

**CITY OF MASVINGO**

**MINUTES OF PROCEEDINGS OF THE HEALTH, HOUSING AND ENVIRONMENTAL SERVICES COMMITTEE MEETING, HELD IN THE COMMITTEE ROOM, MUNICIPAL OFFICES ON MONDAY, 10 NOVEMBER 2025 AT 4:38 P.M.**

**PRESENT:** Councillor M. Madhuna (Chairman)  
Councillor R. Musekiwa  
Deputy Mayor Councillor D. Mberikunashe  
Councillor S. Shonhiwa

**ABSENT:** Councillor A. Time  
Councillor S. Manyanga

**IN ATTENDANCE:** Mr T. Chiwena: Local Governance Studies Student: GZU

**OFFICIALS:** Town Clerk  
Chamber Secretary  
Director of Housing and Social Services  
Finance Director  
Health Services Director  
Housing and Social Services Manager  
Internal Audit Manager  
Acting Chief Security Officer  
Environmental Health Officer: Timothy P.  
Administration Officer  
Committee Officer II

**309. CONFIRMATION OF MINUTES**

**RESOLVED**

THAT the minutes of the meeting held on 6 October 2025 be taken as read, confirmed as a correct record and signed.

*Proposed by Councillor D. Mberikunashe  
Seconded by Councillor S. Shonhiwa*

**310. REPORT OF THE DIRECTOR OF HEALTH SERVICES**

**A. ENVIRONMENTAL HEALTH SECTION**

Consideration was given to the report of the Director of Health Services on the Environmental Health Section activities for the month of October 2025, covering premises inspections, licensing, water and food quality control, meat inspection, abattoir inspections, tickets and intimations issued, tuberculosis management, weekly diseases surveillance, inspections at Garikai Market, health and hygiene education, dog bites, SPCA activities and Ward Health Club activities.

**Minutes: Health, Housing and Environmental Services Committee: 10 November 2025**

On a Nite Club at Mucheke Business Centre which was alleged to be operating illegal booking rooms, it was indicated that the matter would be investigated. On traders operating without water, it was advised that lack of water at any business premises would attract immediate closure of the shop in terms of the law.

On dog shooting it was reported that the dog tie up and shoot order will be conducted in the commonage from 28 November 2025 to 4 December 2025.

**B. CURATIVE HEALTH SERVICES**

The report of the Director of Health Services on Curative Health Services statistics for the month of October 2025 covering Mother to Child Health Services, Masvingo Urban Demographic data, revenue collected, medicines availability, out patients, chronic conditions, maternal and child care services, EPI programme, growth monitoring, patients' attendance at Council Clinics, STI Management, partnership projects and mental health report was noted.

**C. CLEANSING, REFUSE COLLECTION AND DISPOSAL.**

Consideration was given to the report of the Director of Health Services for the month of October 2025 covering number of operational refuse trucks, refuse removal statistics, pest control, waste management and collection, status of public toilets, hygiene monitoring, ward health club supervision and clean up campaigns.

The Committee expressed the need to provide refuse collection services in Victoria Ranch suburbs as a way of mitigating against outbreak of diseases. The Town Clerk highlighted that Masvingo Rural District Council turned down the request for a combined meeting to discuss illegal developments in Victoria Ranch, instead they were eager to sign the revised Memorandum of Understanding on Victoria Ranch developments. It was agreed that Management should carry out a survey on the feasibility of collecting garbage in Victoria Ranch and submit to the Committee for consideration. The need for Council to increase awareness campaigns on waste separation concept was highlighted.

**RESOLVED TO RECOMMEND**

THAT the Director Health Services be instructed to conduct research on the feasibility of Council collecting refuse in Victoria Ranch and submit to the Committee for consideration. **DHS**

**D. NATIONAL AIDS COUNCIL DAAC PROGRAMME.**

The report of the Director of Health Services for the month of July 2025 on the National Aids Council activities was noted.

**E. MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF MASVINGO AND GREAT ZIMBABWE UNIVERSITY ON INDUSTRIAL ATTACHMENT FOR STUDENTS FROM THE MAZORODZE SCHOOL OF MEDICINE.**

Consideration was given to the report of the Director of Health Services the request by Great Zimbabwe University for Council to enter into an agreement with Simon Mazorodze School

**Minutes: Health, Housing and Environmental Services Committee: 10 November 2025**

of Medicine, wherein the City of Masvingo would avail industrial attachment for Clinical studies and field attachment to students pursuing the Bachelor of Science Degree in Environmental Health. The request was granted.

**RESOLVED TO RECOMMEND**

THAT Council enters into an agreement with Great Zimbabwe University, Simon Mazorodze School of Medicine, wherein the City of Masvingo would provide attachment places for Clinical and Environmental Health students  
**DHS.**

**F. MEMORANDUM OF UNDERSTANDING BETWEEN CITY OF MASVINGO AND SPACE FOR MARGINALISED GROUP IN DIVERSITY ZIMBABWE TRUST (GDZT).**

Consideration was given to the report of the Director of Health Services on the request by SGDZT to enter into a Memorandum of Understanding with City of Masvingo. It was reported that the applicant (SGDZT) intended to offer sexual reproductive health education to the community of Masvingo particularly the sexually active women. In addition, they sought to change from a registered Trust to Private Voluntary Organization (PVO). It was also noted that the organization had been cleared by the District Development Coordinator's office. The request was granted.

**RESOLVED TO RECOMMEND**

THAT the request by Space for Marginalised Group in Diversity Zimbabwe Trust (SGDZT) to enter into a Memorandum of Understanding with City of Masvingo in providing sexual reproductive health education to the residents be granted. **DHS**

**G. Adoption of Report**

**RESOLVED TO RECOMMEND**

THAT the report of the Director of Health Services be approved and adopted.

**311. REPORT OF THE DIRECTOR OF HOUSING AND SOCIAL SERVICES.**

**A. APPLICATION FOR A WHOLESALE LIQUOR DEVELOPMENT PERMIT: MUVEVI CLEVER: STAND NUMBER 14201 JONGWE STREET, MUCHEKE MASVINGO**

Consideration was given to the report of the Director of Housing and Social Services regarding the application by Muvevi Clever for a Wholesale liquor development permit on stand number 14201 Jongwe Street, Masvingo. The application was granted.

**Minutes: Health, Housing and Environmental Services Committee: 10 November 2025**

**RESOLVED TO RECOMMEND**

THAT the application by Muvevi Clever for a Wholesale liquor development permit on stand number 14201 Jongwe Street, Masvingo be granted.

**B. REQUEST FOR AUTHORITY TO LEASE OUT THE CHARLES AUSTIN THEATRE BAR & KITCHEN**

Consideration was given to the report of the Director of Housing and Social Services regarding the request by the Management Committee for permission to lease out Charles Austin Theatre Bar and Kitchen.

It was noted that when City of Masvingo Council appointed the Management Committee for Charles Austin Theatre, the Committee was given authority to manage the Bar and Kitchen on a day-to-day basis with the intention that these operations would generate funds to sustain the theatre's programmes and maintenance. It was reported that the Management Committee had failed to run the Bar and Kitchen on profitable basis. It was suggested that Council directly leases out the premises and proceeds be used to refurbish the Charles Austin Theatre. The proposal was accepted.

**RESOLVED TO RECOMMEND**

THAT Council leases out the Charles Austin Theatre Bar and Kitchen on profit making basis and the proceeds be channeled towards refurbishment of Charles Austin Theatre. **DHSS**

**C. RESPONSE FROM MINISTRY OF LOCAL GOVERNMENT AND PUBLIC WORKS REGARDING THE REQUEST FOR AUTHORITY TO PRESALE LOW-COST RESIDENTIAL STANDS (RUJEKO D, MASVINGO)**

Consideration was given to the report of the Director of Housing and Social Services on the response from the Ministry of Local Government and Public Works regarding the request for Authority to presale Low-Cost Residential Stands (Rujeko D, Masvingo) .

It was highlighted that Council had been requested by the Ministry to commit, in writing, by submitting the following:

1. Council to specify the type of housing scheme through which it would deliver the stands in question, together with;
2. Evidence of lawful land-use process (so the waiver does not violate statutory processes).
3. Engineering/service design and cost estimates for water, sewer, roads, bill of quantities.
4. A detailed financial model (capital cost of servicing, presale revenue, unit pricing, contingency) showing why bank finance would make plots unaffordable.
5. Independent affordability validation; showing the final price per stand and how it meets low-cost criteria.
6. Proposed presale instrument (standard sale agreement), anti-speculation clauses, resale restrictions for a fixed period and escrow arrangements.

**Minutes: Health, Housing and Environmental Services Committee: 10 November 2025**

7. A requirement for an independent post-completion evaluation and publication of findings to inform whether more waivers/policy adjustments are justified.

It was reported that the office of the Director of Housing and Social Services was seized with the matter.

**D. REVIEW AND RESTRUCTURING FARAI BEERHALL LEASE IN LINE WITH ZIDA RECOMMENDATIONS**

Consideration was given to the report of the Director of Housing and Social Services on the request for review and restructuring of the lease agreement between the City of Masvingo and Anephen Investments regarding lease of Farai Beerhall. It was reported that on 8 October 2025, Management reviewed the proposed partnership and subletting of Farai Beerhall following the recommendations by ZIDA and resolved as follows:

*“THAT Council adopts option 1 to review and restructure the current lease agreement in line with ZIDA recommendation and a lease addendum be done”.*

It was also noted that the current lease agreement expires on 31 December 2025. It was agreed that the lease agreement between City of Masvingo and Anephen Investment (Pvt) Ltd be renewed beginning January 2026 for a period of five (5) years, and that the new lease agreement should incorporate the following provisions:

- i. The tenant, Anephen Investments (Pvt) Ltd be granted permission to demolish the front curved perimeter wall at Farai Beerhall and replace it with modern palisade fencing at his own cost. The cost shall be considered a donation to Council.
- ii. That the tenant, Anephen Investments (Pvt) Ltd be granted permission to sublet the 18 additional units and be responsible for the management and performance of tenants under subletting arrangement.
- iii. Council will charge a percentage of the value of rentals per each unit as pegged by the tenant. However, Council will carry out valuation of all the improvements done and determine a percentage to be levied on each individual unit.

**RESOLVED TO RECOMMEND**

- i. THAT the tenant, Anephen Investments (Pvt) Ltd be granted permission to demolish the front curved perimeter wall at Farai Beerhall and replace it with modern palisade fencing at his own cost. The cost shall be considered a donation to Council.
- ii. THAT the tenant, Anephen Investments (Pvt) Ltd be granted permission to sublet the 18 additional units within Farai Beerhall and be responsible for the management and performance of tenants under subletting arrangement.
- iii. THAT Council will charge a percentage of the value of rentals per each unit as pegged by the tenant, and Council will carry out valuation of all the improvements done and determine a percentage to be levied on each individual unit.

**Minutes: Health, Housing and Environmental Services Committee: 10 November 2025**

**E. REQUEST TO HOST INTER-MUNICIPAL GAMES FOR 2026; MASVINGO CITY COUNCIL**

Consideration was given to the report of the Director of Housing and Social Services on the the hosting of the 2026 Inter-Municipal Games. The Committee accepted the invitation to host and Chairmanship of the Inter-Municipal Games Festival Council on behalf of Masvingo.

It was indicated that the benefits of hosting the 2026 games included Infrastructure Development, opportunity to improve and upgrade our sports facilities, enhancement of City infrastructure to accommodate the games, Long-term legacy benefits from improved facilities

On financial sustainability, it was reported that affiliation fees collected from participants will enable us to purchase necessary sports equipment thus funds would be available to upgrade existing facilities.

**RESOLVED TO RECOMMEND**

THAT City of Masvingo accepts the offer to host the 2026 Inter-Municipal Games.

**F. MEMORANDUM OF UNDERSTANDING: PACIFIC CIGARETTE COMPANY (PRIVATE) LIMITED AND MASVINGO CITY COUNCIL**

Consideration was given to the report of the Director of Housing and Social Services on the on the request to enter into a Memorandum of Understanding (MOU) with Pacific Company (Private) Limited and City of Masvingo. The purpose of the MOU was to record the understanding between the parties regarding Pacific's installation of specified infrastructure, branding, and aesthetic enhancements at Mucheke Stadium and its environment over a period of five years.

**RESOLVED TO RECOMMEND**

THAT Council enters into a Memorandum of Understanding (MOU) with Pacific Company (Private) Limited for free installation of specified infrastructure, branding, and aesthetic enhancements at Mucheke Stadium and its surroundings over a period of five years. **DHSS**

**G. UPDATED REPORT ON THE DISPOSAL OF 40 HOUSES UNDER THE HOME OWNERSHIP SCHEME**

Consideration was given to the report of the Director of Housing and Social Services on the disposal of 40 houses under the Home Ownership Scheme, which was part of urban renewal. It was highlighted that offer letters have been issued for all 40 properties, and the payment process was currently underway. The detailed information regarding the respective properties was stated in the table below:

**Minutes: Health, Housing and Environmental Services Committee: 10 November 2025**

| No. | Stand No. | House No. | Market Value (USD) |
|-----|-----------|-----------|--------------------|
| 1.  | 21462     | R257      | USD7,476.00        |
| 2.  | 21147     | 1245      | USD 6,860.00       |
| 3.  | 21116     | 1234      | USD 6,662.00       |
| 4.  | 12724     | 1629      | USD 8,064.00       |
| 5.  | 12637     | 1716      | USD 9,212.00       |
| 6.  | 12681     | 1672      | USD 8,820.00       |
| 7.  | 21105     | 1253      | USD 8,356.00       |
| 8.  |           | 1681      | USD 8,722.00       |
| 9.  | 21131     | 1249      | USD 6,606.00       |
| 10. | 21149     | 1221      | USD 8,330.00       |
| 11. | 21137     | 1224      | USD 8,330.00       |
| 12. | 19468     | 302       | USD 6,248.00       |
| 13. | 21153     | 1220      | USD 8,210.00       |
| 14. | 21114     | 1256      | USD 8,580.00       |
| 15. | 12692     | 1661      | USD 9,142.00       |
| 16. | 12692     | R124      | USD 7,812.00       |
| 17. | 21534     | R329      | USD 7,266.00       |
| 18. | 21119     | 1250      | USD 7,580.00       |
| 19. | 12652     | 1701      | USD 7,126.00       |
| 20. | 12863     | NRZ 41    | USD 12,264.00      |
| 21. | 21570     | R265      | USD 8,008.00       |
| 22. | 12863     | NRZ 40    | USD 12,166.00      |
| 23. | 12882     | NRZ 35    | USD 7,022.40       |
| 24. | 12893     | NRZ 16    | USD 11,970.00      |
| 25. | 12670     | 1683      | USD 8,722.00       |
| 26. |           | R 138     | USD 7,238.00       |
| 27. | 12605     | 1723      | USD 11,424.00      |
| 28. |           | 1321      | USD 6,300.00       |
| 29. | 1748      | 1573      | USD 6,832.00       |
| 30. | 2470      |           | USD 18,172.00      |
| 31. | 6011      | 2419      | USD 10,270.00      |
| 32. | 10407     | 2997      | USD 7,101.60       |
| 33. | 6137      | 2668      | USD 14,150.00      |
| 34. | 21482     | R277      | USD 8,250.00       |
| 35. | 12883     | R36       | USD 7,600.00       |
| 36. | 21362     | R140      | USD 8,500.00       |
| 37. | 21553     | R347      | USD 8,130.00       |
| 38. | 21526     | R321      | USD 8,170.00       |
| 39. | 21509     | R304      | USD 8,700.00       |
| 40. | 21495     | R290      | USD 8,190.00       |

The report was noted.

**Minutes: Health, Housing and Environmental Services Committee: 10 November 2025**

**H. NOTIFICATION OF INTENTION TO PURCHASE A SCHOOL BUS BY VUROMBO PRIMARY SCHOOL**

Consideration was given to the report of the Director of Housing and Social Services on notification of Intention to Purchase a School Bus by Vurombo Primary School. The request was granted subject to approval by the Ministry of Primary and Secondary Education and proof of a parents' meeting agreeing to the purchase of the Bus.

**RESOLVED TO RECOMMEND**

THAT the request by Vurombo Primary School for permission to purchase a School Bus be granted subject to approval by the Ministry of Primary and Secondary Education and proof of a parents' meeting agreeing to the purchase of the bus. **DHSS**

**I. HOUSING ISSUES**

Consideration was given to the report of the Director of Housing and Community Services for the month of October 2025, covering housing waiting lists, housing routine business for Mucheke, Chesvingo and Rujeko Administration Offices, Title transfer and income from Vendor Markets.

**J. PARKS SECTION**

The report of the Director of Housing and Social Services on the Parks Section for the month of October 2025 covering islands and parks, trees and plantations, state of tractors and other equipment, nurseries, cemeteries and revenue collected from grave payments was considered.

**K. ESTATES AND VALUATION SECTION**

The report of the Director of Housing and Social Services on the activities of the Estates and Valuation section covering status of lease agreements, outstanding rentals and valuations done in the month under review was noted.

**L. 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. **DHSS**

**312. REPORT OF THE CHAMBER SECRETARY**

**A. ACTIVITIES OF THE MUNICIPAL POLICE (OCTOBER 2025).**

**i. SECURITY OF COUNCIL ESTABLISHMENTS.**

It was reported that the section provides security to the following Council premises;

**Minutes: Health, Housing and Environmental Services Committee: 10 November 2025**

1. Chesvingo Administration Office
2. Runyararo West Clinic
3. Mayor's Residence
4. Target Kopje water reservoir
5. Building Brigade
6. Municipal Workshop
7. Municipal Stores
8. Civic Centre
9. Bushmead water purification works
10. Town clerk's Residence
11. Mazorodze Clinic
12. Rujeko Clinic
13. Mucheke Stadium.
14. Runyararo Clinic
15. Sewage Works
16. Landfill Dumping site
17. Runyararo west borehole
18. City of Masvingo Nursery
19. Kennen Park
20. Sisk Safe Market
21. Rujeko Beerhall
22. Chiwororo Beerhall
23. Runyararo West Dumpsite

**B. JOINT OPERATIONS**

It was reported that the Section carried out several joint operations with other stakeholders such as the ZRP in the enforcement of traffic, illegal vending, on street services garages and blocking of pavements. The Section conducted blitz on health and environmental issues with personnel from the Health Department. Shop licensing enforcements were also carried out in conjunction with the Debt Collection Section. These operations shall continue to be carried out in a bid to bring sanity in the City.

**The table below was a summary of statistics of arrests made as well as revenue realized.**

| <b>OFFENCES /ACTIVITY</b>               | <b>ARRESTS</b> | <b>AMOUNT<br/>US\$</b> | <b>AMOUNT ZIG</b> |
|-----------------------------------------|----------------|------------------------|-------------------|
| <b>2.3 Traffic</b>                      |                |                        |                   |
| Failure to purchase parking disc        | 55             | 1100                   |                   |
| Continuous parking after expiry of disc | 318            | 3180                   |                   |
| Storage fee                             | 4              | 180                    |                   |
| Pick and drop at undesignated points    | 31             | 1240                   |                   |
| Impound fee                             | 96             | 1920                   |                   |
| Wrong parking                           | 12             | 360                    |                   |

**Minutes: Health, Housing and Environmental Services Committee: 10 November 2025**

|                                                                                                                                                                                                                                                                                                                                                       |             |               |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------|--|
| 8 ton vehicle using residential road                                                                                                                                                                                                                                                                                                                  | 1           | 80            |  |
| Improper parking                                                                                                                                                                                                                                                                                                                                      | 34          | 1020          |  |
| Wash and repair in any road                                                                                                                                                                                                                                                                                                                           | 8           | 320           |  |
| Towing fees                                                                                                                                                                                                                                                                                                                                           | 9           | 880           |  |
| Dangerous parking                                                                                                                                                                                                                                                                                                                                     | 172         | 5160          |  |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                          | <b>740</b>  | <b>15 440</b> |  |
| <b>2.4 LICENCING</b>                                                                                                                                                                                                                                                                                                                                  |             |               |  |
| Shop licence                                                                                                                                                                                                                                                                                                                                          | 423         | 8460          |  |
| Push carts                                                                                                                                                                                                                                                                                                                                            | 27          | 270           |  |
| Illegal selling of gas                                                                                                                                                                                                                                                                                                                                | 12          | 530           |  |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                          | <b>462</b>  | <b>9260</b>   |  |
| <b>2.5 Environmental Health</b>                                                                                                                                                                                                                                                                                                                       |             |               |  |
| Operating without a bin                                                                                                                                                                                                                                                                                                                               | 148         | 1480          |  |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                          | <b>148</b>  | <b>1480</b>   |  |
| <b>COMMONAGE</b>                                                                                                                                                                                                                                                                                                                                      |             |               |  |
| Illegal abstraction of water from rivers                                                                                                                                                                                                                                                                                                              | 1           | 20            |  |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                          | <b>1</b>    | <b>20</b>     |  |
| <b>2.6 VENDING</b>                                                                                                                                                                                                                                                                                                                                    |             |               |  |
| Perishables (potatoes, vegetables and fruits)<br>NB. Several perishable items such as cabbages, bananas, vegetables, tomatoes, onions and avocados were recovered from vendors and destroyed at the instance of Health Officers' recommendations whereas non-perishable goods were kept as exhibits and are awaiting disposal through public auction. | 52          | 710           |  |
| Non-perishables (bales)                                                                                                                                                                                                                                                                                                                               | 181         | 2220          |  |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                          | <b>233</b>  | <b>2930</b>   |  |
| <b>2.7 BOOMGATES</b>                                                                                                                                                                                                                                                                                                                                  |             |               |  |
| Croco Motors                                                                                                                                                                                                                                                                                                                                          | 898         | 8095          |  |
| WID                                                                                                                                                                                                                                                                                                                                                   | 583         | 5830          |  |
| L.Takawira                                                                                                                                                                                                                                                                                                                                            | 422         | 4210          |  |
| <b>TOTAL</b>                                                                                                                                                                                                                                                                                                                                          | <b>1903</b> | <b>18 135</b> |  |
| <b>GRAND TOTAL</b>                                                                                                                                                                                                                                                                                                                                    | <b>3487</b> | <b>47 265</b> |  |

**C. CASH IN TRANSIT (CIT)**

It was reported that the Section collected and banked cash from Bradburn Street Pick up point, Welby Avenue Pick up point, Leopold Takawira Bus Terminus, Garikai Market, Civic Centre, Chiwororo Beerhall, Chidavaenzi Bottle store, Rujeko Beer, Runyararo West Clinic,

**Minutes: Health, Housing and Environmental Services Committee: 10 November 2025**

Runyararo Clinic, Mucheke Clinic, Rujeko Clinic and City of Masvingo Nursery. These duties were carried out incident-free.

**D. DOGS**

It was reported that the Section had two trained Dog Handlers and 1 Municipal Police dog. The dog was assisting in guarding Municipal Workshop, patrolling the streets and commonage area as well as in crowd control in the Central Business District and Garikai Market. Two more officers were seconded to this Section.

**E. GARIKAI MARKET**

It was reported that the Section provided security to Housing Revenue Collector at Garikai Market and escorted him for banking.

**F. Adoption of Report**

**RESOLVED**

THAT the report of the Chamber Secretary be approved and adopted.

The meeting ended at 6.11 p.m.

**CONFIRMED THIS**

**DAY OF**

**2025**

**CHAIRMAN**

**TOWN CLERK**