



The Construction & Property News HUB

Kadoma's Holyland suburb nears completion

HOLYLAND high density suburb is one of the leading housing schemes in Kadoma. Its establishment has excited residents who have been on the city's local authority housing waiting list for years.

Arguably the biggest real estate company in Kadoma, Craft Properties (Pvt) Ltd are the developers of the suburb targeting low to medium income earners, thanks to a Public-Private Partnership with the government.

Public-private partnerships can be referred to as limited privatisation, and involves the investment of private risk capital to design, finance, construct, operate and maintain a project for public use for a specific term during which a private investment consortium is able to collect revenue from the users of the facility. The Public-Private Partnerships are a brainchild of the Zimbabwe Agenda for Sustainable Socio-Economic Transformation (Zim-Asset).

The project boasts of 1 573 residential stands. Some of the stands have houses which are ready for occupation while a number of

them are at various stages of construction. The managing director of the company, Kudakwashe Tarubekera, said the houses were a way of fulfilling the objectives of the Zim-Asset.

"We are almost done now and are on course to fulfill our Zim-Asset mandate albeit in a small way. We have given the beneficiaries two options, either we build them a two roomed core-house or they do the construction themselves. Beneficiaries can build structures of up to eight rooms for as long as they comply with the City's by-laws. Also, cognisant of the economic hardships currently bedeviling the country, we have offered our beneficiaries flexible monthly terms of up to 10 years whilst one is occupying the house.

"While we have already opened roads as per the authorities' requirements, we want to go further and tar at least the main roads. To that end, we have the full road equipment already working on the project site.

"Laying of water reticulation pipes for phase one of the project is complete. Furthermore, our Engineers are on site doing preliminary work for sewer reticulation and disposal ponds i.e. taking gradient levels and setting out of sewer trenches which shall be followed by trenching, laying of sewer drains and construction of disposal ponds.

"Despite a lack of foreign funding nor any financial assistance from local financier's, banks etc, we have soldiered on and will definitely meet our December 2017 target and strongly believe that phase one of the project shall be habitable by year-end with complete standard services like water and sewer reticulation," said Tarubekera.

The company has fulfilled their corporate social responsibility by donating 10 residential stands to the disabled and underprivileged members of the Kadoma community.

Meanwhile, Craft Properties is developing residential-agricultural plots in the mining city. The project is located 4,5 kilometres from the central business district of Kadoma along Harare-Bulawayo

highway towards Chegutu. It is on 50 hectares of prime loam soils and comprises 93 residential agricultural plots measuring 4 000 – 5 900 square metres, making the plots suitable for poultry, piggery, horticulture and other small agricultural projects.

"We are proud to be doing this project on such fertile soils, while Holyland Housing Scheme was for the low to medium income earners; this one is targeting the high income earners from across the country with the beneficiaries of the scheme being allowed to construct structures of up to three storeys. Surveys have also proved that all the 93 plots have a favourably high water table," said Tarubekera.

To ensure that the project gains traction the company has ensured that they obtain the proper documentation and to date they have acquired all the necessary certification as follows:

•Layout Plan MWD 948 Reference No.102 approved in terms of section 43 of the Regional, Town and Country Planning Act Chapter

29:12.

•Both topographic and title (actual pegging of the Plots) survey was carried out.

•Environmental Impact Assessment Certificate was issued out under licence number 8000008168 by the Environmental Management Agency (EMA) in terms of the Environmental Act Chapter 20:27.

"Road construction for the agro-residential plots is in progress and beneficiaries are now free to begin developments on their plots like fencing, sinking of boreholes, construction of structures like houses, chicken run, horticulture structures, pig sty etc. We were permitted in this project to construct buildings of up to three storeys.

"We want this place to change the face of Kadoma by having state of the art modern buildings since the project area is strategically located along the Harare Bulawayo highway Road.

"These plots are meant to implement maximum utilisation of land by producing high yield on a small piece of land in total support of Command Agriculture," he added.



93 PLOTS FOR SALE IN KADOMA

**4000 SQUARE METRES AND ABOVE.
INSTANT ALLOCATION.**

4.5 kilometres from the CBD of Kadoma along Harare-Bulawayo Highway Road on your way to Chegutu.

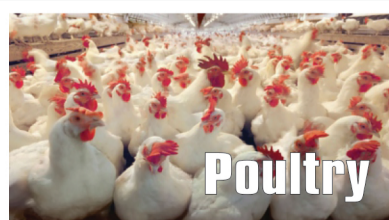
- ~ Upon payment of the deposit beneficiaries will be allowed to begin developments of their Plots like fencing, sinking of boreholes, construction of houses, chicken run, horticulture structures, pig sty etc.
- ~ Buildings of up to three storey are allowed in this development. Roads construction is in progress.
- ~ All other necessary documents were acquired and approved.

Deposit of \$5000-00 is required.

BALANCE IS PAYABLE IN INSTALMENTS FOR A PERIOD OF UP TO 24 MONTHS.

You can make payments using **ZIMSWITCH** In Kadoma office





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