PD-AAU-134
48997
~~Duplicate~~

INTERIM REVIEW OF PHASE I

AND

AUTHORIZATION OF PHASE II

ZIMBABWE SHELTER PROJECT NO 613-HG-001

AUGUST 1982

ZIMBABWE SHELTER PHOJECT, PHASE II

TABLE OF CONTENTS

		Page Number
I.	INTERIM REVIEW OF PHASE I	
A.	Introduction and Background	01
B.	Progress Towards Implementation of Phase I	02
	a. Chitungwiza Subproject	02
	b. Parkridge-Fountainbleau Subproject	03
C.	Technical Assistance	04
D.	Summary	05
II.	PLANS FOR PHASE II	
A.	Overview	06
B.	Effective Housing Demand Study	07
C.	Parkridge-Fountainbleau Project, Harare	
	1. Overview	07
	2. Phase II, Parkridge-Fountainbleau Project	08
	3. Project Preparation of PHase II	08
D.	Secondary Towns	
	1. Overview	09
	2. Selection Process	10
	3. Overall Goal and Purposes of the Project	11
	4. Project Components	11
	a. Shelter Solutions	11

	Page Number
b. Community Facilities	12
c. Building Material Loans	12
d. Land	12
e. Technical Assistance	12
f. Project Design, Implementation and Management	12
5. Project Design, Implementation and Management	
a. Project Design	12
b. Implementation	12
c. Management	12
6. Site Selection Criteria and Environmental Considerations	
a. Site Analysis	13
b. Services	13
c. Building Materials	13
d. Environmental Considerations	13
7. Secondary Town Profiles	
1. Marondera	13
2. Kadoma	14
3. Chinhoyi	17
E. Technical Assistance	18
F. Role of the Private Sector	19
G. Ability to Service Debt	19
H. Financial Plan: Phases I and II	21

Financial Plan: Parkridge-Fountainbleau Project ~~22~~ 20

Financial Plan: Marondera ~~23~~ 21

Financial Plan: Kadoma ~~24~~ 22

Financial Plan: Chinhoyi ~~25~~ 23

Illustrative Affordability: Phase II ~~26~~ 24

I. Project Implementation Schedule ~~27~~ 25

III. Appendicies 30 29

I. INTERIM REVIEW OF PHASE I

A. Introduction and Background

1. In September 1980, AID approved a $50 million Housing Guaranty (HG) Program for Zimbabwe. As indicated in the original Action Memorandum submitted in September 1980, the $50 million HG project was split into two authorizations of $25 million each due to the $25 million fiscal year limitation on the amount of HG to be issued in any given country. The first $25 million was authorized in FY 1980. The second $25 million was to be submitted for authorization after taking into account progress toward implementation of Phase I of the program and more detailed elaboration of plans for Phase II. Thus the primary purpose of this paper is to discuss the progress to date and plans for Phase II.

2. Since the initial authorization in September 1980, this program has gone through a series of ups and downs and starts and stops. Although negotiation of the draft Implementation Agreement (IA) between AID and the Government of Zimbabwe (GOZ) was initiated in June 1981, it was not finalized and signed until January 1982. Primary reasons for this delay were twofold: 1) lack of agreement in several key policy areas, especially affordable building standards and cost recovery; and 2) GOZ resistance to IA conditions and reporting requirements.

In addition, the GOZ remained hopeful throughout FY 1981 that grant funds or highly concessional loans would be made available by other donors to the housing sector. These were not forthcoming.

Series of discussions between the Ministry of Housing GOZ and RHUDO/E&SA resulted in an agreement on significant policy issues; primarily 1) an agreement on full cost recovery for capital and recurrent cost of the project. The costs for on-site expenditures including land, infrastructure and building materials loan will be recovered directly from the project beneficiaries and the costs for ~~truck~~ infrastructure, community facilities and services will be recovered through city wide tax system; 2) an agreement that the government will provide serviced plots and building materials loans, hand upon people's ability to pay. The payments will be calculated based upon economic cost of money to GOZ treasury; 3) an agreement that IA reporting requirements were not significantly different from their own normal requirements for good management; 4) eligibility criterias for housing loans, to make it more equitable and fair.

The decision to borrow through the program, and thus the U.S. capital markets, had to receive GOZ Cabinet and Presidential approval. As it turned out, the HG program was the first of its kind to receive such approval and paved the way for loan negotiations for the HG

program and signing of other agreements. Finally, after extensive loan negotiations with interested U.S. lenders, the GOZ signed a Loan Agreement on May 19, 1982.

3. While the GOZ Treasury was deciding on HG borrowing and other financial issues such as on-lending rates, the Ministry of Housing (MOH) continued detailed project planning based on the fundamental concepts and principles laid out in AID's approved Project Paper. In addition, MOH continued construction of lower cost houses and associated infrastructure including water, sewer and roads for lower income people. As a result, as soon as the Treasury signalled its desire to borrow under the HG program, MOH was ready with all the necessary documentation to draw down $20 million and place the remaining $5 million in an Escrow Account. $13 million was released for work performed at the Chitungwiza subproject and $7 million for a construction advance at the Parkridge-Fountainbleau (PF) subproject both in Harare. MOH is now ready with plans for Phase II, which include approximately 3,300 low cost houses for the second phase of the PF project and approximately 2,500 houses, infrastructure and community facilities in the three secondary towns of Marondera, Kadoma and Chinhoyi.

B. Progress Towards Implementation of Phase I

1. Phase I consists of two subprojects in Harare: Chitungwiza and Parkridge-Fountainbleau.

a. Chitungwiza Subproject. Chitungwiza is the third largest urban center in Zimbabwe. It is located 25 km from downtown Harare on old Tribal Trust Land. AID has provided financing for 6,748 low cost shelter solutions and associated infrastructure. The cost of providing housing solutions is Z$5,915,053 (US$7,807,870)* and Z$3,336,825 (US$4,404,609) for associated water, sewer, road and storm drainage works, and bus stations in support of the 6,748 housing units. Total cost of the Chitungwiza subproject is Z$9,251,879 (US$13,000,000). Per unit cost of construction is Z$877 (US$1,158), infrastructure cost per housing unit is Z$495 (US$654); size of plot is approximately 200 square meters, and the covered area is 19 square meters consisting of two rooms measuring 3 x 3 meters, and kitchen space and bathroom.

All housing units in Chitungwiza have been completed, infrastructure services provided and housing units occupied by the beneficiaries. Chitungwize urban council has an established mortgage collection system. Collection have started and the collection record is very good. A site visit was made by the RHUDO Project Officer and a technical consultant to review

* Rate of Exchange: Z$ 1.00 = U.S. $1.33 (July 20, 1982)

project completion on July 21, 1982, and visual inspection confirmed completion and occupation of these housing units. Further information on this subproject is contained in Appendix 1.0.

b) Parkridge-Fountainbleau Subproject: MOH submitted a final Project Delivery Plan for the PF Project in April 1982 which was approved by RHUDO/E&SA and US$7 million released to GOZ for this project. MOH prepared and submitted to RHUDO/E&SA detailed layouts, design and working drawings for review and comments. A technical review of the project indicated that the standards used for infrastructure, community services and facilities, and house type design were satisfactory and would be affordable to the target population of below median income households in Harare. Although at one stage MOH had anticipated providing a range of options to beneficairies which included wet cores, one-room core houses and site and service plots with building material loans, MOH finally made a policy decision, concurred in by RHUDO/E&SA, that only site and service plots with building material loans would be offered to beneficiaries.

With the assistance of RHUDO/E&SA, MOH has developed 20 house-type plans for site and service shelter which would be affordable to below median households. MOH will build demonstration units whereby people will actually be able to see the various house types and make a choice based on preference and affordability. Once a choice is made each person will be provided with a building material loan in the range of Z$1,000-2,000, (US$ 1333 - US $2666 building plans, and technical assistance for construction. The project will utilize an aided self-help approach, organized by the Department of Community Services and Housing of the City of Harare with the assistance of a grant-funded long-term resident technical advisor.

2. GOZ has already awarded contracts for water, sewage, road and drainage works which will service the first 2,135 plots. Total value of these contracts is Z$2.4 million (US$3.168 million). Actual construction on site started July 28, 1, 1982. GOZ has received tenders for water, sewer, road and drainage works for an additional 2,000 serviced plots. The actual award of contracts is expected to be made by end of August 1982 and construction will begin soon after. The contract for the material depot that will store building materials on site for the aided self-help component has already been awarded.

Construction of the 20 demonstration houses will begin on October 1 and be ready for inspection on January 1, 1983 (prior to availability of the serviced sites). In addition, tenders for two primary schools were also advertised on July 30, 1982, and will be awarded by mid-September. Start of construction was verified by the RHUDO Project Officer on July 29, 1982.

3. Summary status of the $7 million advance for construction work is as follows:

i)	Contracts Awarded and Construction Started:	Z$ 2.4 Million (US$ 3.168 Million)
ii)	Tenders Received and expected Date of Award - August 30, 1982	Z$ 1.9 Million (US$ 2.508 Million)
iii)	Contract Award for Materials Depot	Z$ 75,000 (US$ 99,000)
iv)	Tenders Invited and expected Date of Award - September 15, 1982	Z$ 344,000 (US$ 454,000)
v)	Balance:	Z$ 584,030 (US$ 824,000)

4. Escrow Account = US$ 5 Million - Draw Down Schedule:

US$ 3 Million	February 1983
US$ 1 Million	March 1983
US$ 1 Million	April 1983

C. Technical Assistance

The Limited Scope Grant Agreement for $750,000 was signed on July 28, 1982, with GOZ. This ProAg will fund two two-year long term experts - one for aided self-help and the second for project planning and preparation. In addition it provides for 12-person months of short term technical assistance in support of efforts of the long term experts. The Pro-Ag also provides for local and overseas training and a limited amount of commodities needed to support aided self-help efforts. RHUDO/E&SA has submitted candidates for two long term resident experts to MOH and is in the process of contracting for their services. One long term expert is likely to start work in Zimbabwe in September and the second in November 1982.

In the meantime PRE/HUD has funded short term technical experts and the City of Harare as follows:

i) A short term consultant to review detailed project design, layout and standards for infrastructure and shelter;

ii) An aided self-help expert to assist the City of Harare get organized for a large scale aided self-help program and focus attention on key issues;

iii) A consultant to develop various house type plans, financing, plot and loan allocation criteria, a conceptual framework for monitoring and evaluation, and training; and

iv) A consultant to conduct an Effective Housing Demand Study for Harare and selected secondary towns for Phase II of the HG program.

It is proposed to continue provision of such short term assistance while the long term experts are being recruited.

D. Summary

The interim review clearly demonstrated very satisfactory progress towards the implementation of Phase I of the HG program in Zimbabwe. This progress was made despite difficult conditions due to several changes within the government and a complete turnover of the entire senior management of the MOH. The current Minister for Housing and Permanent Secretary of Housing have played a key role in the successful implementation of this project and support the HG program in Zimbabwe.

II. PLANS FOR PHASE II

A. Overview

1. As part of the GOZ-USAID HG Program in Zimbabwe, Phase II ($25 million, or Z$18.9 million), will be a continuation of the PF program components in Harare and will also apply to selected secondary towns (approximately $12 million or Z$ 9.1 million) in Zimbabwe.

The need for new shelter and related facilities in the different urban areas of the country has been identified by MOH. Based on various estimates and analysis, the projected average housing need for Zimbabwe's urban population varies from a low of 17,800 units to a high estimate of 51,700 units per year (assuming rates of urbanization varying from 4.6% to 11.5% per annum respectively). This level of housing production is required to meet an existing housing backlog of approximately 40,000 units, replacement of existing stock (beyond repair) and projected housing demand due to natural population growth and in-migration.

2. In terms of urban housing stock and urbanization patterns, two major urban centers, Harare and Bulawayo, account for about 72% of the total lower income housing stock in Zimbabwe according to the 1978 estimates for ten major urban centers. Approximately 80% of all dwelling units in these ten centers were owned by local authorities, while about 16% were home ownership schemes and about 4% were owned by the employer (figures provided by GOZ, employers and developers). In addition, the existing housing stock is overcrowded due to lodgers and the practice of "hot-bedding", whereby bed space is rented to individuals for use during daytime hours. Informal urban housing is also increasing due to growth of squatter settlements on the outskirts of the major urban centers. These settlements have mushroomed as former statutory limitations on rural to urban migration have been lifted and post-independence return of war refugees has taken place. Former town planning regulations have resulted in segration of high density, low income settlements in most urban centers, a trend which obviously is being changed.

B. Effective Housing Demand Study

During the IA negotiations for Phase I it became clear that there was need for adequate data base to plan for housing programs in Zimbabwe. RHUDO/ASA agreed to provide a consultant to assist MOH to conduct an extensive survey in Harare and other urban centers in the country. Data collected from the field survey in Harare (June 1982) show the following preliminary housing demand characteristics:

a) Median household income in Harare is Z$173 ($228) per month ;

b) Households with up to five members pay about Z$12.5 ($16.5) per month for housing, while those with six members or more pay about Z$17.5 ($23.1) and Z$22.5 ($29.7) per month respectively;

c) Majority of households (owners, tenants lodgers, squatters) are willing to pay more for better housing conditions, especially lodgers living in overcrowded rooms;

d) Significant proportion of the household would prefer to own homes built through aided self-help construction; and

e) Majority of the heads of households are employed (93%), either in the public sector (19%) or private sector (65%), while other are self-employed (9%).

The Effective Demand Housing Study will be conducted in three secondary towns chosen for HG Phase II during August and results will be available in early September 1982. Results of the study will facilitate detailed planning for the three towns.

C. Parkridge-Fountainbleau Project, Harare

1. Overview

Harare is a rapidly growing city and presently has a housing backlog of about 20,000 units, which is approximately 50% of the total urban housing backlog of 40,000 units. The PF project which consists of Phases I and II will provide about 7,435 units in Harare. Progress on Phase I has been highlighted in Part I of this paper. Phase I (units 1, 2, 3, 4) presently under construction, consists of 4,135 shelter

solutions (fully serviced plots) and related community facilities. Phase II (units 5, 6, 7), already planned and programmed, will consist of about 3,300 fully serviced shelter solutions and related community facilities and will be part of the overall Phase II of the Zimbabwe HG Shelter Project.

2. Phase II, Parkridge-Fountainbleau Project

Project components consist of the following

i)	Shelter Solutions: Fully Serviced Plots in Units 5, 6 and 7	3,300
ii)	Community Facilities:	
	Primary Schools	5
	Secondary School	1
	Health Clinic	1
	Local Shopping Centers	7
	Landscaping of Open Spaces	
iii)	Building Material Loans: Average of Z$1500 each Unit	3,300

HDSB has hired a local consulting firm to prepare detailed plans for implementation of Phase II, which is a continuation of Phase I of the PF project. The project site is located about 11 km west of Harare along the Harare-Bulawayo trunk road. Infrastructure and shelter design standards, which will be similar to Phase I, will be affordable by households below the median income group.

Capital development and recurrent costs for the fully serviced plots, the material loans and services provided to the beneficiaries will be recovered through monthly repayments and user rates (charges) by the City Council of Harare. The Council will manage the overall project under the coordination of the Department of Community Services (DCS) after the construction stage

3. Project Preparation of Phase II

The consulting firm, in consultation with HDSB and DCS, has prepared all detailed planning and engineering drawings. In addition, work on preparation of the tender documents is at an advanced stage and will be completed within the next two months. Tender advertising, evaluation and awards are scheduled to take about three months. The construction period for the serviced plots and community facilities is about 18 months after the award of contracts. Details regarding the Project Implementation Schedule are contained in Section H of this report.

D. Secondary Towns

1. Overview

Prevailing housing conditions, within the current economic, political and cultural milieu in Zimbabwe are influenced characterized by a stage of transition from the old pre-independence social structure to the new structure of the post-independence period.

Some of the major aspects of the changing trends in terms of housing needs of people include:

a) Very high national population growth rate of about 3.3% per annum;

b) Rapid rate of urbanization with currently estimated percentage of the total popu lation living in 14 major urban centers and expected to double by 1990;

c) The urban population, growing by 17,000-20,000 households per annum. In addition there is a housing backlog of approximately 40,000 units;

d) Need for appropriate housing programs both for urban and rural areas in the country.

The GOZ, through the MOH, Ministry of Local Government and Town Planning (MLGTP) and other related ministries and agencies, is in the process of developing new housing policies and programs within the overall framework of national socio-economic and physical development plans for the various provinces and urban centers. The Department of Physical Planning (DPP) of MLGTP is actively involved in preparing new and up-dated physical development plans (master plans) in consultation with the District Administration, local authorities and other ministries such as the Ministry of Industry and Energy Development (MIED) and the Ministry of Finance, Economic Planning and Development (MFEPD). In order to make sure that HG program supports GOZ policy of decentralization and growth centers, USAID, worked closely with various ministries in the selection of secondary towns. MOH played a key leadership role in the selection process.

2. Selection Process

At the recommendation of MOH and MLGTP, the following secondary towns (the list does not reflect any priority ranking) were identified for preliminary consideration as priority areas for future planning, programming and implementation for Phase II of the HG program:

	Town	Old Name	Estimated Population 1979	1982
1.	Marondera	Marandellas	23,000	29,000
2.	Rusape	Rusape	9,000	10,000
3.	Chipinge	Chipinga	5.000	6,000
4.	Chinhoyi	Sinoia	27,000	30,000
5.	Kadoma	Gatooma	33,000	70,000
6.	Gweru	Gwelo	70,000	110,000

(See Appendix 3 for location of towns)

The above preliminary list was considered in view of the current status of secondary towns with respect to:

a. demand for and supply of shelter (public and private)

b. availability of land (especially serviced land)

c. access to physical infrastructure

d. access to social services, e.g. education, health, etc.

e. employment opportunities

f. linkages with other towns and rural areas (both within districts and provinces)

g. institutional and financial capabilities

h. relationship of each of the above to economic development, especially industrial, commercial and agricultural

i. avoiding duplication of effort by other donor agencies such as the World Bank and United Nations Centre for Human Settlements (Habitat).

After discussions with various senior officials of MOH, MLGTP, MIED and local authorities, including counselors and district administrators, site visits to the preliminary six secondary towns and low income housing areas, and review of existing documents and information, as well as available master plans, preliminary summary profiles were prepared and discussed with relevant senior officials of MOH After a thorough review of the preliminary project identification recommendations, MOH proposed that the list of priority secondary towns for Phase II should consist of: i) Marondera, ii) Kadoma, and iii) Chinhoyi. Further meetings and discussions were then held with DPP to determine the availability of land and alternative sites in these three secondary towns, followed by site visits and detailed discussions with local authority staff and councillors of these towns. Preliminary site analysis and investigations were carried out and further details will be required during the project preparation stage (see Appendix 3).

3. Overall Goal and Purposes of the Project

The sector goal and purposes of this project are the same as the overall HG program in Zimbabwe, namely:

a) Goal: to assist GOZ in developing the technical, institutional and financial capacity in providing low cost shelter and related services for the urban poor;

b) Purposes: i) to increase production of low cost shelter in secondary towns, ii) strengthen local authorities and national agencies to administer low cost housing projects, and iii) to pursue arange of design and policy improvements in house designs, land use standards, infrastructure standards, community facilities design, small-scale building, and financial and institutional mechanisms.

4. Project Components

The project components in the secondary towns will consist of the following:

a. Shelter Solutions
   1. 1,000 fully serviced plots in Marondera
   2. 1,000 fully serviced plots in Kadoma
   3. 500 fully serviced plots in Chinhoyi

b. Community Facilities
   1. 1 primary school in Marondera
   2. 2 primary schools and 1 health clinic in Kadoma
   3. 1 primary school in Chinhoyi
   4. 3 local shopping centers (1 for each town)
   5. Landscaping of open spaces
   6. Additional facilities to be provided by GOZ/local authorities

c. Building Material Loans
   Loans for 2,500 plots at an average of Z$1,500 ($1,980) per plot for the three towns

d. Land
   To be provided by GOZ/local authorities as local contribution in all three towns

e. Technical Assistance
   To be provided under the GOZ-USAID Limited Scope Grant Agreement

f. Project Design, Implementation and Management
   Architectural and Engineering design and construction supervision to be provided by GOZ/local authorities as local contribution in all three towns. Post occupancy management will be provided by local authorities; USAID will provide long and short term technical assistance to support efforts of local authorities and MOH

Cost estimates and financing sources for the above project components are outlined in Section G of this report.

5. Project Design, Implementation and Management

Project Design: to be a primary responsibility of the local authority under the coordination of HDSB and in consultation with DPP and other national and local agencies;

b. Implementation: to be a primary responsibility of the local authority under the coordination of HDSB; and

c. Management: to be the full responsibility of the local authority within the existing institutional framework.

6. Site Selection Criteria and Environmental Considerations

In terms of site selection and environmental considerations, the following criteria were used in identifying possible sites for project implementation in each of the three secondary towns:

a. Site Analysis
   1. Location and Access
   2. Physical Site Conditions
   3. Land Availability and Acquisition

b. Services
   1. Water
   2. Sewerage
   3. Roads and Stormwater Drainage
   4. Electricity

c. Building Materials
   1. Civil Works
   2. Building Works

d. Environmental Considerations
   1. Pollution
   2. Vegetaion
   3. Landscaping.

After preliminary site identification by HDSB (with the assistance of the local consultant) and local authorities, alternative sites were reviewed in terms of suitability with DPP, MLGTP and Town Planning Officers of the respective towns, and further site visits/meetings were held with the local authority officials in each of the three secondary towns. In addition, the

Effective Housing Demand Study will provide the necessary socio-economic profiles and data regarding existing households and future project beneficiaries. Details regarding proposed sites are provided in Appendix 3 of this report.

7. Secondary Town Profiles

1. Marondera

a) Demand and Supply of Shelter: Total low and medium income housing stock consists of about 2,600 public and private housing units (1982); total housing demand is for about 1,000 units as per the waiting lists. However, this only partly identifies current demand. The Effective Housing Demand Study will provide more up-to-date information.

b) Availability of Land: The Marondera Municipal Council's master plan prepared by DPP is being updated. Out of the two potential serviced sites (with trunk infrastructure) in the Rijeko and Nyamini areas ear-marked for future housing developments, the Nyamini site was selected for the project (see Appendix 3).

c) Access to Physical Infrastructure: Water is supplied from two dams (Nyambuya and Nyakambiri) and a third dam has been planned to provide additional water. Existing sewerage works have sufficient capacity to meet the needs of an additional 1,000 units planned under this HG as well town's urban growth requirements for the next ten years. The Electricity Supply Commission presently supplies the town adequately. The existing trunk roads network caters adequately for both transit and local traffic.

d) Access to Social Services: Marondera, as a major educational center, has good primary and secondary schools in low density housing areas, while the high density areas require additional schools. Present medical and health facilities (one hospital and one health clinic) adequately serve the exisiting and planned population. Existing adequate open spaces and recreational facilities create a pleasent urban environment.

e) Employment Opportunities: Marondera is the center of a diverse farming, skin tanning and other industries, including the Cold Storage Commission, Grain Marketing Board, depots, sawmills, a brewery, mica grinding works and factories making prefabricated wooden and concrete buildings, building construction firms, tea and coffee

preparation and packaging, and various other industries. In addition, it is an important administrative center for various ministries and departments. These provide employment opportunities for the residents of the town.

f) Linkages with other Towns and Rural Areas: There are good road and railway transportation linkages between Marondera and other towns in the district and region, including an airstrip for light aircraft.

g) Institutional and Financial Aspects: The Marondera Municipal Council and the District Administration Office have adequate administrative and institutional infrastructure and the capability of handling a housing development project. Additional financial resources are required for future development plans but the Council has annual revenues from various urban services often resulting in a surplus over annual capital expenditure. However, there would be need for additional training of local authority staff to manage large-scale housing projects and further strengthen their institutional capacity.

h) Economic Development and Demographic Aspects: Marondera is one of the fastest growing urban centers in Zimbabwe. It is estimated that the population of 29,000 (1982) will reach 47,000 by 1988, an annual growth of about 7.7%. The town and surrounding region offer potential growth in terms of agriculture, industry and commerce, and has been earmarked for promotion of small scale urban industries by MIED.

i) General Observations: Marondera, located 72 km south-east of Harare and linked both by rail and road, is a growing urban center in which a possible project for about 1,000 shelter solutions and related community and employment facilities is planned.

2. Kadoma

a) Demand and Supply of Shelter: There are approximately 5,540 low income rental housing units, plus 1,500 single rooms to rent in the Rimuka and Ngesi areas of Kadoma, all with a 100% occupancy rate, and a waiting list of about 2,000 families (January 1982). Present high density rental units are being sold to sitting tenants. 300 houses have been sold and it is anticipated that 4,200 of the 5,540 units will eventually be sold to promote home ownership. About 240 low income housing units are built per year by the local authority and plans are to build 500 units per year over the next five years. A site visit revealed that the present stock is sub-standard and overcrowded in most of the old, high density areas.

b) Availability of Land: Kadoma has a total area of about 8,230 hectares, including the Eiffel Flats area. Serviced land for about 2,400 stands of 200 square meters each is available in the Rimuka area while additional unserviced land is available in Waverley Estate (see Appendix 3) for median and below median income groups. The master plan prepared by DPP is being up-dated.

c) Access to Physical Infrastructure: Availability of trunk infrastructure is generally adequate in terms of roads, water supply and sewerage. Most of the low cost housing units built over the past 12 years have indoor water-borne sewerage, water reticulation and electricity. The Claw Dam and Lake, which has a surface area of 485 hectares, and a capacity of 27 million cubic meters, is sufficient to ensure the town's water requirements for the next 10 years.

d) Access to Social Services: Generally adequate, but existing high density housing areas have limited facilities which should be upgraded.

e) Employment Opportunities: Employment opportunities exist due to growing economic activities in terms of the agricultural potential of the region, the Cold Storage Commission, mining services at the copper/nickel refinery, precious metals and gold refineries plus the staff training school; a cheese factory has been recently completed by the Diary Marketing Board; a tissue paperfactory is planned for construction. In addition, Kadoma is the center of the cotton industry - the Cotton Research Station, ginnery, spinning mills, weaving mills and textile manufacturing works are all located here.

f) Linkages with Other Towns and Rural Areas: Kadoma is conveniently located along the main rail and road routes between the two major cities of Harare and Bulawayo. It has an airstrip for light aircraft. Linkages with the surrounding mining and agricultural areas are also adequate.

g) Institutional and Financial Aspects: Kadoma Municipal Council and the District Administration Offices have adequate administrative and management capabilities at the present time. However, there is need for additional training and technical assistance to successfully manage the new housing project.

h) Economic Development and Demographic Aspects: Kadoma has an estimated population of 70,000 (1982), with a further 60,000 living in the surrounding rural areas; the growth rate has been about 11.5% per annum over the past ten years. Kadoma serves the hinterlands and Sanyati and Gokwe, which are well developed lands. As mentioned in sub-section e), Kadoma is considerably developed in terms of industries, mining based and agricultural-based, and supporting commercial services, and constantly expanding.

i) General Observations: Kadoma, located about 141 km south-west of Harare and about 298 km northwest of Bulawayo, is a rapidly growing major urbancentre in the country. It is considered a high priority secondary town for Phase II of the HG program, with a proposed project for about 1,000 shelter solutions and related community and employment facilities.

2. Chinhoyi

a) Demand for and Supply of Shelter: Low income housing stock was about 2,184 units (1978), the majority being public housing; the waiting list (1982) shows a demand for about 1,200 units. Further details on effective housing demand are being collected. However, there is a growing settlement of squatters and refugees on the fringes of the high density low income housing area and overcrowding is prevalent in the existing housing stock.

b) Availability of Land: The master plan prepared by DPP for Chinhoyi and the surrounding district area is being up-dated. After considering two possible sites, Chinhoyi Stream, south of the Chinhoyi business center, was selected for the project (see Appendix 3).

c) Access to Physical Infrastructure: Water, sewerage, trunk roads and electricity services are available in most areas of the township. Sloping terrain would necessitate installation of sewerage pumps.

d) Access to Social Services: Generally adequate to serve the existing population.

e) Employment Opportunities: Increased opportunities due to expanding industries and related services; informal sector employment is available.

f) Linkages with Other Towns and Rural Areas: Chinhoyi is well linked by road and rail especially with Harare, and has an air strip for light aircraft.

g) Institutional and Financial Aspects: Chinhoyi Municipal Council and the District Administration Office have limited administrative and management capabilities. There is need for technical assistance and training to effectively implement housing projects.

h) Economic Development and Demographic Aspects: Chinhoyi is one of the major growing urban and administrative centers and has a population of about 30,000. It serves as a focal point for the surrounding agricultural areas, where crops such as wheat, maize and tobacco, amongst others, are grown.

i) General Observations: Chinhoyi, located about 116 km north west of Harare, has a growing population and economic potential. It is included in Phase II of the secondary towns HG program and the project proposed is approximately 500 shelter solutions and related community facilities.

E. Technical Assistance

TA and short term training will be provided under the Limited Scope Grant Agreement already signed with GOZ. This agreement provides funds in support of the following:

-- Two long term experts for two years each; one for project planning and preparation and the second for aided self-help. Both will provide assistance to MOH as well as local authorities

-- Twelve person-months of short term experts to implement the HG project in Harare, Kadoma, Marondera and Chinhoyi

-- The local training center will provide in-service training to employees of the City of Harare, Kadoma, Marondera and Chinhoyi, and will include communityorganization, aided self-help, post occupancy management accounting and collection procedures, project preparation and management and other areas jointly identified by GOZ and USAID

-- Overseas training for senior officials of MOH and other personnel identified by MOH, including participation at AID shelter workshops, housing conferences and other seminars

-- Special studies mutually agreed upon by GOZ and USAID

-- Commodities such as vehicles and training equipment in support of the aided self-help program.

The Grant Agreement will support GOZ's policy of institution building and strengthening its capabilities to efficiently and effectively plan, develop and implement lower cost housing programs for lower income earners in Zimbabwe.

F. Role of the Private Sector

The private sector will play a supporting role with the Government in the implementation of the housing program in Zimbabwe. With regard to the Parkridge-Fountainbleau project in Harare, detailed planning, working drawings and preparation of tender documents has been done by a private architectural and engineering firm under the supervision of MOH officials. All construction of civil engineering works is being carried out by private contractors who were selected through a competitive selection process by the GOZ Tender Board. Small African contractors will play a leading role in house construction. The self-help approach, currently being employed at the PF project and which allows the beneficiary to decide how he wants to build his house, is being proposed for the three secondary towns of Phase II. In order

to facilitate this process, the project will encourage setting up small contractors, housing cooperatives and other similar modes of building construction, through TA being provided under the Grant Agreement..

USAID has already taken the initiative in involving private building societies in low cost shelter, who have in the past catered to the needs of only higher income groups. USAID has provided $3.5 million in ESF/CIP local currency proceeds at the request of MFEPD and MOH for a pilot low cost housing project using private building societies. The project is located in the secondary town of Kwe Kwe and the growth center of Gutu. Habitat, who packaged the project, has provided $960,000 in technical assistance funds and the project is scheduled to get underway shortly. This pilot project is designed to mobilize the savings of lower-income families, provide them with long-term housing finance and give the building societies experience in originating and servicing loans for lower income households. GOZ has also set up a working group consisting of representatives of MFEPD, MLGTP, MOH, Registrar of Building Societies and building societies to look into ways and means of involving building societies in low cost housing. The goal is to determine the feasibility of channelling funds from AID's HG program and the World Bank through building societies to towns other than Harare and Bulawayo. This would include Marondera, Kadoma and Chinhoyi. If a successful agreement is negotiated between the building societies and GOZ, HG financing for housing solutions in secondary towns will be channelled through the building societies.

MOH is keen on building its technical, managerial and institutional capacities within the ministry to effectively respond to critical needs in lower cost housing. USAID will support its efforts by providing training and technical assistance to MOH through the existing Limited Scope Grant Agreement. MOH and local authorities will play a key role in supervising and monitoring project implementation.

G. GOZ Ability to Service Debt

The public debt of the government has grown over the past several years. This was necessary initially X finance was spending and to sustain enternal payments position. Since independance foreign borrowing has been required for balance of payment and curb domestic money supply growth. In 1981 the debt service was 8% of imports of goods and services. It is estimated that public sector borrowings of 1981. will result in increase in debt service ration of 14%. This is a moderate ratio ad somewhat on the lower side compared with other developing countries. However, the government is anxious to keep the short term borrowings to a minimum level. The GH borrowing will be on a very long term basis and as a result will meet the current foreign exchange needs of the country, while not adding any substantial burden on debt service especially in the short run.

6. FINANCIAL PLAN

PHASES I & II: ZIMBABWE SHELTER PROJECT 613-HG-001

(U.S. $ Million)

CITY	PHASE I*		PHASE II**		PHASES I & II TOTAL		TOTAL PROJECT USAID/GOZ
	USAID US$/M	GOZ US$/M	USAID US$/M	GOZ US$/M	USAID US$/M	GOZ US$/M	US$/M
1. Harare	12.0	8.0	13.0	7.0	25.0	15.0	40.0
2. Chitungwiza	13.0	2.0	--	--	13.0	2.0	15.0
3. Marondera	--	--	4.7	0.6	4.7	0.6	5.3
4. Kadoma	--	--	4.9	2.0	4.9	2.0	6.9
5. Chinhoyi	--	--	2.4	0.5	2.4	0.5	2.9
TOTAL:	25.0	10.0	25.0	10.1	50.0	10.1	70.1

* Details of Phase I are contained in Appendix 1 and 2

** Details of Phase II are presented in succeeding pages

Financial Plan

PHASE II: HARARE - PARKRIDGE-FOUNTAINBLEAU PROJECT

	Total Z$	Total US$
1. U.S. Agency for International Development		
a) Shelter Solutions Water, Sewer, Road and Electricity Stormwater Works for 3,264 Serviced Plots	3,917,000	5,170,000
b) Community Facilities:		
1. 5 Primary Schools	860,000	1,135,000
2. 1 Secondary School	615,000	812,000
3. 7 Local Shopping Centers	424,000	560,000
4. 1 Clinic	150,000	198,000
c) Building Material Loans: 2,588 Loans @ Z$1500 ($1980) ranging from Z$1000-2000	3,883,000	5,125,000
TOTAL:	9,849,000	13,000,000
2. Government of Zimbabwe		
a) Land and Trunk Infrastructure	2,708.000	3,575,000
b) Community Facilities	97,000	128,000
c) Project Design and Management	1,484,000	1,958,000
d) 676 Building Material Loans each Z$1500 (ranging from Z$1000-2000	1,014,000	1,339,000
TOTAL:	5,303,000	7,000,000
3. U.S. Agency for International Development and Government of Zimbabwe		
GRAND TOTAL:	15,152,000	20,000,000

Financial Plan

MARONDERA

	Total Z$	Total* US$
1. U.S. Agency for International Development		
a) Shelter Solutions Water, Sewer, Road and Stormwater Drainage Works and Electricity for 1000 Serviced Plots	1,200,000	1,584,000
b) Community Facilities		
1. 1 Primary School	172,000	227,000
2. 1 Local Shopping Center	60,000	80,000
3. Landscaping	60,000	80,000
c) Building Material Loans 1000 Loans @ Z$1500 (ranging from Z$1000-2000)	1,500,000	1,980,000
d) Escalation and Contingencies	580,000	749,000
TOTAL:	3,572,000	4,700,000
2. Government of Zimbabwe		
a) Land: 60 ha @ Z$350 per ha	21,000	28,000
b) Project Design & Management	379,000	502,000
c) Escalation & Contingencies	56,000	70,000
TOTAL:	456,000	600,000
3. U.S. Agency for International Development and Government of Zimbabwe		
GRAND TOTAL:	4,028,000	5,300,000

* All figures rounded to nearest 1,000

Financial Plan

KADOMA

	Total Z$	Total* US$
1. U.S. Agency for International Development		
a) Shelter Solutions Water, Sewer, Road and Stormwater Drainage Works and Electricity for 1000 Serviced Plots	1,200,000	1,584,000
b) Community Facilities		
1. 2 Primary Schools @ Z$172,000	344,000	454,000
2. 1 Local Shopping Center	60,000	80,000
3. Landscaping	60,000	80,000
4. 1 Health Clinic	150,000,	198,000
c) Building Material Loans 1000 Loans @ Z$1500 (ranging from Z$1000-2000)	1,500,000	1,980,000
d) Escalation and Contingencies	410,000	524,000
TOTAL:	3,724,000	4,900,000
2. Government of Zimbabwe		
a) Land: 60 ha @ Z$350 per ha	21,000	28,000
b) Community Facilities: 1 Secondary School @ Z$615,000	615,000	812,000
c) Project Design & Management	478,000	630,000
d) Escalation and Contingencies	406,000	530,000
TOTAL:	1,520,000	2,000,000
3. U.S. Agency for International Development and Government of Zimbabwe		
GRAND TOTAL:	5,244,000	6,900,000

* All figures rounded off to nearest 1,000.

Financial Plan

CHINHOYI

	Total Z$	Total* US$
1. U.S. Agency for International Development		
a) Shelter Solutions Water, Sewer, Road and Stormwater Drainage Works and Electricity for 500 Serviced Plots	600,000	791,000
b) Community Facilities		
1. 1 Primary School @Z$172,000	172,000	227,000
2. 1 Local Shopping Center	30,000	40,000
3. Landscaping	30,000	30,000
c) Building Material Loans 500 Loans @ Z$1500 (ranging from Z$1000-2000	750,000	990,000
d) Escalation and Contingencies	242,000	311,000
TOTAL:	1,824,000	2,400,000
2. Government of Zimbabwe		
a) Land: 30 ha @ Z$350 per ha	11,000	14,000
b) Project Design & Management	200,000	277,000
c) Escalation and Contingencies	169,000	209,000
TOTAL:	380,000	500,000
3. U.S. Agency for International Development and Government of Zimbabwe		
GRAND TOTAL	2,204,000	2,900,000

* All figures rounded off to the nearest 1,000.

ILLUSTRATIVE AFFORDABILITY ANALYSIS FOR PHASE II

Item	Total Cost Z$	Monthly Repayment 25 Years @ 9.5% Z$
1. Serviced Lot	1,200 (US$1596)	10.45 (U.S. $13.89)
2. Minimum Amount of Loan for 22 Square Meters	1,000 (US$1330)	8.71 (U.S. $11.58)
3. Maximum Amount of Loan for 44 Square Meters	2,000 (US$2660)	17.47 (U.S. $23.23)
4. Supplementary Charges and Rates	-----	4.65 (U.S. $6.18)

	Z$ Per Month		Z$ Per Month
a) Minimum Loan Repayment	23.81/U.S. $31.66	Income Required	95.00 (U.S. $126)
b) Maximum Loan Repayment	32.57 U.S. $43.31	Income Required	130.00 (U.S.$172)
c) Average Loan Repayment	28.16 U.S. $37.45	Income Required	113.00 (U.S. $150)

Repayment calculations based on 25% of income of housing

Note: Median Income in Harare is estimated at Z$173 (U.S. $230) per month (July 1982). Preliminary indications are that median income in Kadoma, Marondera and Chinhoyi is 10% lower than Harare, i.e. Z$156 (U.S. $207) per month. The Effective Housing Demand Survey due to be completed in September 1982 will provide definite information on median incomes.

I. PROJECT IMPLEMENTATION SCHEDULE

ZIMBABWE SHELTER PROJECT, 613-HG-001

Third Quarter: CY 1982

1.	$25 Million Authorized for Phase II	AID/W
2.	Effective Demand Housing Study - completed for Harare, Kadoma and Marendora and Chinhoyi	RHUDO, Consultant
3.	Draft Implementation Agreement Phase II	GC/HUD, RHUDO
4.	Develop Preliminary Training Program	City of Harare, RHUDO, Consultant

Fourth Quarter: CY 1982

5.	Negotiate Implementation Agreement, Phase II	RHUDO, GC/HUD, GO
6.	Signing of Implementation Agreement, Phase II	USAID, GOZ
7.	Project Delivery Plan for Parkridge-Fountainbleau, Phase II	MOH
8.	Complete Preliminary Design Work for the 3 Secondary Towns	MOH, Local Authorities
9.	Invitation for Loan Bids from U.S. Investors	MFEDP, RHUDO, GC/HUD
10.	Complete Design of First Training Program	City of Harare RHUDO, Consultant

First Quarter: CY 1983

11.	Complete all Design Work for the 3 Secondary Towns	MOH, Local Authorities
12.	Conduct First Training Workshop in Harare	Consultant, RHUDO City of Harare
13.	Complete Project Delivery Plan for Secondary Towns	MOH
14.	Negotiate and Sign Loan Agreement	MFEDP, U.S.Investor
15.	Negotiate and Sign Other Agreements	GOZ, USAID
16.	First Disbursement	US Investor, GOZ PRE/HUD
17.	Tender Awards for Infrastructure, Community Facilities and Schools - Parkridge-Fountainbleau Project, Phase II	MOH, GOZ Tender Board
18.	Construction Begins of PF Phase II	Local contractors
19.	First Allotment of Plots to Beneficiaries of Phase I	City of Harare
20.	Start of House Construction by Individual Beneficiaries, Phase I	Beneficiaries Small contractors
21.	Aided Self-Help Advisory Services in Place	City of Harare MOH
22.	Monitoring and Evaluation System is Initiated	RHUDO, MOH Consultant

Second Quarter: CY 1983

23.	First PF Allottees Move On-Site	Allottees City of Harare
24.	Schools for PF Phase I Completed and Operational	MOH, Ministry of Education
25.	Additional Contracts Awarded on HG Phase II in Harare and 3 Secondary Towns	MOH, GOZ Tender Board
26.	Legal Titlesconveyed to Allottees	City of Harare

Third Quarter: CY 1983

27.	2000 Plots Available for Allotment - PF Phase II	MOH
28.	Allotment Process commences - PF Phase II	City of Harare
29.	Legal Titles prepared for Allottees - Phase II	City of Harare
30.	House Construction continues for PF Project	Allottees, City of Harare, Contractors
31.	Regular Evaluation	RHUDO, MOH, USAID, City of Harare
32.	All Construction on Phase I Completed and Houses Allotted	MOH
33.	Provide Training for Personnel from 3 local authorities	MOH, RHUDO Consultant

	Fourth Quarter: CY 1983	
34.	Remaining 1300 Plots become Available - Phase II	MOH
35.	Construction on Phase II Continues	MOH, Local Authorities
36.	Allotment begins for Phase II in Kadoma, Marondera, Chinhoyi	Local Authorities
37.	House Construction begins on Phase II Secondary Towns	Allottees, Local Contractors
38.	Aided Self-Help Assistance Begins in the 3 Secondary Towns	Local Authorities
	First Quarter: CY 1984	
39.	Allottees Start Moving in on Phase II project in 3 Secondary Towns	Local Authorities
40.	House Construction continues	Allottees, Local Authorities
41.	All Construction of Community Facilities Completed in Marondera Kadoma, Chinhoyi	MOH, Local Authorities
	Second Quarter: CY 1984	
42.	Monitor House Construction and Consolidation	MOH, Local Authorities, RHUDO
	Third Quarter: CY 1984	
43.	Final Evaluation	MOH, USAID, RHUDO

Appendixies

APPENDIX 1.0

CHITUNGWIZA HOUSING PROJECT

SERVICE —— PROJECT	UNIT E & Zengeza5	UNIT H&K	UNIT L&M	UNIT N	UNIT O&P	UNIT N BUS STN	ROS LINKING UNITS N.O&P	TRUNK SEWER	TOTAL
Housing:									
No U L C	1421		2416		1861	-	-	-	5698
No core	---	-	-	1050	-	-	-	-	1050
Cost	1264354		1969928	1506771	1174000	-	-	-	5915053
Roads:									
Length of local sts.		20578		11205		-	-	-	
Minor Distributers		1015		1193		-	-	-	
Main Distributers		3927		2056		-	-	-	
Total Length		25520		14454		-	8311	-	
Cost		531760		226732	357500	51384	198395	-	1365771
Water:									
Length of Reticulation	17 502		30 297	6078		-	-	-	
Cost	219 228	212 725	215 158	121963	294155	-	-	-	1063229
Sewerage:									
Length of Reticulation	12 295		23 345	12416		-	-	6615	
Cost	237 497	164 447	259 491	145442		-	-	100950	907827
TOTAL COST	2630011		2444577	2000908	1825655	51384	198385	100950	9251880

NOTE All costs in Z. $
All lengths in metres

APPENDIX 2

Financial Plan

PHASE I - HARARE: PARKRIDGE-FOUNTAINBLEAU PROJECT

		Total Z$	Total US$
1.	U.S. Agency for International Development		
a.	Shelter Solutions Water, Sewer, Road and Stormwater Drainage Works for 4,135 Serviced Plots	4,498,000	5,938,000
b.	Community Facilities		
	1. 1 Administration Center/Materials Depot	139,000	183,000
	2. 2 Primary Schools	344,000	454,000
c.	Building Material Loans 2,740 Loans @ Z$1500 (ranging from Z$1000-2000)	4,110,000	5,425,000
	TOTAL:	9,091,000	12,000,000
2.	Government of Zimbabwe		
a.	Land and Trunk Infrastructure	2,175,000	2,871,000
b.	Community Facilities	346,000	457,000
c.	Project Design & Management	1,447,000	1,910,000
d.	1,395 Building Material Loans @ Z$1500	2,093,000	2,762,000
	TOTAL:	6,061,000	8,000,000
3.	U.S. Agency for International Development and Government of Zimbabwe		
	GRAND TOTAL	15,152,000	20,000,000

APPENDIX 3

SUMMARY OF PRELIMINARY SITE ANALYSIS

FOR SECONDARY TOWNS OF MARONDERA, KADOMA AND CHINHOYI

1. Marondera: Nyamini Site

a. Location and Access

1) Location: central, within easy access to town centre and industrial area; provides linkages with existing low and high density housing areas.

2) Access: main access is off Ruzawi Road a major urban trunk road.

b. Physical Site Conditions

1) Size and Shape: total undeveloped area available is over 300 ha; approximate area required for the project is 60 ha.

1) Topography: gentle slope, suitable for development.

3) Soil: sandy with granite outcrops; no construction constraints.

4) Climate: generally temperate with moderate to low humidity, within human confort range.

5) Boundaries: Ruzawi road is to the east, town boundary to the south, existing low density housing to the west, and town center to the north.

6) Views: many positive aspects in terms of surrounding topography and existing vegetation.

c. Land

1) Tenure: public land owned by the Marondera Municipal Council.

2) Availability: no apparent constraints.

3) Acquisition: no apparent constraints.

4) Survey: sufficient cadastral control exists but detailed surveys will be required.

5) Use: undeveloped open land, except for existing primary and secondary schools.

d. Services

1) Water Supply: adequate; trunk water mains serve the schools.

2) Sewerage: adequate provision of trunk sewer and sewage treatment.

3) Roads and Stormwater Drainage: major accesses from the Ruzawi and Msasa Street.

4) Electricity: 11 kv lines along north and east boundaries exist.

5) Refuse Collection: services provided the the Council.

e. Building Materials

1) Civil Works: general available, Council purchases bulk material.

2) Building Works: same as for civil works; self-sustaining building brigades assist the Council in house construction.

f. Environmental Examination

1) Pollution: non-existent from dust, dirt, smoke, odors and noises; no pollution is anticipated from the proposed development.

2) Vegetation: natural vegetation consisting of a wide variety of indigenous trees and shrubs exists and will not be destroyed to accommodate the proposed project.

3) Landscaping: existing natural condition will be supplemented with ;andscaping of open public spaces at the project site.

g. Maps and Photographs (attached).

2. Kadoma: Waverley Site

a. Location and Access

1) Location: 1 1/2 km south east of the main business center and main industrial area; provides linkages between existing low and high density housing areas.

2) Access: main access is from Brading Street, Philip Road and Visser Road.

b. Physical Site Conditions

1) Size and Shape: total undeveloped area available is 80 ha; approximately 60 ha will be required for the project.

2) Topography: slopes gently to the south east towards Mshuma River.

3) Soil: reddish brown loams, good for foundations and fair for drainage.

4) Climate: generally warm with moderate to low humidity; within human confort range, higher temperature around midday.

5) Boundaries: Brading Street to the north, Philip Road to the west, Visser Road to the south and Mshuma River to the east.

6) Views: many positive aspects in terms of surrounding erosion.

c. Land

1) Tenure: mainly public land owned by the Kadoma Municipal Council; lot 1 of approximately 20 ha is privately owned and undeveloped.

2) Availability: no major apparent constraints.

3) Acquisition: privately owned lot 1 to be acquired for the project.

4) Survey: main access roads srving the site have been surveyed but additional surveys will be required.

5) Use: undeveloped open land; small-scale farming on privately-owned land; reclassification of land use may be necessary.

d. Services

1) Water Supply: new trunk water supply under construction will provide adequate supply to the site.

2) Sewerage: additional treatment works will be required.

3) Roads and Stormwater Drainage: access exists from Brading, Cecil and Visser Streets which are gravel surfaced; drainage is south east towards the Mshuma River.

4) Electricity: existing 11 kv lines run adjacent to the site and will need to be upgraded to serve the project site.

5) Refuse Collection: this services is provided by the Council.

e. Building Materials

1) Civil Works: generally available; Council has own gravel supply.

2) Building Works: same as for civil works.

f. Environemntal Examination

1) Pollution: non existent from noise, smoke, odors from nearby industries not a major constraint; no pollution anticipated from the proposed development, but additional sewerage treatment works will be required.

2) Vegetation: existing natural vegetation will be preserved as much as possible; marshy area to west of the site exists.

3) Landscaping: further landscaping of open spaces at the project site is recommended.

3. Chinhoyi: Chinhoyi Stream Site

a. Location and Access

1) Location: central, with easy access to town centre and industrial area; provides linkages between existing low and high density housing areas.

2) Access: main access is from Gadzema Road which is a major urban trunk road.

b. Physical Site Conditions

1) Size and Shape: total undeveloped land is 100 ha of which approximately 30 ha will be required for the project.

2) Topography: Gentle slope, suitable for development; stream exists at site.

3) Soil: reddish brown loams good for foundations and civil works.

4) Climate: generally warm with moderate to low humidity; within human confort range.

5) Boundaries: railway line to the north, power lines and murram road to the east, and a bible college to the south; low density housing situated south and south-west; Gadzema Road is to the west.

6) Views: many positive aspects in terms of the surrounding environs and the stream.

c. Land

1. Tenure: public owned land by the Chinhoyi Municipal Council.

2. Availability: project site has to be zoned for residential development from present "common edge" land between high and low density housing areas.

3. Acquisition: no constraints.

4. Survey: detailed land surveys will be required.

5. Use: undeveloped open land used as "common edge" in the past.

d. Services

1) Water Supply: existing supply is ample.

2) Sewerage: additional treatment works will be required to pump sewerage to trunk sewers presently under construction.

3) Roads and Stormwater Drainage: major Gadzema Road to provide access; existing on-site stream will enable easy drainage.

4) Electricity: existing 11 kv lines along Gadzema Road will serve the site.

5) Refuse Collection: services will be provided by the Council.

e. Building Materials

1) Civil Works: generally available; the Council has own gravel pit.

2) Building Works: same as civil works; Council makes own sand/cement blocks.

f. Environmental Examination

1) Pollution: no apparent constraints.

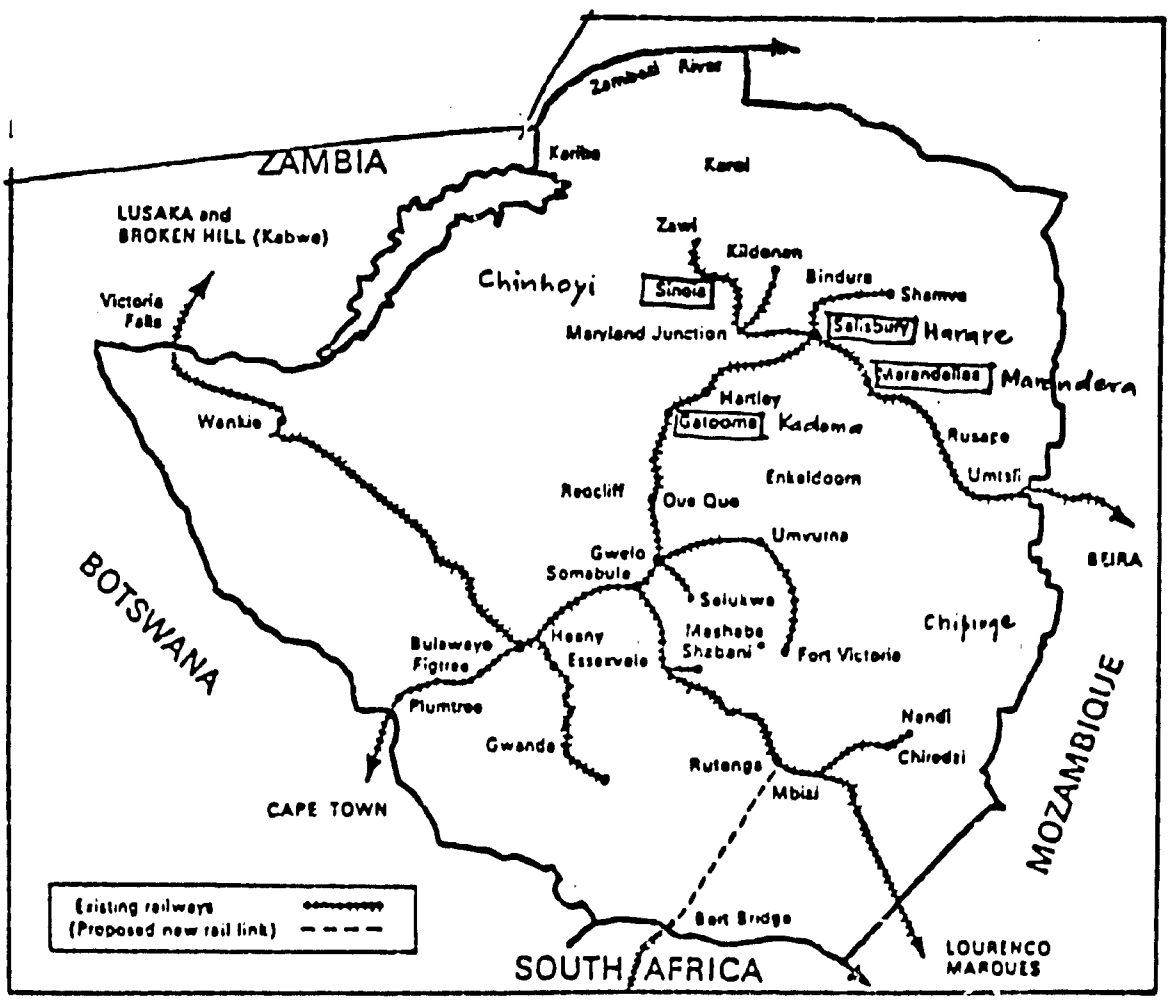
2) Vegetation: existing natural vegetation should be preserved as much as possible.

3) Landscaping: further landscaping of open spaces at the project site is recommended.

g. Maps and Photographs (attached).

APPENDIX 3.0 : TOWNS & RAILWAYS OF ZIMBABWE MAP.

The Towns and Railways of Zimbabwe



Note: Several names of towns have been changed

Secondary Towns : Marandellas Marondera.

LIST OF PERSONS MET

During preparation of Phase II of the Housing Guaranty Project in Zimbabwe, discussions were held with the following persons:

Ministry of Housing (MOH)

Hon S. Mumbengegwi, Minister for Housing
Mr D. Naik, Acting Permanent Secretary
Mr E. Mataure, Acting Deputy Secretary
Mr N. J. Tagwireyi, Under Secretary
Mr G. J. de Kruijff, Acting Director, Housing Development Services Branch (HDSB)
Mr T. I. Chivore, Deputy Director, HDSB
Mr N. Harrel, Principal Architect, HDSB
Mr G. Atkins, Planner, HDSB
Mr T. Zinyandu, Socio-Economist, HDSB
Mr M. J. Philips, Architect, HDSB
Ms A. Hovik, Architect, HDSB

Ministry of Local Government and Town Planning (MLGTP)

Mr L. Mabvudza, Principal Physical Planner
Mr W. Mabika, Provincial Physical Planner
Mr. P. Mbiriri Town Planning Officer

Ministry of Industry and Energy Development (MIED)

Mr M. Mudede, Senior Administrative Officer
Mr N. Chitanda, Administrative Officer

City of Harare

Councillor T. W. Gwata, Mayor
Mr E. C. Kanensoni, Town Clerk
Mr D. Taylor, Director, Department of Community Services (DCS)
Mr M. Beresford, Deputy Director, DCS

City of Marondera

Councillor P. Makundu, Mayor
Mr N. M. Chideya, Town Clerk
Mr V Maeresera, District Administrator
Mr J. Bonje, Town Treasurer
Mr P. Timbe, Dpeuty Town Treasurer
Mr M. Masimbarase, Accountant
Mr D. Masson, Town Engineer
Mr A. Plambi, Promotion Officer
Mr S. Chiduza, Technical Assistant

City of Kadoma

Councillor R. Takavarasha, Deputy Mayor
Councillor D. K. Pfumayaramba
Mr D. I. Pridoy, Town Clerk
Mr M. Perotti, Town Treasurer
Mr A. Junner, Town Engineer
Mr M. J. Mukwehwa, District Administrator
Mr G. C. Maposah, Senior Administrative Officer

City of Chinhoyi

Mr T. G. Mudimna, Town Clerk
Mr F. A. M. Munyira, District Administrator
Mrs D. Gwisai, Town Treasurer
Mr J. Gwizo, Administrative Officer

Mr M. Fitzgerald
Mr J. N. Jordan
Sir Malcolm McDonald and
Partners, Consulting Engineers

City of Gweru

Councillor P. Kombayi, Mayor
Councillor O. Mutemi
Councillor E. Nyashunu
Councillor K. E. Windsor
Councillor A. J. Andrews
Councillor S. Gutride
Councillor S. Mhondiwa
Mr A. G. Robinson, Town Clerk
Mr R. Youngman, Town Treasurer
Mr C. Rondon, Deputy Town Engineer
Mr P. Hatfield, Office in-Charge, Electrical Department
Dr N. Marufu, Head, City Health Department
Mr C. Mdala, Chief Health Inspector
Mr Z. G. Chakanya, District Administrator
Mr J. Mangami, Senior Staff Officer
Mr F. Matau, Senior Staff Officer
Mr P. Chitambira, Senior Staff Officer
Mr L. Nhemachena, Senior Staff Officer

Town Council of Rusape

Mr M. Majengwa, District Administrator
Mr A. Brown, Town Engineer

Town Council of Chipinge

Mr P. Madapfupfu, District Administrator
Mrs T. Payne, Council Treasurer

Department of State

INCOMING TELEGRAM

PAGE 01 HARARE 04218 031128Z 5952 086978 AID7988
ACTION AID-00

ACTION OFFICE AF-00
INFO AFEA-01 AF-00 PPEE-01 PDPR-01 PPPB-03 GC-01 GCAF-01
GCFL-01 FM-02 MO-04 CMGT-02 CTR-02 ENGR-02
AFDA-01 FNHB-02 RHUDO-02 PRDO-01 MAST-01 /039 A4 783

INFO OCT-01 ARA-01 ADS-00 INR-10 AF-00 EB-08 AMAD-01
/063 W

321538 031202Z /53 38

R 030845Z AUG 82
FM AMEMBASSY HARARE
TO SECSTATE WASHDC 6512
AMEMBASSY NAIROBI POUCH)

UNCLAS HARARE 4218

AIDAC

NAIROBI FOR RHUDO

E012356NA
SUBJ: ZIMBABWE HOUSING GUARANTY PROGRAM

1. TEXT OF CABLE SUMMARIZES WORK OF RHUDO RAJ CHANDA AND CONSULTANT TARA CHANA ON AUTHORIZATION OF SECOND US DOLS 25 MILLION FOR ZIMBABWE HG PROGRAM. CHANDA WILL BRING AUTHORIZATION REQUEST AND JUSTIFICATION TO WASHINGTON O/A AUGUST 18. IF REVIEW TAKES PLACE DURING WEEK OF AUGUST 18, STACY MAY WISH TO BE INVOLVED.

2. US DOLS 50 MILLION HG PROGRAM FOR ZIMBABWE WAS APPROVED IN SEPT 1980. DUE TO US DOLS 25 MILLION FISCAL YEAR LIMITATION ON HGS TO BE ISSUED TO A GIVEN COUNTRY, US DOLS 50 MILLION PROGRAM SPLIT INTO TWO AUTHORIZATIONS OF US DOLS 25 MILLION EACH. FIRST HALF WAS AUTHORIZED IN FY 1980 AND THE REQUEST FOR SECOND AUTHORIZATION OF US DOLS 25 MILLION WAS TO BE SUBMITTED TO AID/WASHINGTON AT A LATER DATE, AFTER ACCOUNTING FOR PROGRESS TOWARD IMPLEMENTATION OF THE PROGRAM SUPPORTED THROUGH THE INITIAL US DOLS 25 MILLION AND GREATER ELABORATION OF PROGRAM TO BE FUNDED THROUGH THE SECOND AUTHORIZATION.

3. USAID/ZIMBABWE AND RHUDO/ESSA HAVE COMPLETED A REVIEW OF THE PROGRESS OF PHASE I AND HAVE PREPARED PLANS FOR PHASE II.

4. SUMMARY OF PROGRESS UNDER PHASE I:
A. CHITUNGWIZA SUBPROJECT CONSTRUCTION WORKS FOR 6748 CORE HOUSES AND ASSOCIATED INFRASTRUCTURE INCLUDING ROADS, SEWAGE, WTAER, STORM DRAINAGE HAS ALREADY BEEN COMPLETED AND
ALL HOUSING UNITS OCCUPIED. TOTAL USAID CONTRIBUTION TO THIS SUBPROJECT WAS US DOLS 13 MILLION.
B. US DOLS 7 MILLION WAS ADVANCED TOWARD PARKRIDGE-FOUNTAINBLEAU PHASE I. OUT OF THIS, CONTRACTS VALUED AT US DOLS 3.16 MILLION FOR ROADS, WATER, SEWERAGE, AND STORM WATER HAVE ALREADY BEEN AWARDED AND CONSTRUCTION HAS STARTED. ADDITIONAL CONTRACTS WORTH US DOLS 2.8 MILLION ARE PRESENTLY IN FINAL STAGES OF AWARD PROCESS WITH FINAL AWARDS EXPECTED BY AUGUST 30. CONTRACTS FOR REMAINING US DOLS 1.24 MILLION ARE EXPECTED TO BE LET BY OCTOBER 1982. AS A RESULT OF CONTRACT WORK ALREADY UNDERWAY AND EXPECTED SHORTLY, 2,000 STANDS WILL BE READY BY FEBRUARY 1983.

5. PLANS FOR NEXT US DOLS 25 MILLION PHASE II OF HG:
A. US DOLS 13 MILLION IS PLANNED FOR PHASE II OF PARKRIDGE-FOUNTAINBLEAU PROJECT. DETAILED DESIGN WORK HAS ALREADY BEEN COMPLETED FOR THIS PORTION OF PROJECT.

HARARE 04218 031128Z .5952 086978

B. US DOLS 12 MILLION FOR LOW INCOME HOUSING IN SECONDARY TOWNS. GOZ HAS IDENTIFIED THREE SECONDARY TOWNS (KADOMA, MARONDERA, AND CHINHOYI) FOR RECEIVING THESE FUNDS. PREPARATION OF PLANS FOR EXPANSION OF LOW INCOME HOUSING IN THESE TOWNS ARE IN VARIOUS STAGES OF DEVELOPMENT, BUT EACH IN POSITION TO MAKE USE OF THESE FUNDS IN NEXT 6 TO 12 MONTHS.

6. USAID/ZIMBABWE AND RHUDO/ESSA HAVE DISCUSSED THE DRAFT BACKGROUND PAPER CONTAINING PROGRESS, TOWARDS IMPLEMENTATION OF FIRST US DOLS 25 MILLION AND PLANS FOR NEXT US DOLS 25 MILLION WITH GOZ. GOZ AGREES WITH THE ANALYSIS AND RECOMMENDATIONS CONTAINED IN THIS REPORT. GOZ IS ANXIOUS TO PROCEED WITH AUTHORIZATION OF SECOND US DOLS 25 MILLION THIS YEAR AND SIGNING OF IMPLEMENTATION AGREEMENT IN EARLY FY 1983.

7. KEEPING IN MIND TIME REQUIRED TO NEGOTIATE SERIES OF AGREEMENTS UNDER HG PROGRAM AND URGENCY OF PROVIDING CONTINUED FINANCING FOR THE PARKRIDGE-FOUNTAINBLEAU PROJECT IN HARARE, USAID/ZIMBABWE STRONGLY ENDORSE THE AUTHORIZATION OF SECOND US DOLS 25 MILLION IN FY 1982.
KEELEY

UNCLASSIFIED

F. Total D and E US$_____

G. Current Unliquidated Advances (D - E) US$_____

H. Unliquidated Advances with this Disbursement (F - A) US$_____

42

Schedule 2:

Completions - Shelter and Community Facilities

Date _____

REQUEST FOR DISBURSEMENT AND CERTIFICATE

Subproject, Unit Type	Number of Units/Lots or Loans	Final Sales Price or Loan Amounts (Z$)
	Total:	Z$ _____

1. All of the above have been completed, transferred to Eligible Beneficiaries and can be occupied;

2. Mortgage or lease purchase loans on units and lots have been actually made and building loans disbursed pursuant to the terms described in the Project and Subproject Delivery Plans; and,

3. Community facilities and services described in the Project and Subproject Delivery Plans have been provided.