

NATIONAL SOCIAL SECURITY FUND

APPENDIX 3a

RENTAL REVIEW FOR NSSF PROPERTIES

S/N	PROPERTIES	CURRENT MONTHLY RENTAL RATES		PREVAILING MONTHLY RENTAL RATES		PROPOSED MONTHLY RENTAL RATES	
		RENT	SERVICE CHARGE	MARKET RENTS	SERVICE CHARGE	RENT	SERVICE CHARGE
1	DAR ES SALAAM						
	B.W. Mkapa Towers Building						
	Ground Floor	\$ 14	\$ 2	\$ 9 - \$19	\$ 2	\$ 16	\$ 2
	Upper Floors	\$ 10	\$ 3	*	\$ 2	\$ 12	\$ 3
	Top Roof	\$ 20		*	\$ 2	\$25	
	Hotel Apartments	\$65,000	-	N/A		\$65000	-
	Hotel Restaurant	\$ 12	\$2.50			\$ 12	\$ 2.5
	Social Security House	\$ 14	\$ 1.0	\$ 9 - \$19	\$ 2	\$14	\$2.00
	Mwl. Nyerere Pen. Towers	\$ 10	\$2	\$ 9 - \$20	\$ 2	\$ 12	\$2
	NSSF Water Front Buiding						
	Ground Floor	\$ 14	\$ 3.0	\$ 9 - \$20	\$ 2	\$ 15	\$ 3.0
	Upper Floors	\$ 11	\$ 3.0			\$ 12	\$ 3.0
	Functional Hall	TZS 1,800,000				TZS 2,000,000	
	Conference Hall	TZS 2,000,000				TZS 2,000,000	
	NSSF- Parking Tower						
	Shop/office spaces	\$14	\$2	\$ 10 - \$ 20	\$2	\$16	\$2
	Parking slots	\$ 45/slot	N/A	\$ 50 - \$ 75	N/A	\$45	N/A
	Mikocheni Warehouses	TZS 900/m ²	0	TZS 3,300-9,900/m ²	0	TZS 3,000/m ²	0
	Hifadhi Export Processing Zone						
	Office spaces	\$10	\$1	\$ 8 - 12	\$2	\$10	\$2
	Canteen premise	TZS 150,000/premise	\$0	TZS 200,000 - 400,000	\$0	TZS 250,000	\$0
	Godown	\$3.5	\$1	\$ 4 - 6	0	\$4	\$0.5
	Hospital Block on Plot No. 81 & 90/2-ADA Estate	N/A	N/A	\$ 8 - 12	\$2	\$10	\$2
	Property on Plot No.15 Block "B" Matumbi Street-Temeke (Ex-RTC Office Block)	TZS 600,000	N/A	TZS 400,000 - 1,000,000	N/A	TZS 800,000	N/A
Mikocheni Executive Apartments							
2 - Bedrooms	\$944	\$ 50	\$1,000- \$1,500	-	\$1,500	\$ 50	
3 - Bedrooms	\$1,298	\$ 50	\$1,500-\$ 2,000	-	\$1,500	\$ 50	
4- Bedrooms	\$1,711	\$ 50	\$2,500-\$ 3,500	-	\$1,800	\$ 50	
Property on Plot No. 475 Mikocheni	\$1,500		\$2,000 - \$3,000	-	\$2,000	\$ 50	
Property on Plot No. 476 Mikocheni	\$ 1,770		\$2,500- \$3,500	-	\$2,200	\$ 50	
Property on Plot No. 320 Kawe Beach-Kinondoni	TSHs 500,000	N/A	TSHS 500- Tsh 2,500,000	0	Tshs 700,000	0	
Property on Plot No. 9 Kurasini - Temeke	TZS 1,450,000	N/A	TZS 1,000,000 -2,000,000	N/A	TZS 1,450,000	N/A	
Property Plot No.1674 Msasani Peninsula	\$2,000	N/A	\$2,500- \$3,500	-	\$2,000	\$ 50	
Property on Plot No. 366 Regent Estates	TZS 600,000		TZS 800,000 - 1,600,000	-	TZS 1,000,000	0	
NSSF Maissonate Oysterbay on Plo Nos. 1041&1042 Msasani Peninsula							
Property on Plot No. 1027 Msasani Peninsula	\$1,000	N/A	\$1,000 - \$ 1,500	-	\$1,200	N/A	
Property on Plot No. 1027 Msasani Peninsula	\$2,000	N/A	\$2,500- \$3,500		\$2,500	N/A	
Ex-TECCO Flats (Masaki)	Tzs 507,400		TZS 800,000 - 1,600,000		Tshs 900,000	-	
Mbezi Beach Bungalows (Ex-Ladwa)	TZS 250,000	N/A	TZS 300,000 - 450,000	0	Tshs 400,000		
Property on Plot No. 79 Block "F"-Temeke Uwanja wa Taifa	N/A	N/A	TZS 400,000-600,000	N/A	TZS 500,000		
Residential Flat No. 4 on Plot No. 129 Chang'ombe-Temeke	TZS 300,000	N/A	TZS 200,000-400,000	N/A	TZS 400,000	N/A	

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	NSSF Mbezi Flats-Phase I & II						
	Mbezi Phase I-2 Bedrooms	TZS 295,000		Tzs 400,000 - 750,000		TZS 400,000	-
	Mbezi Phase I- 3 Bedrooms	TZS 354,000		Tzs 650,000 - 900,000		TZS 700,000	-
	Mbezi Phase II- 2 Bedrooms	TZS 295,000		Tzs 400,000 - 750,000		TZS 500,000	-
	Mbezi Phase II- 3 Bedrooms	TZS 354,000		Tzs 650,000 - 900,000		TZS 800,000	-
	NSSF Staff House Tabata I						
	Tabata I - 2 Bedrooms	TZS 100,000		TZS 200,000		TZS 250,000	-
	Tabata I - 3 Bedrooms	TZS 150,000		Tzs 2500,000 - Tzs 300,000		TZS 350,000	-
	Bangalows	TZS 200,000		Tzs 250,000- Tzs 400,000		TZS 400,000	-
	NSSF Tabaa II						
	-Type A (Block A, B & C) 2 Bedrooms	TZS 230,000		TZS 350,000 -400,000		TZS 550,000	-
	-Type B (Block D,E,F,G,H & J) 2 Bedrooms	TZS 200,000		TZS 300,000 -400,000		TZS 500,000	-
	-Type C (Block K) 3 Bedrooms	TZS 265,000		Tzs 400,000 - 600,000		Tzs 650,000	-
2 MOSHI							
	NSSF-Kilimanjaro Commercial Building						
	Ground Floor	TZS 5,900		\$ 7 - 8		\$7	-
	Upper Floor	TZS 7,080		\$ 5 - 6		\$5	-
	Residential-2 Bedrooms	TZS 150,000		TZS150,000 - 200,000		TZS 300,000	-
	Residential-3 Bedrooms	TZS 200,000		TZS 200,000 - 250,000		TZS 400,000	-
	Residential House Plot No. 72	TZS 150,000		TZS 200,000 - 250,000		TZS 250,000	-
	Property on Plot No. 7-9 Aga Khan Road-Moshi						
	Ground Floor	N/A	N/A				
	Upper Floor	N/A	N/A				
	Premises for Hotel/Hostel	N/A	N/A				
3 ARUSHA							
	Property on Plot No. 130 & 131 Block No. 21-Kaloleni						
	Ground floor	N/A	-	\$ 10 - 12		\$10	\$ 2
	Upper Floors	N/A	-	\$ 9 - 10		\$9	\$ 2
	Property on Plot No. 1 Block No. 11-Old Moshi Road						
	Ground Floor	N/A	-	\$ 10 - 12		\$10	\$ 2
	Upper Floors	N/A	-	\$ 9 - 10		\$9	\$ 2
	Property on Plot No. 241 - Olorien - Arusha	TZS 150,000	-	TZS 250,000-400,000		TZS 300,000	-
4 IRINGA							
	Gangilonga flats-3 Bedrooms	TZS 350,000	-	TZS 250,000- 800,000		Tshs 600,000	-
	Rest House-Iringa	TZS 230,000		TZS 40,000 - 150,000		TZS 230,000	-
	Godown - Iringa	TZS 60,000		Tzs 400,000 - 850,000		TZS 400,000	-
	Pawaga						
	Office spaces	TZS 6,790		Tzs 4,814 - Tzs 19,200		TZS 7,500	-
	Resintial Flats- 3 B/Rooms	TZS 350,000		Tzs250,000- Tzs800,000		TZS 500,000	-
	Akiba House-Iringa	TZS 6,790		Tzs 4,814 - TZS 19,200		TZS 10,000	TZS 1,500

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5	NJOMBE						
	New NSSF-Njombe Commercial Building						
	Ground Floor	N/A		\$ 8 - \$ 12		\$ 10	\$1
	Upper Floors	N/A		\$ 3.33 - \$ 10		\$ 8	\$1
	Conference	N/A		Tshs 50,000 - 200,000		Tshs 200,000	-
	Old NSSF Office on Plot No. 12 Block "H"	Tzs 8,000/m ²	-	Tzs 5,000 - Tzs 10,000	-	Tzs 9,000/m ²	-
6	MBEYA						
	NSSF Mbeya Office Building	\$ 10		\$ 6- \$14		\$ 12	-
	NSSF Mbozi Office Building						
	Ground Floor	\$ 10	\$ 1	Tzs 1000- Tshs 5,000		\$ 10	\$ 1
	Upper Floors	\$ 10	\$ 1	Tzs 1000- Tshs 5,000		\$ 7	\$ 1
7	SONGEA						
	Akiba House -Office building	Tzs 4,130		Tzs 5,000- Tzs 7,500		Tzs 6,000	-
8	Mtwara						
	Exim Bank	Tzs 3,481,000		Tzs 5,000- Tzs 12,000		Tshs 10,000	-
9	MWANZA						
	New Office Complex- Grd floor	\$ 15	\$ 3	\$ 10 - \$13	\$ 15	\$ 3	-
	Upper floors	\$ 12	\$ 3	\$ 10	\$ 10	\$ 3	-
	Hotel premises	\$45,000	\$ 3	\$ 40,000-50,000		\$45,000	-
	Old Office-Building	\$10	\$2	\$ 8 - 12	\$3	\$10	\$2
	Ex- RTC Flats						
	4 bedroom bungalow	Tzs 180,000	-	Tzs 350,000 - Tzs 700,000	-	Tzs 450,000	-
	3 bedroom bungalow	Tzs 150,000	-	Tzs 200,000 - Tzs 500,000	-	Tzs 300,000	-
	2 bedroom semidetached	Tzs 70,000	-	Tzs 100,000 - Tzs 150,000	-	Tzs 100,000	-
	3 bedroom flat	Tzs 100,000	-	Tzs 200,000 - Tzs 300,000	-	Tzs 250,000	-
10	KAGERA						
	NSSF-Kagera Commercial Complex						
	Office/commercial spaces	\$ 13.5	\$ 1.0	\$ 8 - \$ 10	\$ 1.0	\$ 13.5	\$ 1.0
	Function/seminar rooms	Tshs 800000	0	Tshs 500,000-1,000,000 per occasion		Tzs 500,000	0
11	KAHAMA						
	NSSF-Kahama Commercial Complex						
	Office/commercial spaces	-	-	\$ 10 - \$ 12	\$ 2.0-\$ 3	\$8.00	\$2.00
	Function hall & Restaurant	-	-	Tshs 1,000,000 - Tzs 2,500,000		Tzs 1,500,000	0
12	DODOMA						
	Akiba Office Complex	Tzs 5,310	-	TZS 5,000-16,000/m ²	-	Tzs 8,000	Tshs 2,000
	Rest House - Dodoma			TZS 800,000-1,00,000 per month	0		
	Block of Flats on Plot No. 39-40 Area C-Dodoma	Tzs 141,600	0	Tzs 200,000 - Tzs 400,000	0	Tzs 400,000	\$0
13	TABORA						
	Akiba House Office Complex-Tabora	Tzs 5,900	-	Tzs 5,500 -Tzs 9,500	-	Tzs 7,500	-
	Nzega Office Building (Office spaces)	N/A	-	Tzs 4,500 -Tzs 7,000	-	Tzs 6,000	-
	Nzega Office Building (Meeting/seminar room)	Tzs 30,000	-	Tzs 40,500 -Tzs 50,000	-	Tzs 400,000	-
14	MOROGORO						
	Property on Plot No. 257, Kingalu Area	TZS 250,000	N/A	TZS 250,000-550,000	N/A	TZS 350,000	N/A
14	KIGOMA						
	NSSF-Kigoma Commercial Complex						
	Office/commercial spaces	-	-	Tzs 3,000 - Tzs 9,500	-	\$7	\$2
	Multipurpose Hall	-	-	Tzs 300,000-400,000 per occasion	-	Tzs 500,000 per occasion	-