	-
Gain/(loss) At closing date	22,462,781	
Foreign Exchange differences (Loss) - Non-Monetary	22,822,959	-

Summary of Gain/(Loss) on foreign currency

Details	At Start of the year	Rent accrued for the year	At settlement date	Gain/(Loss)
A. Upon settlement of Receivable				
Total Receivable (USD)	1,881,225	70,020	60,630	60,630
Exchange rate	2,617.18		2,611.24	(5.94)
Total Receivable (TZS)	4,923,502,316		158,319,335.7	(360,178.6)
B. At closing date				

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

Details	At Start of the year	Rent accrued for the year	At settlement date	Gain/(Loss)
Details	At Start of the year		At closing date	Gain/(Loss)
Total Receivable remained (USD)	1,890,615		1,890,615	1,890,615
Exchange rate	2,617.18		2,605.30	(11.88)
Total Receivable (TZS)	4,948,077,619		4,925,614,838	(22,462,781)
Total Loss on foreign currency translation (TZS)				(22,822,959)

Note 10.11 Loss on Reversal

No loss on reversal of asset during the year under review.

	30.06.2025	30.06.2024
Investment Property		125,853,984.00
Total	-	125,853,984.00

NOTE 11. CASH AND CASH EQUIVALENTS

Cash and cash equivalents comprise cash at banks and cash balances in hand that are held for the purpose of meeting short-term and long-term cash commitments.

At the end of the year, the Agency had a total of USD 13,419.89 exchanged at a rate of 2,591.5941 held at Bank of Tanzania, TZS 14,132,868,732.92 held in various banks and TZS 4,628,901.08 cash held in NMB Imprest Account. The carrying amount of the Agency's cash and cash equivalent were denominated in the respective currencies and presented as net of credit losses, as shown below

	30.06.2025	30.06.2024
Own source Collection Account - BOT	6,954,352,595	1,843,384,823
Own source Collection Account - CRDB	1,880,000	-
Own source Collection Account - NMB	330,000	3,614,000
Own source Collection Account - BOT USD	34,778,908	541,225,854
Tanzania Building Agency sales BOT -TZS	45,950,000	45,950,000
Tanzania Buildings Agency Expenditure - BOT	7,040,998,562	3,159,454,468
Tanzania Building Agency-Imprest Ac	4,628,901	46,580,847

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Recurrent account CRDB - TZS	63,052,537	43,340,355
Tanzania Buildings Agency CRDB - Tower	26,305,040	21,543,540
Expected credit losses (cash and cash equivalents)	(2,077,844)	(2,161,701)
Total Cash and Cash Equivalent	14,170,198,698	5,702,932,186

Below is the historical analysis of ECL movements for cash and cash equivalents

	30.06.2025	30.06.2024
Cash at Bank and on hand	14,172,276,542	5,705,093,887
Expected Credit Loss		
As at 1st July	2,161,701	3,762,404
Provided in the year	(83,857)	(1,600,703)
As at 30 June	2,077,844	2,161,701
Cash as per Statement of Financial Position	14,170,198,698	5,702,932,186

NOTE 12. WORK IN PROGRESS

Work in Progress represents the cost incurred in building projects implemented by the Agency's own source funds and funds from the Ministry of Work and Transport, whose construction is not yet completed.

Work in Progress (WIP), which is an asset category of property and equipment, and Investment Property are stated at cost and are not depreciated. The recognition amount of these WIP is shown under Note 27. WIP depreciation will commence when the assets are ready for their intended use.

Note 12.1 Non-Current Asset (Own Funded)

	30.06.2025	30.06.2024
WIP Opening	10,117,946,201	27,222,727,672
Addition During the year	3,301,946,807	5,502,446,398
Transfer during the year	(285,079,977)	(22,607,227,870)
WIP Closing	13,134,813,031	10,117,946,201

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

Note 12.2 Non-Current Asset (Grant)

	30.06.2025	30.06.2024
WIP Opening	97,088,793,196	95,017,963,227
Addition During the year	12,767,087,513	15,197,957,581
Transfer during the year	(15,330,047,663)	(13,127,127,612)
WIP Closing	94,525,833,045	97,088,793,196
Total Additional WIP (12.1 & 12.2)	16,069,034,319	20,700,403,979
Total transfer during the year	(15,615,127,640)	(35,734,355,482)
Total WIP Closing balance	107,660,646,076	107,206,739,397

NOTE 13. INVENTORY

Inventory comprises completed/Finished houses ready to be sold and stocks of stationery and other consumables that will be expensed in the subsequent year. During the year, the inventory decreased to TZS 5,329,087,947 from TZS 7,827,471,891. Supplies and Consumables change from TZS 167,584,555 to 127,988,064, and the cost of Bunju Houses decreases to TZS 5,201,099,883 from TZS 7,659,887,337 as a result of the cost of sales TZS 2,671,872,065.39 for Bunju Houses transfer after meeting recognition criteria and reversal of Two bunju houses returned by customers, which costs TZS 213,084,611

	30.06.2025	30.06.2024
Completed Bunju Houses	5,201,099,883	7,659,887,337
Supplies and Consumables	127,988,064	167,584,555
Total Inventory	5,329,087,947	7,827,471,891

NOTE 14. TRADE AND OTHER RECEIVABLES

Note 14.1 Current Trade receivables

The receivables of TZS 47,685,314,981 consist of public and special housing provision, consultancy fees, and sales of Government houses exchange transactions. Other receivables of TZS 13,368,225,060 consist of the Agency's own source advances to projects for construction services to various clients, Sales of Government houses to the University of Dodoma located at Mwangaza, Dodoma Region, advances issued to TBA employees, and imprests issued but not retired.

The Trade receivables are stated net of expected credit losses based on the Agency's model governance policy available.

	30.06.2025	30.06.2024
Public Rent Receivables	4,500,730,890	3,691,519,323

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Special Rent Receivables	12,443,628,193	11,735,595,845
Consultancy fee receivables	19,962,291,477	17,197,130,451
Sale of Government House-Bunju (Note 9.2.1.1)	9,971,214,941	9,062,609,004
Other Government Houses (Note 9.2.1.2)	807,449,480	1,077,093,418
Total trade receivables	47,685,314,981	42,763,948,042
Other receivables		-
Debtors - Client works on construction projects	8,679,249,368	9,686,446,767
Mwangaza Houses and Furniture	4,444,679,003	4,444,679,003
Imprest	239,459,112	3,930,300,630
Loan and advances	4,837,576	6,472,358
Total other receivables	13,368,225,060	18,067,898,758
Expected credit losses	(5,922,479,110)	(5,260,543,359)
Total current Trade receivable	55,131,060,931	55,571,303,441

Note 14.2.1 Non-current Trade receivable

These are deferred receivables as a result of sales of houses constructed by the Agency in the Bunju area. The Sales are not recognised in the Statement of Financial Performance as they will be amortised as they fall due. This is according to the Agency's Policy

	30.06.2025	30.06.2024
Remain balance	4,092,853,626	3,155,076,376
Additional new Sales	3,652,528,688	2,111,628,199
Less: Sales Recognised	(2,939,059,271)	(1,173,850,949)
End balance	4,806,323,043	4,092,853,626

Note 14.2.2 Other Government Houses

These are sales of Government houses received by the Agency from the Government in different areas of the country. These Sales are not recognised in

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

the Statement of Financial Performance as they will be amortised as they fall due. This is according to the Agency's Policy

	30.06.2025	30.06.2024
Remain balance	-	-
Additional new Sales	2,335,350,000	-
Less: Sales Recognised	(1,790,016,667)	-
End balance	545,333,333	-
Total Non-current Trade receivable	5,351,656,376	4,092,853,626

NOTE 15. CASH FLOW RECONCILIATION - CASH FLOW GENERATED FROM OPERATIONS

Reconciliation of net cash flows from operating activities to surplus/ (deficit)

	30.06.2025	30.06.2024
Surplus for the Period	6,774,186,618	15,141,286,717
Add/ (Less) Non-Cash Item		
Amortisations of Intangible Assets	4,041,474	4,490,527
Impairment Loss	-	-
Loss on disposal	-	17,723,274
Depreciation of Property, Plant and Equipment	1,598,509,909	1,630,204,736
Depreciation of Investment Property	4,166,859,691	4,269,331,382
Provision for expected credit losses	759,040,003	117,038,481
Reversal of Expenses - Provision	(328,326,597)	(474,077,703)
Gain/ (Loss) on Foreign Currency Translation	22,822,959	(560,456,200)
Loss on Reversal	-	125,853,984
Add/ (Less) Change in Working Capital		
Deferred Income (Capital)	(948,247,155)	1,502,375,713
Deferred Income (Revenue)	8,846,610,590	(5,333,351,461)
Inventories	2,498,383,944	(5,657,848,996)
Other Payments	(14,291,050,296)	(5,576,875,519)
Other Receipts	10,981,630,094	14,136,523,017

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Payables and Accruals	4,214,600,536	(86,398,371)
Prepayments	12,572,153	(25,199,494)
Receivables	440,242,510	(6,050,744,437)
Net Cash Generated from Operations	24,751,876,433	13,179,875,650

NOTE 16. PREPAYMENTS

During the year under review, prepayment comprise of Diesel TZS 18,168,221 for office use

	30.06.2025	30.06.2024
Advance Supplies of goods and services	18,168,221	30,740,374

NOTE 17. DEFERRED INCOME (REVENUE)

Note 17.1 Grants

Note 17.1.1 Development

During the financial year under review, the Agency received TZS 20,580,686,000 for the implementation of development projects, including Magomeni, the construction of Government houses and the rehabilitation of leaders' and residential houses from the Ministry of Works. The Agency recognised deferred revenue of TZS 7,580,991,011 after expenditure of TZS 12,767,087,513.

	30.06.2025	30.06.2024
Opening Balance	2,117,328,523	7,765,286,104
Additional funds received	20,580,686,000	9,550,000,000
Total funds	22,698,014,523	17,315,286,104
Utilized funds	(12,767,087,513)	(15,197,957,581)
Deferred Grant	9,930,927,011	2,117,328,523

Note 17.1.2 Personal Emoluments (PE)

During the financial year under review, the Agency recognised deferred revenue from Personal Emoluments of TZS 17,202,228. The deferred Personal Emoluments will be amortised next year. Refer Note No 9 - Amortisation of Recurrent Grant

	30.06.2025	30.06.2024
Opening Balance	63,603,469	37,554,935
Received during the Year	8,084,601,226	8,224,589,885
Amortised during the Year	(8,131,002,467)	(8,198,541,352)
Deferred Grant	17,202,228	63,603,469

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Total Grant current Liability (Note 17.1.1 & Note 7.1.2)	9,948,129,239	2,180,931,992

Note 17.2 Sales and rehabilitation of houses

Note 17.2.1 Sales of government houses

Deferred revenue comprises sales of Bunju houses and other Government houses. The Agency recognizes 50% sales of Bunju houses during the first year and amortises according to time for other government houses in the statement of financial performance according to Agency policies.

During the year,

(i) Sales of Bunju Houses of TZS 2,939,059,272 were recognised as sales (50% New sales of TZS 1,433,153,997 and from amortised deferred TZS 1,505,905,275). Also, the remaining amount from the first year 50% is recognised in the statement of financial position as receivable in assets and deferred Revenue (Current liability deferred TZS 2,719,099,991 and Non-current liability deferred TZS 2,076,979,262).

(ii) Sales of other Government houses of TZS 2,335,350,000 were recognised as sales. Also, the remaining amount is recognised in the statement of financial position as under non-receivable in asset and deferred Revenue (Current liability deferred TZS 29,333,333 and Non-current liability deferred TZS 516,000,000). The deferred revenue will be amortised every year as they fall due.

Note 17.2.1.1 Sales Bunju houses

	30.06.2025	30.06.2024
Opening Balance-Deferred Revenue	5,100,051,032	3,155,076,376
Additional Sales for the year	2,635,087,493	6,583,651,210
Less: Sales Amortised during the year	(2,939,059,271)	(4,638,676,554)
Less: Advance (Excess amount received as per contract)		(1,017,441,224)
Total deferred sales	4,796,079,254	4,082,609,808
Deferred Revenue- (Non-Current Liability)	2,719,099,992	3,631,445,679
Deferred Revenue- (Current Liability)	2,076,979,262	1,458,361,536

Note 17.2.1.2 Sales of other Government houses

	30.06.2025	30.06.2024
Opening Balance-Deferred Revenue	-	-

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Additional Sales for the year	2,335,350,000	-
Less: Sales Amortised during the year	(1,790,016,667)	-
Total deferred sales	545,333,333	-
Deferred Revenue-(Non-Current Liability)	29,333,333	-
Deferred Revenue- (Current Liability)	516,000,000	-

Note 17.2.2 Rehabilitation of Rented Houses

According to TBA Accounting Manual (Para 4.4.3.1.3), the Agency may allow the tenant to renovate, repair or modify Agency-owned estates by using tenant funds (See Note 4.2.1. rental Income). The Agency amortises the amount used by tenants to rehabilitate the rented house every financial year.

During the year, the Agency recognised TZS 178,548,184 as public rent (TZS 158,029,471 from the last financial year as current liability and TZS 20,518,713 as current year). Current liability (deferred) recognised TZS 102,825,088, and TZS 412,805,673 as non-current deferred liability. The amount of TZS 58,108,998 was expensed in Favour of recognition of public rent for the financial year 2024/25.

	30.06.2025	30.06.2024
Opening Balance total deferred revenue (rented)	636,069,946	779,867,486
Add: Rehabilitated houses during the year	58,108,998	21,900,843
Less: Rent recognised during the year	(178,548,184)	(165,698,382)
Total deferred rented houses	515,630,761	636,069,946
Deferred Revenue - (Non-Current Liability)	412,805,673	478,040,475
Deferred Revenue - (Current Liability)	102,825,088	158,029,471
Total Deferred Income (Revenue) Non-current - Note 17.2.1 & Note 17.2.2	3,161,238,998	4,109,486,153
Total Deferred Income (Revenue) current - Note 17.2.1 & Note 17.2.2	2,695,804,350	1,616,391,006
Total Deferred Income (Revenue) current - Note 17.1 & Note 17.2	12,643,933,589	3,797,322,999

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

NOTE 18. DEPOSITS

Note 18.1 Client deposit for the construction of Government houses.

These are deposits for the construction of Government houses in Tanzania. The Agency enter into contracts with various Government Institutions to build various projects every Financial Year through the Department of Construction. During the year, the Agency continued the construction of ongoing projects and new projects, and as at 30th June 2024, the Agency remain with the amount of TZS 1,246,591,767.43 and unretired Imprest of TZS 188,857,700 in favour of construction activities

	30.06.2025	30.06.2024
Opening balance	3,326,626,788	3,438,004,026
Client deposit for the construction of Houses	10,012,306,503	13,954,203,017
Total funds	13,338,933,291	17,392,207,043
Utilised fund (Monetary & Non-Monetary)	(11,903,483,824)	(14,065,580,255)
		-
Balance	1,435,449,467	3,326,626,788

Note 18.2 Customer deposit

The Agency receives funds for the purchase of Government houses at Bunju area, Magomeni area, other Government Houses and other deposits (Other deposits include Key deposit, Service charge, and Broker commission). For the amount to be treated as Sales, they have to meet recognition criteria. The funds deposited by various customers are treated in the Financial Statements as down payments due to failure to meet recognition criteria under IPSAS 9 - Revenue from Exchange Transactions, paragraphs 28 - 30

	30.06.2025	30.06.2024
At the Beginning	1,005,990,874	1,621,790,718
Collected for bunju houses	21,900,000	119,660,000
Collected for Magomeni houses	141,212,505	39,110,000
Other deposit (Key deposit, Service charge, Broker commission)	806,211,086	23,550,000
Refunded during the year	(5,000,000)	-
Total payable	1,970,314,464	1,804,110,718
Sales recognition	(442,620,500)	(798,119,844)
Total Customer Deposits	1,527,693,964	1,005,990,874
Total Deposit (Note 18.1 & Note 18.2)	2,963,143,432	4,332,617,662

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

NOTE 19. PAYABLES AND ACCRUALS

These are current and non-current obligations that arose from the operating activities of the Agency. Other expenses include Security Service, Telephone charge -Mobile and Internet and mail connections recognised as creditors and advertising and publication costs as payment of creditors during the year.

CATEGORIES	30.06.2025	30.06.2024
a) Sundry Creditors		
Wages, salaries, and employee benefits	78,545,719	19,002,679
Use of Goods and Service	382,086,534	382,086,534
Maintenance expenses	4,130,390,406	87,043,242
Other expenses	163,920,194	36,059,862
b) Bunju Claims to be refunded	181,333,675	181,333,675
c) Construction goods and services	2,130,779,516	2,146,929,516
Total Trade and Other Payables	7,067,056,043	2,833,059,908

NOTE 20. PROVISIONS

During the financial year, the Agency has provided for liability due to probable cash outflow concerns regarding the NASACO buildings.

	30.06.2025	30.06.2024
Other Expenses (Legal fees Expenses)		227,523,000
NASACO Building	591,000,000	591,000,000
Total Provision	591,000,000	818,523,000

NOTE 21. TAXPAYER'S FUND

	30.06.2025	30.06.2024
At the start of the year	376,135,047,532	376,135,047,532
Additions		-
At the end of the year	376,135,047,532	376,135,047,532

NOTE 22. ACCUMULATED SURPLUS

During the year, the Agency recognizes surplus of TZS 6,774,186,618

	30.06.2025	30.06.2024
At the start of the year	308,452,405,229	293,311,118,512
Surplus for the period	6,774,186,618	15,141,286,717
Retained Earnings at the end	315,226,591,848	308,452,405,229

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

NOTE 23. RECEIPTS

Note 23.1 - Revenue Grants

	30.06.2025	30.06.2024
Development funds received	20,580,686,000	9,550,000,000
Recurrent Grant received	8,084,601,226	8,224,589,885
Total receipts from Grants	28,665,287,226	17,774,589,885

Note 23.2 - Revenue from Exchange Transactions

	30.06.2025	30.06.2024
Public rent	4,793,801,390	4,538,586,472
Special Rent	6,378,984,644	5,069,558,975
Consultancy services	6,354,980,512	5,176,998,981
Receipts from Sales of Government Houses	2,059,660,606	1,775,709,763
Sale of Bunju houses	1,378,139,762	1,488,346,381
Total receipts from exchange transactions	20,965,566,914	18,049,200,572

Note 23.3 Other Revenue

	30.06.2025	30.06.2024
Receipts from Construction Services	616,054,590	716,077,836
Other income	323,219,937	277,973,344
Total receipts from other revenue	939,274,527	994,051,180

Note 23.4 Other Receipts

	30.06.2025	30.06.2024
Clients - contract works	10,012,306,503	13,954,203,017
Down payment for the purchase of houses and key deposit	969,323,591	182,320,000
Total receipts from other receipts	10,981,630,094	14,136,523,017

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

NOTE 24. REVENUE AND PAYMENTS RECONCILIATION REVENUE

Note 24.1 - Revenue Grants

	30.06.2025	30.06.2024
Reported in the Statement of Financial Performance	20,898,089,979	23,396,498,932
Add: Closing deferred (Note 17.1)	9,948,129,239	2,180,931,992
Less: Non-cash grant (Note 9.1.3)	-	-
Opening deferred (Note 17.1)	(2,180,931,992)	(7,802,841,039)
Revenue Grants cash inflow	28,665,287,226	17,774,589,885

Note 24.2 - Revenue from Exchange Transactions

	30.06.2025	30.06.2024
Reported in the Statement of Financial Performance	26,740,618,566	21,042,489,517
Add: Opening Receivable (Note 14.1)	42,763,948,042	40,199,999,188
Change in Non-cash - Gain/(Loss) foreign exchange (Note 9.5)	(22,822,959)	534,478,135
Less: Non-cash - rehabilitation (Note 17.2.2)	(178,548,184)	(165,698,382)
Change in Non-cash - Prior year collection (Note 9.2.1.1)	(442,620,500)	(798,119,844)
Change in Non-cash - Reversal for sales of houses (Note 9.2.1.1)	(209,693,072)	
Closing Receivable (Note 14.1)	(47,685,314,981)	(42,763,948,042)
Revenue from Exchange Transactions cash inflow	20,965,566,912	18,049,200,571

Note 24.3 Other Revenue

	30.06.2025	30.06.2024
Reported in the Statement of Financial Performance	1,038,690,343	1,819,818,384
Loan and advances	1,634,782	
Less: Proceeds from Sale of Asset (Note 9.3)		(124,166,500)
Reversal of Expense Provision (Note 9.3.1)	(100,803,597)	(701,600,703)
Reversal for sales of houses (Note 9.2.1.1)	(247,000)	

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Other Revenue cash inflow	939,274,527	994,051,180

Note 24.4 Other Receipts

	30.06.2025	30.06.2024
Deposit utilised during the year (Note 18)	11,924,633,824	14,049,430,255
Add: Closing deposit (Note 18)	2,963,143,432	4,348,767,662
Non-cash - Sales recognised (Note 18)	442,620,500	798,119,844
Less: Opening balance (Note 18)	(4,348,767,662)	(5,059,794,744)
Other Receipts cash inflow	10,981,630,094	14,136,523,017

PAYMENTS

Note 24.5 - Wages, Salaries and Employee Benefits

	30.06.2025	30.06.2024
Reported in the Statement of Financial Performance	15,474,640,289	13,869,620,617
Add: Opening payables (Note 19)	19,002,679	15,757,079
Less: Closing payables (Note 19)	(78,545,719)	(19,002,679)
Wages, Salaries and Employee Benefits cash outflow	15,415,097,248	13,869,620,617

Note 24.6 -Use of Goods and Services

	30.06.2025	30.06.2024
As per the Statement of Financial Performance	7,096,848,382	4,227,805,757
Add: Closing Prepayment (Note 16)	18,168,221	30,740,374
Closing Inventory (Note 13)	127,988,064	167,584,555
Opening payables (Note 19)	382,086,534	377,967,334
Closing Imprest (Note 14.1)	50,601,412	2,070,169,365
Less: Opening Prepayment (Note 16)	(30,740,374)	(5,540,881)
Opening Inventories (Note 13)	(167,584,555)	(73,842,385)
Closing payables (Note 19)	(382,086,534)	(382,086,534)

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025	30.06.2024
Opening Imprest (Note 14.1)	(2,070,169,365)	(600,656,601)
Use of Goods and Services cash outflow	5,025,111,786	5,812,140,984

Note 24.7 - Social Benefits

	30.06.2025	30.06.2024
Reported in the Statement of Financial Performance		500,000
Add: Opening payables (Note 19)		-
Less: Closing payables (Note 19)		-
Social Benefits cash outflow	-	500,000

Note 24.8 - Other Transfer Payments

	30.06.2025	30.06.2024
Reported in the Statement of Financial Performance	684,400,000	500,000,000
Add: Opening payables (Note 19)		-
Less: Closing payables (Note 19)		-
Other transfer payments cash outflow	684,400,000	500,000,000

Note 24.9 - Other Expenses

	30.06.2025	30.06.2024
Reported in the Statement of Financial Performance	477,899,150	526,965,739
Add: Opening payables (Note 19)	36,059,862	36,059,862
Open Provision (Note 20)	227,523,000	
Closing Imprest (Note 14.1)		50,263,220
Less: Closing payables (Note 19)	(163,920,194)	(36,059,862)
Closing Provision (Note 20)		(227,523,000)
Opening Imprest (Note 14.1)	(50,263,220)	
Rehabilitation (Note 17.2.2)		(21,900,843)
Other expenses cash outflow	527,298,598	327,805,116

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

Note 24.10 - Maintenance Expenses

	30.06.2025	30.06.2024
Reported in the Statement of Financial Performance	8,942,662,861	2,186,929,621
Add: Opening payables (Note 19)	87,043,242	87,043,242
Closing Imprest (Note 14.1)	-	115,089,300
Less: Closing payables (Note 19)	(4,105,937,406)	(87,043,242)
Termination of Contract Sales of Houses	(21,308,461)	
Opening Imprest (Note 14.1)	(115,089,300)	(891,718,826)
Rehabilitation (Note 17.2.2)	(58,108,998)	
Maintenance Expenses cash outflow	4,729,261,938	1,410,300,095

Note 24.11 Other Payments

	30.06.2025	30.06.2024
Client Deposit received during the year (Note 18)	10,981,630,094	14,136,523,017
Add: Opening balance (Note 18)	4,332,617,662	5,059,794,744
Opening payable Construction (Note 19)	2,146,929,516	2,192,803,487
Opening payable Bunju refund (Note 19)	181,333,675	229,222,875
Closing Imprest (Note 14.1)	188,857,700	1,694,778,766
Less: Closing balance deposit (Note 18)	(2,963,143,432)	(4,348,767,662)
Non-cash - Sales recognised (Note 18)	(442,620,500)	(798,119,844)
Closing payable Construction (Note 19)	(2,130,779,516)	(2,130,779,516)
Closing payable Bunju refund (Note 19)	(181,333,675)	(181,333,675)
Open Imprest (Note 14.1)	(1,694,778,766)	
Other payments cash outflow	10,418,712,758	15,854,122,192

Note 24.12 - Investing Activities

	30.06.2025	30.06.2024
Proceeds from Sale of Asset (Note 9.3)	-	124,166,500
Investing Activities cash outflow	-	124,166,500.00

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

NOTE 25. RELATED PARTY TRANSACTIONS

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions.

25.1 During the period under review, the Agency had both operating and/or financial relationships with several Government entities, including Ministry of Work, Treasury Registrar and Ministry of Finance, the Architects and Quantity Surveyors Registration Board (AQRB), the Engineers Registration Board (ERB), Contractors Registration Board (CRB), Government Procurement Services Agency (GPSA), etc.

During the reporting period under review, the Agency received a total of TZS 32,252,480,642.61 from various Government institutions and disbursed TZS 5,900,161,673.66 to other Government Institutions. A detailed breakdown of the Government entities involved in these transactions is provided in Note 28.

Government Grant Received from the Ministry of Work in the year:

	30.06.2025	30.06.2024
Personnel Emoluments	8,084,601,226	8,224,589,885
Development	20,580,686,000	9,550,000,000
Total	28,665,287,226	17,774,589,885

Treasury Registrar

	30.06.2025	30.06.2024
Contribution to Consolidated Fund (15%)	684,400,000	500,000,000
Total	684,400,000	500,000,000

25.2 Individuals owning, directly or indirectly, an Interest with the Agency that gives them significant Influence over the Agency.

The Agency classifies its key management personnel into two classes:

i. Ministerial Advisory Board (MAB)

Ministerial Advisory Board members are paid an annual director's fee as per the President's Office Public Service Management and Good Governance guideline with Ref. No. CAC.17/228/01 "C"/27 dated 17 April 2023, the Chairman of the Board is paid an annual fee of TZS 7,000,000, the Secretary is paid TZS 6,000,000 and TZS 5,000,000 for each member of the Board.

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

	30.06.2025		30.06.2024	
	No. of persons	Amount	No. of persons	Amount
Chairman	1	7,000,000	1	7,000,000
Secretary	1	6,000,000	1	6,000,000
Members	4	20,000,000	4	20,000,000
Total		33,000,000		33,000,000

ii. **Key Management personnel**

Key Management personnel are employed as employees of the Agency, on permanent and pensionable employment terms. The Key Management Personnel had no loans with the Agency. The remuneration paid, Contribution to post employment Benefit plan and other allowances of key management personnel are presented below:

	30.06.2025	30.06.2024
Key Management Personnel Emoluments	1,774,946,700	1,879,827,340
Contribution to post employment Benefit plan	266,242,005	281,974,101
Other Emoluments	568,147,500	559,657,813
Total	2,609,336,205	2,721,459,254
Number of Key Management Personnel	51	51

NOTE 26. INFORMATION ON BUDGET PERFORMANCE

IPSAS 24 requires a public sector entity that is required or elects to make publicly available its approved budget to present budgetary information covering classification and basis adopted in the approved budget, budget period covered, and material difference (variances) between the final budget amount and actual amounts during the year for both revenue and expenditure.

Note 26.1 Budgetary basis.

The budget for the financial year 2024/25 is based on the TBA Rolling Strategic Plan, operational policies, and relevant Government Circulars. It was also prepared in line with the Medium-Term Expenditure Framework (MTEF) as one of the requirements of the Government Budget Guidelines for the preparation of the budget.

Note 26.2 Budgetary period covered.

The budget for financial year 2024/25 covered a 12 months period starting 1 July 2024 to 30 June 2025.

Note 26.3 Explanation for Material Variances

During the implementation of the approved budget for the financial year 2024/25, the Agency noted some material variances (above or below 10%) against its revenue and expenditure budget. Explanation on such variances is given below.

Note 26.4 Revenue from Exchange Transactions

During the year ended 30 June 2025, the Agency collected TZS 20,965,566,914 on rented houses, Sales of Government houses and consultancy fees, compared to TZS 29,574,440,476 budgeted, equivalent to 71%. The decrease of TZS 8,608,873,562 was mainly caused by the Agency acquiring fewer consultancy projects compared to the previous years.

Note 26.5 Other revenue

During the year ended 30 June 2025, the Agency earned TZS 939,274,527 from Construction Works and miscellaneous revenue, equivalent to 7% less compared to TZS 13,977,609,052 that was budgeted. The Agency during the year had few construction projects compared to the previous years, hence the major change.

Note 26.6 Other receipts

During the year ended 30 June 2025, the Agency received TZS 10,981,630,094 from Contract works - Clients, Key deposits and Receipt from Sales of Commercial Houses (Down payment). These funds are not budgeted in the Agency budget and are neither considered as the Agency's fund nor the Agency's Projects, which is why neither fund from this category has been estimated in the Agency's budget

Note 26.7 Revenue Grants

During the year ended 30 June 2025, the Agency received TZS 28,665,287,226 on Development Grants and Personal emoluments compared to TZS 34,220,587,000 budgeted, equivalent to 84%. The decrease of TZS 7,905,235,774 was caused by the under-release of development funds by the Government.

Note 26.8 Wages, salaries and employee benefits.

During the year ended 30 June 2025, the Agency incurred TZS 15,415,097,248 as Wages, salaries, and employee benefits, equivalent to 90% of the budgeted amount TZS 17,064,136,926. The difference of TZS 1,649,039,678 was mainly caused by the under collection of revenue.

Note 26.9 Use of Goods and Services.

During the year ended 30 June 2024, the Agency incurred TZS 5,025,111,786 as Supplies and consumables, equivalent to 52% of the budgeted amount TZS 9,722,087,846. The decrease in expenditure was mainly caused by the Agency's fewer projects during the year.

Note 26.10 Other Expenses

During the year ended 30 June 2024, the Agency incurred TZS 527,298,598 as other expenses, equivalent to 13% of the budgeted amount TZS 3,968,838,719. The decrease in expenditure was due to management initiatives to cut costs.

Note 26.11 Other Payments

During the year ended 30 June 2025, the Agency incurred TZS 10,418,712,758 as Contract works from clients. These funds are not budgeted in the Agency budget and are neither considered as the Agency's fund nor the Agency's projects. That is why neither fund from this category has been estimated in the Agency's budget.

Note 26.12 Development Grants

During the year ended 30 June 2024, the Agency incurred TZS 12,767,087,513 as Development - Grant, equivalent to 48% of the budgeted amount TZS 26,762,580,000. The decrease in expenditure was mainly caused by fewer development grants received during the year.

Note 26.13 Maintenance expenses

During the year ended 30 June 2024, the Agency incurred TZS 4,729,261,938 as Maintenance expenses, to 313% of the budgeted amount of TZS 1,512,240,047.

Note 26.14 Reconciliation of Cash Flow and Budget

The Government, through circular No. 07 of 2020/21, adopted reconciliation of actual amount on comparable bases between the statement of comparison of budget and actual amounts and the cash flow statement as per the requirement of IPSAS 24 Para 47.

The analysis of the reconciliation of the statement of comparison of budget and actual amounts and the statement of cash flows is detailed in Table 26 below.

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

Table 28: Reconciliation of Statement of Comparison of Budget and Actual Amounts and Statement of Cash Flows.

Description	Operating	Financing	Investing	Total
Actual Amount on a comparable basis as presented in the statement of comparisons of the Budget and Actual	24,751,876,433	-	(16,284,693,779)	8,467,182,654
Basis Differences	-	-	-	-
Timing Differences	-	-	-	-
Entity Differences	-	-	-	-
Actual Amount in the Statement of Cash Flows	24,751,876,433	-	(16,284,693,779)	8,467,182,654

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

NOTE 27. SUMMARY OF MOVEMENTS ON ASSETS

During the year under review, the Agency acquired assets from its own source funds of TZS 215,709,459. Also, Investment Property Agency recognises TZS 15,615,127,640 from capitalised costs after completion of construction and rehabilitation of the Agency's buildings.

27.1 PROPERTY, PLANT AND EQUIPMENT

Asset Class	Cost as at 01 July 2024	Cost		Total cost as at 01/7/2024	Accumulated Depreciation and Impairment at 01/7/2024	Depreciation for the year	Total Acc. Depreciation & Impairment at 30 June, 2025	Carrying amount as at 30/6/2025
		Additions (Monetary)	Additions (Non-Monetary)					
Land	8,216,429,657	-	-	8,216,429,657	-	-	-	8,216,429,657
Buildings	59,101,983,892		5,286,851,600	64,388,835,492	11,599,878,818	1,075,937,009	12,675,815,827	51,713,019,665
Motorvehicles	6,454,830,665	-	-	6,454,830,665	5,638,973,350	106,678,789	5,745,652,139	709,178,526
Plants and Machinery	3,149,838,943	-	-	3,149,838,943	2,090,809,206	109,792,233	2,200,601,439	949,237,504
Furniture and Fixtures	2,233,063,307	19,002,156	-	2,252,065,463	1,960,340,736	40,717,884	2,001,058,620	251,006,843
Equipment	3,335,419,859	55,918,303	-	3,391,338,162	1,732,804,246	230,851,696	1,963,655,942	1,427,682,221
Computer Equipment	1,147,645,121	140,739,000	-	1,288,384,121	961,354,080	34,532,299	995,886,379	292,497,742
TOTAL	83,639,211,444	215,659,459	5,286,851,600	89,141,722,504	23,984,160,437	1,598,509,909	25,582,670,346	63,559,052,158

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

Note 27. Summary of movement on Assets (Continues)

Asset Class	Cost as at 01 July 2024	Cost		Disposed Cost	Total cost as at 30/6/2024	Accumulated Depreciation and Impairment	Depreciation for the year	Acc Depreciation Disposed	Total Acc. Depreciation & Impairment at 30 June, 2024	Carrying amount as at 30/6/2024
		Additions (Monetary)	Additions (Non-Monetary)							
Land	8,216,429,657	-	-	-	8,216,429,657	-	-	-	-	8,216,429,657
Buildings	59,101,983,891	-	-	-	59,101,983,891	10,576,865,784	1,023,013,032	-	11,599,878,816	47,502,105,075
Motorvehicles	7,240,432,160	-	-	(785,601,494)	6,454,830,665	6,270,053,018	135,532,323	(766,611,991)	5,638,973,350	815,857,316
Plants and Machinery	3,273,487,271	-	-	(123,648,328)	3,149,838,943	2,079,977,641	117,166,602	(106,335,037)	2,090,809,206	1,059,029,737
Furniture and Fixtures	2,432,363,404	19,236,000	-	(218,536,097)	2,233,063,307	2,111,005,648	53,422,962	(204,087,873)	1,960,340,736	272,722,571
Office Equipment	3,612,350,469	2,867,000	-	(279,797,611)	3,335,419,859	1,653,898,878	275,154,329	(196,248,961)	1,732,804,246	1,602,615,612
Computer Equipment	1,359,294,574	21,214,992	-	(232,064,445)	1,147,645,121	1,160,614,330	25,915,489	(225,175,739)	961,354,080	186,291,041
TOTAL	85,236,341,426	43,317,992	-	(1,640,447,975)	83,639,211,443	23,852,415,300	1,630,204,736	(1,498,459,601)	23,984,160,435	59,655,051,008

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

27.2 INVESTMENT PROPERTY

Description	Initial Cost	Additions		Transfer	Total cost as at 01/7/2024	Acc. Depreciation & Impairment at 01 Jul, 2024	Depreciation for the year	Total Acc. Depreciation & Impairment at	Carrying amount as at 30/6/2025
		Monetary	Non Monetary						
Land	298,690,132,016	-	-		298,690,132,016	-		-	298,690,132,016
Buildings	180,338,563,354		10,328,276,040		190,666,839,394	18,658,343,953	4,166,859,691	22,825,203,643	167,841,635,751
Total June 2024	479,028,695,370	-	10,328,276,040		489,356,971,410	18,658,343,953	4,166,859,691	22,825,203,643	466,531,767,767
Work In Progress	107,206,739,397	16,069,034,319		(15,615,127,640)	107,660,646,076			-	107,660,646,076

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

Note 27. Summary of Movements on Assets (Continues)

2023/2024 - INVESTMENT PROPERTY										
Description	Initial Cost	Additions		Transfer	Disposed Cost	Total cost as at 30/6/2023	Acc. Depreciation & Impairment at 01 Jul, 2022	Depreciation for the year	Total Acc. Depreciation & Impairment at	Carrying amount as at 30/6/2024
		Monetary	Non Monetary							
Land	298,690,132,016	-	-	-	-	298,690,132,016	-	-	-	298,690,132,016
Buildings	154,385,293,386	-	25,953,269,970	-	-	180,338,563,355	14,389,012,572	4,269,331,382	18,658,343,955	161,680,219,401
Total June 2024	453,075,425,402	-	25,953,269,970	-	-	479,028,695,371	14,389,012,572	4,269,331,382	18,658,343,955	460,370,351,417
Work in Progress	122,240,690,900	20,700,403,979	-	(35,734,355,482)	-	107,206,739,397	-	-	-	107,206,739,397

27.3 INTANGIBLE ASSET

2024/2025										
Description	Initial Cost	Additions		Transfer	Disposed Cost	Total cost as at 30/6/2025	Acc. Amortization & Impairment at 01 Jul, 2024	Amortization for the year	Total Acc. Amortization & Impairment at 30 June, 2025	Carrying amount as at 30/6/2025
		Monetary	Non Monetary							
Software	419,813,529	-	-	-	-	419,813,529	379,398,787	4,041,474	383,440,261	36,373,268
Total June 2025	419,813,529	-	-	-	-	419,813,529	379,398,787	4,041,474	383,440,261	36,373,268
2023/2024										
Description	Initial Cost	Additions		Transfer	Disposed Cost	Total cost as at 30/6/2024	Acc. Amortization & Impairment at 01 Jul, 2023	Amortization for the year	Total Acc. Amortization & Impairment at	Carrying amount as at 30/6/2024
		Monetary	Non Monetary							
Software	379,501,529	40,312,000	-	-	-	419,813,529	374,908,260	4,490,527	379,398,787	40,414,742
Total June 2024	379,501,529	40,312,000	-	-	-	419,813,529	374,908,260	4,490,527	379,398,787	40,414,742
TOTAL 2024/2025	563,213,574,328	215,709,459	15,615,127,640	-	-	579,044,411,427	43,021,903,177	5,710,642,287	48,732,545,464	530,311,865,963
TOTAL 2023/2024	538,691,266,356	83,629,992	25,953,269,970	(1,640,447,975)	563,087,720,344	38,616,336,132	43,021,903,177	48,732,545,464	43,021,903,176	520,065,817,167

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

NOTE 28. LIST OF TRANSACTIONS/ BALANCES WITH OTHER GOVERNMENT ENTITIES FOR THE YEAR ENDED 30 JUNE 2025

The Agency has received TZS 32,252,480,642.61 from Government entities as follows;

S/No	Name	Service	Amount
1	Co-Operative Audit and Supervision Co-Operation (COASCO)	Rent	6,500,000.00
2	Land Transport Regulatory Authority-Dar Es Salaam	Rent	30,690,000.00
3	Cashew-nut Board of Tanzania	Rent	7,000,000.00
4	Deposit Insurance Board	Rent	9,912,000.00
5	Lindi Regional Prisons	Rent	2,000,000.00
6	District Executive Director- Nachingwea	Rent	535,000.00
7	Drug Control and Enforcement Authority	Rent	9,000,000.00
8	Executive Director Sokoine Hospital - Sokoine	Rent	200,000.00
9	High Court of Tanzania	Rent	42,000,000.00
10	Judiciary of Tanzania	Rent	1,300,000.00
11	Kigoma Regional Mining Office	Rent	1,800,000.00
12	Ministry of Constitutional and Legal Affairs	Rent	27,400,000.00
13	Ministry of Minerals	Rent	110,124,000.00
14	National Examination Council of Tanzania (NECTA)	Rent	12,600,000.00
15	National Identification Authority (NIDA)	Rent	28,513,450.00
16	National Identification Authority (NIDA)-Songwe	Rent	2,160,000.00
17	National Prosecutions Office	Rent	23,500,000.00
18	National Irrigation Commission- NIRC	Rent	3,280,000.00
19	Open University	Rent	11,484,000.00
20	President's Office - Regional Administration and Local Government, Rombo District	Rent	1,526,400.00
21	Prevention and Combating of Corruption Bureau (PCCB)	Rent	184,946,828.61
22	Regional Immigration Officer-Kilimanjaro	Rent	240,000.00
23	Regional Manager (TARURA)-Mwanza	Rent	20,976,128.00
24	Tanga Technical Service Coo. Sociate	Rent	7,020,000.00
25	Tanzania Civil Aviation Authority-Ccc	Rent	44,932,857.50
26	Tanzania Midwives Association (Tama)	Rent	15,000,000.00
27	Tanzania Sisal Board	Rent	2,000,000.00
28	Tanzania Tourist Board (TTB)	Rent	7,800,000.00
29	National Electoral Commission (NEC) of Tanzania	Rent	49,680,000.00
30	Regional Administrative Secretary- Mara	Projects	114,250,058.48
31	Appropriate Technology Training Institute (Atti)	Projects	13,047,717.29
32	Arusha Sub Treasury	Projects	141,255.00

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

S/No	Name	Service	Amount
33	Buchosa District Council	Projects	729,230,421.99
34	Bunda Town Council	Projects	13,394,033.43
35	Business Registration and Licence Agency (BRELA)	Projects	45,518,309.94
36	Butiama District Council	Projects	49,790,463.81
37	Cashew-nut Board of Tanzania (CBT)	Projects	47,046,600.00
38	Chief Court Administrator, Judiciary of Tanzania	Projects	57,717,589.83
39	Chief Executive Officer-GPSA, Dar Es Salaam	Projects	8,445,945.80
40	Chief Executive- Tanzania Electrical, Mechanical and Electronics Services Agency (TEMESA)	Projects	34,277,500.95
41	District Executive Director Ngorongoro	Projects	22,411,497.30
42	District Executive Director Tanganyika	Projects	32,075,148.78
43	District Executive Director-Mbozi	Projects	26,739,823.63
44	District Executive Director-Muleba District	Projects	130,025,500.00
45	District Executive Director Office Itigi	Projects	384,337,896.92
46	District Executive Director, Ileje District Council	Projects	49,669,998.34
47	Government Procurement Services Agency (GPSA)	Projects	212,029,846.48
48	High Court of Tanzania	Projects	28,540,223.43
49	Institute of Rural Development Planning	Projects	64,233,026.36
50	Judiciary of Tanzania	Projects	102,357,020.26
51	Kibong'Oto Infectious Disease Hospital	Projects	184,948,842.77
52	Kilimanjaro Airport Development Company Limited	Projects	553,500.00
53	Kilosa District Council	Projects	869,456,135.47
54	Land Transport Regulatory Authority (LATRA)	Projects	15,519,360.00
55	Lindi Municipal Director	Projects	169,505,734.53
56	Babati Urban Water Supply and Sanitation Authority (BAWASA)	Projects	2,600,000.00
57	Managing Director, Tanzania Broadcasting Cooperation (TBC)	Projects	15,669,123.52
58	Managing Director-Arusha International Conference Centre	Projects	144,866,257.18
59	Medical Officer In charge -Bombo Hospital	Projects	43,066,072.73
60	Medical Officer In charge Katavi	Projects	5,477,755.00
61	Medical Officer In Charge-Ligula Hospital	Projects	7,200,000.00
62	Ministry of Finance a	Projects	111,094,309.20
63	Ministry Of Arts, Culture and Sports	Projects	354,505,113.05
64	Ministry of Constitutional and Legal Affairs	Projects	54,832,452.71
65	Ministry of Health	Projects	983,123,045.72
66	Ministry of Home Affairs	Projects	52,012,687.76
67	Mwalimu Nyerere Memorial Academy	Projects	91,902,584.75

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

S/No	Name	Service	Amount
68	National Food Reserve Agency	Projects	4,239,219.00
69	National Identification Authority	Projects	44,410,127.04
70	National Institute of Transport	Projects	265,979,592.00
71	Njombe Town Council	Projects	7,770,145.50
72	Nzega District Council	Projects	57,544,202.88
73	Permanent Secretary, State House- Chamwino	Projects	707,971,915.28
74	The President's Office, Public Service Management and Good Governance	Projects	605,596,929.70
75	Public Procurement Regulatory Authority	Projects	52,085,990.00
76	Regional Administrative Secretary Iringa	Projects	96,678,819.79
77	Regional Administrative Secretary Njombe	Projects	53,370,797.41
78	Regional Administrative Secretary Rukwa	Projects	453,919,548.96
79	Regional Administrative Secretary Simiyu	Projects	7,069,270.00
80	Regional Administrative Secretary-Katavi	Projects	2,868,641.36
81	Regional Administrative Secretary-Mbozi	Projects	14,966,203.40
82	Regional Administrative Secretary-Pwani	Projects	46,709,771.00
83	Regional Administrative Secretary - Morogoro	Projects	185,883,375.68
84	Regional Administrative Secretary Geita	Projects	336,030,252.56
85	Regional Administrative Secretary Mara	Projects	666,044,414.33
86	Regional Administrative Secretary, Singida	Projects	22,840,000.00
87	Regional Medical Officer Katavi	Projects	10,438,914.14
88	Regional Police Commander-Rukwa	Projects	3,474,270.00
89	Serengeti District Council	Projects	740,000,000.00
90	Sugar Board of Tanzania	Projects	23,404,857.50
91	Tanzania Electrical, Mechanical and Electronics Agency	Projects	68,552,167.17
92	Tanzania Engineering and Manufacturing Design Organisation (TEMDO)	Projects	20,000,000.00
93	Tanzania Forest Services Agency (TFS)	Projects	36,889,617.34
94	Tanzania Government Fright Agency	Projects	53,570,112.00
95	Tanzania Institute of Accountancy	Projects	79,079,597.94
96	Tanzania Meteorological Authority (TMA)	Projects	51,146,631.28
97	Tanzania Official Seed Certification Institute (TOSCI)	Projects	149,409,094.67
98	Tanzania Post Corporation	Projects	4,385,377.07
99	Tanzania Revenue Authority	Projects	197,339,508.26
100	Tanzania Smallholders Tea Development Agency	Projects	76,624,916.95
101	Tanzania Tobacco Board	Projects	181,798,724.93
102	The Law Reform Commission of Tanzania	Projects	1,103,225,125.29
103	The Office of Attorney General	Projects	7,849,784.00

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

S/No	Name	Service	Amount
104	District Commissioner Ushetu District Council	Projects	96,288,889.39
105	Ministry of Works	Grants Development & PE	19,763,533,731.47
Total			32,234,724,051.81

The Agency made payment of TZS 5,900,161,673.66 from Government entities as follows;

S/No	Name	Service	Amount
1	ARCHITECTURAL ASSOCIATION OF TANZANIA	REGISTRATION FEES	11,200,000.00
2	ARCHITECTS AND QUANTITY SURVEYORS' REGISTRATION BOARD	REGISTRATION FEES	68,201,334.80
3	AREPTA	FEES	6,750,000.00
4	BABATI URBAN WATER SUPPLY AND SANITATION AUTHORITY	WATER SERVICE	347,086.50
5	BOT MTWARA SUBTREASURY MISCELLANEOUS DEPOSIT EXPENDITURE ACCOUNT	PARTICIPATION FEE	500,000.00
6	CAG COLLECTION ACCOUNT	FEES	99,965,000.00
7	COMMISSIONER FOR DOMESTIC REVENUE	WITHOLDING TAX	1,248,002,427.08
8	CONTRACTORS REGISTRATION BOARD	REGISTRATION FEES	4,250,000.00
9	CPS MISC DEP EXP ELECTRONIC ACCOUNT	TRAINING FEE	8,000,000.00
10	DAR ES SALAAM INSTITUTE OF TECHNOLOGY	MATERIALS TEST	88,367,061.00
11	DAR ES SALAAM SUB TREASURY DEPOSIT ACCOUNT	CONTRIBUTION FEE	10,000,000.00
12	DAR ES SALAAM WATER AND SEWERAGE AUTHORITY	WATER SERVICE	103,873,581.90
13	DAS SONGEA EXPENDITURE ACCOUNT	PARTICIPATION FEE	250,000.00
14	E GOVERNMENT AGENCY	INTERNET	81,048,133.00
15	ENGINEERS REGISTRATION BOARD	REGISTRATION FEES	86,552,500.00
16	GEPG TEMESA REVENUE ACCOUNT	CAR SERVICES	352,935,537.89
17	GEPG VWAWA MLEWOWSSA	WATER SERVICE	999,945.00

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

S/No	Name	Service	Amount
18	GEPG NHIF COLLECTION ACCOUNT	SALARY DEDUCTION	3,527,400.00
19	GOVERNMENT PROCUREMENT SERVICES AGENCY	FUEL & CONSUMABLE	1,230,449,491.55
20	GOVERNMENT PRINTER REVENUE ACCOUNT	STUMP	390,000.00
21	HIGHER EDUCATION STUDENT'S LOANS BOARD	SALARY DEDUCTION	44,196,754.00
22	KAGERA SUB TREASURY MSC DEP ELECT ACCOUNT	PARTICIPATION FEES	150,000.00
23	KAKONKO DC OWNSOURCE COLLECTION ACCOUNTS	CREDITORS	60,000,000.00
24	KISARAWE DC MISC DEPOSITE	TITLE DEED COST	5,090,000.00
25	KIGOMA URBAN WATER SUPPLY AND SANITATION AUTHORITY	WATER SERVICE	810,940.00
26	LINDI URBAN WATER SUPPLY AND SANITATION AUTHORITY	WATER SERVICE	143,106.40
27	MBEYA URBAN WATER SUPPLY AND SANITATION AUTHORITY	WATER SERVICE	2,152,504.20
28	MCC OWNSOURCE REVENUE AC	FEES	700,000.00
29	MOROGORO URBAN WATER AND SEWERAGE AUTHORITY	WATER SERVICE	800,000.00
30	MINISTRY OF CONSTITUTIONAL AND LEGAL AFFAIRS	REGISTRATION FEES	900,000.00
31	MINISTRY OF CULTURE, ARTS, AND SPORTS EVENT COLLECTION ACCOUNT	FEES	1,500,000.00
32	MINISTRY OF LANDS REVENUE COLLECTION AC	LAND RENT	382,851,664.00
33	MWALIMU JULIUS NYERERE LEADERSHIP SCHOOL	FEES	1,500,000.00
34	Musoma Water Supplies and Sewerage Authority	WATER SERVICE	1,207,290.00
35	MTR MUN COUNCIL OWN SOURCE COLL ACC	BUILDING PERMIT	1,550,000.00
36	NAMANYERE TOWN WATER AUTHORITY	WATER SERVICE	209,079.00
37	NATIONAL CONSTRUCTION COUNCIL	FEES	12,000,000.00
38	NATIONAL ENVIRONMENT MANAGEMENT COUNCIL NEMC	SALARY DEDUCTION	47,000,000.00
39	NATIONAL HEALTH INSURANCE FUND CONTR	SALARY DEDUCTION	62,042,700.00

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

S/No	Name	Service	Amount
40	NATIONAL HOUSING CORPORATION	NOMINAL RENT	10,134,209.32
41	NATIONAL INSTITUTE OF TRANSPORT	FEES	420,000.00
42	NBAA COLLECTION ACCOUNT	REGISTRATION FEES	34,990,000.00
43	NIC GENERAL DEPARTMENT CURRENT ACCOUNT	COVER BOND	56,480,205.56
44	NIMR COLLECTION ACCOUNT	HALL BILL	3,200,000.00
45	PO PSM CPS MISC DEPOSIT EXPENDITURE ACCOUNT	PARTICIPATION FEES	2,000,000.00
46	PRESIDENT'S OFFICE PUBLIC SERVICE RECRUITMENT SECRETARIAT	INTERVIEW COST	5,830,000.00
47	PREVENTION FOR GENDER BASED VIOLENCE	WOMEN'S DAY COST	3,000,000.00
48	PSPTB	FEES	19,800,000.00
49	PSSSF COLLECTION ACCOUNT	SALARY DEDUCTION	302,764,817.58
50	PUBLIC PROCUREMENT REGULATORY AUTHORITY	REGISTRATION FEES	50,250,000.00
51	MINISTRY OF FINANCE (SONGWE SUBTREASURY)	CONTRIBUTION FOR WOMEN DAY	100,000.00
52	SUMBAWANGA URBAN WATER AND SANITATION AUTHORITY	WATER SERVICE	54,000.00
53	TABORA URBAN WATER SUPPLY AND SANITATION AUTHORITY	WATER SERVICE	514,453.60
54	TANGA URBAN WATER SUPPLY AND SANITATION AUTHORITY	WATER SERVICE	794,678.10
55	TANROADS REVENUE COLLECTION ACCOUNT	MATERIALS TEST	31,374,180.00
56	TANZANIA BUREAU OF STANDARDS	MATERIALS TEST	280,000.00
57	TANZANIA BROADCASTING CORPORATION	ADVERTASING	12,110,000.00
58	TANZANIA ELECTRICITY SUPPLY COMPANY LTD	ELECTRICITY	211,533,213.80
59	TANZANIA METEOROLOGICAL AGENCY	FEES	924,500.00
60	TANZANIA POSTS CORPORATION	STAMP & BOX RENT	13,526,900.00
61	TANZANIA PUBLIC SERVICE COLLEGE	FEES	36,740,000.00

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

S/No	Name	Service	Amount
62	TANZANIA RECORDS AND ARCHIVES MANAGEMENT PROFESSIONAL ASSOCIATION	REGISTRATION FEES	23,600,000.00
63	TANZANIA REVENUE AUTHORITY	PAYEE & SDL	56,957,263.58
64	TANZANIA STANDARD NEWSPAPER LTD	ADVERTASING	837,000.00
65	TANZANIA TELECOMMUNICATION CORPORATION	INTERNET	93,820,527.50
66	TANZANIA TRADE DEVELOPMENT AUTHORITY	FEES	52,372,947.72
67	TRADE UNION CONGRESS OF TANZANIA	FEES	100,000.00
68	TANZANIA UNION OF INDUSTRIAL AND COMMERCIAL WORKERS	CONTRIBUTION FOR WORKERS	501,000.00
69	TANZANIA UNION OF GOVERNMENT AND HEALTH EMPLOYEES	CONTRIBUTION	196,200.00
70	TAPSEA	REGISTRATION FEES	13,500,000.00
71	THE INSTITUTE OF INTERNAL AUDITORS TANZANIA LTD	REGISTRATION FEES	6,250,000.00
72	THE INSTITUTION OF ENGINEERS TANZANIA	REGISTRATION FEES	17,003,050.85
73	TOWN PLANNERS' REGISTRATION BOARD ACCOUNT	REGISTRATION FEES	7,000,000.00
74	TRADE UNIONS CONGRESS OF TANZANIA TUCTA	PARTICIPATION FEES	300,000.00
75	TREASURY REGISTRAR	GOVRNMENT CONTRIBUTION	687,900,000.00
76	TUGHE	SALARY DEDUCTION	9,354,800.00
77	TUME YA ULINZI WA TAARIFA BINAFSI	REGISTRATION	1,000,000.00
78	UNIVERSITY OF DAR ES SALAAM	FEES	38,128,000.00
79	WORKERS COMPENSATION FUND	SALARY DEUCTION	6,171,974.25
80	MPANDA WATER SUPPLY AND SANITATION AUTHORITY	WATER SERVICE	150,000.00
81	GEPG BARIADI URBAN WATER AUTHORITY	WATER SERVICE	677,090.07
82	MIRADI MAGEREZA MKOA SIMIYU	PURCHASE OF BLOCKS	3,534,820.00
83	TANZANIA RURAL AND ROADS AGENCY	MATERIALS TEST	2,140,000.00

NOTES TO THE FINANCIAL STATEMENTS CONTINUES

S/No	Name	Service	Amount
84	NDC OWNSOURCE COLLECTION	DEBT REPAYMENT FOR PURCHASE OF BLOCKS	10,500,000.00
85	NJOMBE URBAN WATER SUPPLY AND SANITATION AUTHORITY	WATER SERVICE	140,000.00
86	GEITA COOPERATIVE UNION LIMITED	OFFICE RENT	5,287,173.00
87	GEITA EVENTS AND DEVELOPMENT SUPPORT GEPG ACCOUNT	MINING EXHIBITATIO	10,000,000.00
88	GEITA POLICE CANTEEN	CORPARETIVE SOCIAL RESPONSIBILITY	1,000,000.00
89	GEITA SUBTREASURY MSC DEPOSIT EXP ELECTRONIC ACCOUNT	PARTICIPATION FEE FOR GEITA BONANZA	500,000.00
90	GEITA URBAN WATER SUPPLY AND SANITATION AUTHORITY	WATER SERVICE	883,741.40
91	MOSHI URBAN WATER SUPPLY AND SANITATION AUTHORITY	WATER SERVICE	2,428,835.88
92	DUWASA	WATER SERVICE	3,947,642.63
93	IRINGA URBAN WATER SUPPLY AND SEWERAGE AUTHORITY	WATER SERVICE	575,231.40
94	SUWASA	WATER SERVICE	934,681.10
95	SUMAJKT GUARD LTD	SECURITY SERVICES	12,316,000.00
Total			5,897,242,673.66

NOTE 29. EVENTS AFTER THE REPORTING PERIOD

The Board is not aware of any additional matter or circumstance arising since the end of the reporting period, not otherwise dealt with herein, which significantly affects the financial position of the Agency or the results of its operations or cash flows for the period.