## Schedule of Investment Opportunities in Chegutu Municipality

<table>
<thead>
<tr>
<th>Location</th>
<th>Size</th>
<th>Project Profile</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Chegutu Bulawayo Highway</td>
<td>400ha</td>
<td>Development of high quality middle to low density housing suburb</td>
<td>Municipality seeking investors/joint Venture partners</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Project involves construction of roads and water infrastructure as well as modern double and single storey housing units. Sewage is through septic tanks.</td>
<td></td>
</tr>
<tr>
<td>Residential Flats</td>
<td>3 sites in Kafiru, Chirungu, and Chegutu</td>
<td>Construction of high rise flats for rental accommodation or sale through sectional title</td>
<td>Municipality seeking investors/loan</td>
</tr>
<tr>
<td>New Modern Commercial Development (Large shopping mall)</td>
<td>60ha</td>
<td>Development and construction of a new modern ultra-sky negative shopping mall</td>
<td>Municipality seeking investors</td>
</tr>
<tr>
<td></td>
<td></td>
<td>along a major highway.</td>
<td></td>
</tr>
<tr>
<td>Infection</td>
<td></td>
<td>Shopping mall/complex along a major highway.</td>
<td></td>
</tr>
<tr>
<td>District Local Commercial Centre Development</td>
<td></td>
<td>Development of small shopping mall and ancillary facilities</td>
<td>Municipality seeking investors</td>
</tr>
<tr>
<td>Kafiru IV</td>
<td>1.5km 5000m²</td>
<td>Development of small shopping mall and ancillary facilities</td>
<td></td>
</tr>
<tr>
<td>Low density Suburb along Chegutu Bulawayo road</td>
<td>2 sites total 5000m²</td>
<td>Development of small shopping mall and ancillary facilities</td>
<td>Municipality seeking investors</td>
</tr>
<tr>
<td>Water Treatment and Distribution</td>
<td></td>
<td>Construction of a modern water treatment plant to meet additional demand in Kafiru V and new low density suburb</td>
<td>Municipality seeking investors/loan, feasibility study available</td>
</tr>
<tr>
<td>Chegutu Waterworks</td>
<td>3ha</td>
<td>Construction of a modern water treatment plant to meet additional demand in Kafiru V and new low density suburb</td>
<td>Municipality seeking investors/loan, feasibility study available</td>
</tr>
<tr>
<td>Sites for Industrial Development (Cherno smelting, etc.)</td>
<td>50ha</td>
<td>Development of a Cherno smelter or similar plant for mineral processing and beneficiation</td>
<td>Municipality seeking investors</td>
</tr>
<tr>
<td>Chegutu Heavy Industrial Area</td>
<td>10ha</td>
<td>Development of a Cherno smelter or similar plant for mineral processing and beneficiation</td>
<td>Municipality seeking investors</td>
</tr>
<tr>
<td>Sites for Educational Facilities</td>
<td></td>
<td>Development and construction of primary secondary and tertiary education facilities to meet current demand</td>
<td>Municipality seeking investors/joint Venture partners/institutional investors</td>
</tr>
<tr>
<td>Chegutu Municipal area</td>
<td>10 sites x 6ha</td>
<td>Development and construction of primary secondary and tertiary education facilities to meet current demand</td>
<td>Municipality seeking investors/joint Venture partners/institutional investors</td>
</tr>
</tbody>
</table>

## Investment Supplement

### PROFILE OF CHEGUTU MUNICIPALITY

Chegutu municipality is located in Chegutu District, Mashonaland West Province, in Central Northern Zimbabwe. It was founded in the 18th century as a trading post by European settlers in the 19th century. It attained municipal status in 1974 through gazetting of the Rhodesia Government Notice 502/1974. The name was, however, changed from Hartley to Chegutu in 1982.

Chegutu town is strategically located at the junction of two major international roads, the Harare - Bulawayo highway, 106km 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, Redditch, Gweru, Bulawayo, Plumtree (border with Botswana) and Beitbridge (border with South Africa).
- **To the north**: Norton, Harare, Bindura, Nymapambo (to the border with Mozambique), and the Zambian border Post.

Highway and railway lines provide efficient logistical networks for both raw materials and finished products, attracting 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 3104 hectares with a current population of 59,580 (2012 census). It is the commercial and administrative centre of the ward Chegutu District.

Significant features include a rich thriving agricultural and mining hinterland ideal for extensive and value addition industries. Boasts of industrial giants such as David Whitehead Textiles, Chegutu Canners, Sable Chickens, Fresh and Frozen, Charles Stewart Chickens, ZMDC mines, Cotton, Cargill, and has 16 grain silos.

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

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

Highly planned commercial, industrial, institutional, 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.

### 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 Integrity Team Work Citizen Participation

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MR. ALEX MANDIGO  (TOWN CLERK)  
CCL. H. MUCHATIBAYA  (MAYOR)

For more information, visit us at: [www.chegutumunicipality.co.zw](http://www.chegutumunicipality.co.zw) or contact us on:Tel: 0821510379 / 08215317411info@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 BEFORE THE TOWN ENGINEER HAS BEEN INSTALLED AND CONNECTED THEREON AN APPROVED SANITARY SYSTEM TO THE SATISFACTION OF THE TOWN ENGINEER HAS BEEN INSTALLED AND CONNECTED THEREON 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. SERVITUES 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 MAY BE GRANTED SUBJECT TO SIMULTANEOUS REGISTRATION OF A MORTGAGE BOND IN FAVOUR OF A FINANCIAL INSTITUTION PROVIDE SUCH BOND IS INSUFICIENT 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 ALEXANDRIGO@GMAIL.COM
WEBSITE: WWW.CHEGUTUMUNICIPALITY.CO.ZW
PHONE 0442152987/044215371

CHEGUTU MUNICIPALITY
THE INVESTOR'S PARADISE

Schedule of Investment Opportunities in Chegutu Municipality

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<tr>
<td>Hotel/Motel Sites</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Chegutu- Galwayro Highway</td>
<td>2.0ha</td>
<td>Development of a new modern hotel/motel and Conference Centre along a major highway.</td>
<td>Municipality seeking for an investor/Serviceable stand with access to roads and water.</td>
</tr>
<tr>
<td>Transport</td>
<td></td>
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</tr>
<tr>
<td>Chegutu-Harare - Chinhoyi Intersection</td>
<td>4ha</td>
<td>Development of a modern Road Port comprising of a Bus Interchange, truck In fuel station, restaurants, offices and accommodation facilities for local and international travellers.</td>
<td>Municipality looking for investors/joint venture partners for the project.</td>
</tr>
<tr>
<td>Housing Development</td>
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</tr>
<tr>
<td>Dumire Farm</td>
<td>60ha</td>
<td>Development of 700+ low cost housing. Project involves construction of onsite and offsite infrastructure for roads, water and sewage services as well as low cost housing units.</td>
<td>Municipality seeking Loan/Investor/Joint Venture Partner for the project.</td>
</tr>
</tbody>
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