

CITY OF MASVINGO

**MINUTES OF PROCEEDINGS OF THE FINANCE AND GENERAL PURPOSES
COMMITTEE MEETING, HELD IN THE COMMITTEE ROOM, MUNICIPAL
OFFICES, ON MONDAY, 19 MAY 2025 AT 4:49 P.M.**

PRESENT: Councillor B. Muchokwa (Chairman)
Councillor R. Musekiwa
Councillor M. Madhuna
Councillor A. Time
Councillor S. Manyanga

OFFICIALS: Chamber Secretary
Finance Director
Chief Environmental Health Officer
Director of Housing and Social Services
Deputy Finance Director
Chief Internal Auditor
City Economic Development Officer
Monitoring and Evaluation Officer
Assistant Committee Officer

135. CONFIRMATION OF MINUTES

Before moving for the confirmation of the minutes, the Committee made the following correction:

On minute 110 (B) regarding virement of USD200 000.00 to Runyararo Swimming Pool Project, it was reported that the resolution to authorize the Finance Director to virement the funds had been omitted from the minutes, hence the decision of Council on same could not be implemented in the absence of an authorizing resolution. It was agreed that the Committee should make an authorizing recommendation to Council. The motion was moved by Councilor B. Muchokwa, Seconded by R. Musekiwa.

RESOLVED TO RECOMMEND

1. THAT the Finance Director be instructed to virement funds to the tune of USD200 000 from the Capital budget to Runyararo Swimming Pool project in 2025.
2. THAT the minutes of the meeting held on 28 April 2025 be taken as read, confirmed as a correct record and signed.

*Proposed by Councillor S.Manyanga
Seconded by Councillor A. Time*

136. MATTERS ARISING

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(i). Minute 106 (i): Revival of Shagashe Game Park

On the progress regarding engagement of Mhukahuru Safaris Private Limited for the revival of Shagashe Game Park, it was reported that negotiations with the investor were still underway, and this will lead to the signing of the Memorandum of Understanding with the investor.

137. REPORT OF THE FINANCE DIRECTOR

A. FINANCIAL PERFORMANCE.

Revenue

Consideration was given to the report of the Finance Director on the financial performance of Council for the month of April 2025 covering total cumulative revenue of ZWG200 019 342.00 compared to a budget of ZWG239 091 267.00, The revenue realized constituted 83% of the total budget. The major revenue sources were from the sale of goods and services, and taxes. The increase in revenue from fines and penalties had been attributed to intensified enforcement mechanisms during the period.

Expenditure

It was reported that the total expenditure for the period ending April 2025 was ZWG 179 695 204 compared to a budgeted expenditure of ZWG216 053 315. It was highlighted that major cost drivers were employment costs, service delivery costs and capital expenses.

(ii) Measures being undertaken increase revenue collection

It was reported that Council would continue to engage Central Government for settlement of long outstanding Government debt through off arrangement for Pay as You Earn (PAYE) and Value Added Tax.

It was also reported that illegal water connections were on the increase and Council was working on the possibility of prosecution of some cases. The need to explore other lines of revenue was highlighted. Concern was raised over the influx of foreign currency dealers at the Council revenue halls, and Management was urged to put stringent controls to safeguard forex receipts.

(iii). Capital Expenditure

It was reported that total capital expenditure for the month of April 2025 was ZWG6 536 613. The report was noted.

(iv) Payments

It was reported that payments for the month of April 2025 amounted to ZWG 37 029 020.19. The Chairman raised concern that Council was losing a lot of revenue through inflated prices of goods and services. The example of the price of car

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battery and starter motor which costed Council ZWG 29 341.00, folio 27054 was quoted. The need to exercise due diligence in processing payments was highlighted.

(v). Debtors/ Receivables Management

It was reported that Council billed a total of ZWG 49 047 754.33 and managed to collect a total of 30 426 096.02. The collection efficiency for the month of April 2025 was 62%. The report was noted.

(vi). Creditors/Payables Management

It was reported that Creditors for the month of April 2025 amounted to ZWG 76,3 million and ZESA constituted about 50% of the amount. The major creditors were ZIMRA, PAYE, ZIMDEF, LAPF, NSSA and ZESA. The report was noted.

(vii). Stores Management

It was reported that as at 30 April 2025, Council had 12 days supply of diesel and 18 days supply of Petrol. On engine oils it was reported that Council had 121 days supply. On water treatment chemicals it was reported that Council had 58 days supply for Aluminum Sulphate, 11 days cover for Chlorine gas and 1 day supply of Hydrated lime and 13 days supply for Chlorine HTH. The report was noted.

B. APPLICATION FOR BORROWING POWERS

Consideration was given to the report of the Finance Director on the request for borrowing powers as approved in the 2025 budget for the water Augmentation Project phase 2 at a total cost of USD5 000 000.00, and a 5 Mega watt (5MW) solar plat at Bushmead Water Works at a cost of USD5 500 000.00. The request for authority to apply to the Ministry of Local Government and Public Works for borrowing powers in 2025 for the sum of USD10 500 000 was granted.

RESOLVED TO RECOMMEND

THAT the Finance Director be instructed to apply to the Ministry of Local Government and Public Works, for borrowing powers in 2025 for the Water Augmentation Project Phase 1 costing USD5 000 000.00 and 5 Megawatt Solar Plant at Bushmead Water Works at a cost of USD5 500 000.00. **FD**

C. PROCUREMENT OF AN EXCAVATOR AND BULLDOZER.

Consideration was given to the report of the Finance Director on the request for procurement of an Excavator using funds from Prepaid Parking at a cost of USD166 750, and a Bulldozer at a cost of USD391 000 using funds from the Estate Account. Council had budgeted USD 140,000 for the Excavator and USD400,000 for Bulldozer. The request was granted and the Committee urged Management to expedite the procurement process.

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RESOLVED TO RECOMMEND

THAT the Town Clerk be instructed to procure a new Excavator for USD166 750 using funds from the Pre-paid Parking Account, and a Bulldozer at a market price of USD391 000 using funds from the Estate Account. TC

D. REQUEST FOR AUTHORITY TO INVEST USD500 000.00 WITH CBZ BANK.

Consideration was given to the report of the Finance Director on the request for authority invest USD500 000 with Commercial Ban of Zimbabwe (CBZ) for a period 30 days at 9% interest per annum. It was reported that the funds were earmarked for the procurement of equipment for the servicing of Oliver Street Stands and Charumbira Commercial stands. The request was granted.

RESOLVED TO RECOMMEND

THAT the Finance Director be instructed to invest USD500 000 with CBZ Bank for a period of 30 days at an interest rate of 9% per annum.

E. Adoption of the Report

RESOLVED

THAT the report of the Finance Director be approved and adopted subject to the resolutions passed in relation thereto.

138. REPORT OF THE DIRECTOR OF HOUSING AND SOCIAL SERVICES

A. VALUATION OF ADDITIONAL LAND ON CHURCH STAND 5931 HILLSIDE FOR ASSEMBLIES OF GOD

Consideration was given to the report of the Director of Housing and Social Services on valuation of additional land adjacent to Church Stand Number 5931, Hillside belonging to the Assemblies of God Church. It was reported that in 2007, Assemblies of God applied for extension of Church land on stand 5931, Hillside, Masvingo. In March 2007 the Town Planning section demarcated the land measuring 705.80m². Following the demarcation, the request by the Church to purchase the additional land was granted and the Church was allocated an additional of 705.8m². However, the land was not valued and paid at that time. The Church wants to pay the purchase price for the additional piece of land at the market value of the additional piece of land measuring 705.8m² was US\$11 681.00 exclusive of administration fees and VAT. Debate ensued on the application as some members were of the view that the request should be turned down. The Committee approved the valuation report and the request to dispose the piece of land to Assemblies of God Church at a cost of USD11 681.00 exclusive of VAT and Administration costs.

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RESOLVED TO RECOMMEND

THAT the Director of Housing and Social Services be instructed to dispose the piece of land measuring 705.8m² adjacent Church stand Number 5931, Hillside, Masvingo, to Assemblies Of God Church, at the market value of US\$11 681.00 exclusive of administration fees and VAT.
DHSS

B. VALUATION REPORT OF COUNCIL RENTED PROPERTIES FOR DISPOSAL UNDER HOME-OWNERSHIP SCHEME

Consideration was given to the report of the Director of Housing and Social Services on valuation of Council rented properties under the Home Ownership Scheme. It was reported that Council was disposing Council rented houses to sitting tenants under Home-Ownership Scheme as per Government Policy and Council Strategic Plan in phases. Valuation of 13 Council Rented Houses in Chesvingo and 56 Council Rented Houses in Mucheke has been successfully undertaken. The summary of values for the properties were indicated in the table below:

56 Council Rented Houses in Mucheke

ITEM	STAND	HOUSE NUMBER	TOTAL VALUE
1.	-	1321 Mapanzure Street, Mucheke	6,300.00
2.	21147	1245 Mapanzure Street, Mucheke	6,860.00
3.	21114	1256 Mapanzure Street, Mucheke	8,580.00
4.	21105	1253 Mapanzure Street, Mucheke	8,356.00
5.	21119	1250 Mapanzure Street, Mucheke	7,580.00
6.	21131	1249 Mapanzure Street, Mucheke	6,606.00
7.	21153	1220 Dambiro Street, Mucheke	8,210.00
8.	21149	1221 Dambiro Street, Mucheke	8,330.00
9.	21137	1224 Dambiro Street, Mucheke	8,330.00
10.	21116	1234 Dambiro Street, Mucheke	6,662.00
11.	21152	1243 Dambiro Street, Mucheke	8,182.00
12.	12637	1716 J Mundondo Street, Mucheke	9,212.00
13.	12641	1712 J Mundondo Street, Mucheke	7,196.00

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14.	12647	1706 J Mundondo Street, Mucheke	8,036.00
15.	12652	1701 J Mundondo Street, Mucheke	7,126.00
16.	12670	1683 Mushagashe Street, Mucheke	8,722.00
17.	12671	1682 Mushagashe Street, Mucheke	8,792.00
18.	12680	1673 Mushagashe Street, Mucheke	7,756.00
19.	12681	1672 Mushagashe Street, Mucheke	8,820.00
20.	12685	1668 Mushagashe Street, Mucheke	7,056.00
21.	12686	1667 Mushagashe Street, Mucheke	7,770.00
22.	12692	1661 Mushagashe Street, Mucheke	9,142.00
23.	12694	1659 Mushagashe Street, Mucheke	7,630.00
24.	12724	1629 Vambire Street, Mucheke	8,064.00
25.	12717	1636 Vambire Street, Mucheke	7,294.00
26.	27508	1450 Nharira Street, Mucheke	7,602.00
27.	27510	1452 Nharira Street, Mucheke	8,316.00
28.	7748	1573 Musuma Street, Mucheke	6,832.00
29.	14329	751 Mudekunya Street, Mucheke	10,318.00
30.	12547	569 Makuwerere Street, Mucheke	6,904.00
31.	11409	407 Maroro Street, Mucheke	8,368.00
32.	11415	425 Makahamadze Street, Mucheke	7,892.00
33.	12512	534 Chaminuka Street Mucheke	7,962.00
34.	19473	236 Zaka Street, Mucheke	8,212.00
35.	19455	285 Chibi Street, Mucheke	4,922.00
36.	19468	302 Chibi Street, Mucheke	6,248.00
37.	8115	220 Zaka Street, Mucheke	6,374.00
38.	21534	R329 Zimuto Street, Mucheke	7,266.00

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39.	21364	R138 Zimuto Street, Mucheke	7,238.00
40.	21570	R265 Zimuto Street, Mucheke	8,008.00
41.	21462	R257 Zimuto Street, Mucheke	7,476.00
42.	21322	R124 Zimuto Street, Mucheke	7,812.00
43.	21279	R60 Zimuto Street, Mucheke	7,588.00
44.	12878	NRZ 27, Haurovi Street, Mucheke	11,256.00
45.	12893	NRZ 16 Haurovi Street, Mucheke	11,970.00
46.	12890	NRZ 18 Haurovi Street, Mucheke	11,382.00
47.	12872	NRZ 28 Haurovi Street, Mucheke	12,334.00
48.	12881	NRZ 34 Haurovi Street, Mucheke	11,032.00
49.	12882	NRZ 35 Haurovi Street, Mucheke	11,704.00
50.	12883	NRZ 36 Haurovi Street, Mucheke	10,976.00
51.	12863	NRZ 40 Haurovi Street, Mucheke	12,166.00
52.	12862	NRZ 41 Haurovi Street, Mucheke	12,264.00
53.	12906	NRZ 7 Haurovi Street, Mucheke	11,424.00
54.	12605	1723 John Mundondo Street, Mucheke	11,424.00
55.	20660	1769 Mushagashe Street, Mucheke	11,424.00

13 Council Rented Houses in Chesvingo

ITEM	STAND	HOUSE NUMBER	TOTAL VALUE
1.	2470	Number 2470 Nyaradzo Street, Chesvingo	18,172.00
2.	2866	Number 2866 Takazvivakira Street, Chesvingo	18,186.00
3.	5130	House Number 2579 Fifth Street, Chesvingo	10,507.00
4.	5166	House Number 2535 Fourth Street, Chesvingo	9,778.00
5.	5171	House Number 2530 Fourth Street, Chesvingo	10,030.00

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6.	5477	House Number 2350 Second Street, Chesvingo	10,550.00
7.	5986	House Number 2394 First Street, Chesvingo	10,340.00
8.	6057	House Number 2510 Fourth Street, Chesvingo	13,668.00
9.	6141	House Number 2664 Fourth Street, Chesvingo	14,822.00
10.	10325	House Number 2861 Mushuku Street, Chesvingo	8,710.00
11.	10407	House Number 2997 Mazhambe Street, Chesvingo	11,836.00
12.	6011	House Number 2419 Second Street, Chesvingo	10,270.00
13.	6137	House Number 2668 Fourth Street, Chesvingo	14,150.00

It was highlighted that the houses would be disposed to the qualifying sitting tenants in phases. It was also highlighted that the monetary value attached to each property was not the final price to be paid by the sitting tenant but was an indication of the current market price of the property. Council would discount the current market values depending on the number of years the tenant had been occupying the house, and the final disposal price would be very low. The valuation report was adopted by the Committee.

RESOLVED TO RECOMMEND

THAT the valuation report for 56 Council rented houses in Mucheke and 13 Council rented houses in Chesvingo be adopted for disposal of the properties to the sitting tenants under the Home Ownership Scheme.

C. VALUATION REPORT OF STAND 28774 AND 28775 FORT VICTORIA TOWNSHIP LANDS FOR DISPOSAL TO PUBLIC SERVICE PENSION FUND

Consideration was given to the report of the Director of Housing and Social Services on valuation of Stand 28774 and 28775 Fort Victoria Township for disposal to the Public Service Commission. It was reported that to Council resolution Minute 03(C) of 24 February 2025 which resolved to allocate residential stands 28774 and 28775 Fort Victoria Township of Fort Victoria Township Lands (Also known as 28774 and 28775 Morningside Medium Density Suburb), each measuring 6450m², to Public Service Pension Fund for the development of student accommodation, residential flats and ancillary facilities.

Council did not receive any objection or representations following the advertisement in terms of section 152 of the Urban Council Act Chapter 29.25, Council proceeded to undertake the valuation of the two stands as tabulated;

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STAND	SIZE (SQM)	VALUE (USD)
28774	6 450	123,625.00
28775	6 450	123,625.00
TOTAL	12 900	247,250.00

The valuation report of the two stands was adopted by the Committee and the Director of Housing and Social Services was authorized to offer the two stands to the Public Service Pension Fund at the values indicated in the valuation report.

RESOLVED TO RECOMMEND

THAT the Director of Housing and Social Services be instructed to dispose of Stands 28774 and 28775 Fort Victoria Township to the Public Service Pension Fund at a cost of USD123 625.00 each exclusive of VAT and Administration fees. **DHSS**

D. VALUATION REPORT OF STAND 27645 RUJEKO TOWNSHIP OF FORT VICTORIA TOWNSHIP LANDS TO DETERMINE ITS OPEN MARKET VALUE

Consideration was given to the report of the Director of Housing and Social Services on valuation of Stand 27645 Rujeko Township of Victoria Township Lands which was an additional piece of land to be allocated to The Apostolic Faith Mission of Africa. The additional piece of land measures 1914m². The allocation was done in 2015. The value of stand 27645 was tabulated below:

STAND	SIZE (SQM)	VALUE (USD)
27645	1 914	26, 700.00

The valuation of the stand was approved by the Committee and the Director of Housing and Social Services was authorized to sell the additional piece of land to the Apostolic Faith Mission of Africa at a cost of USD26 700.00 exclusive of VAT and administration costs.

RESOLVED TO RECOMMEND

THAT the Director of Housing and Social Services be instructed to sell the additional piece of land measuring 1914 square meters (1914 m²) adjacent to stand 27645, Fort Victoria Township, to the Apostolic Faith Mission of Africa at a cost of USD26 700.00 exclusive of Value Added Tax and administration costs. **DHSS**

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E. VALUATION REPORT OF RUJEKO D HOUSING SCHEME STANDS

Consideration was given to the report of the Director of Housing and Social Services on valuation of Rujeko D Housing Scheme Stands. It was reported that the purpose of the valuation was to enable Council to determine the intrinsic value of the stands for Rujeko D to structure the partnership deal with prospective financial partners in the servicing of Rujeko D Housing Scheme Stands. It was reported that the intrinsic value of the stands was USD\$5/m². In coming up with this rate per square meter, the valuer has taken into consideration the fact that the owner of the land that is the one funding preliminary works such as Survey, Engineering Designs and Environmental, Social Impact Assessments. The valuation report on Rujeko D Housing Scheme stands was adopted by the Committee.

RESOLVED TO RECOMMEND

THAT the intrinsic value of land for Rujeko D Housing Scheme Stands be pegged at USD\$5 per square metre. **DHSS**

F. APPLICATION FOR PERMISSION TO AUCTION THE SCHOOL MINI BUS: REGISTRATION NUMBER ACQ 3584: RUNYARARO PRIMARY SCHOOL.

Consideration was given to the report of the Director of Housing and Social Services on valuation on the request by Runyararo Primary School Head, Mr E, Tasarira, for permission to dispose of the School Mini bus registration Number ACQ 3584 by Public Auction. It was reported that the main purpose of the sale was to raise funds to purchase a Mini Tractor for grass cutting, ploughing, weeding and carry small loads. The request was granted.

RESOLVED TO RECOMMEND

THAT the request by Runyararo Primary School, for permission to dispose of the School Minibus, Registration Number ACQ 3584, by Public Auction be granted. **DHSS**

G. Adoption of Report

RESOLVED TO RECOMMEND

THAT the report of the Director of Housing and Social Services be adopted subject to the resolutions passed in relation thereto.

139. REPORT OF THE TOWN CLERK

A. LIQUOR SECTION REPORT.

Consideration was given to the report of the Town Clerk on the Liquor Section covering trading, profit and loss analysis for the month of April 2025. The section recorded a

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3.17% increase in total sales was recorded to achieve ZiG368,467.58 from the ZiG356,880.80 in March 2025.

It was reported that the unit was at an advanced stage of securing a stockist arrangement with Ingwebu Breweries for their 21-day shelf life opaque beer.

The other stockist for Ingwebu Breweries products in Masvingo is Gain Cash and Carry. This arrangement was expected to boost the unit's revenue as it would be performing retailing and wholesaling activities. It was reported that Rujeko Beerhall 5kv solar system installation was in progress. The report was noted.

B. Adoption of Report

RESOLVED

THAT the report of the Town Clerk be approved and adopted.

140. REPORT OF THE CHAMBER SECRETARY

A. APPOINTMENT OF SARATOGA MAKAUSI LEGAL PRACTITIONERS IN THE CASE OF EXOR ENTERPRISES (PVT) LTD VS CITY OF MASVINGO.

Consideration was given to the report of the Chamber Secretary on the appointment of Saratoga Makausi Legal Practitioners to represent Council in the matter Exor Enterprises versus City of Masvingo in a case wherein Exor Enterprises Private Limited was suing Council in respect of ownership of stands 30528,30529 and 30530 Masvingo Township. It was explained that Saratoga Makausi Legal Practitioners had been appointed to represent Council in the matter. The appointment was confirmed and granted.

RESOLVED TO RECOMMEND

THAT Saratoga Makausi Legal Practitioners be appointed to represent Council in the matter Exor Enterprises (Pvt) Limited versus City of Masvingo. CS

B. Adoption of Report

RESOLVED

THAT the report of the Chamber Secretary be adopted subject to the resolution passed in relation thereto.

The meeting ended at 6.56 p.m.

CONFIRMED THIS

DAY OF

2025

CHAIRMAN

TOWN CLERK