



Sandton Park Home Owners Association
 Administrative Office | 74 Cork Road Kensington Harare
 secretary@sandtonparkhoa.com

SPHOA BROADCAST COMMUNICATION | APRIL 2, 2024

HISTORY, MANDATE & ACTIONS TO DATE

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The following summary is in response to the various resident questions regarding the SPHOA, its mandate, resolutions, and activities thus far:

HISTORY AND MANDATE OF THE SPHOA

The Sandton Park Home Owners Association was formed following **an initial meeting held on March 26, 2023** where residents discussed and assigned the following mandates to the SPHOA:

- 1) Issue of consistent monthly levy towards community development and beginning with roads and drainage
- 2) The need for us to embark on total development of our area in stages to include electrification, lighting, tree planting, public spaces and overall security.
- 3) Issue of boom gate for security management, traffic control and revenue collection.
- 4) Levy collection modalities and where such monies will be held where, i.e. in a Trust Account with a reputable law firm where payment instruction is facilitated by signed requisition by the Association appointing designated signatories per requisition for the release of funds for purpose.

RESIDENTS MEETING HELD SUNDAY APRIL 16, 2023 @ BELLWOOD SCHOOL

A subsequent meeting of the association was called for broadcasted across the community groups and held a month later where the following was adopted by members present:

- 1) Constitution unanimously adopted by all member who were present.
- 2) The meeting was the first AGM of the newly formed Sandton Park Home Owners Association
- 3) It was agreed that further refinements of the newly adopted constitution will be done by registered members, in future AGMs as and when it is necessary.
- 4) The New Executive committee was also elected at the AGM serve for the following position of Treasurer which left vacant at this time until a qualified Bookkeeper / Accountant designate can be vetted and appointed.
- 5) New name of the association was changed from SRA to SANDTON PARK HOME OWNERS ASSOCIATION (SPHOA)

\$40 LEVY RESOLUTION VOTED ON BY RESIDENTS

A community whatsapp poll asking residents to vote on the ideal levy amount per month per household was conducted across the following Sandton Whatsapp groups whose membership count is noted below

• Sandton Registered Members		272
• Road Works Sandton		504
• Sandton Ladies 1		512
• Sandton Park Residents		250
• Sandton Residents Association		200
• Sandton Phase 3 1761-4081		179
• Sandton Ladies Strategy		173
• Sandton Phase 2		146
• Sandton Suburb Residents		16
• Sandton Confidential Files		16
• Road Maintenance Admin		14

Below is a summary of the options provided in the poll where residents voted.

OPTION 1: \$40



OPTION 2: \$35

OPTION 3: \$50

OPTION 4: Other Amount (Please inbox your comments)

RESIDENTS BROADCAST REGARDING LEVY UPDATE

**CIRCULATED ACROSS ABOVE WHATSAPP GROUPS ON MAY 30,
2023**

 UPDATE ON PROPOSED LEVY AND ONGOING STRUCTURING FOR SPHOA OPERATIONS 

Good evening residents,

Following our poll for the levy amount, the committee has been finalizing the structures and processes necessary to begin levy collection including opening the SPHOA Trust Account to be managed by our lawyers.

Taking into consideration the split vote between \$50 and \$35 and lesser amounts noted via inbox using the 'other selection', a compromised levy amount of \$40 is being discussed subject to guidance by the Finance Sub-Committee in order to take into account meaningful development and financial capacity needed for momentum given our initial registration numbers of 183 members.

The operational offices of the Sandton Park Home Owners Association (SPHOA) shall be the Law Offices of our administrative lawyers:

Mundieta & Wagoneka-Madzivanyika

Law Chambers

74 Cork Road

Kensington, Harare

This office shall be responsible for all of the functions below:

- 1. Collection of cash levies with manual and digital receipting of cash payments.*
- 2. Collection of POPs for direct Nostro Trust Account levy payments. (To be sent via email or uploaded on the website)*
- 3. Issuing and collection of manual registration forms and digital entry into our online database.*
- 4. Management of the SPHOA Nostro Trust Account including transacting on behalf of the SPHOA strictly by written request signed by two designated signatories.*
- 5. Issuing Reports and Statements of the SPHOA Trust account in compliance with the regulations of the law society subject to independent audits.*

**The SPHOA Trust Account is now open and the Bank Details shall be shared later in the month in time for the commencement of Levy collection beginning July **

All transactions shall be done strictly on written request to the Law Firm for legal compliance and record, and all account statements shall be published monthly for review by members.

We anticipate commencing levy collection BEGINNING 1 JULY, 2023 once all mechanisms and relevant project plans have been finalized and shared, and also once financial capacity, legal requirements and operational feasibility for desired initial agendas have been determined by the collective sub-committees - Finance, Project Implementation and Legal.

The Executive Committee has also been liaising with the Zvimba council over their rates to see what compromise can be reached on service provision. Sub-Committees have been finalized and meetings over the relevant matters shall take place to refine way forward.

Below is a link to the detailed committee structure including member profiles for vacancies filled at this time.

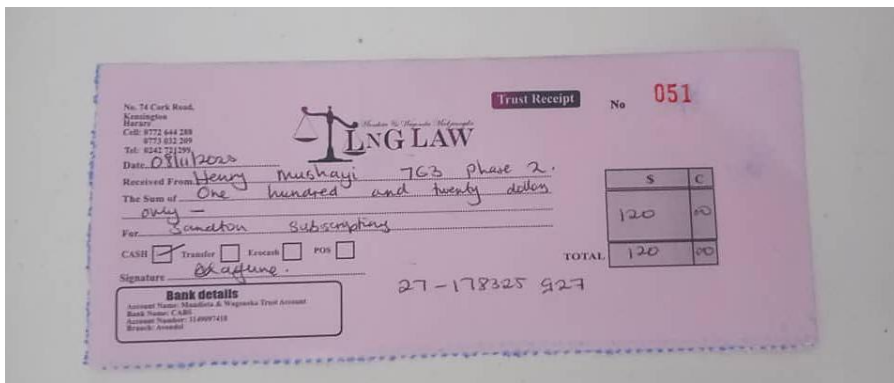
More details shall be provided regarding proposed development plans and priorities after the sub-committee engagements and due diligence have been completed.

End of May 30, 2023 Communication

OPTIONAL BULK LEVY PAYMENTS MADE BY RESIDENTS

Since levy collection began in July 2023, several residents volunteered to make bulk levy payments to help kickstart road works where these bulk payments will be applied as advance payments to their monthly dues accordingly. **EVERY SPHOA EXECUTIVE MEMBER paid \$500 EACH in bulk levy payments, and other well-wishing residents also made various bulk payments** to initiate development beginning with the gravel for the flooded Bellwood area and graveling of the main road potholes. Receipts and pictures of the project are attached below:

Below are just a few the receipts showing such bulk payments made:



No. 74 Cork Road,
Kensington
Harare
Cell: 0772 644 288
0773 632 209
Tel: 0242 721299

Trust Receipt No **104**

Date: 31/10/23

Received From: Mrs Mrs MUTAMSIKWA

The Sum of: Five hundred United States Dollars ONLY

For: COMMITTEE MEMBERS PAYMENT

CASH Transfer Ecocash POS

Signature: *[Signature]*

\$	C
500	00
TOTAL \$ 500 00	

Bank details
Account Name: Mandira & Wagonka Trust Account
Bank Name: CABS
Account Number: 3149097418
Branch: Avondale

No. 74 Cork Road,
Kensington
Harare
Cell: 0772 644 288
0773 632 209
Tel: 0242 721299

Trust Receipt No **036**

Date: 20/10/2023

Received From: Mr & Mrs Prickie

The Sum of: Five hundred dollars only -

For: Sandton Subscriptions

CASH Transfer Ecocash POS

Signature: *[Signature]*

\$	C
500	00
TOTAL 500 00	

Bank details
Account Name: Mandira & Wagonka Trust Account
Bank Name: CABS
Account Number: 3149097418
Branch: Avondale

WorldRemit
wrem.it

Hi Vincent, I've sent you 180.00 USD with WorldRemit.
Here is what you need to do to pick the money:

1. Visit a pickup location near you <https://wrem.it/3ZZVDIT>
2. Present a valid official photo ID providing your name (Vincent Kucherera)
3. Quote the reference number WorldRemit 180100721

08:36

I will send my contribution for the gravelling works equivalent to one truckload

16:43

Send full names of treasurer to do World Remit

16:44

No. 74 Cork Road,
Kensington
Harare
Cell: 0772 644 288
0773 632 209
Tel: 0242 721299

Trust Receipt No **056**

Date: 30/11/23

Received From: Delta Bala Stand AS Project

The Sum of: \$80 (Eighty) United States Dollars ONLY

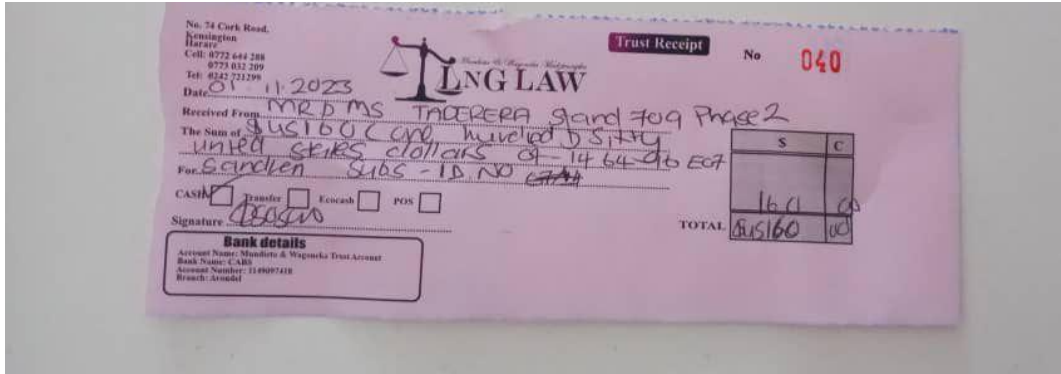
For: Sandton subs

CASH Transfer Ecocash POS

Signature: *[Signature]*

\$	C
80	00
TOTAL \$80 00	

Bank details
Account Name: Mandira & Wagonka Trust Account
Bank Name: CABS
Account Number: 3149097418
Branch: Avondale



SPHOA BELLWOOD FLOODED AREA, SANDTON MAIN ROAD GRAVEL PROJECT PICTURES:

State of the road prior to works after the rains:

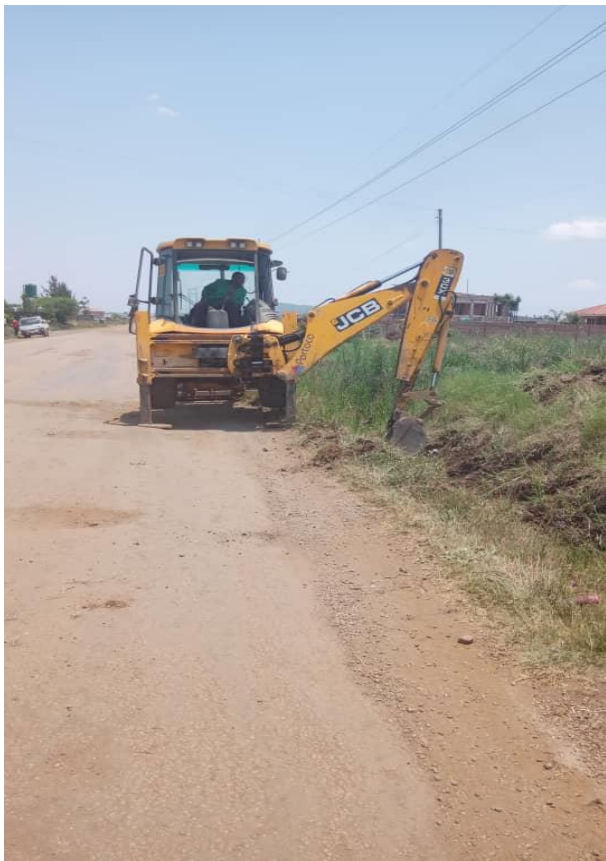






Potholes were also filed along the main road stretch for smoother passage in the interim while works continue





**THIS WAS THE WORK COMPLETED WITH THE AVAILABLE FUNDS COLLECTED.
WORK STOPPED WHEN FUNDS RAN OUT.**

SUMMARY OF ENGAGEMENTS WITH ZVIMBA RDC, DELATFIN, MINISTRY OF TRANSPORT AND LEGAL STATUS OF OUR ROADS OWNERSHIP

The SPHOA has explored various avenues for the development of our roads including engaging the government and the developer. The current state of our community is summarized as follows:

1. Sandton Park roads have NOT been handed over to Zvimba RDC due to non-compliance and non-completion therefore Zvimba has no mandate to develop our roads.
2. Ministry has indicated they have the necessary funds to develop roads under the current works taking place towards parliament and the Harare Chirundu works, however they cannot because the roads are still under the developer and not Zvimba RDC. They cannot use public funds to develop roads that were not handed over to council.
3. The SPHOA has met with Delatfin's owner, Felix Munyaradzai in efforts to get clarity on the roadblocks preventing further development and to determine possible ways forward. Mr. Munyaradzi made commitments to assist with development and handed us over to his appointed Engineers on the ground who handle the Sandton Area, Eng Maburutse and Eng. Panganayi.
4. The following is a **summary of the communications and commitments made by Delatfin which are yet to be realized to date. The SPHOA has made MULTIPLE follow ups by phone, whatsapp and in person on the matters below to DELATFIN and ZVIMBA RDC with no progress. ZVIMBA RDC has provided no official written response at all to our written communications:**

**SEE SCREENSHOTS OF ZVIMBA EMAIL COMMUNICATIONS BELOW
(NEXT PAGE)**

11:52



ZVIMBA CEO SECRETA...

6/11/2023

To: SPHOA Executive >



RE: [LETTER ATTACHED]: REQUEST FOR ASSISTANCE WITH SANDTON ROADS DEVELOPMENT INITIATIVE

Received thank you

From: SPHOA Executive

<secretary@sandtonparkhoa.com>

Sent: Monday, November 6, 2023 1:06 PM

To: Administration Zvimba RDC

<admin@zvimbardc.co.zw>

Subject: [LETTER ATTACHED]: REQUEST FOR ASSISTANCE WITH SANDTON ROADS DEVELOPMENT INITIATIVE

Good afternoon, please find attached a letter to the Zvimba RDC CEO from the Sandton Park Home Owners Association [SPHOA].

Kindly confirm receipt.

Kind regards,

Secretary

SANDTON PARK HOME OWNERS
ASSOCIATION



11:52

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ZVIMBA CEO SECRETA... 4/12/2023
To: SPHOA Executive >

RE: Invitation to meeting - SANDTON PARK Tuesday December 5

Received thank you

From: SPHOA Executive
<secretary@sandtonparkhoa.com>
Sent: Friday, December 1, 2023 4:38 PM
To: Administration Zvimba RDC
<admin@zvimbardc.co.zw>; Zvimba Rural District
Coucil CEO <zvimbardc@gmail.com>
Subject: Invitation to meeting - SANDTON PARK
Tuesday December 5

Please find attached an invitation to a scheduled
meeting for Tuesday December 5 regarding
SANDTON PARK roads.

Secretary
SANDTON PARK HOME OWNERS ASSOCIATION

Sent from my iPhone



11:52

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ZVIMBA CEO SECRETA... 13/3/2024
To: SPHOA Executive >

RE: ATTN: ZRDC CEO - ASSISTANCE WITH ILLEGAL STRUCTURES

Received thank you

From: SPHOA Executive
<secretary@sandtonparkhoa.com>
Sent: Wednesday, March 13, 2024 9:49 AM
To: Administration Zvimba RDC
<admin@zvimbardc.co.zw>; Zvimba Rural District Coucil CEO <zvimbardc@gmail.com>
Subject: ATTN: ZRDC CEO - ASSISTANCE WITH ILLEGAL STRUCTURES

Good morning,

Kindly forward the attached letter to the CEO and we look forward to your earliest response to this urgent situation.

Kind regards,

Secretary
Sandton Park Home Owners Association (SPHOA)



DELATFIN SPHOA MEETING HELD FEBRUARY 1, 2024 - Summary of Discussion Points

1. Mr Taderera gave an introduction of SPHOA and our objective and purpose for meeting
2. Mr. Munyaradzi gave a summary of prior challenges with Zvimba and status of handovers done between Delatfin and Zvimba for compliance and title deeds.
3. Mr. Munyaradzi informed us that stands 1-1000 (approximately) have title deeds available since 2020
4. Stated that Handover from Delatfin to Zvimba was done around 2015/2016 for Phase 1 and Sandton Drive and there were unresolved matters between the two entities which complicated further development.
5. “Variation” – We were informed of an amended compensation structure with Zvimba was done in 2015 to give a portion of land to Shineplus and Leegate developments after handover of phase 1 and Sandton drive.
6. Agreement to call a meeting with Zvimba CEO and Delatfin to share documentation and align on way forward and have a meeting on the ground at Sandton looking at all issues on site for shared appreciation. Meeting to be attended by Fairview Association if possible.
7. Mrs Mutambikwa had called Mr. Munyaradzi previously prior to this meeting and he had engaged Zvimba CEO over the tuckshops and it’s confirmed no one authorized those tuckshops from Zvimba.
8. Delatfin approached lawyers over sprouting tuckshops, particularly a tenant named Saruware, not a home owner, who claims to have been authorized by Zvimba.
9. Delatfin tried to demolish a Tuckshop and faced challenges, so Delatfin approached Marlborough police, Zvimba and lawyers to formalize demolition plans.
10. Saruware had been given 7 days (till Jan 30) to remove the illegal structures but has since past that deadline. Delatfin to follow up with approval to demolish from Council legally.

11. Eng. Maburuse raised a point that SPHOA Committee had volunteered to take on the engagement of trying to find a legal path to clear tuckshops and have residents clear the roads for drainage and road development at the last in person meeting. Mr. Munyaradzi cut in and responded by saying he instead instructed his team (Panganayi and etc) to dig drainage regardless of what's in the roads and remove resident materials on a case-by-case basis and not leave that to the Association to manage. Delatfin will take that to task instead including tuckshops.
12. Delatfin says it gave Zvimba bitumen and some other materials to do some road work on the main road and bitumen is still available to resurface main road.
13. Council took over all main roads including Sandton Drive and plan to develop entire road to connect through to old Mazowe road.
14. Main road is used by Sandton, Fairview, Leengate and Shineplus. It's considered a public road hence why council prefers control over it.
15. Boomgate - Delatfin is on board and says they only need to inform council and get the drawings signed to execute.
16. SPHOA to provide technical drawings to Delatfin and Delatfin to write Zvimba to inform them they are erecting a boom gate approximately 70m in from Lomagundi with truck Height restriction and weight restriction for the road to be constructed.
17. Eng. Maburuse suggested a proposed system similar to Arlington Estates where prebooking of deliveries is done online and a pass is issued for paid members. If a resident is not up to date they are not issued any guest passes and their resident pass will not work. Pass through guests with no ties to the community to be registered at the gate with purpose of visit and issued a visitor pass subject to security approval. Pass system to be fully automated and run online. Residents must therefore make sure they are paid up to receive access to automated pass issuing system for their traffic to enter and to let guests in automatically.
18. Mr. Munyaradzi stated that Mr. Kurotwi, Diamond Park, saw him yesterday and Mr. Munyaradzi cited that we should not face any issues from him regarding the boom gate proposal to fix roads and for security.
19. We were informed that Delatfin did the Fairview roads and topography for Diamond Park area

20. It was also noted that 744 hectares of a Sandton Covers Fairview, Leengate and Shineplus and is all considered Sandton area therefore there should be no issue with the SPHOA running the agenda.
21. Boomgate Construction - Delatfin has agreed to contribute bricks, they have 2 million bricks at Willdale.
22. Zvimba CEO on leave for 2 weeks, Mr. Munyaradzi called him on speaker phone and he said he's back on the 12th. He told the CEO about the boom gate and collaborative plan with SPHOA and the Zvimba CEO said he approves the boom gate and will instruct Mr. Mushayabasa at their offices to approve meantime in his absence. Mr. Munyaradzi also informed him of the action to rehabilitate Sandton Main Road and the CEO was agreeable to the collaborative plan on the call.
23. Delatfin to provide tar 70/100 to cover whole of Sandton Road as well as Gravel needed at their cost and supply diesel, trucks, labour and machinery to spread gravel.
24. Delatfin advised that trash collection needs to be taken up with Council as phase 1 is under council and Delatfin contributed to a trash truck that's not being used yet residents are being billed rates.
25. Drainage issue - Surveyor Ozias Vengesai to do spot survey on instruction from Mr. Munyaradzi . Mr. Munyaradzi called Mr. Vengesai on speaker phone during meeting and asked him to come to Sandton tomorrow and do spot checks for drainage and Vengesayi agreed. He's currently working on another Delatfin project.
26. Mr. Munyaradzi asked Eng. Maburuse to check quantities for 19mm stones and 10mm for main road drainage as well as available culverts and advise.
27. For detour purposes during planned works, Goodhope road connector to be fixed by Delatfin immediately. Engineer Maburuse will be on site tomorrow (February 2, 2024) to assess with a plan to start grading and graveling as soon as possible.
28. SPHOA to send summary of desired prioritized quick win works and drawings to DELATIFN for scheduling of works and equipment by arrangement.

Summary of Agreed Action Items & Accountable Delegates

ID	ACTION ITEM	DETAILS	DELEGATE	STATUS
1	BOOM GATE & SIGNAGE	1. SPHOA to send drawings to DELATFIN for lodging with Zvimba Council.	SPHOA	COMPLETE
		2. Delatfin has agreed to contribute bricks, they have 2 million bricks at Willdale.	DELATFIN	PENDING
2	GOOD HOPE DETOUR ACCESS ROAD	Site assessment with a plan to start grading and graveling as soon as possible	DELATFIN (Eng. Maburuse)	COMPLETE
3	SANDTON MAIN ROAD DRAINAGE WORKS	1. Surveyor Ozias Vengesayi to provide updated drainage survey to Delatfin. Works to start thereafter.	DELATFIN	PENDING
		3. Eng Maburuse was asked to check and advise quantities for 19mm stones and 10mm stones for main road drainage as well as available culverts and advise for works to begin.	DELATFIN	PENDING
4	SANDOTN MAIN ROAD REHABILITATION WORKS	Provision of tar 70/100 to cover whole of Sandton Road as well as all gravel needed at their cost and supply diesel, trucks, labour and machinery to spread gravel.	DELATFIN	PENDING
5	CLEARING SANDTON ROADS FOR WORKS	Mr. Munyaradzi instructed his team (Panganayi and etc) to dig drainage regardless of what's in the roads and remove resident materials as needed.	DELATFIN	PENDING
6	ILLEGAL TUCKSHOPS	Delatfin to follow up with Marlborough police, Zvimba and lawyers to formalize demolition plans and action.	DELATFIN	PENDING

7	TITLE DEEDS	Follow up on information that Residents of stands 1-1000 approximately have title deeds available since 2020 and should follow up and apply.	SPHOA	PENDING
8	TRASH COLLECTION	Trash collection needs to be taken up with Council as phase 1 is under council and Delatfin contributed to a trash truck that's not being used yet residents are being billed rates	SPHOA	PENDING. NO RESPONSE FROM COUNCIL AFTER MEETING REQUEST
9	JOINT SITE MEETING WITH ZVIMBA & DELATFIN	Meeting with Zvimba, Delatfin & SPHOA to share documentation and align on way forward for overall development looking at all issues on site for shared appreciation.	DELATFIN	PENDING

ZVIMBA RDC has confirmed receipt of our communications in writing and yet has provided no official written response at all to our written communications sent to them on email.

FURTHER ATTACHMENTS TO THIS COMMUNICATION

- 1) SPHOA LETTERS TO ZVIMBA RDC & MINISTRY
- 2) FINANCIAL SUMMARY OF LEVIES COLLECTED 2023 - 2024
- 3) SAMPLE OF PROCUREMENT DOCUMENTATION DEMONSTRATING CONTRACTOR VETTING AND FUNDS REQUISITION PROCESSES

(continued next page)



SPHOA LETTERS TO ZVIMBA RDC AND MINISTRY

The SPHOA has made multiple follow ups by phone, whatsapp and in person on the matters below to ZVIMBA RDC and DELATFIN with no progress.

ZVIMBA RDC has confirmed receipt of our communications in writing and yet has provided no official written response at all to our written communications sent to them on email:



CEO
Zvimba Rural District Council

18 July 2023

Dear Sir

RE: REQUEST FOR A MEETING WITH COUNCIL EXECUTIVE

The above matter refers:

Following the previous meeting between council and Sandton residents, which sought council's opinion on how road infrastructure development could be done given the current situation in Sandton, in which the developer has since stopped doing anything. As you are aware, as a resident, we pledged to form a properly constituted association with the goal of mobilizing funds in a coordinated and transparent manner. We are pleased to inform you that we now have a formally structured association and that funds mobilization has already begun, as promised in our last meeting with your executive.

As a result, we kindly request that you and your executive will set aside time at your earliest convenient time to meet with our executive committee so that we can discuss what we can do with our limited resources in order for work to start on our road network. As you are aware, the developer left without completing the drainage system, rendering most houses inaccessible during the rainy season; therefore, our desire as residents was to ensure that significant progress is made well before the rainy season began.

Your kind assistance is greatly appreciated.

Mr. Terry Kamoto
SPHOA Secretary



CEO
Zvimba Rural District Council

3 November 2023

Dear Sir

RE: REQUEST FOR ASSISTANCE WITH SANDTON ROADS DEVELOPMENT INITIATIVE

Following a previous meeting between council and Sandton residents, which sought council's opinion on how road infrastructure development could be done given the current situation in Sandton, a meeting with the developer, Delatfin, was subsequently held on Tuesday October 30, 2023 along Sandton road to assess a collaborative way forward regarding road development.

Our constituted association, Sandton Park Homeowners Association (SPHOA), has been mobilizing funds in a coordinated and transparent manner and we are ready to embark on joint efforts with Delatfin and Council to develop our community.

As a result, we kindly request for your assistance in the matters below by availing your Engineers to work with our team and facilitating these joint efforts.

SUMMARY ACTIVITIES AND ACTIONS FROM SPHOA - DELATFIN TECHNICAL MEETING HELD TUESDAY OCTOBER 30, 2023.

1. Agreed position between Delatfin and SPHOA Engineers that original road and drainage drawings need to be redesigned for realities on the ground to tackle storm water drainage. There is a need to do another spot survey to design water flow into Gwebi river and out of Sandton. The team of engineers working together on these efforts are listed below:
 - a. Surveyor, Ozias Vengesai (SPHOA-PROJECTS)
 - b. Eng. Mutanga (SPHOA-PROJECTS)
 - c. Eng. T Gadzikwa (SPHOA PROJECTS)
 - d. Eng. Mazodze (SPHOA PROJECTS)
 - e. Eng. Artwell Mudzviti (SPHOA PROJECTS)
 - f. Eng. Panganayi (DELATFIN)
 - g. Eng. Maburutse (MANNY WORKS, DELATFIN)

2. SPHOA to purchase necessary materials for initial road works, with the hope that Zvimba can also contribute to this effort. DELATFIN to avail its available equipment (ROLLER, TLB, GRADER), fuel and labour and any available material. SPHOA Engineers to manage quality of all works in collaboration with Delatfin and Zvimba Engineers.
3. SPHOA to continue with pothole filling on initial tar stretch to bring relief, while DELATFIN JCB works on opening drains concurrently.
4. SPHOA & DELATFIN to engage regulators on the Chinhoyi road junction as that turn off is under a separate authority and works must be approved according to approved high way level specs.

ASSISTANCE NEEDED FROM ZVIMBA COUNCIL

1. Assistance with removing randomly located tuckshops affecting land use and drain management and overall security of our neighbourhood.
2. Boom Gate controlled traffic management with legal framework to restrict overweight vehicles above 30 tonnes to protect road works for the long term.
3. Council backed method for enforcing collection of rates together with development levies to be able to guarantee local services such as trash collection and roads maintenance in Sandton.
4. Providing your written support for the above initiatives in a joint communication to our local residents and businesses.

Your kind assistance is greatly appreciated.

Mr. M. Taderera

SPHOA Chairman



CEO

Zvimba Rural District Council

6 November 2023

Dear Sir

RE: REQUEST FOR ASSISTANCE WITH SANDTON ROADS DEVELOPMENT INITIATIVE

The subject matter refers:

Following the meeting which was held between Council and the Sandton Residents Association, which sought council's opinion on how to develop road infrastructure given the current situation in Sandton, the Association would like to inform you that, as a result of that meeting, we were able to schedule a meeting with Delatfin on 30th October 2023, to find a collaborative way to develop dilapidated road infrastructure in Sandton.

As you are aware, our association, Sandton Park Homeowners Association (SPHOA), has been mobilizing funds in a coordinated and transparent manner, and the association is now ready to embark on joint efforts to develop our community with the assistance of Delatfin and Council.

Hence, we are kindly requesting your assistance in the following matters by allowing your Engineers to collaborate with our team and facilitating these collaborative efforts.

SUMMARY OF ACTIVITIES AGREED BETWEEN OUR TECHNICAL COMMITTEE AND DELATFIN.

1. The meeting agreed that the original road drainage drawings need to be redesigned to match the realities on the ground in order to tackle storm water drainage. This activity entails that engineers are supposed to do another spot survey to design water flow into Gwebi river and out of Sandton. The activity was tasked to the following engineers listed below:
 - a. Surveyor, Ozias Vengesai (SPHOA-PROJECTS)
 - b. Eng. Mutanga (SPHOA-PROJECTS)
 - c. Eng. T Gadzikwa (SPHOA PROJECTS)
 - d. Eng. Mazodze (SPHOA PROJECTS)
 - e. Eng. Artwell Mudzviti (SPHOA PROJECTS)
 - f. Eng. Panganayi (DELATFIN)
 - g. Eng. Maburutse (MANNY WORKS, DELATFIN)
2. SPHOA to purchase necessary materials for initial road works, with the expectation that Zvimba will also contribute to this cause.
3. DELATFIN to avail its available equipment (ROLLER, TLB, GRADER), fuel and labour, and any available material.
4. SPHOA Engineers to manage the quality of all works in collaboration with Delatfin engineers and Zvimba Engineers.
5. SPHOA to continue with pothole filling on initial tar stretch to bring relief to motorists, while Delatfin JCB works on opening of drainage system concurrently.

ASSISTANCE NEEDED FROM ZVIMBA COUNCIL

1. To remove illegal tuckshops which are causing drainage blockages and have become a security threat to the neighbourhood as they are now distribution points for drugs.
2. Approve the installation of Boom gate which controls traffic with a legal framework to restrict overweight vehicles above 30 tonnes to protect our road.
3. Council backed method for enforcing collection of rates together with development levies to be able to guarantee local authority services such as refuse collection and road maintenance in Sandton.
4. Provide your written support to the above initiatives to Sandton residents and business community in Sandton.

With your cooperation, we expect to commence the aforementioned road works by November 8, 2023 to ameliorate the drastic road situation for the residents during the rainy season. May we therefore kindly have your assurance that any road materials you can avail can be provided in the projected time for these works.

Your kind assistance is greatly appreciated.

Mr. M. Taderera

SPHOA Chairman



CEO

Zvimba Rural District Council

13 November 2023

Dear Sir

RE: SANDTON PARK & FAIRVIEW ESTATES HOME OWNERS ASSOCIATIONS JOINT INITIATIVE – FOLLOW UP ON REQUEST FOR ASSISTANCE FOR ROAD DEVELOPMENT

The subject matter refers:

Following our letter to Council dated 11 November, 2023, the Sandton Residents Association were approached by the executive committee for Fairview Estates Residents Association requesting a collaboration on shared roads development. The consensus was that since the two communities share the same main road for access, the efforts to rehabilitate the Sandton main road and Bellwood Road leading to Fairview should be combined.

Both Sandton Park and Fairview committees have been mobilizing funds in a coordinated and transparent manner, and have engaged their respective developers defining a collaborative way forward for development.

Delatfin is currently providing equipment, fuel and labour for a JCB, Grader and Roller for ongoing works, while residents contribute to material purchases.

The Fairview developer has also made a commitment to assist and match Fairview resident development funds.

We therefore urge Council to come in and provide material assistance to our two communities and define a collaborative shared cost agreement to develop our dilapidated shared road infrastructure, starting with SANDTON MAIN ROAD & BELLWOOD ROADS where we share access.

SPECIFIC ASSISTANCE NEEDED FROM ZVIMBA COUNCIL

1. Material assistance and additional equipment to develop the roads - Gravel, Water Bowers and subsequently tar.
2. To remove illegal tuckshops which are causing drainage blockages and have become a security threat to the neighbourhood as they are now distribution points for drugs.
3. Approve the installation of Boom gate which controls traffic with a legal framework to restrict overweight vehicles above 30 tonnes to protect our road.
4. Council backed method for enforcing collection of development levies and rates to be able to guarantee development funds for road development and public good, and local authority services such as refuse collection.
5. Provide your written support for the above joint initiatives be shared with residents and local business communities.

With your cooperation, we expect to accelerate the aforementioned road works to ameliorate the drastic road situation for the residents during the rainy season. May we therefore kindly have your assurance that any road materials you can avail can be provided in upon request.

Your kind assistance is greatly appreciated.

Mr. M. Taderera

Chairman

Sandton Park Home Owners Association

contact@sandtonfairview.com

Mr H. Zvidzayi

Chairman

Fairview Estates Residents Association

contact@sandtonfairview.com



CITY OF HARARE
Department of Roads
Marlborough District Office
Cnr. Granger/Elizabeth Windsor Drive
Marlborough
Harare

January 30, 2024

Sandton Park Home Owners Association
Administrative Office
74 Cork Road Kensington Harare
secretary@sandtonparkhoa.com

RE: REHABILITATION OF ROAD CONNECTING SANDTON PARK AND GOOD HOPE NEIGHBOURHOODS

Dear Mr Sahondo,

We would like to bring your attention to a road that connects Sandton Park with Good Hope.

As discussed on the 12th of January with a member of our committee, Ms Nelta Baloyi, we as residents of Sandton Park would like to enquire on how we can collaborate with the City of Harare concerning the rehabilitation of this road.

May your office kindly furnish us with a BOQ of the equipment and materials needed to repair and rehabilitate the above-mentioned road.

Your kind assistance is greatly appreciated and we look forward to hearing from you.

Regards

A handwritten signature in blue ink, appearing to read "M. Taderera".

Mr. M. Taderera
SPHOA Chairman



City of Harare – Department of Roads

21 November 2023

Dear Honourable Kadzombe

RE: REQUEST FOR ASSISTANCE WITH GOODHOPE SANDTON CONNECTOR ROAD

Following our discussion earlier today, we write this letter on behalf of Sandton Park Home Owners Association in an effort to seek dialogue with your office with regards to the road that connects Good Hope and Sandton Park.

The road stretches for about 1-2km and is in a deplorable state riddled with deep potholes and ridges.

During rainy season, it easily becomes impassable to both motorists and pedestrians, with some vehicles getting stuck in the thick mud. The surrounding community has attempted to fill the potholes with rubble. However, we noticed that with every rainy season, this erodes the road further.

Sandton park residents use this road as an exit, and we would be interested to engage you on a way forward to a more sustainable permanent solution in the rehabilitation of this road.

We look forward to your favourable response.

Regards

Your kind assistance is greatly appreciated.

Mr. M. Taderera

SPHOA Chairman

CASH AT BANK

NAME	STAND #/ F	RECEIPT	JULY US	AUG US	SEP US	OCT US	NOV US	DEC US\$
No Name		021	40.00					
Matenheyi		022	40.00					
Phanuel Muwodzeri		023/024		80.00		80.00		
Munetsi Zowa		033				80.00		
Vincent Kucherera		062					180.00	
Farayi Chikuni Trust		064					80.00	
Balance as at 6/12/2023			80.00	80.00	-	160.00	260.00	
Total								580.00
Less charges incurred from 07/07/2023 to 06/12/2023								120.65
Total after bank charges								459.35

NB NOTE: Herewith attached the bank statement for the transfers made in the bank. May you kindly furnish us with finer details like full names and stand number. We have also attached bank statements that way you will be aware of the bank charges incurred.

SANDTON MONTHLY DEVELOPMENT SUBSCRIPTIONS 2024

CASH IN HAND

NAME	STAND #/PHASE	RECEIPT #	JAN US\$	FEB US\$	TOTAL \$
Balance as at 31/12/2023					120.00
Ms Gwere	3907/former school	071	120.00		
Phanuel Muwodzeri	243/2	072	80.00		
Madzorera	813/2	073	40.00		
Mr & Mrs Baloyi	173/1	074		80.00	
Sub -Total					440.00
Less Admin costs 10%					44.00
Cash in hand					396.00

CASH AT BANK

NAME	STAND #/ PH	RECEIPT #	JULY US\$	AUG US\$	SEP US\$	OCT US\$	NOV US\$	DEC US\$
No Name		021	40.00					
Matenheyi		022	40.00					
Phanuel Muwodzeri		023/024		80.00		80.00		
Munetsi Zowa		033				80.00		
Vincent Kucherera		062					180.00	
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Herewith attached the bank statement for the transfers made in the bank. May you kindly furnish us with finer details like full names and stand number. We have also attached bank statements that way you will be aware of the bank charges incurred.

Procurement Form

Sandton Park Home Owners Association
[SPHOA]

No. 2023-001

Delivery: on or before Wednesday, November 8, 2023

QUANTITY	DESCRIPTION	LAST PURCHASE PRICE	
		Unit Price (US\$)	Total (US\$)
10	GRAVEL LOADS (20 CUBIC/LOAD)	N/A	N/A

Purpose: SANDTON MAIN ROAD REPAIR / RECONSTRUCTION

Supplier / Service Provider	Previously Used? (Yes / No)	Contact Person & Tel.	Price Offered US \$	Special Conditions / Remarks
Oguz Investment	NO	MRS KWARAMBA 0716753739	1600	
PRE WORK MASTERS	YES	MR COLOO 0718643838	1400	
ZIMPLEX	NO	MR DOUGLAS 072226555	1700	
SELECTED SUPPLIER				
ZIMPLEX	NO	MR DOUGLAS	1700	

Reason if not lowest priced: Old Suppliers brought 18 cubic trucks dis-advantaging us. New Supplier has 22 cubic trucks that can carry 20 cubic

SPHOA PROCUREMENT SUB-COMMITTEE

Submitted by: NELTA BALOYI Signature: Baloyi Date: 09/11/2023

Submitted by: Terrence Kamuk Signature: [Signature] Date: 09/11/2023

Committee members involved in a procurement exercise should declare to the Secretary / Chairman of the SPHOA any conflict of interest and withdraw from the procurement exercise pending the final decision of the Committee.

RESOLUTION

OF

SANDTON PARK HOMEOWNERS ASSOCIATION

The executive of Sandton Park Homeowners Association has resolved that the procurement

of 10 LOADS OF GRAVEL

from the selected supplier named below following assessment by the Procurement Sub-

Committee has been

APPROVED



NOT APPROVED



Procurement Form Number	2023-001
Name of Supplier:	MR GONO
Company Name (if any):	PRE-GONO MASTERS PT LTD
Quantity to be supplied:	10 LOADS OF GRAVEL (20 CUBIC/LOAD)
Total Purchase Price:	\$ 1400
Payment Details:	CASH
Date of Delivery	8 NOVEMBER, 2023

SIGNED AT HARARE ON THE 7th DAY OF NOVEMBER 2023

SPHOA EXECUTIVE COMMITTEE:

Approved by: Malvin Taderera

Signature: [Signature]

Approved by: INDRA MUTAMBIKWA

Signature: [Signature]

Approved by: DEIRDRE PRICKISE

Signature: [Signature]

[ACCOUNTING OFFICE USE ONLY]

Budgeted Expenditure - Yes / No

Funds Available - Yes / No

(* Circle appropriate)

SPHOA FINANCE SUB-COMMITTEE SIGN OFF:

Approved by: _____ Signature: _____ Date: _____

Approved by: _____ Signature: _____ Date: _____

Payment Date: _____

Payment Type: CASH / BANK TRANSFER

Payment Processed By [Accounting Officer]: _____ Signature: _____

COLLECTED BY:

ID#:

Procurement Form

Sandton Park Home Owners Association
[SPHOA]

No. 2023-001

Delivery: on or before Wednesday, November 8, 2023

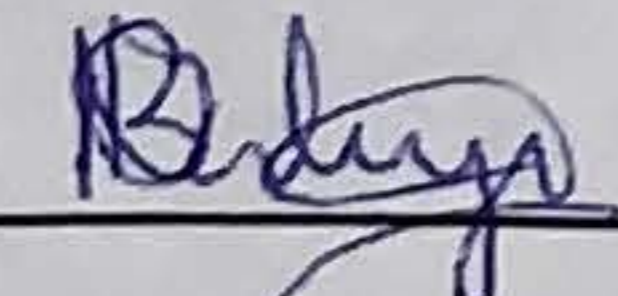
QUANTITY	DESCRIPTION	LAST PURCHASE PRICE	
		Unit Price (US\$)	Total (US\$)
10	GRAVEL LOADS (20 CUBIC/LOAD)	N/A	N/A

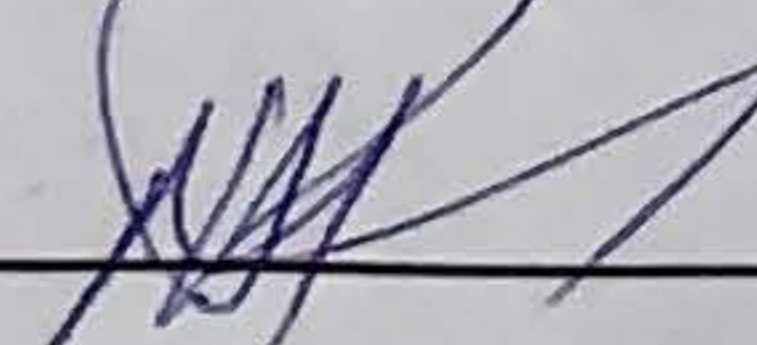
Purpose: SANDTON MAIN ROAD REPAIR / RECONSTRUCTION

Supplier / Service Provider	Previously Used? (Yes / No)	Contact Person & Tel.	Price Offered US \$	Special Conditions / Remarks
Ogix Investment	NO	MRS KWANAMBA 0776753739	1600	
PRECOSO MASTERS	NO	MR CONO 0718643838	1400	
ZIMPLEX	NO	MR DOUGLAS 0782260555	1800	
SELECTED SUPPLIER				
PRECOSO MASTERS		MR CONO 0718643838	1400	

Reason if not lowest priced: _____

SPHOA PROCUREMENT SUB-COMMITTEE

Submitted by: NELTA BALOYI Signature:  Date: 07/11/23

Submitted by: MARSHAZ PRICKISIE Signature:  Date: 07/11/23

Committee members involved in a procurement exercise should declare to the Secretary / Chairman of the SPHOA any conflict of interest and withdraw from the procurement exercise pending the final decision of the Committee.

SANDTON PARK

HOME OWNERS ASSOCIATION

Procurement Form

Sandton Park Home Owners Association
[SPHOA]

No. 2023-001

Delivery: on or before Wednesday, November 8, 2023

QUANTITY	DESCRIPTION	LAST PURCHASE PRICE	
		Unit Price (US\$)	Total (US\$)
4	GRAVEL LOADS (20 CUBIC/LOAD)	N/A	N/A

Purpose: SANDTON MAIN ROAD REPAIR / RECONSTRUCTION

Supplier / Service Provider	Previously Used? (Yes / No)	Contact Person & Tel.	Price Offered US \$	Special Conditions / Remarks
ZIMPLEX	NO	MR DOUGLAS ^{0782 260 356}	630	
OMEGA BRICKS & SAND	YES	T.K MAKOTO ^{0778 046 356}	600	
OGIX INVESTMENT	NO	MR KWAME ^{0767 53 759}	640	
SELECTED SUPPLIER				
OMEGA BRICKS & SAND	YES	T.K MAKOTO ^{0778 046 356}	600	

Reason if not lowest priced: _____

SPHOA PROCUREMENT SUB-COMMITTEE

Submitted by: MELINA BALOYI Signature: *Baloyi* Date: 13/11/23

Submitted by: _____ Signature: _____ Date: _____

Committee members involved in a procurement exercise should declare to the Secretary / Chairman of the SPHOA any conflict of interest and withdraw from the procurement exercise pending the final decision of the Committee.

RESOLUTION



OMEGA BRICKS & SAND INVESTMENTS

For all your construction solution

Specialists in supplying building materials, Bricks, Sand, Stones, Riversand, Pitsand, Gravel, Quarry Dust, Top Soil etc..

No. 1 Jason Moyo Ave
Netone Building
6th Floor, Room N1

OTHER SERVICES: Trucks & Tipper Available For Hire

Bricksfield Plot 1 Rainham
Estate Farm, Dzivarasekwa Ext.
Harare

Contact Info:
+263 773 738 092
+263 778 096 356
Email: takumakoto70@gmail.com

INVOICE

QUOTATION

To: SANDTOWN Resid
Address: SANDTOWN
Cell:

0032

Date: 13/12/23

Order No.:

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
10	20w GRAVEL	\$150	
	CASH		
		SUB TOTAL	\$1500.00
		V.A.T	N
		TOTAL	

Banking Details

Account Name : Makoto Takudzwa.K
Bank Name : First Capital
Account No. : 14302062068
Branch : First Street

Payment Received / Quotation Prepared by Date.....



Sandton Park Home Owners Association
Administrative Office | 74 Cork Road Kensington Harare
secretary@sandtonparkhoa.com

SPHOA COMMUNICATION | March 26, 2024

BOOMGATE & ROADS DEVELOPMENT INITIATIVE

The following is a summary of the SPHOA action plan against the above initiatives:

1. The process of constructing the boomgate shall start with a temporary boom while the construction of the permanent boomgate is done following mobilization of resources once payment of development fees commences.
2. Residents are to retain their levy payment receipts as their pass through the boomgates until vehicle stickers are available in interim and subsequently the automated boomgate system is installed such as the ones at Arlington Estates and Borrowdale Brook where entry is digitally tied to the RFID tag validity if payments are current.
3. The boomgate will be constructed according to engineering drawings sent to Zimbabwe for approval, (attached below) though some changes will be done to cater for visitors and service vehicle lanes currently not accounted for.
4. A tender document shall be floated inviting contractors to submit bids for the construction of the permanent boom. First preference will be given to Sandton residents to respond to the tender.
5. The system to automate the boomgate will be procured separately from the boomgate construction to ensure proper due diligence is done prior installation of the system.
6. A reputable security company shall be engaged to manage the security for the boomgate and the entire Sandton community.
7. Contractors to be invited to do BOQ for the main roads in Sandton prior doing any road works to give us a guide on the total amount required for us to construct Sandton roads.

8. After consultations with the committees of the neighbouring communities, it was agreed that the cost of the main road shall be shared with Fairview, Shineplus and Haydon.
9. SUMMARY OF MONTHLY PAYMENT OPTIONS - \$40 PER HOUSEHOLD / MONTH, ROADS DEVELOPMENT FEE

As we approach month end and also meet our required signature count to install the Boomgates at all entrances, this is reminder to make subscription payment.

LEVY PAYMENT OPTION 1

USD NOSTRO TRUST (RTGS / ZIPIT)

Mundieta and Wagoneka Trust Account
Bank : Cabs
Account number :1149097418
Branch : Avondale Branch

Dedicated Trust account opened solely for the SPHOA by our lawyers for the Sandton Roads Development Fund.

FOR NOSTRO PAYMENTS - PLEASE SEND A COPY OF YOUR PROOF OF PAYMENT SO WE CAN RECORD IT AGAINST YOUR ACCOUNT AND FORWARD YOUR RECEIPT FOR ENTRY AT THE BOOMGATE.

accounts@sandtonparkhoa.com

LEVY PAYMENT OPTION 2

LAW OFFICE CASH PAYMENT (KENSINGTON)

The operational offices of the Sandton Park Home Owners Association (SPHOA) are the Law Offices of our administrative lawyers:

Mundieta & Wagoneka-Madzivanyika
Law Chambers
74 Cork Road
Kensington, Harare

Payments are held in trust by the lawyers and accounted for both by the SPHOA and the Legal Accountants for transparency, and funds are administered through formal trust procedures.

Regards



Mr. M. Taderera
SPHOA Chairman

