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Project Planning Assistance
to the
Ministry of Housing
Zimbabwe

QUARTERLY REPORT NO. 2

1 APRIL 1983 - 30 JUNE 1983

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613-0205-S-00-3001-00

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I. Introduction

This report covers the activities of the Project Planning Advisor during the second full quarter of the implementation of the Limited Scope Grant Agreement for technical assistance to the Ministry of Housing in Zimbabwe.

II. Modus Operandi

Several key senior posts in the Ministry were filled during the quarter. There is now a Deputy Secretary (Policy), a Deputy Secretary (Administration/Finance), a Director, Technical Services Department, an Under Secretary (Administration/Finance), four new Assistant Secretaries and at least five new Administrative Officers of various grades. There is also a greater observance of the "chain of command" although wires do sometime get crossed, this largely a result of unclear job descriptions at Assistant Secretary (A.S.) level. The Deputy and Under Secretaries task Assistant Secretaries who in turn occasionally seek advice from the Advisors.

A number of Working Groups have been established to expedite implementation of the training component of the UNDP/MOH Pilot Projects at Kwekwe and Gutu. These groups have made free use of the advisors, having been organised by the UNCHS Chief Technical Advisor with the Secretary's approval.

The advent of the new Director of Technical Services has afforded an opportunity to tighten up the management of this all-important section of the Ministry, and steps are already being taken in this regard. It is intended to assign teams headed by architects to be responsible for housing programs in various provinces. This should create some continuity in the running of projects, hitherto lacking.

The advisor gave a lecture on aided self-help housing in Lesotho to the 3rd year Diploma students at the School of Social Work on 27th June 1983. A similar presentation will be given as part of the UNDP/MOH Training Program for Kwekwe and Gutu.

The Quarterly Report for the period ending 31 March 1983 described how the Ministry was making use of its advisors in a highly controlled manner, especially in regards to contact with local authorities and other parties outside the Ministry. This continues. It appears this has reinforced the perception in peoples' minds both within and without the Ministry that the USAID-funded advisors are in fact "USAID officials". There is still little concept in the minds of Ministry

officials that we are a resource for them to draw on and even exploit. A consequence of this is that MOH assumes that the AID mission is keeping the Advisors informed of all events re: RHUDO visits, nomination of candidates for training, submission of reports and requests from RHUDO, etc. It therefore does not routinely refer such in-coming matters to us; nor does it always advise us of MOH responses to these matters. The AID Mission on the other hand, seeing us as subjects of the Ministry, often assumes that MOH does involve us in these matters. This situation has resulted in a number of cases where we have been uninformed of specific requests for information and therefore have not been in a position to offer assistance in preparing replies to these requests. Since it is unlikely that MOH will change its modus operandi in the near future it is recommended that, for the time being, all communication from the AID Mission to MOH be copied to the USAID advisors.

III. Work Accomplished

The following description of work accomplished follows the terms of reference in the advisors contract:-

1. Assist MOH to establish systems for project identification, feasibility analysis and selection
 The development of Project Delivery Plans (PDP) is still seen as the vehicle for fulfilling this task. At the end of the quarter the Marondera Town Council submitted a draft PDP in response to the Ministry's request for 21 March 1983. See Annex A and refer to Annex B of Quarterly Report No. 1. The submission, not yet fully evaluated, looks very promising as a format for appraising projects.

It has been agreed that a micro-computer would be of great assistance in this effort. Authority has been obtained from PRE/H to procure one. It appears that the AID Mission in Harare is willing to consider an amendment to the Grant Agreement whereby the purchase could be made locally and funded from the Commodity line item

of the budget. Requests for quotations from the local suppliers of the Apple II E and the Osborne have been made. The advisor is still inclined to support the idea of purchasing the Osborne on the basis of its extremely good value for money. It is entirely appropriate for the needs of the Ministry.

2. Co-ordinate with other donors to ensure rational use of scarce resources

As of 30 June 1983 no orders for any commodities (either local or USA) had been placed except for those for the vehicles. Of the five vehicles on order, only the Peugeot 504 had been received and this only because CMED agreed to release a vehicle in advance of receiving a replacement from Cairns, the local dealer.

It is requested that the AID Mission in Harare expedite the issue of a PIO/C for those goods to be procured in USA.

The advisor will chase up the purchase of local items, almost exclusively earmarked for the as yet unscheduled training session.

It should be said that procurement of commodities by other (mainly UNDP) donors is equally slow. It should therefore be clear that such goods are indeed "scarce resources" with little likelihood of duplication!

As an example of the spirit of co-operation between donors on the matter of using resource persons with rare skills, it should be noted that Dr. Fred Fisher, RHUDO's training specialist for the HG program in Zimbabwe, will be assisting with the implementation of the UNDP/UNCHS training scheme to be held in July 1983.

3. Provide recommendations to MOH based on analysis of critical constraints in the low-cost shelter delivery system

There has been no acknowledgement, much less feedback, on the paper prepared by the advisor on standards versus affordability. Refer to Annex E of QR1. There was one oblique reference to the submission in a meeting between the Minister of Housing and Finance, Economic Planning and Development wherein it was stated that "USAID officials" (sic) were emphasizing affordability at the income level of \$105 p.m.

This statement lends support to the observation that USAID advisors are perceived as USAID officials. See II Modus Operandi above.

A paper was prepared reviewing a draft circular to local authorities on the subject of a National Housing Waiting List. See Annex B.

4. Assist with developing monitoring and evaluation systems

Drafting of terms of reference for a M/E program at Parkridge/Fontainbleau were begun but temporarily abandoned in the face of pressures of other work. USAID's request for proposals on this matter from MOH has never surfaced in the Ministry. It is recommended that a copy of the letter be sent to the Secretary with a reminder (copied to Advisors).

Meanwhile the functions of the Research Section of the Department of Administration and Finance are being defined. It is anticipated that the M/E function of the Ministry will lie there.

5. Assist with Project Implementation

A. Parkridge/Fontainbleau Phase I

Most of the advisor's time during this quarter was spent on expediting this phase of the work. The following activities were undertaken:-

- (i) Review of monthly progress reports from John Burrow and preparation of comments and recommendations for MOH action, monitoring of costs. See Annex C.
- (ii) Liaison with the Tender Board on tendering for the Admin. Complex.
- (iii) Recommending re-investment of \$5 million in escrow until 31 July 1983.
- (iv) Developing procedures for handing over stands to the City of Harare. This has included recommendations involving
 - a) Re-naming Parkridge/
Fontainbleau
 - b) Naming of Streets
 - c) Estimating final costs of Phase I infrastructure
 - d) Determining actual number of stands and preparing a register of same
- (v) Liaison with City Treasurer and Department of Community Services on (iv) above.
- (vi) Reviewing siting of the Bus Depot with Director of Works and Harare United Omnibus Company.
- (vii) Liaison with John Burrow and Director of Works, Harare on the layout and design of shopping areas with reference to service standards and bus accommodation.
- (viii) Assist with preparation of a draft revised PDP.

B. Parkridge Fontainbleau Phase II

Activities on this Phase were confined to processing tender reports from Burrows through MOH to the Tender Board for five infrastructure contracts. This brings to seven the number of contracts in progress on Phase II, valued at US\$5.8 million. John Burrow, MOH - appointed "project managers" came in for heavy criticism at their sketchy effort to recommend acceptance of certain tenders. In one case the Tender Board rejected their recommendation and authorized acceptance of the lowest tender instead.

C. Secondary Towns

The advisor continued to monitor progress on Marondera, Chinhoyi and Kadoma. A formal minute was sent to the Ministry of Local Government and Town Planning, through the Secretary, enquiring as to the fiscal health of the three towns in so far as additional borrowing powers were concerned. A reply was received in respect of Chinhoyi and Kadoma to the effect that both had Housing Account deficits of \$218 000 and \$300 000 respectively as at 30th June 1983. Marondera also had an unspecified deficit. The reply added that if fiscal health was a condition for USAID funding, none of the towns would qualify. It reiterated the legal requirement for Ministry of Local Government and Town Planning approval of borrowing powers and that each case would be examined on its own merit. This would suggest that if a project proposal is affordable by the local authority and the beneficiaries, it has a good chance of receiving a go-ahead, despite current financial problems. This response sheds some light on Ministry of Local Government and Town Planning's attitude toward the relatively large and expensive house types currently advocated by MOH.

A formal minute has been sent to Ministry of Local Government and Town Planning enquiring as to progress on granting of planning approval for each of the three schemes. A reply is awaited.

The advisor visited Chinhoyi on 11 May 1983 in the company of Ministry of Housing officials to review progress. The Town Clerks staff are fully behind the concept of affordability but appear to lack the capacity to put together a draft PDP. More effort will be made to assist them in the next quarter.

Marondera Town Council submitted the beginnings of a draft PDP on 30 June 1983. It is still being reviewed by the advisor but preliminary scrutiny reveals that the proposal would only be affordable by 32% of the population. There is room however for economising and clarifying proposals for cost recovery resulting in increased affordability.

Kadoma Town Council has indicated that it is ready to submit its proposal. However it has requested a meeting with MOH and USAID advisors on 14 July 1983 to review its work before formal submission.

D. Other Projects/Activities

As of 30 June 1983 the housing demand survey for Kadoma had not been received by MOH.

The advisor participated in the final review and approval of Mutare's site plan for the proposed World Bank - funded project.

The advisor is assisting with the development of procedures for building materials handling at Kwekwe and Gutu as part of a 3-week training session to be held in July.

6. Assist MOH to determine need for short-term TA from USAID
It appears appropriate to pursue the acquisition of short-term TA for the following two assignments:-

- A. Investigation of present potential for establishment of housing co-operatives in Zimbabwe.

There appear to be a number of constraints which inhibit the formation of registered housing co-operatives. These include fragmented responsibility for co-ops, inappropriate legislation, lack of technical expertise, and lack of popular understanding on the matter. MOH appears hesitant to offer direct assistance to would-be co-operation, even though co-ops forms one of the three approval strategies for housing. The problems and opportunities surrounding this "mode of construction" need investigation.

- B. Improvement of efficiency and effectiveness of City of Harare's revenue operations in high density housing areas in general and Parkridge/Fontainbleau in particular. Informal discussion with the Deputy City Treasurer reveals his enthusiasm for some short-term technical assistance to advise on streamlining the financial management systems employed in "Area Offices". He supported the notion of using Parkridge/Fontainbleau as a demonstration project in this regard. He was keen to investigate the application of EDP equipment. The City is to follow up with a request to MOH if the Town Clerk approves.

7. Prepare draft TOR's for Short-term TA

See paragraph 6 above.

8. Work closely with short-term TA's

Dr. Fred Fisher visited Harare from May 31 to June 2 1983 on a TDY to review the manual he prepared for use in the Parkridge/Fontainbleau Management Training Program.

9. Participate in Forward Planning

No activities other than those related to implementing specific projects. See paragraph above 5.

IV. Issues Requiring Resolution

- a) The impasse in the debate between housing standards and affordability remains. The Ministries of Housing and Finance are engaged in a slow polite dialogue on the subject. MOH's proposed allocation of funds for 1983/84 is considerably below the level available in 1982/83 and this will make the current standards less tenable than ever. The matter remains to be resolved with GOZ and further opportunities for the advisor's input are seen to be limited.
- b) The matter of the number of brigade-built units to be constructed at Parkridge/Fontainebleau may be a moot point. The City of Harare is reportedly gearing up to build 2000 brigade houses in 83/84 at a total cost of \$17.4 million, most of these earmarked for Parkridge. It is not clear that MOH has the necessary domestic funds to finance such a program.
- c) There has been no meaningful recognition of the inappropriateness of the house designs of the P/F houses. Of the 4104 stands in Phase I only 926 are large enough to accommodate the proposed house types. The remaining 3178 are 200m² (i.e. 10m x 20m) and will not take a house with a 7m frontage without creating 3m-wide unuseable spaces between dwellings.
- d) As outlined in Section II above, it would be appreciated if the USAID Mission in Harare would as a matter of routine copy their correspondence to MOH to the advisors.
- e) As outlined in Section III 2 above, it would be appreciated if the USAID Mission in Harare would expedite the preparation of a RIO/C for procurement of commodities under the grant agreement.
- f) No formal agreement has been reached on the revised median urban household income levels to be used in the Secondary Town projects. It is recommended that USAID remind MOH to forward their comments on the housing demand surveys with a view to reaching agreement on this matter.

V. Proposed Work Programme

It is now possible to identify the following tasks which need attention during the quarter ending 30 September 1983:

1. Assist with review of revised draft PDP for Phase I of Parkridge/Fontainbleau prepared by the Self-Help Housing Advisor
2. Prepare the Master PDP for the Second Phase of the HG project.
3. Review Marondera's draft of a detailed PDP for its project at Nyamweni
4. Assist Kadoma & Chinhoyi to prepare their detailed PDP's.
5. Participate in the UNDP/MOH training program by:
 - a) Presenting case study of Lesotho's aided self-help approach
 - b) Acting as resource person for Work Group on building materials loan
6. Install micro-computer at MOH (if available)
7. Finalize TOR's for for monitoring & evaluation and proposed short-term TA (where approved by MOH)

MUNICIPALITY OF MARONDERA ANNEX 2A

Telephone Nos.

MUNICIPAL OFFICES 3633/4

DOMBO TOMBO OFFICES 3106

All communications to be addressed to the Town Clerk



Municipal Offices

P.O. BOX 261

MARONDERA

Zimbabwe

Your Ref. HC/MAR/HK/48/2

Our Ref. 1/16

30th June, 1983.

The Secretary for Housing,
Ministry of Housing,
P. Bag 7755,
CAUSEWAY.

ATTENTION : MR. R.M. BEARDMORE

Dear Sir,

RE : AIDED SELF-HELP HOUSING PROJECT

I refer to your letter of reference HC/MAR/HK/48/2 dated 21st March, 1983.

Enclosed please find the following information as requested :-

1. Introduction and Description of Project
2. Method of Implementation
3. Financial Analysis of project
4. List of drawings and schedules
 - (1) Area Site Plan
 - (ii) Six House Plans
 - (iii) Priced Schedule of materials
 - (iv) Proposed works programme
 - (v) Organisation chart showing all manpower requirements.

Yours faithfully,

S. CHIBUZA
For TOWN CLERK / CHIEF EXECUTIVE

SC / YK

Incls.....

3. After the potential allottee fully understands all conditions of the project an agreement between Council and the allottee is signed. A special agreement form will be prepared by the Municipal Lawyers.

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MUNICIPALITY OF MARONDERA

NYAMENI HOUSING SCHEME

METHOD OF IMPLEMENTATION

The Ministry of Housing is responsible for the Housing Policy making and funding of the Nyameni Housing Scheme. Marondera Municipality will administer the project through its various departments as shown on the Nyameni Housing Scheme Project Management Chart.

PROVISION OF INFRASTRUCTURE

Water and Sewerage reticulation will be implemented by the Municipality's Works Department, while the E.S.C. will implement the electrical reticulation.

Designs will be carried out by the Engineering Department but where major problems exist the Council's Consultants Stewart Scott and Partners will assist.

Other services such as roads will be constructed by the Municipal Works Department too. Contractors can only be called in by way of Equipment and Plant Hire.

The provision of services to individual plots will be carried out on gradual basis to maximise on manpower utilisation and should be spread over a year period. The scheme will therefore benefit the local community by providing job opportunities for the 1 year construction period.

BENEFICIARY SELECTION PROCESS

The beneficiary selection process shall be according to the following terms :-

- (a) Income limit shall be under \$300 per month
- (b) be on the Municipal Housing Waiting List
- (c) must be employed or self-employed in Marondera
- (d) must produce proof of marriage

COMMUNITY INFORMATION

The Municipal Department of Welfare will be responsible for familiarising the beneficiaries with their rights, obligations etc. Staff from the Department will attend training schemes in connection with this aspect.

PLOT ALLOCATION PROCESS

1. The provision of water and sanitary facilities to individual plots will be carried out on gradual basis to maximise on manpower utilization and should be spread over a 1 year period. Therefore allocation of plots will be carried out in numerical order following the order of servicing of stands by the Town Engineer's Department. Six demonstration houses built on site first will be available for viewing by potential allottees. Allottees can then choose from the six before signing the agreement. A plan of the house chosen will be supplied after the agreement is signed.
2. Thorough explanation will be given to applicants before making an conditions of loans given.
3. After the potential allottee fully understands all conditions of the project an agreement between Council and the allottee is signed. A special agreement form will be prepared by the Municipal Lawyers.

TECHNICAL ASSISTANCE AND STAGED INSPECTION OF
HOUSES UNDER CONSTRUCTION.

Technical Assistance and staged inspection of houses under construction will be carried out by the Building Inspectorate Section which is part of the Works Department headed by the Town Engineer.

There are five stages of inspection during house construction namely :-

1. excavation for the foundations
2. Floor slab
3. up to wall plate height
4. drainage work
5. completion

--- attached is a form which shows the stages of inspection and how the Building Inspectorate is notified.

On the completion of the house and after inspection, an Occupation Certificate is issued by the Inspectorate Section after all is found in order.

CONSTRUCTION LOANS

On signing the special agreement an allottee qualified to draw the necessary material required for the house construction.

BUILDING MATERIAL / PROCUREMENT / STORAGE & DISBURSEMENT

All material will be kept at the Municipal Central Stores, Longlands Road. The Municipal Stores is quite capable of handling the Nyamoni Housing Material after slight additions to the bulk and main stores. The advantages of the Central Stores would be easy stock control, continuation of the existing stores procedure of requisitions and use of the existing stores staff in the maintenance of records.

A Site Office fenced to maximum security will be put up for use by the Site Clerk who will be responsible for receiving and issuing of the material from Central Stores. The Site Office will be a receiving and issuing depot only. Allottee's requirements will be made through the Site Clerk who will look onto the allottee's site file and checks on the bill of quantities to see what has been drawn and what has not yet been drawn. What ever is drawn is ticked on the bill of quantities.

The Site Office will keep a little stock of material for issue to allottees. This material will be under the Site Clerk who in turn is responsible for issuing to allottees as and when required. Material drawn will also have to be registered by the Central Stores who will keep a file too for every allottee. The stores file and the Site File must balance. The Treasury Costing Office will keep a third file. Costing Office receives information from stores in the way of requisitions. This will counter check the stores. Once material on the Bill of Quantities has been completely drawn the allottee can no longer draw anything.

A communication system will be established between Central Stores and the Site Office. The Stores truck will deliver material to the site as and when required by the Site Clerk. Allottees will order in advance their requirements so that it can be delivered in time.

REPAYMENT SYSTEM

The repayment system will be on a monthly basis. This will be the same as the rent system.

Allottees will be given a grace period of three months. The period starts from the day an allottee enters into an agreement with the Municipality. After three months, payment commences. The payment includes Monthly Plot / Loan Charges and other Service Charges such as sewerage, supplementary charge and water. Water will be charged as soon as construction commences. This depends on the amount used during construction.

Electricity and Refuse removal will only be charged after completion of the house. The maximum and minimum charges are shown on the Financial Analysis Sheets titled Monthly Charges and Their Affordability.

Nyameni Housing Scheme

Planning Report

Background

The proposal to establish the Nyameni Housing Scheme is one of a number of similar low-income housing schemes proposed after consultations between the Zimbabwe Government and the United States Agency for International Development (USAID). The scheme is to be funded by USAID as part of an on-going aid programme to Zimbabwe, with project funds being directed through central Government channels to the local authority. The costs of project development and operation are ultimately recoverable from the individual beneficiaries.

Planning Design Brief

The planning brief was to prepare a suitable layout for a comprehensive low-income housing development. This should comprise:

- i) approximately 1000 residential stands, the Majority of which should be approximately at the smallest acceptable stand size i.e. 300m².
- ii) all necessary attendant community facilities such as schools, open space, commercial and industrial stands, administration offices, etc.

Within the brief certain assumptions are made to conform with current popular planning requirements:

- i) all stands should have access to a road.
- ii) stand length to width ratio shall be approximately 2:1.
- iii) primary school size to be 3,25 ha.
- iv) plots to accommodate detached houses
- v) all stand to be fully water, sewer and electricity reticulated.

Site Analysis

The proposed project site was agreed after discussion with the local authority. The site comprises a total area of some 88 ha located between 2 and 3 km south of the Marondera Town Centre, to the west of the Rusawi Road.

The site falls within the Municipal area and is owned by the local authority. A portion of the site is currently zoned for high density housing and the remainder for rural use.

The site is bounded on the north by institutional uses including two new school sites, on the east by the main link to town, the Rusawi Road, and on the west by a river which flows roughly parallel to, and 1 km to the west of the Rusawi road. To the south no immediate site constraints exist and it is in this direction that future expansion of the scheme would be expected to occur. Surrounding land uses to the south and east are generally agricultural uses or unused land, while further to the west an area of low density residential housing exists.

The site itself has a number of important characteristics which play a significant role in determining the proposed pattern of development for the scheme.

The site is bisected by the proposed alignment of the town's ring road. The approximate alignment of this reservation follows the line of a high voltage power-line crossing the southern part of the site from east to west. Although this road may only be developed in the long term future it is necessary to protect the reservation from other development, and to plan for the future integration of the ring road with the proposed site circulation network.

On the western side along the river line very wet vlel areas occur which prohibit building construction within about 7m to 100m of the river. A large area of vlel also extends in a north-east direction from the river into the centre of the site.

These Areas of wet land are unsuited for residential use, but offer opportunities for development of open space and recreational uses. Housing areas should therefore take as much advantage as possible of the remaining drier land.

A further feature of the site is the existence of well wooded areas comprising mature indigenous trees. The main woodland area lies in a belt immediately west of and roughly parallel to the Ruzawi Road. This woodland has the potential for providing a very attractive environment for the housing scheme and it is considered important that development be directed to conserve as much of the woodland, particularly the larger trees, as possible.

As undeveloped parkland these areas run the risk of denudation. It is therefore preferable that large stands be provided in these areas on the assumption that, although some trees will go to make way for building, residents are likely to appreciate the advantages of preserving some of the mature trees in their own gardens.

Layout Details.

The proposed layout is shown on plan E433.

The proposed development comprises approximately 1 000 stands, 70% of which be north of the proposed ring road. If future expansion is envisaged to the south of this scheme, then the 300 houses south of the ring road would logically integrate with later development.

The general layout pattern is significantly affected by the woodland and vlel areas. The central vlel area is developed as open space and for a school site. Adjacent to this, and taking advantage of a central clump of trees is the main shopping centre which will act as the focus of community activities. This includes a bus terminus which will be within 5 minutes' walk of all stands north of the ring road. The housing areas act as a ring of residential development focused on the central shopping centre.

Larger stands to the east take advantage of the attractive woodland environment. By providing these larger stands (above 500m²) flexibility is provided to the house builder to locate his house and garden to take maximum advantage of shade and visual impact of the trees. The 15 m road serving this area is also aligned to avoid the necessity of excessive cutting and stumping. Naturally, with the advantages of larger plots and the benefits of established trees these stands can be priced at a higher rate for a higher income bracket to cover the proportionately higher servicing costs and perhaps even to cross-subsidize some of the lower income units.

The overall circulation pattern comprises a 20m internal loop distributor with cycle track which provides access onto Ruzawi Road and, in the future, onto the Ring road. For southward expansion this 20m road can be extended to form the spine of future development. (until the development of the ring road, the service road along the power line will provide a second access onto Ruzawi Road. Provision is also made for a possible link.

to the low density area to the east should it be decided that buses should travel through the low density areas.) 15m roads provide secondary loops through the eastern housing area and around the shopping centre.

Local stand access streets take two forms; one, the short cul de sac which provides a "street" atmosphere suitable for children's play; the other is an internal looping access linking semi-private "group spaces" which provide parking and play area and allow access to all stands if required. The meandering road linking these spaces prevents rapid traffic movement, thus creating an internal environment conducive to group socializing and children's play. The "group spaces" have no initial direct cost, but may be improved in time with planting, play equipment, seats etc., through group or community action.

The detailed layout of the shopping centre is shown on plan. The centre faces the bus terminus and market, taking advantage of existing trees as a central feature. Service access is from the rear, with provision for some service industrial and light industrial activities.

Land Use Analysis

300	-	400	m ²	stands	827 No.
400	-	500	m ²	stands	130 No.
+		500	m ²	stands	78 No.

Total Stands 1 035 No.

Approx. area of site 88,6 ha

Unuseable land 19,4 ha

Useable land for Housing, etc. 69,9 ha 100%

Residential use	38,9 ha	56,2%
Roads and circulation	14,5 ha	20,9%
Community facilities	8,0 ha	11,6%
Open space	7,8 ha	11,3%

Development Control Recommendation

General Planning Intention

The Nyameni Housing Scheme is intended to be developed as a high density residential neighbourhood to serve predominantly low and medium -low income groups who are permanently resident in Marondera. The overall planning intention is to provide a satisfactory living environment which can facilitate the creation of a stable urban community. To this end the housing scheme also makes provisions for the development of community facilities such as schools, public transport, small scale commercial and industrial enterprises, places of assembly, recreational areas, etc.,

The overall planning intention for the provision of these facilities is illustrated by plans E433 and . Final approval of these plans by the Director of Physical Planning will provide an agreed and fixed references for the more general planning aspects and land use allocations.

Development Conditions

Day-to-day development control responsibilities and approvals lie with the Marondera Municipal Authority. In order to assist the Municipality in this role the following development conditions guidelines are recommended.

1. Residential Stands - development conditions

(typical examples of these conditions are illustrated on plan E433)

- (a) the stand shall be used for no purposes except for residential uses.
- (b) the following building lines shall apply;
 - i) 3 metres from the rear plot boundary
 - ii) 3 metres from the side plot boundary where any doors or windows are on that side of the building.
 - iii) 4 metres from the front plot boundary;
 - iv) 0.5 metres from the side plot boundary where no doors or windows are on that side of the buildings, except where a water or sewer pipe, telephone or power line, or any other service servitude runs along or immediately inside the side boundary, or where any public road or pedestrian way runs immediately outside the side plot boundary.
- (c) the stand shall not be occupied until water and sanitary facilities have been provided and connected to reticulated water and sewerage systems, to the satisfaction of the local authority.
- (d) servitudes for all water supply and public utility purposes shall be granted by the owner as and when required.
- (e) no culvert or stand access shall be constructed without the consent of and to the specification of the local authority..
- (f) the coverage of the stand by buildings shall not exceed 50% of the area of the stand.

2. Commercial (shop) stands - development conditions

- (a) the stand shall be used for no other purposes except for a shop, with the provision that office of flat use may be permitted on a second storey.

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- b) the maximum height restriction is 2 storeys.
- c) the coverage of the stand by buildings shall not exceed 75% of the area of the stand and the remaining 25% of the stand shall be at the rear and shall be utilized as a loading/unloading and storage area.
- d) the minimum value of the building shall be \$150 -00 per m² of coverage, and the building plans and materials specifications are subject to the approval of the local authority.
- e) a 3 metre wide pavement with a 2,5 metre overhang canopy shall be provided by the developer at his cost and to the satisfaction of the local authority, outside the stand area and along the entire front boundary/boundaries so as to form part of the development of the stand. Access to the pavement and the shop interior shall make suitable provision for wheelchair users.
- f) A decorative screen wall 2 metres high shall be constructed along those portions of stand boundaries not occupied by buildings, except where provision is made for vehicle access at the rear of the stand.
- g) the stand shall not be occupied until;
 - 1) buildings, pavement and canopy, for which a permit must be issued by the local authority, have been erected and completed.
 - ii) the buildings are connected to reticulated sewer and water system, to the satisfaction of the local authority,
- h) servitudes for all water supply and public utility purposes shall be granted by the owner as and when required.
- i) no culvert or stand access shall be constructed without the consent of and to the specification of the local authority.

3. Service and storage uses - development conditions

These stands are located adjacent to residential stands. Therefore it is undesirable that any use which creates excessive noise, smell, pollution or any other disturbance should be permitted on these stands. Examples of uses which are not permitted are : panel-beating, vehicle repairs, tin smiths, steel fabrication. Uses which may be permitted include storage of goods and materials, craft industries, offices, consulting rooms etc.

- a) the stand shall be used for no purpose other than that specified on a permit granted by the local authority.
- b) the coverage of the stand by buildings shall not exceed 75% of the area of the stand.
- c) a decorative screen wall 2 metres high shall be constructed along all stand boundaries except where provision is made for vehicle access.
- d) The stand shall not be occupied until water and sanitary facilities have been provided and connected to reticulated water and sewerage systems, to the satisfaction of the local authority.
- e) servitudes for all water supply and public utility purposes shall be granted by the owner as and when required.

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f) the following building lines shall apply.

- i) 3 metres from the rear plot boundary,
- ii) 4 metres from the front plot boundary,
- iii) 2 metres from the side plot boundary;

g) no culvert or stand access shall be constructed without the consent of and to the specification of the local authority.

4. Light industrial uses - development conditions

Any non-noxious light industrial uses may be granted for these stands. Development conditions will be the same as for "Service and storage uses" (a) to (g) above.

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MUNICIPALITY OF MARONDERA

NAYENI DEVELOPMENT SCHEME

INFRASTRUCTURE SERVICE STANDARDS

A. ROAD SURFACING :-

Double Surface Dressing

1. Subgrade and 150mm Gravel Base.
2. Compacted to specified requirements and shaped to correct width, grade and cross-section.

Double Surface Dressing

- (a) Tack coat of spray 60 emulsion @ 1.09 l / m²
- (b) 13mm Stone spread @ 90m² / m³
- (c) Penetration Coat of Spray 60 emulsion @ 1.63 lt / m²
- (d) 6,7 mm stone spread @ 140m² / m³

B. SEWERAGE RETICULATION

Asbestos - Cement Sewer Pipes to be used in the project and shall be laid according to the following grades :-

- | | | | |
|-------|---|-------|---------|
| 100 Ø | : | 1/40 | |
| 150 Ø | : | 1/60 | - 1/100 |
| 230 Ø | : | 1/100 | - 1/150 |

Details of manholes etc will be shown on the sewerage design sheets to be prepared after setting-out and ground levels.

WATER RETICULATION :

Mains shall be 200 Ø "Turnal" Asbestos - Cement Pressure Pipe. The general reticulation shall be of 100 Ø Asbestos - Cement and the main to house connection will be galvanised iron pipes 13mm diameter.

Details will be shown on the water reticulation layout to be prepared after approval of the stands layout plan.

ELECTRICITY :-

The Electricity Supply Commission will be responsible for laying out the Electricity Reticulation and connection to houses.

MUNICIPALITY OF MARONDERA

APPROVED PLAN NO. _____ DATED _____

THIS FORM SHOULD BE HANDED TO YOUR BUILDING CONTRACTOR

INSPECTION OF BUILDINGS

To: The Building Inspector

5. It is hereby notified that the building on Stand No. _____ is completed and ready for inspection.

Date Builder

To: The Building Inspector

4. It is hereby notified that the drainage work for the new building on Stand No. _____ is ready for inspection.

Date Builder

To: The Building Inspector

3. It is hereby notified that the new building on Stand No. _____ is up to wall-plate height and is ready for inspection.

Date Builder

To: The Building Inspector

2. It is hereby notified that the floor slab for the new building on Stand No. _____ is ready for inspection.

Date Builder

To: The Building Inspector

1. It is hereby notified that the excavations for the foundations for the new building on Stand No. _____ are ready for inspection.

Date Builder

4. Commercial Facilities (Beerhall)	60 000
5. Community /Administration Centre & Depot	250 000
6. Demonstration Houses 6 @ \$3 500	21 000
7. Land Scaping	<u>30 000</u>
Subtotal	741 000

COST ESTIMATE

Date prepared :- May 1983

Site : Nyameni

Costs Given in Z\$; prices as of (date)

PROJECT COMPONENT	COST IN Z\$	SOURCE OF FUNDING
A. LAND		
1. Acquisition	31 010	
2. Survey	<u>35 000</u>	
Subtotal	66 010	
B. PRIMARY INFRASTRUCTURE (exl.prof. Serv)		
1. Roads and Stormwater drainage	67 000	
2. Water	35 000	
3. Sewer	40 000	
4. Electricity	<u>Nil</u>	
Subtotal	142 000	
C. SITE PREPARATION & SERVICES (exl.prof. serv.)		
1. Roads	350 000	
2. Stormwater drainage	180 000	
3. Water Reticulation / Connections	170 000	
4. Sewer Reticulation / Connections	250 000	
5. Security / Street Lighting	140 000	
6. Electrical Reticulation	<u>10 000</u>	
Subtotal	1 100 000	
D. SELF-HELP HOUSE CONSTR. (1000 LOANS)		
1. Housing Loans	1 800 000	
2. Site Staff Salaries & Overheads	88 000	
3. Equipment & Vehicle Charge	<u>91 000</u>	
Subtotal	1 979 000	
E. COMMUNITY FACILITIES / DEMONSTRATION HOUSES		
1. Primary School	160 000	
2. Secondary School	160 000	
3. Clinic	60 000	
4. Commercial Facilities (Beerhall)	60 000	
5. Community /Administration Centre & Depot	250 000	
6. Demonstration Houses 6 @ \$3 500	21 000	
7. Land Scaping	<u>30 000</u>	
Subtotal	741 000	

F. TECHNICAL ASSISTANCE

1. Project Administration Charge	88 000
2. Professional Services	<u>88 000</u>
Subtotal	176 000
Total	<u>4 076 210</u>

G. Contingencies 15%	611 432
Grand Total	<u>4 700 000</u>

LAND USE PROFILE

A. RESIDENTIAL AREA

1. 300 - 400 m² stands
2. 400 - 500 m² stands
3. + 500 m²

TOTAL :

B. NON-RESIDENTIAL AREA

1. Health Clinic
2. Primary Schools
3. Secondary Schools
4. Shops and Market areas
5. Municipal Offices
6. Community Halls
7. Open Space

TOTAL :

C. ROADS, PATHS (reserves)

1. On-Site roads (reserves)
2. On-Site paths (reserves)

TOTAL :

GRAND TOTAL :

No. of Stands	Area in m^2	% of total Land Area
827	289 450	41,8 %
130	58 500	8,5 %
78	41 050	5,9
1.035	389 000	65,2 %
1	9 916	1,4
1	36 157	5,2
-		
1	27 802	4,0
1	6 131	0,9
-		
	78 000	11,7
	158 006	22,9 %
	145 000	20,9 %
	692 000	100,000

NOTE: Calculate number of residential stands per hectare: 669
 (gross total area divided by number of stands)

Percent of useable land occupied by residential plots: 56,2 %

Refer Tracing No. _____ of (date) _____ by
 Provincial Planning Office, Machonaland.

MUNICIPALITY OF MARONIERA

LOT SERVICING COSTS & BUILDING MATERIAL : LOAN AMOUNTS

All costs given in Z\$; prices as of (date) May 1983.

A. Plot Servicing Costs.

Items recoverable through plot development charge (Select relevant items from Table A).

	<u>Z\$</u>
	31.010
1. Land acquisition	35 000
2. Land Survey	350 000
3. Roads	180 000
4. Storm Water Drainage	170 000
5. Water Reticulation	250 000
6. Sewer Reticulation	140 000
7. Security / Street Lighting	10 000
8. Electrical reticulation	<u>1 166 010</u>
Sub Total	163 500
9. Physical contingencies (15% of 3 - 7)	174.900
10. Engineering & Supervision	142 920
11. Interest during construction 9 $\frac{1}{2}$ %	<u>1 647 330</u>
TOTAL	

Now percentage of total costs above allocable to residential plots as a function of land use is 56.2%.

Therefore plot development cost allocable to residential plots is 925 800

Average plot development cost is : 925.000

B. Building Material Loan Amounts (per Loan)

	<u>Minimum</u>	<u>Average</u>	<u>Maximum</u>
Basic Building Materials	1 800	2 072	2.300
Site Running costs	75	35	96
Equipment Charge	75	35	96
Material Depot Charge	90	102	115
	<u>2 040</u>	<u>2 344</u>	<u>2 607</u>
TOTAL			

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MUNICIPALITY OF MARONDERA.

MONTHLY CHARGES AND THEIR AFFORDABILITY:

	<u>Plot Only</u>	<u>Plot and Min. House Loan</u>	<u>Plot and Max. House Loan</u>
I <u>Plot and Loan Charges.</u>	925.00	925.00	925.00
1. Cost per Plot (see Table C)			
2. House Construction Loan:		2040.00	2607.00
3. Sub Total (1 + 2)		2965.00	3525.00
4. Deposit Paid			
5. Loan Balance (3 - 4)	_____	_____	_____
A. Monthly Plot/Loan Charge:		25.00	30.00
(repayment of Loan balance over 30 years at 9.5%)	_____	_____	_____
II <u>Service Charges.</u>			
1. Loan Administration:			
2. Sewerage		1.65	1.65
3. Refuse Removal		1.00	1.00
4. Water 15cm		2.70	2.70
5. Electricity 7½ Amp		11.15	11.15
6. Supplementary Charge	_____	<u>2.50</u>	<u>2.50</u>
B Monthly Service Charges Total		19.00	19.00
III <u>Total Monthly Cost to Owner</u>			
(Line A + B)		44.00	49.00
IV <u>Percentage of all HouseHolds.</u>			
<u>Who can Afford Charges:</u>			17.3%
Total Monthly Charges cannot exceed 25% of monthly household income.			

MUNICIPALITY OF MARCNEBA

NYAMENI HOUSING SCHEME

HOUSE PLAN NO. 192 A 149.59m²

Material Cost

Building Material \$1 790,65

Electrical Material 243.90

\$2 034.55

STATEMENT HOUSING SCHEMES

ANNEX I

Bill of Quantities for Standard Core House

Town MARONDERA Budget Date MAY 83 House Plan No. 192A

Material	No.	Source	Unit Cost at source	Total Cost	Transport from Source	stores Overheads	Price to Benef.
Bitumen Paint	2 1/2 lts	P.B.S.	0.72 / lt	1.80	Nil	0.09	1.89
Snowline	3 bags	M.F.C.	2.28	6.84	"	0.34	7.18
Cemwash	2 bags	S.P.C.	9.50	19.0	28	0.96	20.24
100mm A/C Corner Strut	1	Turnall	9.99	9.99	21	0.50	10.70
Pan Connector	1	M.F.C.	3.88	3.88	Nil	0.19	4.07
100mm A/C Shortbend	2	M.F.C.	1.90	3.80	"	0.19	4.07
Bitumen Putty	3/4 kg	P.B.S.	1.62 /kg	1.22	"	0.06	1.28
Low level Cistern	1	"	26.07	26.07	"	1.30	27.37
Low Level Pan & Seat	1	Halsted	70.75	70.75	Tender	3.54	74.29
Flush Pipe Connector	1	P.B.S.	0.05	0.05	Nil	Nil	0.05
L/L Flush Pipe	1	"	3.42	3.42	"	0.17	3.59
38mm Waste	1	"	3.66	3.66	"	0.18	3.84
38mm Rubber Trap	1	"	2.87	2.87	"	0.14	3.01
12mm Bibcock	1	"	3.26	3.26	"	0.16	3.42
1 1/2" 38 GI Pipe	1	"	6.01 /ml	9.02	"	0.45	9.47
Shower Trap & Grating	1	"	6.54	6.54	"	0.33	6.87
100mm A/C Vent Pipe	1	Turnal	9.99	9.99	21	0.50	10.49
115mm Holderbat	1	M.F.C.	2.01	2.01	Nil	0.10	2.11
13mm Stopcock	1	"	4.85	4.85	"	0.24	5.09
13mm G.I. Elbows	5	"	0.64	3.20	"	0.16	3.36
13mm T Pieces	2	"	0.93	1.86	"	0.09	1.95
13mm G.I. T. Sockets	2	"	1.96	3.92	"	0.20	4.12
13mm G.I. Barrel Nipples	1	M.F.C.	0.49	0.46	"	0.02	0.48
13mm Shower Rose	1	"	0.84	0.84	"	0.04	0.88
13mm G.I. Pipe	3m	P.B.S.	2.72	8.16	"	0.40	8.56
13mm G.I. Holderbats	2	"	0.47	0.94	"	0.05	0.99
Putty	10kg	M.F.C.	0.38 /kg	3.80	"	0.19	3.99

ANNEX I

Bill of Quantities for Standard Core House

Town MARONDEHA Budget Date MAY 83 House Plan No. 192A

Material	No.	Source	Unit Cost at source	Total Cost	Transport from Source	stores Overheads	Price to Benef.
Stone	2m ³	Theydon	11.05	23.0	Nil	1.15	25.30
Quarry Dust	3m ³	Quarry	7.02	21.06	"	1.05	22.11
Cement Blocks 115	904	Site Production	.20	190.80	"	Nil	180.80
" " 1/2	64	"	.10	90.40	"	"	90.40
" " 3/4	57	"	.15	8.55	"	"	8.55
" "	57	"	.05	2.85	"	"	2.85
Cement	55	S.P.C.	2.55	140.25	23.65	8.20	172.10
Pit Sand	13m ³	Site	3.00	39.00	Nil	Nil	39.00
Brick Force	5 rolls	P.B.S.	2.24	11.20	Nil	.56	11.76
Windows D4H	1	M.F.C.	44.93	44.93	"	2.25	47.18
" C4H	2	"	38.55	77.10	"	3.86	80.96
" D1H	2	"	19.02	38.04	"	1.90	39.94
" NE2	1	"	14.55	14.55	"	.73	15.28
Steel Doors & Frames	6	"	52.55	315.30	"	15.76	331.06
Air Bricks	10	"	.44	4.40	"	.22	4.62
Lintols	285kg	Site Prod.	.014	39.90	"	Nil	39.90
115 x 50 Timber	76m	P.B.S.	.90/ml	68.75	"	3.44	72.19
Carbolineum	5 lts	"	.72 /lt	3.60	"	.18	3.78
100mm Wire Nails	1kg	P.B.S.	.96 /kg	.96	"	.09	1.05
10 gauge Plain Wire	3 kg	"	1.15 /kg	3.45	"	.17	3.62
Endurite Sheetings	20	P.G. Timbers	12.13	242.60	Tender	12.13	254.73
Endurite Ridging	10	Turnall	3.36	33.60	Nil	1.68	35.28
Drive Screws	1/3 kg	P.B.S.	1.91 /kg	0.96	"	.05	1.01
Felt Washers	1 1/3 kg	"	3.22 /kg	4.83	"	.24	5.07
Steel Washers	2kg	"	2.79 /kg	5.58	"	.28	5.86
Heap Iron	1 kg	"	4.27 /kg	4.27	"	.21	4.48
Gloss Paint	3 1/2 lts	P.B.S.	2.45/ h	8.58	Nil	.43	9.01
Undercoat	3 1/2 lts	"	3.27 /lt	11.45	"	.57	12.02
Glass	32	"	1.24	39.68	"	1.98	41.66
4 " A/C Gully	1	Turnall	5.45	5.45	"	.27	5.72
TOTAL							1 790.65

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QUANTITIES FOR STAFF 10 COFF HOUSE

own Budget Into House Plan No.

ELECTRICAL MATERIAL

MATERIAL	NO.	SOURCE	UNIT COST AT SOURCE INC. TPT.	TOTAL COST	TRANSPORT FROM SOURCE	STORES OVER HEADS	PRICE TO RENEF.
20mm B/E Conduit	8	Corbat Rolley	3.79/L	30.32		1.52	31.84
25mm B/E Conduit	1		5.93/L	5.93		.30	6.23
20mm B/E Coupling	18		.35	6.30		.32	6.62
25mm B/E Coupling	1		.46	.46		.02	.48
3/2" 'D' Iron	1		1.56	1.56		.08	1.64
3/2" Insulators	1		3.57	3.57		.18	3.75
20mm Male Bushes	10		.40	4.00		.20	4.20
25mm Female Bushes	1		.29	.29		.01	.30
Angle Box	1		.48	.48		.02	.50
25mm M Male Bushes	1		.58	.58		.03	.61
Earth Spiko	1		6.33	6.33		.32	6.65
20mm Saddles	18		.04	.72		.04	.76
25mm Saddles	1		.05	.05		.00	.05
20mm 1 way boxes	3		1.28	3.84		.19	4.03
20mm 2 way boxes	3		1.60	4.00		.20	4.20
20mm 3 way boxes	5		2.24	11.20		.56	11.76
M.C.B. 10 amps	1		4.69	4.69		.23	4.92
M.C.B. 5 Amps	1		7.38	7.38		.37	7.75
1 Gang Surface Switch	3		4.15	12.45		.62	13.07
2 Gang Surface Switch	1		1.84	1.84		.09	1.93
Batten Holders	4		2.76	11.04		.55	11.59
Well Glass Fittings	2		4.03	8.06		.40	8.46
100mx1-5 Red wire			8.50	8.50		.42	8.92
50mx1-5 Black wire			8.50	4.25		.21	4.46
7mx16mm Red			.61	3.66		.18	3.84
6m x 16mm Black			.61	3.66		.18	3.84
8m x 10mm Earth Wire			3.83	4.88		.24	5.12
2x10m Crimping Cable lug			.22	.44		.02	.46
50m x 2 - 5 Red			.12	6.00		.30	6.30
50m x 2 - 5 Black			.12	6.00		.30	6.30
40 x 8mm Wood Screws	1/2 box		3.06	1.53		.08	1.61
Meter Box	1		36.03	36.03		1.80	37.83
Phil Plug	1 tin		2.70	2.70		.14	2.84
4x10mm Machine screws	1/2 box		2.39	1.20		.06	1.26
5mm Machine screws	1/2 box		2.10	1.05		.05	1.10
4x25mm Machine screws	1/2 box		3.81	1.90		.10	2.00
Box Lids	5 box		.15	.75		.04	.79
Cutting Paste comp.	1/2 tin		3.46	1.73		.09	1.82
				<u>210.18</u>		<u>10.51</u>	<u>220.69</u>

ANNEX 1

ELECTRICAL MATERIAL CONT'D

Bill of Quantities for Standard Core House

Town MARONDARA Budget Date House Plan No

Material	No	Source	Unit Cost at Source	Total Cost	Transport from Source	Stores Over- heads	price to Benef.
5mm Nuts	1/2 Box	4.0/ Box	\$2.0	2.0	N11	.10	2.10
15 amp Plug	2	M.F.C.	1.22	2.44	"	.12	2.56
Bamba Strip	1 Roll	C/Rolly	15.17	15.17	"	.76	15.93
20mm Lock Nut	1	"	.14	.14	"	N11	.14
3/8 Bolts & Nuts	1	"	.12	.12	"	"	.12
13mm Washers	1	M.F.C.	.07	.07	"	"	.07
Roll Black Tape	1	Everglow	1.01	1.01	"	.05	1.06
Labels (1) Ligh	1	C/Rolly	.17	.17	"	N11	.17
(2) Plug	1	"	.17	.17	"	N11	.17
(3) Important	1	"	.85	.85	"	.04	.89

Subtotal 23.21

Grand Total (Elect. Material) 243.90

2/6

Cde Mataure

Cde Boardmore
Project Planning Advisor

HC/1/3

29441

9th June, 1983

WAITING LISTS

Thank you for the opportunity to comment on the draft circular 2 of 83 on the above.

My comments are as follows :-

1. The proposed circular does not state why the Ministry wants copies of house Application Information Forms and associated summary sheets. What is the purpose for "computerizing and maintaining waiting lists." If the purpose is to monitor house allocations, should the circular not say so and indicate how L.A.'s are to inform the Ministry of the identity of all heads of households who eventually are allocated houses, thus permitting the verification process.
2. The proposed circular does not suggest how L.A.'s are to benefit from the procedure. This lack of incentive could lead to non-compliance with the directive. The consequences of non-compliance are not stated.
3. Carrying out the directive will impose a considerable burden on larger L.A.'s with large backlogs of housing. Recall City of Harare with 30 000 households currently on their waiting list, and at least 800 being added every month. They have advised that it will take several months and \$5 000 merely to type up the summary sheets. The whole exercise including submitting forms could take up to 12 months, by which time the list will need to be reviewed. The entire national operation could assume the same scale as that mounted by the Tax Department to collect individual income taxes. Their operation could be examined as a basis for estimating the potential burden on the Ministry.
4. The proposed circular should be more specific about what is meant by a "priority system". Several criteria can be used to "prioritize" applicants. They include :- present housing conditions, length of stay in the urban area, household size, household income, date of application to go on the waiting list, etc. Indeed some priority systems combine several criteria using a point system. Case of administration suggests that the system adopted should minimize subjective judgements.
5. Maintaining a waiting list which gives priority to certain applicants is a dynamic exercise. If the priority system is based on criteria other than the date of application (i.e. chronological system) there is always the chance that the next new applicant can be allocated a higher priority than applicants already on the list. This would result in down-grading the priority of those existing applicants and the need to revise their "Priority No." on the summary sheet. It thus stands to reason that any given set of summary sheets submitted to the Ministry could be out of date the moment it is submitted. This renders the monitoring/verification exercise by the Ministry very difficult if not impossible. This is true no matter how frequently L.A.'s submit lists of new house applicants.

1. Cost/benefit analysis of the proposed system.
2. After review of such a study, a decision to proceed or not should be taken.
3. Should the decision be taken to proceed implementation should be on a pilot basis using a limited number of L.A.'s before going "national".

c.c. ✓ Cde Sakne
j.c. Cde. Thosa
c.c. Cde Hondona.

JUNE 30, 1983

PROGRESS REPORT : LOW INCOME SHELTER

USAID PROJECT NUMBER 613-HG-001

1. PARKERIDGE FONTAINBLEAU PHASE I

A. Infrastructure

Progress on servicing the 3,935 stands as at May 30, 1983 was as follows :-

Water :	96,3%	
Sewer :	99,5%	See attached
Roads :	81,9%	detailed report

A total of 3 200 stands are now available for handing over to Council with the balance coming available in Mid-July.

Note: alterations to plot layout owing to soil conditions caused the loss of 200 plots. Burrows to propose where additional plots could be fitted in.

Cost over-runs amounting to \$815,000 or 49.7% of the original tender prices have been incurred as follows :-

\$336,600	road stabilization
\$390,000	additional work to provide water and sewer connections to each stand.
\$89,000	Provision of cycle tracks, etc.

The first item is a physical contingency item and the second and third constitute changes in the scope of the works.

Servicing of shop areas is delayed pending revision of budget and redesign of bus accommodation at each centre.

The City of Harare have distributed electric poles around the site and have begun construction of the foundations for tower lights.

i. ADMINISTRATION CONTRACT

Tenders were opened on 30 June and are being evaluated by Burrow and Partners. Comments on the design from the city and TSD have been received. It is intended to put the tenders to the Board on 13 July. Construction should begin about 1 August and complete about 1 November 83. The City have been advised accordingly.

C. Demonstration Houses

All under Construction.

D. Housing Development

The City of Harare is reportedly preparing a submission to the Ministry for \$17.4 million to build 2 000 brigade-built 4-room core houses, mainly at Parkridge Fontainbleau. The Self Help Housing Advisor is finalizing a revised draft Project Delivery Plan for discussion with the Ministry and, if approved in principle, with the City. The revised PDP is based on the affordability principle.

Handwritten initials

E. Management Training Programme

Mr Fred Fisher visited Zimbabwe to review the draft of a training document for the above programme. No dates have been set for holding the programme.

F. Community Facilities

The City Treasurer is still working on the capital estimates for these facilities, now the responsibility of the City.

II. PARKERIDGE FONTAINEBLEAU PHASE II

A. Infrastructure

All Six contracts for on-site roads, water and sewer reticulation have been let and are on schedule.

B. Housing Development and Community Facilities

No action.

III. SECONDARY TOWNS

Marondera submitted a draft PDP for 1 000 self-help houses at Nyameni. Kadoma is reportedly ready to submit theirs after consultations with the Ministry. No word from Chinhoyi. Initial scrutiny of Marondera's PDP does not suggest that below-median income households will be able to afford the shelter solutions offered.

IV. COMMODITY PROCUREMENT

Ministry of Housing received a Peugeot 504 from CMED and this car is deemed to be provided with USAID funds. No other items yet received.

R. BEARIMORE

11th July, 1983

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PARKRIDGE-FONTAINBLEAU HOUSING PROJECT

PHASE ONE

OVERALL PROGRESS REPORT FOR THE MONTH OF MAY 1983

Preliminary

For further details of the various Contracts refer to relevant detailed progress reports.

Seven Contracts have been awarded for the servicing of the area. Four cover water and sewerage reticulation and three roads and stormwater.

Water & Sewerage

The Contracts are :

- Water & Sewerage - Construction Associates (Pvt.) Limited
Contracts 6/82, 7/82 and 9/82
- R. Davis & Co. (Pvt.) Limited
Contract 23/82

Roads & Stormwater

- Roads & Stormwater - Construction Associates (Pvt.) Limited
Contracts 5/82 and 8/82

Buildings

- Bitumen Construction Services
Contract 22/82

Contract 27/82 for the frame structure for the Administration Centre, Training Centre and the stores was awarded to Fort Concrete (Civils) (Pvt.) Limited.

Other Services

a) Electrical Reticulation

The electrical reticulation for the whole site will be carried out by the City of Harare, Electrical Department.

b) Water Supply

The main water supply to the area was undertaken by the City of Harare, Director of Works Department.

c) Miscellaneous

Contract 40/82 for the fencing of the kopje and school sites was awarded to E.D. Enterprises (Fencing Services).

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1. General

- 1.1 Messrs. Taylor & Beresford of the City of Harare, Community Services Division visited the site.
- 1.2 Engineer Mullins paid his routine visits to the site during the month.
- 1.3 The Director of Works, Architectural Division, have started on the erection of the demonstration houses.
- 1.4 The general progress during the month has been good.
- 1.5 The laying of the water mains to the plots previously earmarked for the demonstration houses is delayed due to the presence of an old grave site. We are still awaiting instructions from the respective Ministries regarding the procedure to be adopted for the removal and reburial of the remains.
- 1.6 Two additional Clerk of Works and a Technical Assistant have been engaged during the month.
- 1.7 Over-expenditure is likely on a number of Contracts, for details, see progress and financial reports.
- 1.8 The final measurements for Contracts 5/82, 6/82, 7/82, 9/82, 23/82 have still to be undertaken but with additional Supervisory staff, this work will be put in hand.
- 1.9 No further progress reports will be issued for Contracts 5/82, 6/82, 7/82 and 9/82, as only the clearing up of site is outstanding.
- 1.10 Approximately 3 200 stands are now fully serviced with water, sewers and roads and are now ready for handing over. A further 700 stands will be serviced with water and sewers by the end of June or mid-July. This will constitute all plots on Phase I.
- 1.11 Details of the work to be undertaken at the Shopping areas is now urgently required. If not received within the next weeks, the Contractors will have completed all their work, and removed their staff and equipment from site. They will then be entitled to an 'extra' for returning to site.

2. Water Reticulation

- 2.1 The progress to date on the Contracts is :-
 - Contract 6/82 - 99.90%
 - Contract 7/82 - 99.90%
 - Contract 9/82 - 99.90%
 - Contract 23/82 - 92.60%
- 2.2 These figures represent an overall progress of 96.30%.

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3. Sewer Reticulation

3.1 The progress to date on the Contracts is :-

Contract 6/82 - 99.90%
Contract 7/82 - 99.90%
Contract 9/82 - 99.10%
Contract 23/82 - 98.00%

3.2 These figures represent an overall progress of 99.45%

4. Roads and Stormwater Drains

4.1 The progress on the Contracts to date is :-

Contract 5/82 - 98.80%
Contract 8/82 - 89.80%
Contract 22/82 - 74.32%

4.2 These figures represent an overall progress of 81.99%

4.3 The supply of bitumen still causes concern as the suppliers are unable to give firm delivery dates and the Contractors are unable to plan their work properly, but to date, no hold-ups have occurred.

5. Main Water Supply

The 600mm water main laid by the City of Harare is now connected to the water reticulation within the site and the pressure of water on the whole site has improved considerably.

6. Electrical Reticulation

6.1 The Electrical Department anticipate starting the erection of the transmission poles and tower lights on 1st June 1983 for Unit 1 South and North. The necessary ducts under the roads have been laid for the future cables. The laying of cables other than those required to supply the tower lights will only be laid in any area when the demand for electricity justifies the cost of cable-laying.

6.2 The Contract erecting the Town Lights anticipates moving onto site by the middle of June at the latest.

7. Administration Centre - Contract 27/82

7.1 The frame structures for the Administration Centre, Training Centre and store was completed some months ago.

7.2 The drawings for the Administration offices, store and Training Centre are completed. Authority has been received from the Tender Board to invite selected tenders for the completion of the Administration Offices, stores and Training Centre.

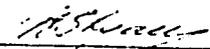
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Roberts Construction (Zimbabwe) Limited, Construction Associates (Pvt.) Limited and John Sisk & Son (Pvt.) Limited have been invited to submit tenders to the Tender Board by 30th June 1983.

JOHN BURROW & PARTNERS

PROJECT MANAGERS


H.G. LYALL

Resident Engineer.

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PARKRIDGE-FONTAINBLEAU HOUSING PROJECT

GENERAL PROGRESS REPORT

CONTRACT NO: 05/82 P.FON 01/81
CONTRACTOR: Construction Associates (Pvt) Limited
CONTRACT TITLE: Road and Stormwater - Unit One
STARTING DATE: 2nd August 1982
CONTRACT FINISHING DATE: 2nd February 1983
REVISED FINISHING DATE: 14th March 1983

REPORT PERIOD : MAY 1983

1. General

- 1.1 There has been very little work done during the period.
- 1.2 The Contractor has exceeded the revised completion date. The claim for extension of time has been received. This has been considered and a reply is being sent to the Contractor, but it is unlikely that the Contractors will complete all the outstanding works within any extension granted. Until such time as an extension of time is granted, the contract period will be shown as the latest extension awarded, namely 14th March 1983.

2. Gravel Pit

- 2.1 Construction associates have completed stockpiling all the gravel required for both contracts. After removal of stock piles the gravel pit will be handed over to William Maine.

3. Road Works

All the road works included in the contract is completed. Cleaning up is completed.

The cycle-tracks which is an extra to the Contract have still to be constructed.

4. Main Storm Water Drain

- 4.1 The main storm water drain has been excavated as far as Heaney Road. The completion of the trimming of the site slopes is still outstanding. Approximately 10% of the work is still outstanding.

4.2 500mm of lined drains have been constructed.

4.3 The trimming of the trapezoidal drains has still to be completed.

5. Storm Water Culverts

9 No. Culverts of various sizes have been completed. The main culvert on the Heaney Road is outstanding. The inlet and outlets of all culverts is still outstanding.

JOHN BURROW & PARTNERS

PROJECT MANAGERS


H.G. LYALL
Resident Engineer.

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PARKRIDGE-FONTAINBLEAU HOUSING PROJECT

GENERAL PROGRESS REPORT

CONTRACT NO: 8/82 P.FON 04/81
CONTRACTOR: Construction Associates (Pvt.) Limited
CONTRACT TITLE: Roads and Stormwater - Unit 2
STARTING DATE: 2nd August 1983
CONTRACT FINISHING DATE: 2nd February 1983
REVISED FINISHING DATE: 8th March 1983

REPORT PERIOD : MAY 1983

1. General

1.1 The Contractor has submitted his claiming for an extension of time for various causes. The claim has been considered and a reply is being forwarded to the contractor, but it is impossible for the Contractors to complete all the outstanding works within any extension granted.

1.2 An over-expenditure of \$200 000 is anticipated, due to the extra cost of :

- a) mechanical stabilisation of sub-grade
- b) use of M.C.30 in lieu of T.P.7 prime
- c) increased cost of formation through dambo area

This figure could be further increased if the surfacing of the roundabout is changed.

2. Clearing

The setting out and top-soil removal is completed.

3. Formation

The formation for all roads including the roundabout is completed.

4. Sub-grade

The sub-grade compaction to all roads including the section of the Glen High Road, is completed. The preparation of the sub-grade to the roundabout is being carried out.

5. Sub-base

5.1 All the sub-base compaction to the 15m roads has been completed.

5.2 All the sub-base compaction to the 30m and 40m roads has been completed.

- 5.3 The first layer of sub-base compaction to the Glen High Road is completed.
- 5.4 The second layer of sub-base compaction to 300m of the Glen High Road is completed.
- 5.5 The first layer of sub-base compaction to the southern half of the roundabout is completed.

6. Basecourse

- 6.1 All of the base-course to 10m and 12,5m roads has been completed.
- 6.2 All the basecourse to the 15m roads have been completed.
- 6.3 All the base-course to the 30m and 40m roads has been completed.

7. Priming

- 7.1 3600m, 10m and 12,5m roads are primed.
- 7.2 1200m and 15m roads are primed.
- 7.3 1380m, 30m and 40m roads are primed.

8. Surfacing

- 8.1 2900m of 10m and 12,5m is completed.
- 8.2 420m of 30m, 40m roads completed.

9. Culverts

3 culverts still outstanding.

10. Stormwater Drainage

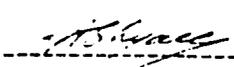
- 10.1 320m lined drains have been constructed.
- 10.2 All the main drains still have to be trimmed to shape and size.

11. Progress during Month

11.1	Sub-base to 30m roads	280m
11.2	Sub-base (1) to 70m roads	360m
11.3	Sub-base (2) to 70m roads	300m
11.4	Priming 30m and 40m roads	280m
11.5	Surfacing 30m and 40m roads	420m
11.6	Culverts	44m
11.7	Lined drains	320m

JOHN BURROW & PARTNERS

PROJECT MANAGERS



H.G. EYALL

Resident Engineer.

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PARKRIDGE-FORMAL BARRACKHOUSING PROJECT

GENERAL PROGRESS REPORT

CONTRACT NO : 9/82 P/Ton 05/81
CONTRACTOR : Construction Associates (Pvt) Ltd.
CONTRACT TITLE: Water & Sewerage - Unit 2
STARTING DATE : 2nd August, 1982.
FINISHING DATE : 2nd February, 1983.
REVISED FINISHING DATE : 11th May, 1983.

REPORT PERIOD : APRIL, 1983

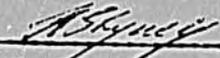
1. General
 - 1.1 The Contract has been completed within the revised completion date.
 - 1.2 No further progress reports will be issued for this Contract.
 - 1.3 The final measurement and certificate have still to be issued.

2. Water Mains
 - 2.1 All 225mm water mains have been laid and tested.
 - 2.2 All 150mm and 100mm pipe has been laid.
 - 2.3 All of 75mm and 50mm pipe has been laid.

3. Sewer Reticulation
 - 3.1 All 150mm and 100mm sewer has been laid and tested.
 - 3.2 Manhole and house connections are completed.

4. Progress during month
 - 4.1 150mm water main laid. 450m
 - 4.2 75mm and 50mm water main laid 610m

JOHN BURROW & PARTNERS
PROJECT MANAGER


H. G. LYALL
RESIDENT ENGINEER

PARKRIDGE-FONVILLE BLEAU HOUSING PROJECT

GENERAL PROGRESS REPORT

CONTRACT NO: 22/82 P.FON 06/81
CONTRACTOR: Bitumen Construction Services (Pvt) Limited
CONTRACT TITLE: Roads and Stormwater - Unit 2 Ext. 3 & 4
STARTING DATE: 6th September 1982
FINISHING DATE: 5th July 1983
REVISED FINISHING DATE: 21st July 1983

REPORT PERIOD : MAY 1983

1. General
 - 1.1 Progress during the month has been good.
2. Setting Out

The setting out of major and minor roads has been completed.
3. Top Soil

The stripping of top soil for all roads is completed.
4. Sub-Grade
 - 4.1 The sub-grade compaction to all roads is completed.
 - 4.2 9 620m of 10m and 12,5m road sub-grade has been mechanically stabilised.
5. Sub-Base
 - 5.1 All the sub-base compaction for 25m and 30m road has been completed and passed.
 - 5.2 5 560m of sub-base compaction for the 15m and 20m roads has been completed and passed.
6. Base-Course
 - 6.1 700m Base-course to 25m and 30m roads has been completed.
 - 6.2 2 860m of basecourse to 15m and 20m roads has been completed.
 - 6.3 530m of base-course to 10m and 12,5m roads has been completed.

2/...

7. Priming

7.1 4 600m of priming to 10m and 12,5m roads has been completed.

7.2 2 900m of priming to 15m and 20m roads has been completed.

8. Surfacing

8.1 8 760m of surfacing to 10m & 12,5m roads has been completed.

8.2 3 200m of surfacing to 15m and 20m roads has been completed.

9. Culverts

12 culverts of various sizes have been installed.

10. Trapezoidal Drains

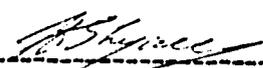
640m of trapezoidal drains have been excavated, trimming still outstanding.

11. Progress during Month

11.1	Sub-grade compaction 10m and 12,5m roads	320m
11.2	Sub-base to 20m roads	3 900m
11.3	Sub-base to 25m and 30m roads	640m
11.4	Base-course to 25m and 30m roads	700m
11.5	Base to 15m and 20m roads	1 000m
11.6	Base to 10m and 12,5m roads	3 230m
11.7	Priming - 10m to 12,5m roads	800m
11.8	Priming - 15m to 20m roads	300m
11.9	Surfacing 10m and 12,5m roads	1 220m
11.10	Surfacing 15m and 20m roads	1 100m

JOHN BURROW & PARTNERS

PROJECT MANAGERS



H.G. LYALL

Resident Engineer.

PARKRIDGE-FONTAINBLEAU HOUSING PROJECT

GENERAL PROGRESS REPORT

CONTRACT NO: 29/82 P.FON 07/81
CONTRACTOR: R. Davis & Co. Limited
CONTRACT TITLE: Water & Sewerage - Unit 2 Ext & Units 3 & 4
STARTING DATE: 6th September 1982
CONTRACT FINISHING DATE: 5th July 1983
REVISED FINISHING DATE: 21st July 1983

REPORT PERIOD : MAY 1983

1. General

- 1.1 The general progress during the month has been good and the Contractor is ahead of his programme and should complete the work within the Contract period.
- 1.2 There will be an estimated over-expenditure of \$150 000.00 to cover the cost of water and sewer connections to 2 180 stands.
- 1.3 The Contractor has completed all the work in Units 3 & 4 and 90% of the work in Unit 2 Extension.

2. Manhole Rings

The manufacture of concrete manhole rings is completed.

3. Water Reticulation

- 3.1 All the 150mm pipe has been laid.
- 3.2 All the 100mm pipe has been laid.
- 3.3 3 750m of 75mm pipe has been laid.
- 3.4 15 260m of 50mm pipe has been laid.

4. Sewer Reticulation

- 4.1 All the 300mm and 225mm pipe has been laid and tested.
- 4.2 All of the 150mm and 100mm pipe has been laid and tested.
- 4.3 The construction of manholes and house connection continues.
- 4.4 More of the rock in Unit 2 extension has now been excavated.

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5. Progress During Month

5.1	150mm water mains laid	510m
5.2	100mm water mains laid	320m
5.3	75mm water mains laid	420m
5.4	50mm water mains laid	2 080m
5.5	150mm and 100mm sewers laid and tested	380m
5.6	Manholes completed.	

JOHN BURROW & PARTNERS

PROJECT MANAGERS

H. J. Lyall

H. J. LYALL

Resident Engineer.

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PARKRIDGE-FONTAINBLEAU HOUSING PROJECT

PHASE II

OVERALL PROGRESS REPORT FOR THE MONTH OF MAY 1983

1. Composition of Works

Phase II comprised : Unit 7 (570 stands). District Centre, Unit 5 (621 stands. Unit 6 South (310 stands). Unit 6 North (553 stands). Unit 8 (669 stands). In all, 3 223 stands, also Glen High Road, Bulawayo Road to Kambuzuma Road and the climbing lane on the Bulawayo Road.

2. General

To date contracts have been awarded for the servicing of Units 5, 6 7 and 8 and the District Centre, the contracts are :

Water & Sewerage Unit 7 & District Centre	Contract 32/82 Roberts Construction Co. (Zim.) Ltd.
Roads & Stormwater Units 5 & 6 South	Contract 33/82 William Maine & Son (Pvt.) Limited
Water & Sewerage Units 5 & 6 South	Contract 34/82 Constructiva Co. (Pvt.) Limited
Roads & Stormwater Units 6 North and Unit 3	Contract 35/82 William Maine & Son (Pvt.) Limited
Water & Sewerage Units 6 North & Unit 8	Contract 36/82 R.Davis & Co. (Pvt.) Limited
Roads and Stormwater Unit 7 District Centre	Contract 31/82 Tarphalt Paving (Pvt.) Limited

3.

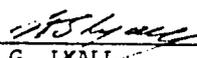
- 3.1 The tenders for the Glen High Road have been checked and evaluated and recommendations submitted to the Ministry of Housing for consideration by the Tender Board, but no indications of the Tender Board's findings have been received.
- 3.2 The City of Harare have indicated that they anticipate starting work on the installation of the second 600mm water connection to Unit 6 in September 1983.

4. Increased Costs

The recent heavy increase in the cost of fuel will also affect other materials and will absorb a considerable percentage of the contingencies sum allowed in Contracts 31/82, 32/82, 33/82, 34/82. Already, the prices of sand, stone, cement and PVC piping have been increased.

JOHN BURROW & PARTNERS

PROJECT MANAGERS



H.G. LYALL

Resident Engineer.

PARKRIDGE-FONTAINBLEAU HOUSING PROJECT

GENERAL PROGRESS REPORT

CONTRACT NO: 31/82 and P.FON C.201
CONTRACTOR: Tarphalt Paving (Pvt) Limited
CONTRACT TITLE: Roads & Stormwater - Unit 7 & District Centre
STARTING DATE: 1st February 1983
FINISHING DATE: 7th November 1983
REVISED FINISHING DATE: 7th December 1983

REPORT PERIOD : MAY 1983

1. General

1.1 Progress generally during the month has been good.

2. Clearing

- 2.1 The setting out of the roads and the removal of the top soil in the east of Unit 7 is completed.
- 2.2 The setting of the roads and parking areas in the District Centre continues.

3. Formation

- 3.1 All the formation to 10m and 12,5m roads in Unit 7 has been completed.
- 3.2 950m of formation 20m roads has been completed.
- 3.3 1300m of formation to 30m roads in Unit 7 has been completed.
- 3.4 2070m of formation to 40m roads in Unit 7 has been completed.

4. Sub-grade

- 4.1 All the sub-grade compaction has been completed on 10m and 12,5m roads.
- 4.2 650m sub-grade compaction to 20m roads has been completed.
- 4.3 1300m of sub-grade compaction to 30m road has been completed.
- 4.4 2070m of sub-grade completion to 40m road has been completed.

5. Storm Water

- 5.1 12 Culverts have been completed in Unit 7.
- 5.2 9800m³ of trapezoidal drains have been excavated.

6. Sub-base

- 6.1 960m of sub-base compaction to 20m roads has been completed.
- 6.2 960m of sub-base compaction to 40m roads has been completed.

7. Base Course

7.1 300m of sub-base compaction to 20m roads has been completed.

8. Progress during Month

Formation

8.1 30m roads 290m

8.2 40m roads 390m

Sub-grade Compaction

8.3 30m roads 1300m

8.4 40m roads 2070m

Sub-base Compaction

8.5 30m roads 960m

Culverts

8.6 No. 6

8.7 Trapezoidal Drain 3020m³

JOHN BURROW & PARTNERS

PROJECT MANAGERS



H.G. LYALL

Resident Engineer

PARKRIDGE-FONTAINBLEAU HOUSING PROJECT

GENERAL PROGRESS REPORT

CONTRACT NO: 32/82 and P.FON C.202
CONTRACTOR: Roberts Construction (Zimbabwe) Limited
CONTRACT TITLE: Water & Sewerage - Unit 7 & District Centre
STARTING DATE: 1st February 1983
FINISHING DATE: 30th September 1983
REVISED FINISHING DATE : 15th November 1983

REPORT PERIOD : MAY 1983

1. General

- 1.1 The Contractor claimed and has been awarded an extension of 25 days due to delay in surveying the District Centre and errors in the sewer levels in Unit 7, to drain the District Centre.
- 1.2 Progress during the month has been fairly good.

2. Water Mains

2 350m of 100mm water main has been laid. 2 850 of 75mm and 50mm water mains have been laid. 380m of 150mm water main has been laid.

3. Sewer Reticulation

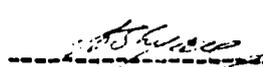
- 3.1 860m of 225mm sewer have been laid and tested.
- 3.2 3 100m of 150mm and 100mm sewer mains have been laid and tested.
- 3.3 85 manholes have been constructed.
- 3.4 A considerable amount of rock is still being encountered in the south-east corner of Unit 7, but to date, the other sections appear to be comparatively free of rock. But rock can be expected in the District Centre.
- 3.5 The sewer levels for the District Centre have been recalculated to give increased depth at road crossings.

4. Progress during Month

- 4.1 380 of 150mm water main has been laid.
- 4.2 300 of 75mm and 50mm water mains laid.
- 4.3 550m of 150mm and 100mm sewer mains have been laid and tested.
- 4.4 49 No. holes have been constructed.

JOHN BURROW & PARTNERS

PROJECT MANAGERS



H.G. LYALL

Resident Engineer.

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PARKRIDGE-FONTAINBLEAU HOUSING PROJECT

GENERAL PROGRESS REPORT

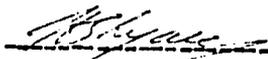
CONTRACT NO: 35/82 P.FON C.203
CONTRACTOR: William Maine & Son (Pvt.) Limited
CONTRACT TITLE: Roads & Stormwater Drainage Units 6 South & 8
STARTING DATE: 14th May 1983
CONTRACT FINISHING DATE: 17th October 1983

REPORT PERIOD : MAY 1983

1. General
 - 1.1 The Contractor has established his office site and plant yard.
2. CLEARING
 - 2.1 A start has been made on the setting out and top soil removal.

JOHN BURROW & PARTNERS

PROJECT MANAGERS



H.G. LYALL
Resident Engineer.

PARKRIDGE-FONTAINBLEAU HOUSING PROJECT

GENERAL PROGRESS REPORT

CONTRACT NO: 36/82 P.FON C.204
CONTRACTOR: R. Davis & Company (Pvt.) Limited
CONTRACT TITLE: Water & Sewerage - Unit 6 North & Unit 8
STARTING DATE: 18th May 1983
FINISHING DATE: 17th January 1984

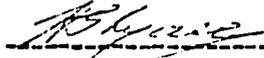
REPORT PERIOD : MAY 1983

1. General

- 1.1 The Contractor has established his office and construction yard.
- 1.2 The Contractor has ordered all his asbestos cement piping but Turnalls are unable to give a definite delivery date, therefore the Contractor will be unable to commence work, and will be entitled to an extension of his contract period.

JOHN BURROW & PARTNERS

PROJECT MANAGERS



H.G. LYALL

Resident Engineer.

PARKRIDGE-FONTAINEBLEAU HOUSING PROJECT

GENERAL PROGRESS REPORT

CONTRACT NO: 33/82 P.FON C.205
CONTRACTOR: William Maine & Son (Pvt.) Limited
CONTRACT TITLE: Roads & Stormwater - Units 5 & 6 South
STARTING DATE: 18th May, 1983
CONTRACT FINISHING DATE: 17th February 1984

REPORT PERIOD : MAY 1983

1. General
 - 1.1 The Contractor has established his site office and plant yard.
2. Clearing
 - 2.1 The setting out and top-soil removal is 50% complete.
3. Formation
 - 3.1 The formation for the minor roads has commenced.
4. Sub-grade
 - 4.1 The sub-grade formation of the minor roads are ready for mechanical stabilisation.

JOHN BURROW & PARTNERS

PROJECT MANAGERS

H.G. LYALL

Resident Engineer.

PARKRIDGE-FONTAINBLEAU HOUSING PROJECT

GENERAL PROGRESS REPORT

CONTRACT NO: 34/02 P.FON C.206
CONTRACTOR: Constructiva Company (Pvt.) Limited
CONTRACT TITLE: Water & Sewerage - Units 5 & 6 South
STARTING DATE: 18th May 1983
FINISHING DATE: 17th February 1984

REPORT PERIOD : MAY 1983

1. General

- 1.1 The Contractor has established his office and construction yard.
- 1.2 The Contractor is unable to start work until the piping ordered from Turnalls arrives. Turnalls can give no definite delivery dates.
- 1.3 The finishing date will have to be adjusted when delivery dates are known.

JOHN BURROW & PARTNERS

PROJECT MANAGERS



H.G. LYALL

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