

BAOBAB EXTENSION
BATONGA
KASESE
Kariba Housing Development



**INFRASTRUCTURE
DEVELOPMENT BANK(IDBZ)
&
MUNICIPALITY OF KARIBA**

BACKGROUND



Baobab Ridge Extension

- Change of Use in 2012
- Approved EIA and Layout plan in 2013
- 109 Low Density Stands minimum size 2000m²
- ZPC Power Station expansion Requirements purchased (40)
- Presales @6 per square meter
- Extension from existing residential area

BACKGROUND (cntd)



Batonga Phase 3

- Layouts approved 1999
- Allocated to Coops and ZPC in 2007
- Allowed parallel and incremental development
- Partially serviced, water, sewer and earth roads
- ZPC 49 stands for employees
- Superstructures developed

BACKGROUND (cntd)



Kasese (Mixed density development)

- Layouts approved in 2004 and 2014
- 1018 and 1114 (150m² to 1000m²)
- Partnered Pinnacle in 2008, partnership failed
- Took back the stands in 2013
- Done presales to Companies, Civil servants, Municipal Employees and Cooperatives
- Made an attempt to service through consortium

Infrastructure Development Bank of Zimbabwe Partnership with MOK

IDBZ- Government owned Infrastructure Bank

- Project proposal submitted in 2016
- Due diligence on MOK done from 2016 to 2017
- Approved in March 2017
- Signed an MOU in May
- Signed an Agreement July and formed an unincorporated JV called Kariba Housing Development
- IDBZ and MOK shareholders 90% and 10% shares

Terms of Agreement



Terms of Agreement

- Bank to avail \$ 14 830 000 as follows:
- Baobab 109 \$4 936 676.00
- Batonga 49 \$ 843 501.00
- Kasese phase 1118 \$7 093 364.00
- Kasese Extension 390 \$1 956 299.00
(Mahombekombe Upgrading)
- Cancellation of Pinnacle Agreement
- Cancellation of ZPC Agreement
- Full disclosure of presales and amounts
- Offer Mahombekombe land to IDBZ

Scope of Works



Offsite Infrastructure:

- Water Reservoir 1*5000 mg and 1*2000mg
- Trunk water lines and water works upgrading (water demand analysis done)
- Trunk sewer lines and sewer ponds expansion

Onsite

- Water reticulation
- Sewer reticulation and communal septic tanks
- Roads (surfaced)
- Storm water drains
- Culverts
- Solar Street lighting

Progress



Batonga and Baobab

- Contract awarded to Masimba (Murray and Roberts)
- Works commencing next week (25/09/17)
- To be completed within 80 days (fixed term contract)
- Servicing cost per square meter \$20.75
- Public lighting contract still outstanding

Progress



Kasese 1 and 2

- Tenders flighted
- Adjudication done
- Contract negotiations in progress
- Commencement around October
- Project expected to be complete within 6 months
- National building Society (NBS) bring in mortgages for Superstructures
- Mobilizing resources for Mahombekombe relocation
- Price per m (TBA)

Questions and Clarifications

