

RESIDENTIAL FLATS			
3 sites in Kaguvi 1.2 and Chegutu-Bulawayo highway	20ha	Construction of high rise flats for rental accommodation or sale through sectional title.	Municipality seeking investors/loan
NEW MORDEN CENTRAL BUSINESS DISTRICT COMMERCIAL DEVELOPMENT (LARGE SHOPPING MALL/COMPLEX)			
Chegutu-Bulawayo highway and Pickstone road	80ha	Development and construction of a new modern ultra-city/ large shopping mall/complex along a major highway	Municipality seeking investors
DISTRICT/LOCAL COMMERCIAL CENTRE DEVELOPMENT			
KAGUVI IV	Min 8000m <sup>2</sup>	Development of small shopping mall and ancillary facilities	Municipality seeking investors
Low density suburbs along Chegutu-Bulawayo Rd	2 sites min 8000m <sup>2</sup>	Development of small suburban shopping mall and ancillary facilities	Municipality seeking investors
WATER TREATMENT AND DISTRIBUTION			
Chegutu Waterworks	1ha	Construction of a modern water treatment plant to meet additional demand in Kaguvi IV and new low density suburb	Municipality seeking loan/investor/BOO T/BOT/Joint Venture partner. Project valued at USD\$8m. project feasibility report available.
SITES FOR INDUSTRIAL DEVELOPMENTAL (CHROME SMELTING etc)			
Chegutu Heavy Industrial Area	50ha	Development of a Chrome smelter or similar plant for mineral processing and beneficiation	Municipality seeking investor
SITES FOR EDUCATIONAL FACILITIES			
Chegutu Municipal area	10 sites x 6ha	Development and construction of primary/secondary/tertiary education facilities to meet current demand	Municipality seeking joint venture partners/institutional investors

## Profile of Chegutu Municipality

- **Chegutu Municipality is located in Chegutu District, Mashonaland West Province, in Central Northern Zimbabwe.**
- **Was founded in the 19th century as Hartley after European hunter; Henry Hartley. The town attained municipal status in 1n 1974 through gazetting of the Rhodesia Government Notice 592/1974. The name was, however, changed from Hartley to Chegutu in 1982.**
- **Chegutu town is strategically located at the junction of two major international roads, that is, 106km South west of Harare along the Harare-Bulawayo highway, 90km from Chinhoyi, the Provincial capital of Mashonaland West Province.**
- **Excellent road and rail networks passing through the heart of Chegutu, are gateways to major local and regional cities.**
- **To the south: Kadoma, Kwekwe, Redcliff, Gweru, Bulawayo, Plumtree (border with Botswana) and Beitbridge (border with South Africa):**
- **to the north: Norton, Harare, Bindura, Nyamapanda (to the border with Mozambique):**
- **to the west: Chinhoyi, Karol, Kariba, Chirundu (to the Zambian border post).**
- **Highway and railway line provide efficient logistical networks for both raw materials and finished products destined to the various marketing centres, as well as human traffic.**
- **Air travel: upto Robert Mugabe International Airport then by road to Chegutu.**
- **Geographically, the municipality is a fairly large and diverse community covering 3 104 hectares with a current population of 50 590 (2012 Census).**
- **It is the commercial and administrative centre of the vast Chegutu District.**
- **Significant features include a rich thriving agricultural and mining hinterland ideal for extractive and value addition industries,**
- **Boasts of industrial giants such as David Whitehead Textiles, Chegutu Canners, Sable Chickens, Fresh and Frozen, Charles Stewart Chickens, ZMDC mines, Cottco, Cargil, and has 16 grain silos.**
- **High calibre of skilled, semi skilled and unskilled employable population in farming, mining and manufacturing industries.**
- **Expert in wide stakeholder engagement.**
- **Gender sensitive budgets approved by the Ministry of Local Government, Public Works and National Housing.**
- **Highly planned commercial, industrial, institutional, residential and social facilities.**
- **Extensive spatial expansion potential over 6 reserved surrounding farms with the Master Plan at an advanced level of preparation.**
- **Widely consulted strategic plan 2013-2018 in place plus a viable Clients Service Charter.**

**For more information, visit us at: [www.chegutumunicipality.co.zw](http://www.chegutumunicipality.co.zw)**

**Or contact us on;**

**Tel: 2632532152897/2632532153711**

**Info@chegutumunicipality.co.zw**



# Municipality of Chegutu

## INVESTMENT SUPPLEMENT



### OUR VISION

*To become a community-centred, competitive and attractive investment destination in Zimbabwe.*

### OUR MISSION

*To provide quality municipal services and infrastructure to stakeholders in an efficient and effective manner through a committed workforce.*

### OUR CORE VALUES

- ❖ Accountability
- ❖ Transparency
- ❖ Integrity
- ❖ Team work
- ❖ Citizen participation



Mayor, Cllr. Leo Gwanzura



Town Clerk,  
Mr. Alex Mandigo

The Municipality of Chegutu offers various opportunities for the serious investor. A number of these opportunities are listed hereunder. It should, however, be emphasized that the options are not limited to those on the list. The Municipality is geared and ready to assist any investor concerning any type of investment.

- Hotel/Motel Sites
- Residential Housing Development
- Flat Development
- New Modern Central Business District Commercial Development (large shopping mall/complex)
- District/Local Commercial Centre Development
- Water Treatment and distribution
- Sites for Industrial development (chrome smelting etc.)
- Sites for educational facilities
- Site for Road Port and related commercial facilities

## Standard Conditions of Sale of Land

### Selling Price

Payment of the full purchase price or 25% of the deposit + 15 % VAT on the full purchase price with the balance payable over a period of 24 months at 6% interest per annum.

### Development

In terms of the model building bylaws 1977 as adopted by the Municipality, building plans should be submitted to and approved by the Municipality before commencement of any building operations/construction

A minimum of 66% site coverage will be permitted

Adequate onsite parking space to be provided for all traffic likely to be generated by the proposed development/activities.

The stand should not be occupied until:

- a) A potable water supply has been installed and connected thereon.
- b) An approved sanitary system to the satisfaction of the Town Engineer has been installed and connected thereto.
- c) An occupation certificated has been issued by the Municipality.
- d) Development should commence within six months of the date of sale.

### Services

- Sewer and water connection costs will be indicated and are payable by the developer.
- Survey fees are for the account of the developer.
- Servitudes for electricity, sewage and water supply to be granted upon request over the property.

### Deeds

Transfer shall be passed in favor of the purchaser upon full compliance with the minimum building requirements. Alternatively transfer maybe granted subject to simultaneous registration of a mortgage bond in favour of a financial institution, provided such bond is sufficient to cover the construction costs for the buildings approved on the property.

### Environmental Protection

No plant, equipment or machinery is to be installed or utilized that will give rise to excessive pollution of the environment. Appropriate measures shall be taken to ensure that emissions or pollution is minimized, contained or maintained at acceptable levels.

### How to Apply for Land/Submission of Proposals

Prospective investors are advised to submit the following information together with their applications:

- Company Profile including ownership details (CR14)
- Indication of approximate land size requirements
- Preferred location/ characteristics of location
- Proposed use or type of investment
- Level of intended investment( both capital and operational)
- Proof of funding for the project
- Project implementation plan/program/schedule
- Sketch plans/diagrams
- Employment creation

### SCHEDULE OF INVESTMENT OPPORTUNITIES INCHEGUTU MUNICIPALITY

Location	Size	Project Profile	Remarks
<b>HOTEL/ MOTEL SITES</b>			
Chegutu-Bulawayo Highway	2.9ha	Development of a new modern Hotel/Motel and Conference Centre along a major highway.	Municipality soliciting for an Investor. Serviceable stand with access to roads and water.
<b>TRANSPORT</b>			
Chegutu-Bulawayo-Chinhoyi intersection	4ha	Development of a modern Road Port comprising of a Bus Interchange, truck Inn, fuel station, restaurants, offices and accommodation facilities for local and international travellers	Municipality looking for investors/ joint venture partners for the project.
<b>HOUSING DEVELOPMENT</b>			
Umvovo Farm	800ha	Development of 7000+ low cost housing. Project involves construction of onsite and offsite infrastructure for roads, water and sewage services as well as low cost housing units.	Municipality seeking Loan/Investor/Joint Venture Partner for the project.
Chegutu-Bulawayo Highway	400ha	Development of high quality middle to low density housing suburb. Project involves construction of roads and water infrastructure as well as modern double and single storey housing units. Sewage is through septic tanks.	Municipality seeking Investors/joint Venture Partners