



MINISTRY OF NATIONAL HOUSING AND SOCIAL AMENITIES

| HUMAN SETTLEMENTS BULLETIN

Issue 1 of 2025 Produced by the Ministry of National Housing and Social Amenities



HOUSING DELIVERY TARGET SURPASSED

Find out how Government has achieved this feat working in collaboration with various stakeholders

RURAL HOMESTEAD DESIGNS REVITALISING RURAL SETTLEMENTS

Explore the rural homestead designs done by our very own tertiary institution students, incorporating culture, resilience, sustainability and climatic conditions within the designs

REGIONAL AND INTERNATIONAL ENGAGEMENTS

We detail the various engagements pursued to foster human settlements delivery with regional and international partners

Editor's Note



Editor: Sikhanyisiwe Ncube
Deputy Director Communications
and Advocacy

Welcome to the inaugural edition of the Human Settlements Bulletin! We are thrilled to introduce this new platform, which will serve as a key resource for sharing important updates, in-sights, and progress on human settlements delivery across Zimbabwe. This publication is the result of the hard work and dedication of Team Ministry of National Housing and Social Amenities, and we are excited to take you on a journey through our milestones and achievements thus far.

Since our establishment, we have made significant strides in transforming the housing sector and advancing towards the realization of Vision 2030 and the National Development Strategy. The journey has been collaborative, with strong partnerships across government, private sector, and development partners, all working together to achieve common goals.

In this edition, we are proud to share that we have not only surpassed the initial housing target of 220 000 units by 2025 but have also revised the goal to 1 million units by the same year, a target we are confident in achieving. This target is supported by ongoing collaborations with stakeholders, as well as key projects such as those in Marimba, Dzivarasekwa, Binga, Lupane, Marondera which we will highlight in this issue. We have all hands on the deck working on two new projects to accommodate government employees in Lupane and Siakobvu. We have also introduced the construction of flats in rural Zimbabwe with an ongoing project in Mutawatawa.

Additionally, we have been providing letters of support for prescribed asset status to several entities, enabling them to advance housing development projects. Through our partnership with Shelter Afrique, a Pan-African financial institution, we have secured vital funding for a number of these projects, with some already completed and others underway.

The cornerstone of our work involves ensuring adherence to the principles set out in the Zimbabwe National Human Settlements Policy, particularly in areas such as densification, sustainable land use, and the provision of essential infrastructure prior to the construction of houses. These principles are vital in ensuring that our settlements are functional, sustainable, and capable of supporting thriving communities.

As we continue to work towards achieving Vision 2030, we remain committed to the National vision of an Upper Middle-Income Society by 2030. Our efforts are guided by the mantra of His Excellency, President Dr. E.D. Mnangagwa – "Nyika inovakwa nevene Vayo" – "The country is built by its own people". We are focused on revitalizing settlements across both rural and urban Zimbabwe, with an eye on modernization and sustainability for all citizens.

We invite you to follow our exciting journey in the delivery of quality settlements and to stay tuned for more in-depth coverage in upcoming editions of the Human Settlements Bulletin.

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What you need to know about the Rent Board, eviction procedure and the lease document

THE RENT BOARD

The Rent board is a Tribunal or Special Court created in terms of Section 23 of the Housing and Building Act (Chapter 22:07). The main function of the Rent Board is to preside over disputes between landlords and tenants on matters relating to rent (nonpayment / increase) and evictions.

EVICITION PROCEDURE

1. Issue a 7- day letter of demand for money owed or give a 3 calendar months' notice letter.
2. Assuming money owed has not been paid within the 7 days or Notice period has lapsed , landlord applies for an Ejectment Certificate from the Rent Board. Landlord obtains Summons from the Rent board and issues to the tenant (Summons have a date on which both parties should appear before the Board for a hearing)
3. Parties appear before the Board.
4. If Ejectment Certificate is granted, landlord then takes it to the Magistrate Court for it to become an Eviction Order.
5. If Eviction Order is granted landlord then engages the services of the Messenger of Court for the actual physical eviction of the tenant.

LEASE AGREEMENT

We encourage the signing of a lease agreement by parties before tenants take occupation these are some of the tenets of a Lease. This document states :The physical address of the house being leased, the agreed rent to be paid, parties to the contract, duration of stay, use of the property, and general conditions which landlord and tenant agree on.

At the heart of our commitment to deliver modern and affordable human settlements to Zimbabweans lies an experienced and dedicated management team, whose vision, expertise, and determination drive us towards sustainable and inclusive development. Our leaders bring together a rich blend of technical knowledge, strategic insight, and a shared passion for improving the living conditions of communities across the country. We are also decentralized to all the country's ten provinces which are headed by Deputy Directors Provincial Coordination, we also have offices in the country's various districts.

Meet our TOP MANAGEMENT



Hon. Zhemu Soda (MP)
Minister of National
Housing and
Social Amenities



Hon. Musa Ncube (MP)
Deputy Minister of
National Housing and
Social Amenities



Eng. T. K Chinyanga
Permanent Secretary for
National Housing and
Social Amenities



Kudzai Rimai
Chief Director,
Estates Development
and Maintenance



Anastance Ncube
Chief Director,
Housing Development

Our Departments are headed by the following Directors:

	DEPARTMENT	DIRECTORATE
1	Urban Housing	Director - Benjamin Gwenzi
2	Rural Housing	Director - Lexton Taengwa Kuwanda
3	Estates Management and Provincial Coordination	Director – Samson Gwamure
4	Planning and Design	Director - Clive Marimo
5	Construction and Maintenance	Director – Gede Gwenure
6	Strategic Policy Planning, Monitoring and Evaluation	Director – Marian Mutenga
7	Information Communication Technology	Director - Donald Mhene
8	Legal Service	Director - Olivia Mariga
9	Finance and Administration	Director- Noel Muguwu
10	Human Resources	Director- Timothy Mumba
11	Internal Audit	Director- Patrick Chidziva
12	Procurement Management Unit	Director- Pamela Kamudende
13	Gender Mainstreaming Inclusivity and Wellness	Director – Mollen Magorokosho
14	Communications and Advocacy	D/Director - Sikhanyisiwe Ncube

Our Strategic Intent is driven by a bold vision which seeks to transform the landscape of human settlements, creating modern sustainable, and affordable communities for all Zimbabweans. Our commitment to this vision is a deep rooted mandate to improve the quality of life for our people, empower local communities, and ensure the growth of vibrant, resilient neighbourhoods that future generations can call home.

VISION

Modern and Affordable Human Settlements for Zimbabweans by 2030.

MISSION

To lead in the provision of human settlements in a coordinated and sustainable manner through the facilitation and promotion of functional housing and social amenities for all Zimbabweans.

CORE VALUES

Professionalism, Accountability, Innovativeness, Inclusivity, Transparency and Teamwork;

OUR SERVICES

The Ministry is dedicated to providing sustainable, affordable housing solutions and enhancing the quality of life for our citizens through comprehensive housing and social amenities programs. Our services are designed to support both individual clients and communities, ensuring a better, more inclusive future for all.

We offer the following:

- o Designing and management of projects
- o Providing stock type model building plans
- o Servicing of housing stands
- o Construction of Government housing estates
- o Maintaining Government housing estates
- o Processing cession
- o Facilitating issuance of title deeds on title surveyed and fully paid properties (for Government enabled Accommodation)
- o Lease renewal for government enabled accommodation
- o Presiding over rent and eviction disputes
- o Letters of support for prescribed asset status
- o Responding to applications for housing accommodation.
- o Providing housing accommodation (subject to availability)
- o Advisory services on housing and social amenities
- o Facilitating provision of civil service housing loans

400 housing units on the cards in Goromonzi



LEFT TO RIGHT: Left to right: Deputy Minister for National Housing and Social Amenities Hon Musa Ncube, Minister Hon Zhemu Soda, Allen Manyunga Seeff Sales Manager and Lexton Kuwanda Director Rural Housing discussing the layout plan of Dabuka Village a housing project in Goromonzi District -Mashonaland East Province.

The delivery of 400 housing units is on the cards in Goromonzi District through the collaboration of Government and private sector, to ensure the delivery of housing to the people. The Dabuka Village Project which was initiated a few years back following the issuance of a letter of support for prescribed asset status by the Ministry of National Housing and Social Amenities, has since seen much traction.

Speaking at a recent tour of the project, the Minister of National Housing and Social Amenities Honourable Zhemu Soda commended the work which had been pursued by the project proprietors of ensuring that the requisite infrastructure was in place before construction of houses. He indicated that such projects were an add to the fight against the growth of informal settlements which are costly in regularizing them.

'I have seen that you have already put in place sewer, water reticulation, roads and storm water infrastructure and also adhered to the dictates of the Zimbabwe National Human Settlements Policy on densification. You have also provided a settlement where people can live, work and play which is what we want to see in our trajectory to modernity', he said. We are saying as government, no settlement should be established unless all compliances have been met to ensure that we give dignity to our people in their settlements so that they are able to get water, sewer facilities, access to roads, transport and health services among other developments. This is a self-contained village with all the services. Our call is to have many more like you who are complying with Government policy', he added.

The project promoter for Dabuka, Never Mhlanga also applauded Government for the swift response in facilitating the letters of support for prescribed asset status towards the project. Mhlanga explained

that it did not take much time for the Ministry of National Housing and Social Amenities to conduct due diligence and issue a letter of support for the same.

He also acknowledged and applauded the support from CBZ Holdings through Datvest their subsidiary who have been instrumental in providing financial resources towards the work which has been done at the project. Speaking on the sidelines of the tour, DATVEST Managing Director Tendai Muzadzi underscored the role of CBZ in the provision of housing infrastructure in support of Government efforts, adding that housing presented a good investment opportunity for pension funds.

He indicated that US\$10 million had been committed for phase 1 which saw the construction of sewer, roads and water related infrastructure. Muzadzi explained that electricity reticulation was earmarked for phase 2 which would be initiated once infrastructures were in place. The Managing Director pointed out that US\$12 million was earmarked for the construction of a hospital, US\$15 million towards a shopping centre, US\$15 million towards the gated community, US\$5 million for a primary school, and US\$150 000 towards 250 freestanding housing units.

'We want to provide a green certified project. Fundraising and other initiatives began last year and the net has widened to approach the diaspora community', he said. Meanwhile, the gated community which will comprise 34 blocks of flats with four units each and 250 medium density standalone housing units designed to provide a secure and exclusive living environment for its residents, featuring a commercial centre that offers a wide range of services. The project is situated along the Mutare-Harare highway, a location which attracts a significant flow of people traveling to and from Harare, making the commercial centre a convenient stop for various amenities and services.



An artistic impression of one of the houses to be constructed at Dabuka Village

Minister applauds progress at The Hills Luxury Estate



Left to Right: In light Blue Shirt Mandla Ndebele – Westprop Chief Projects Officer Patrick, Hon Zhemu Soda Minister of National Housing and Social Amenities, Hon Musa Ncube Deputy Minister, Tatiana Ellis WestProp Chief Operating Officer and Patrick Van Wyk - The Hills Lifestyle Estate Site Manager – discussing the site map of the Hills Luxury Estate in Harare

The Minister of National Housing and Social Amenities, Honourable Zhemu Soda, recently visited the Hills Luxury Golf Estate and commended Westprop Holdings for their progress. The visit, which was preceded by a meeting with the Chief Executive Officer Ken Sharpe, was aimed at assessing the developments made since the groundbreaking ceremony officiated by President Dr. E.D. Mnangagwa in August last year.

Ken Sharpe highlighted ongoing works in the first phase of the two-phased project, including road construction (80% complete) and storm water facilities (60% complete). Additionally, work is underway at the golf course, with seven fairways currently under development. Sharpe also emphasised that the estate boasts 82% green spaces, making it one of the greenest estates in the country. 'The residential units are designed to integrate seamlessly with the golf course,' he said.

Following the tour, Minister Soda commended Westprop's achievements and underscored the development's significance to Zimbabwe's national goals. He reiterated the importance of collaboration between government and the private sector, particularly in advancing human settlement projects. The Minister stressed that initiatives such as this, demonstrate Zimbabwe's openness to business and investment.

Sharpe also shared that the golf course was designed by renowned golf course architect Peter Matkovich, who has worked on seven of Africa's top golf courses. The Hills estate will feature over 800 residential units, including apartments, retirement homes, garden homes, townhouses, and flats. The project also includes an afforestation initiative, with the planting of baobab and other indigenous trees throughout the estate.



Artistic Impression of an apartment to be constructed at the Hills Luxury Estate

Government Confident of Delivering One Million Housing Units by 2025

The Minister of National Housing and Social Amenities, Honourable Zhemu Soda, has assured the nation that the government is on track to meet its target of delivering one million housing units by 2025, under the National Development Strategy 1 (NDS1).

Speaking during a recent tour of two major housing projects being implemented by FBC Holdings in Zvishavane, Minister Soda expressed confidence that the target is not only realistic but also well within reach. He commended FBC for its partnership with the government in driving national housing development, describing such collaborations as critical to achieving sustainable housing solutions. "Developments like these give us confidence that our housing delivery target will be met as planned," said Minister Soda during the tour.

The projects visited include the Eastlea Housing Development in Zvishavane, consisting of 98 low-density cluster homes located 1.8 kilometres from the town centre. Completed within a year, the development now boasts fully built homes and supporting social amenities. The second project, Four Miles, involves the phased servicing of 1,895 residential stands, with full completion expected by 2026.

FBC Holdings Group Chief Executive Officer, Trynos Kufazvinei, stated that the building society is proud to contribute to national development through strategic partnerships. "We are pleased to work alongside the Ministry of National Housing and Social Amenities, Zvishavane Town Council, and Runde Rural District Council to provide sustainable housing solutions. To date, FBC has delivered over 2,000 housing units catering to a diverse range of clients both locally and in the diaspora," he said.

Minister Soda highlighted the Ministry's coordinating role in liaising with key stakeholders to facilitate housing delivery. He also acknowledged the government's efforts in creating an enabling environment for private sector participation, which has resulted in the success of projects like Eastlea and Four Miles.

He applauded FBC Holdings for complying with the Zimbabwe National Human Settlements Policy, particularly in ensuring that all requisite infrastructure is in place prior to occupancy. The Minister called on more players in the housing sector to come on board, reaffirming the Ministry's open-door approach under the guidance of President Emmerson Dambudzo Mnangagwa.

Originally, the NDS1 housing delivery target stood at 220,000 units by 2025, encompassing both serviced stands and constructed houses. This target applied to the broader housing sector, including contributions from government, local authorities, private developers, financial institutions, insurance companies, individuals, and corporate entities. Importantly, the target covered both rural

and urban settlements, ranging from communal areas and resettlement schemes to municipalities and cities.

By April 2023, the sector had already surpassed the initial target, delivering over 300,000 housing units—predominantly in urban areas. As a result, Cabinet revised the target to one million units by 2025. Minister Soda noted that with approximately 80% of the revised target already achieved since 2021, Zimbabwe is well on course to meeting its national housing goal.



Left to Right:

Eng Ephraim Maredza Head Projects FBC Building Society; Trynos Kufazvinei FBC Group Chief Executive Officer; Hon. Zhemu Soda Minister of National Housing and Social Amenities; Honourable Musa Ncube Deputy Minister at the tour of the FBC Eastlea Housing Project in Zvishavane



FBC Eastlea Housing Project

Henock Ranching Unveils "City on the Edge of the City" Development in Bulawayo



Left to Right: Henock Projects Director Alastair Coulson; Macmaster Mtetwa Acting Director Infrastructure Development and Environmental Planning for Matabeleland North Province; Minister of National Housing and Social Amenities Hon Zhemu Soda at the site tour of Hopelyn Estate.

Henock Ranching has unveiled plans for a new urban development project, dubbed "The City on the Edge of the City", set to be constructed on a 58-hectare gated lifestyle estate on the outskirts of Bulawayo. The development aims to accommodate up to 8,000 residents and marks a significant private sector contribution towards meeting the National Development Strategy housing delivery target.

According to Lynne Knight, Head of Marketing and Public Relations at Henock Ranching, the estate will feature a full clubhouse, restaurant, hotel, extensive sporting facilities, and a large central plaza with an architecture inspired by local culture. The plaza will be complemented by water features and expansive green spaces, providing a modern yet culturally rooted living experience.

Knight revealed the details during a recent tour of Henock's Hopelyn project by the Minister of National Housing and Social Amenities, Hon. Zhemu Soda. The Minister commended the initiative, stating, "We have seen an alignment of this work with the aspirations of Government, as we push towards becoming an upper middle-income society by 2030."

He further emphasized the critical role of private sector involvement in housing delivery and the achievement of the National Development Strategy 1 (NDS1) target of one million housing units by 2025.

"Their commitment to housing 8,000 people is a significant step toward addressing the existing housing backlog," said the Minister. He also noted that Henock had shown compliance with the dictates of the Zimbabwe National Human Settlements Policy through infrastructure readiness, as indicated by the provision of road, water, and sewer service before occupancy.

"As Government, we pledge our support and stand ready to assist where necessary. We will continue to address bottlenecks that hinder housing delivery. The Minister added.

Knight also outlined additional features of the development, including an agritech and innovation centre, community hall, auditorium, modern sporting facilities, cycling and running tracks, and dedicated zones for light and service industries. The project is expected to generate employment for over 10,000 people and provide schooling for more than 5,000 children.

Furthermore, the estate will adopt a self-sufficient energy model through the installation of a 20-megawatt solar power plant. Housing designs will incorporate modern, energy-neutral technologies, reflecting a strong commitment to sustainability.

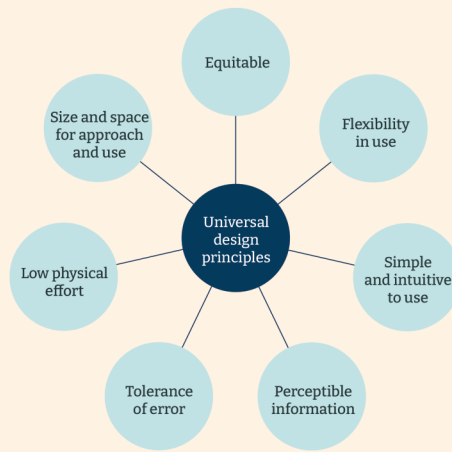
In response to the incorporation of new technologies in construction, the Minister stressed the importance of maintaining construction standards that ensure durability and livability.

Henock Ranching is already known for other developments which include the Hopeville and Hopelyn estates. Commissioned in 2018 by His Excellency President Dr. E.D. Mnangagwa, Hopeville is located 10 kilometers from Bulawayo's Central Business District along Airport Road. The estate spans 134 hectares and includes over 1,000 residential stands ranging from 600 to 1,000 square meters. To date, 140 homes have been completed, with over 100 more currently under construction. Hopelyn, as presented by Projects Director Alastair Coulson, lies 11 kilometers from the CBD on the southern edge of Bulawayo and sits on 91 hectares. It comprises over 600 stands (ranging from 600 to 4,000 square meters), social amenities including a primary school, and designated areas for townhouse complexes and garden apartments. Commercial development is set to begin in 2026. Road infrastructure, water, and sanitation systems are already in place, with electrification currently underway. These developments are envisaged to form a critical part of the future faces of Bulawayo and Matabeleland North Provinces.

INCLUSIVE DESIGNS - Making the world accessible for everyone

The Ministry of National Housing and Social Amenities promotes the construction of inclusive buildings which are essential to creating accessible environments that cater to the diverse needs of all individuals, including those with special needs. These buildings not only provide equal opportunities for people to thrive in social, educational, and work settings but also promote dignity, independence, and integration. By designing spaces that accommodate various needs, we foster a society that values inclusion and accessibility. We will explore some of the initiatives which architects have introduced to provide designs which meet the needs of people with physical, sensory, and cognitive impairments.

1. Provision of ramps, elevators in storey buildings, use of braille and voice commands in elevators.
2. Provision of emergency methods of maneuvering into the building in case elevators are not working:
3. Introduce use of hoist types of lift: ceiling lift, stair lift and vertical platform lift.
4. Provision of disabled parking bays in the parking lots of the building premises
5. Provision of paraplegic ablutions for the disabled on every floor of the building
6. Use of Automated doors, side swinging doors and pressing buttons to open doors



7. Autistic people are known to like the color green, it helps them calm down and help with their mood and behavior
8. Provide green spaces or pockets in the buildings by use of courtyards, gardens etc.

OTHER PEOPLE WITH SPECIAL NEEDS WE NEED TO TAKE INTO CONSIDERATION

Children age range of 1-5 years. This age group of children have a problem of not being able to stay in one place for over 30 minutes. Parents may visit public facilities for a service offered by the Government for instance birth certificate and passport offices. They often come with their children and as a result the place is chaotic when the children become bored.

TRANSFORMING RURAL COMMUNITIES THROUGH MODERN HOMESTEAD DESIGNS

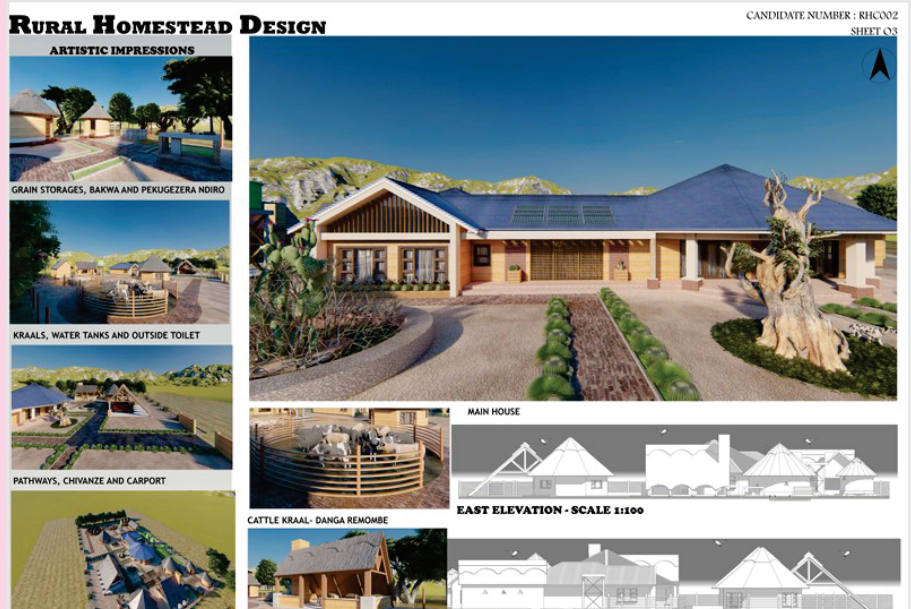
In alignment with the aspirations of Vision 2030, the Ministry of National Housing and Social Amenities launched an innovative initiative to modernize and transform rural homesteads across the country. The Rural Homestead Model Competition, was designed to empower communities, foster resilience, and contribute to sustainable development as part of the national drive towards an empowered and prosperous upper middle-income society by 2030.

The competition targeted students studying architecture at institutions of higher learning. They were tasked with designing a single storey rural homestead, incorporating both traditional values and modern technology. Each design was required to be adaptable to the specific needs of rural communities and to feature elements which reflect the culture and lifestyle of the people, with a particular focus on cultural heritage.

The designs were required to:

- Utilize locally available materials to ensure affordability and sustainability.
- Incorporate modern waste management technologies, ensuring clean and safe sanitation solutions for rural households.
- Promote the use of renewable energy
- Focus on resilience to climate change, ensuring that the homes are built to withstand the effects of environmental shifts, including extreme weather patterns and shifting agricultural conditions.
- Support livelihoods strategies, with designs reflecting modernized agricultural production techniques, such as pack sheds, cattle ranching facilities, poultry runs, and micro solar dryers.

By blending innovation with tradition, the competition focused on providing rural households with homesteads that are not only functional but also enhance productivity and improve the standard of living in rural areas. This effort contributes directly to Vision 2030's objective of fostering inclusive and sustainable development across all sectors of society.



These designs are now ready for distribution through the Ministry's Provincial and District Offices, as well as Local Authorities. Additionally, the Ministry is collaborating with Homelink to share the designs with the diaspora community. A nominal fee will be charged for each design.

A rural Homestead design done by one of the competitors who participated in the rural homestead design competition

Zimbabwe Advocates for Sustainable Settlements at UN-Habitat



Left to Right: Her Excellency Wineg Moyo, Zimbabwe Ambassador to Kenya, Uganda, and Somalia, and Permanent Representative to UNEP and UN-Habitat, Minister of National Housing and Social Amenities Hon. Zhemu Soda and Director Urban Housing –Benjamin Gwenzi at the first Executive Board session of the United Nations Human Settlements Programme (UN-Habitat) for 2025

Zimbabwe called for sustainable urban settlements during the first Executive Board session of the United Nations Human Settlements Programme (UN-Habitat) for 2025, held in Nairobi, Kenya recently. The session brought together representatives from various member states, with Zimbabwe's delegation led by the Minister of National Housing and Social Amenities, Hon. Zhemu Soda. Also attending was Her Excellency Wineg Moyo, Zimbabwe Ambassador to Kenya, Uganda, and Somalia, and Permanent Representative to UNEP and UN-Habitat.

In her address, UN-Habitat's Executive Director, Ms. Anacláudia Rossbach, expressed gratitude to the Government of Kenya for its continued support of the organization's mission. She emphasized that 2025 would be a pivotal year, with key decisions shaping the strategic direction of UN-Habitat. Rossbach also highlighted the challenges posed by financial constraints, stressing the need for increased financial commitments to support programs focused on housing, basic services, climate resilience, and urban recovery.

The Executive Board plays a crucial role in overseeing UN-Habitat's operations and ensuring transparency and accountability. Discussions at the session centered on financial, budgetary, and administrative issues, as well as updates on the draft work program and budget for 2026.

Minister Zhemu Soda, speaking on behalf of Zimbabwe, acknowledged the challenges faced by Africa, noting the continent's rapid urbanization and the growing number of people living in informal settlements. He reaffirmed Zimbabwe's support for the UN-Habitat resolutions pro-posed by the Africa Group, highlighting the importance of addressing funding shortfalls. The Minister underscored that Zimbabwe views the Transformation of Informal Settlements and Slums resolution as a key solution to the challenges of inadequate housing, infrastructure, and essential services.

Hon. Soda further shared that the Government of Zimbabwe, under President Dr. Emmerson Dambudzo Mnangagwa, launched the Zimbabwe National Human Settlements Policy, which aims to comprehensively address housing and social amenities challenges. This policy aligns with both the African Union's Agenda 2063 and the Southern African Development Community's (SADC) Regional Indicative Strategic Development Plan, both of which prioritize poverty reduction and sustainable urbanization. The Minister called on the UN-Habitat Secretariat to ramp up efforts in mobilizing resources to ensure the successful and equitable implementation of resolutions on sustainable settlements.

Additionally, Zimbabwe was nominated by SADC to represent the Southern African region on the UN-Habitat Executive Board for the next four-year term, set to begin in May at the resumed second session of the UN-Habitat Assembly.

UN-Habitat, mandated by the UN General Assembly, is the focal point for urbanization and human settlement issues within the UN system. The organization works with partners to pro-mote socially and environmentally sustainable cities, striving to reduce inequality, discrimination, and poverty through transformative urban development.



MINISTRY OF NATIONAL HOUSING AND SOCIAL AMENITIES

AVAILABILITY OF FULLY SERVICED STANDS AT NEMANWA GROWTH POINT –MASVINGO PROVINCE

Notice is hereby given to interested members of the public of the availability of fully-serviced Low-Density Residential Stands at Nemanwa Growth Point, Masvingo. The stands range in size from 893 to 2685 square meters.

PAYMENT DETAILS

- 15 USD per square metre
- 25% deposit required
- Balance spread over 3 and a half to 4 years.

Monthly subscriptions will be made during that period.

Please note that potential beneficiaries will be derived from the Nemanwa Rural District Council waiting list and will undergo a vetting process which will be publicized through a public notice.

For further information, please contact us on:

263-392266309 or 0773 999 011/0772956853

Our Vision

www.nationalhousing.gov.zw

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ZIMBABWE SHARES REGULARIZATION TRAJECTORY AT UN GOVERNANCE MEETING

Zimbabwe joined other African countries at the Singapore-UN-Habitat International Leaders in Urban Governance Programme (SGUNHiLUGP) held from 24 to 28 March this year. The meeting was convened by the Centre for Liveable Cities (CLC), in partnership with the Ministry for Foreign Affairs (MFA) of Singapore under its Singapore Cooperation Programme (MFA SCP), and UN-Habitat. Director Rural Housing, Lexton Taengwa Kuwanda represented Zimbabwe at this crucial gathering meant to train and share experiences on urban governance.

In his address during the sessions, he explored regularisation and sanitisation of dysfunctional settlements with a focus on Harare South. Kuwanda provided a synopsis of the current situation in Harare South which is characterized by lack of roads, storm water drainage, water and sewer reticulation infrastructure. He stated that the indicated challenges emanated from the parceling of unserviced land, an area which Government is now seized with to ensure that no land is parceled out before requisite infrastructure is put in place. The Director also explored the regularization protocol which Government has initiated and provided its key outcomes mainly, orderly, functional and sustainable settlements, security of tenure through title deeds, enhanced public health and improved on and offsite infrastructure.



Lexton Taengwa Kuwanda –Director Rural Housing who presented on Regularisation of Dysfunctional Settlements at the Singapore - UN-Habitat International Leaders in Urban Governance Programme

Making reference to the experiences of Singapore, the director explained that integrated planning and development in human settlements and community engagement for project buy-in and or ownership were the key ingredients of regularization of such settlements. He drew the attention of the meeting to an action plan with medium and long term action items. He explained that in the immediate future, actions like community sensitization and engagement, resource mobilization for infrastructure emplacement and institute development control measures within the settlement would be instituted.

Within the medium term, development of social amenities infrastructure, preparations for road constructions and water distribution and preparation of storm water and sewer management plan would be considered. In the long term, focus would dwell on review of detailed planning schemes, road constructions and water distribution and construction of storm water drainage and sewer network in the settlement. He also proposed a financing model structured on an infrastructure bond to provide resources for the programme. In terms of monitoring, Kuwanda indicated that government will come up with key performance indicators (KPI) as a tool. In measuring the success, he pointed out that the number of title deeds processed and issued, number of houses with access to basic services and health outcomes (reduction in water borne diseases) will be used.

Key to note during the deliberations were the experiences shared by Windhoek, Namibia and Banjul, in the Gambia on country initiatives towards localizing SDGs an area which was acknowledged as lagging behind in many countries within the African continent.

Meanwhile, the four day meeting made reference to Singapore's experience in nation building and drive towards sustainable urbanisation, through sharing of its urban practices and model of urban transformation as well as the cross-exchanges for peer learning of urban policies and planning and legislations. For Zimbabwe this will substantively augment governments' pursuits and ambitions in alignment with the 2030 Agenda for Sustainable Development and its 17 Sustainable Development Goals (SDGs) and the New Urban Agenda.



Left to Right: Minister of National Housing and Social Amenities Hon Zhemu Soda, Taurai Mukonachimwe a beneficiary of the Dzivarasekwa flats project, His Excellency the President of the Republic of Zimbabwe CDE Dr E.D Mnangagwa and Vice President K.C.D Mohadi at the commissioning and hand over ceremony of the Dzivarasekwa flats for Budiriro flood victims



Left to Right: Vice President Honourable KCD Mohadi, Minister of National Housing and Social Amenities Hon Zhemu Soda, Permanent Secretary Eng Kudzanayi Chinyanga sharing a light moment during the tour of Mutawatawa Flats projects in Mashonaland East Province. This is the first project to provide flats in rural Zimbabwe earmarked to accommodate Government employees



Artistic Impression of the Lupane Flats to accommodate Government employees



One of the four blocks at Marondera Dombotombo Flats Project which is now almost complete



One of the 37 houses built for Binga Flood victims - the project is now complete



An artistic impression of The Hills Luxury Golf Course to be constructed at the Hills Luxury Estate which will accommodate 862 houses within the live, work, play, shop concept.



MINISTRY OF NATIONAL HOUSING AND SOCIAL AMENITIES

STAGES OF ACQUIRING A HOUSE IN ZIMBABWE

The process of acquiring a house in Zimbabwe involves several steps, which may vary depending on whether you are purchasing from an individual, local authority, a company, or the government. Below is a general guideline:

1. Identify the Property

Establish if the seller has title deeds for the property in their name. Also ascertain if the property has architectural drawings, engineering drawings and also check if the plans were approved by the local authority. Conduct due diligence to ensure the property meets your requirements in terms of location, price, and conditions of payment.

2. Verify Ownership and Legal Status

Obtain a copy of the title deed. Conduct a title deeds search at the Deeds Registry Office to confirm ownership and check for any encumbrances (mortgages, disputes, or caveats). For properties without title deed, confirm with respective local authority for council land, respective government Ministry for Stateland.

3. Negotiate and Agree on Terms

Discuss the price, payment terms, and any conditions of the sale with the seller.

Engage a lawyer or estate agent to facilitate negotiations.

4. Draft and Sign an Agreement of Sale

A lawyer or estate agent should prepare a formal Agreement of Sale outlining the price, payment method, and conditions. Both parties sign the agreement, and payment modalities are agreed.

5. Obtain Tax Clearance Certificate

The seller must obtain a Tax Clearance Certificate from the Zimbabwe Revenue Authority (ZIMRA) to confirm that all tax obligations related to the property sale have been met.

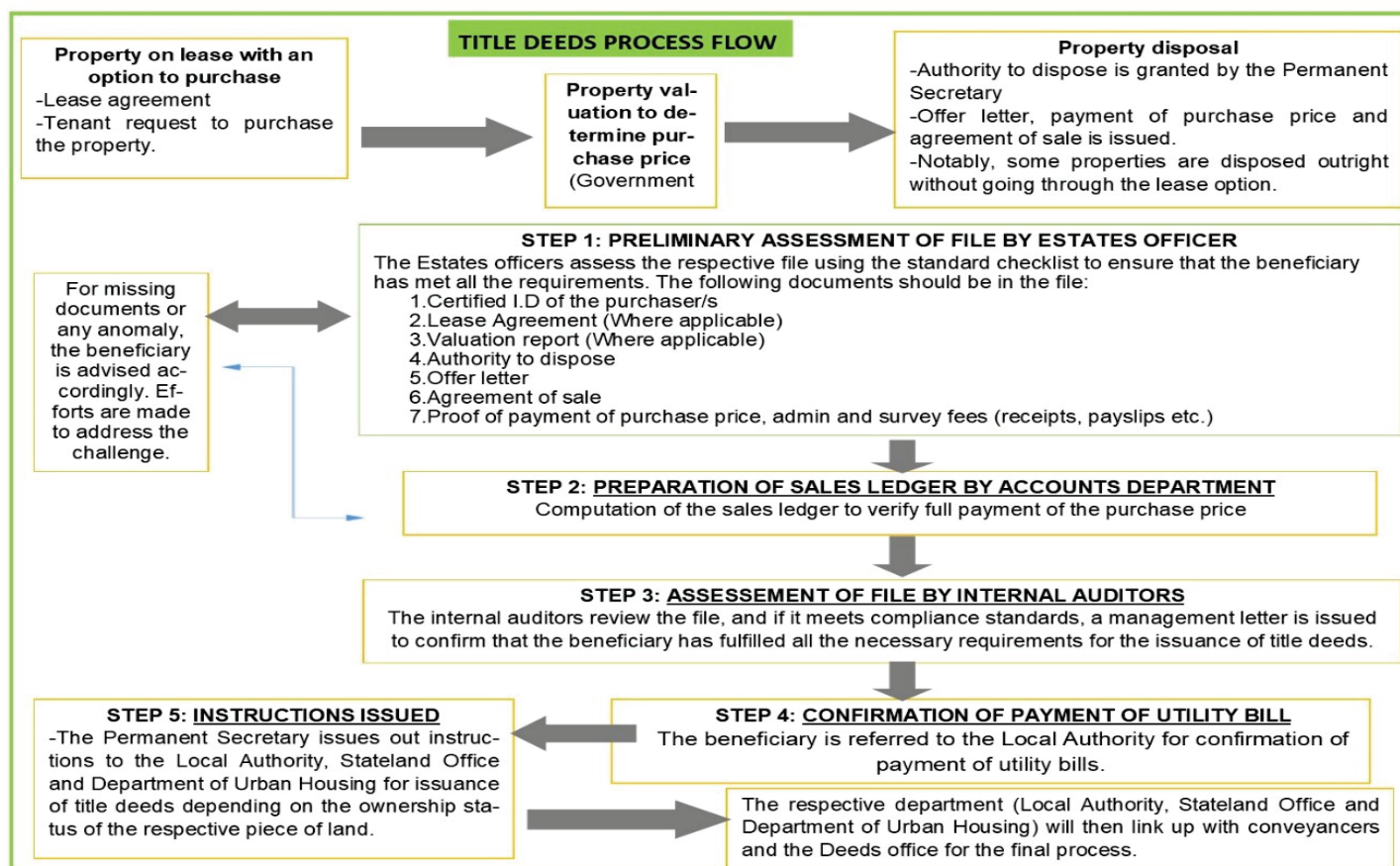
6. Transfer of Title

The seller's conveyancer prepares transfer documents, which are lodged at the Deeds Registry Office. The buyer will be required to pay stamp duty at the point of registration at the Deeds Registry office, calculated based on the property value once processed, the new title deed is issued in the buyer's name.

7. Handover and Finalization

After all payments are completed and the title is transferred, the seller officially hands over possession of the property to the buyer. Utility accounts (water, electricity, rates) should be updated to reflect the new owner.

TITLE DEEDS PROCESS FLOW FOR GOVERNMENT ENABLED HOUSING PROJECTS



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