

Schedule of Investment Opportunities in Chegutu Municipality			
Location	Size	Project Profile	Remarks
Chegutu Bulawayo Highway	400ha	Development of high quality middle to low density housing suburb. Project involves construction of roads and water infrastructure as well as modern double and single storey housing units. Sewage is through septic tanks.	Municipality seeking Investors/joint Venture Partners
Residential Flats			
3 sites in Kaguvu 1,2 and Chegutu Bulawayo highway	20ha	Construction of high rise flats for rental accommodation or sale through sectional title.	Municipality seeking investors/loan
New Modern Central Business District Commercial Development (large shopping mall/complex)			
Chegutu-Bulawayo highway and - Pickstone road	80ha	Development and construction of a new modern ultra-city/ large	Municipality seeking investors
Junction		shopping mall/complex along a major highway	
District/Local Commercial Centre Development			
Kaguvu IV	Min 8000m ²	Development of small shopping mall and ancillary facilities	Municipality seeking investors
Low density Suburb along Chegutu-Bulawayo road	2 sites min 8000m ²	Development of small suburban shopping mall and ancillary facilities	Municipality seeking investors
Water Treatment and distribution			
Chegutu Waterworks	1ha	Construction of a modern water treatment plant to meet additional demand in Kaguvu IV and new low density suburb	Municipality seeking loan/investor/BOOT/BOT/Joint Venture partner. Project valued at USD\$8m. project feasibility report available.
Sites for Industrial development (chrome smelting etc.)			
Chegutu Heavy Industrial Area	50ha	Development of a Chrome smelter or similar plant for mineral processing and beneficiation	Municipality seeking investor
Sites for educational facilities			
Chegutu Municipal area	10 sites x 6ha	Development and construction of primary/secondary/tertiary education facilities to meet current demand	Municipality seeking joint venture partners/institutional investors

PROFILE OF CHEGUTU MUNICIPALITY

Chegutu municipality is located in Chegutu District, Mashonaland West Province, in Central Northern Zimbabwe Was founded in the 19th century as Hartley after European hunter; Henry Hartley. The town attained municipal status in 1974 through gusseting of the Rhodesia Government. Notice 592/1974. The name was, however, changed from Hartley to Chegutu in 1982.

Chegutu town is strategically located at the junction of two major international roads, that is, 106km south west of Harare along the Harare - Bulawayo highway, 90km from Chinhoyi, the provincial capital of Mashonaland west province. Excellent road and rail networks passing through the heart of Chegutu are gateways to major local and regional cities.

To the south: Kadoma, Kwekwe, Redcliff, Gweru, Bulawayo, Plumtree (border with Botswana) and Beitbridge (border with South Africa).

To the north: Norton, Harare, Bindura, Nymamapanda (to the border with Mozambique)

To the west: Chinhoyi, Karoi, Kariba, Chinindu (to the zambian border Post) Highway and railway line provide efficient logistical networks for both raw materials and finished products destined to the various marketing centers, as well as human traffic.

Air travel: up to Robert Mugabe International Airport then by road to Chegutu Geographically, the municipality is a fairly large and diverse community covering 3 104 hectares with a current population of 50 590 (2012 census)

it is the commercial and administrative centre of the vast Chegutu District.

Significant features include a rich thriving agricultural and mining hinterland ideal for extractive and value addition industries, boasts of industrial giants such as David whitehead Textiles, Chegutu Cannery, Sable Chickens, fresh and Frozen, Charles Stewart Chickens, ZMDC mines, Cotton, Cargil and has 16 grain silos.

High caliber of skilled, semi skilled and unskilled employable population in farming, mining and manufacturing industries

Expert in wide stakeholder engagement.

Gender sensitive budgets approved by the ministry of local government, public works, and national housing

Highly planned commercial, industrial, instructional, residential and social facilities. extensive spatial expansion potential over 6 reserved surrounding farms with the Master plan at an advanced level of preparation.

Widely consulted strategic plan 2013-2018 in place plus a viable Clients Service Charter.



MUNICIPALITY OF CHEGUTU

INVESTMENT SUPPLEMENT

OUR VISION

TO BECOME A COMMUNITY-CENTRED, COMPETITIVE AND ATTRACTIVE INVESTMENT DESTINATION IN ZIMBABWE

OUR MISSION

TO PROVIDE QUALITY MUNICIPAL SERVICES AND INFRASTRUCTURE TO STAKEHOLDERS IN AN EFFICIENT AND EFFECTIVE MANNER THROUGH A COMMITTED WORKFORCE

OUR CORE VALUES

ACCOUNTABILITY
TRANSPARENCY
INTERGRITY
TEAM WORK
CITIZEN PARTICIPATION



MR. ALEX MANDIGO
(TOWN CLERK)



CCL. H. MUCHATIBAYA
(MAYOR)

for more information, visit us at: www.chegutumunicipality.co.zw

or contact us on:

Tel: 0682152897 / 0682153711

info@chegutumunicipality.co.zw

THE MUNICIPALITY OF CHEGUTU OFFERS VARIOUS OPPORTUNITIES FOR THE SERIOUS INVESTOR.

A NUMBER OF THESE OPPORTUNITIES ARE LISTED HEREUNDER. IT SHOULD, HOWEVER, BE EMPHASIZED THAT THE OPTIONS ARE NOT LIMITED TO THOSE ON THE LIST. THE MUNICIPALITY IS GEARED AND READY TO ASSIST ANY INVESTOR CONCERNING ANY TYPE OF INVESTMENT.

**HOTEL/MOTEL SITES, RESIDENTIAL HOUSING DEVELOPMENT
FLAT DEVELOPMENT, NEW MODERN CENTRAL BUSINESS
DISTRICT COMMERCIAL DEVELOPMENT (LARGE SHOPPING MALL
/COMPLEX), DISTRICT/LOCAL COMMERCIAL CENTRE
DEVELOPMENT, WATER TREATMENT AND DISTRIBUTION
SITES FOR INDUSTRIAL DEVELOPMENT (CHROME SMELTING ETC.)
SITES FOR EDUCATIONAL FACILITIES SITE FOR ROAD PORT AND
RELATED COMMERCIAL FACILITIES**

STANDARD CONDITIONS OF SALE OF LAND

1. SELLING PRICE

PAYMENT OF THE FULL PURCHASE PRICE OR 20% OF THE DEPOSIT + 15 % VAT ON THE FULL PURCHASE PRICE WITH THE BALANCE PAYABLE OVER A PERIOD OF 60 MONTHS AT 6% INTEREST PER ANNUM.

2. DEVELOPMENT

IN TERMS OF THE MODEL BUILDING BYLAWS ,1977 AS ADOPTED BY THE MUNICIPALITY, BUILDING PLANS SHOULD BE SUBMITTED TO AND APPROVED BY THE MUNICIPALITY BEFORE COMMENCEMENT OF ANY BUILDING OPERATIONS/CONSTRUCTION.

A MINIMUM OF 66% SITE COVERAGE WILL BE PERMITTED.

ADEQUATE ONSITE PARKING SPACE TO BE PROVIDED FOR ALL TRAFFIC LIKELY TO BE GENERATED BY THE PROPOSED DEVELOPMENT/ACTIVITIES.

ANY DEVELOPMENT SHOULD BE CARRIED OUT IN TERMS OF APPROVED PLANS AND SHOULD COMPLY WITH RELEVANT BY-LAWS.

THE STAND SHOULD NOT BE OCCUPIED UNTIL:

- A POTABLE WATER SUPPLY HAS BEEN INSTALLED AND CONNECTED THEREON
- AN APPROVED SANITARY SYSTEM TO THE SATISFACTION OF THE TOWN ENGINEER HAS BEEN INSTALLED AND CONNECTED THERETO
- AN OCCUPATION CERTIFICATED HAS BEEN ISSUED BY THE MUNICIPALITY.

DEVELOPMENT SHOULD COMMENCE WITHIN SIX MONTHS OF THE DATE OF SALE.

SERVICES

SEWER AND WATER CONNECTION COSTS WILL BE INDICATED AND ARE PAYABLE BY THE DEVELOPER. SURVEY FEES ARE FOR THE ACCOUNT OF THE DEVELOPER. SERVITUDES FOR ELECTRICITY, SEWAGE AND WATER SUPPLY TO BE GRANTED UPON REQUEST OVER THE PROPERTY.

DEEDS

TRANSFER SHALL BE PASSED IN FAVOR OF THE PURCHASER UPON FULL COMPLIANCE WITH THE MINIMUM BUILDING REQUIREMENTS. ALTERNATIVELY TRANSFER MAYBE GRANTED SUBJECT TO SIMULTANEOUS REGISTRATION OF A MORTGAGE BOND IN FAVOUR OF A FINANACIAL INSTITUTION PROVIDE SUCH BOND IS SUFFICIENT TO COVER THE CONSTRUCTION COSTS FOR THE BUILDINGS APPROVED ON THE PROPERTY.

ENVIRONMENTAL PROTECTION

NO PLANT, EQUIPMENT OR MACHINERY IS TO BE INSTALLED OR UTILIZED THAT WILL GIVE RISE TO EXCESSIVE POLLUTION OF THE ENVIRONMENT. APPROPRIATE MEASURES SHALL BE TAKEN TO ENSURE THAT EMISSIONS OR POLLUTION IS MINIMIZED, CONTAINED OR MAINTAINED AT ACCEPTABLE LEVELS.

HOW TO APPLY FOR LAND/SUBMISSION OF PROPOSALS

PROSPECTIVE INVESTORS ARE ADVISED TO SUBMIT THE FOLLOWING INFORMATION TOGETHER WITH THEIR APPLICATIONS:

- COMPANY PROFILE INCLUDING OWNERSHIP DETAILS (CR14).
- INDICATION OF APPROXIMATE LAND SIZE REQUIREMENTS
- PREFERRED LOCATION/ CHARACTERISTICS OF LOCATION.
- PROPOSED USE OR TYPE OF INVESTMENT
- LEVEL OF INTENDED INVESTMENT(BOTH CAPITAL AND OPERATIONAL)
- PROOF OF FUNDING FOR THE PROJECT
- PROJECT IMPLEMENTATION PLAN/PROGRAM/SCHEDULE
- SKETCH PLANS/DIAGRAMS
- EMPLOYMENT CREATION

APPLICATIONS SHOULD BE ADDRESSED TO:

THE TOWN CLERK
MUNICIPALITY OF CHEGUTU
CIVIC CENTRE
QUEEN STREET
BOX 34
CHEGUTU

EMAIL: CHEGUTUMUNICIPALITY@GMAIL.COM ALEXMANDIGO@GMAIL.COM
WEBSITE: WWW.CHEGUTUMUNICIPALITY.CO.ZW
PHONE 0682152897/ 0682153711

CHEGUTU MUNICIPALITY
THE INVESTOR'S PARADISE

Schedule of Investment Opportunities in Chegutu Municipality			
Location	Size	Project Profile	Remarks
Hotel/Motel Sites			
Chegutu-Bulawayo highway	2.9ha	Development of a new modern Hotel/Motel and Conference Centre along a major highway.	Municipality soliciting for an Investor. Serviceable stand with access to roads and water.
Transport			
Chegutu-Harare - Chinhoyi Intersection	4ha	Development of a modern Road Port comprising of a Bus Interchange, truck Inn, fuel station, restaurants, offices and accommodation facilities for local and international travellers	Municipality looking for investors/ joint venture partners for the project.
Housing Development			
Umyoyo Farm	800ha	Development of 7000+ low cost housing. Project involves construction of onsite and offsite infrastructure for roads, water and sewage services as well as low cost housing units.	Municipality seeking Loan/Investor/Joint Venture Partner for the project.