

CONSTRUCTION INDUSTRY FEDERATION OF ZIMBABWE (CIFOZ)

THE **CONTRACTOR**

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CONSTRUCTION INDUSTRY CHALLENGES AND OPPORTUNITIES



ZIM CONSTRUCTION SECTOR ON A GROWTH TRAJECTORY

Chronicles of success CIFOZ
overview for the past five years

Climate-friendly air conditioning
inspired by termites

Project procurement and
contract management



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Contents

President's note	02
CEO's remarks	04
CIFOZ elects new management committee	06
Chronicles of success CIFOZ overview for the past five years	08
Learning is never ending process	10
Climate-friendly air conditioning inspired by termites	12
Meet some of the new CIFOZ management committee	14
Construction industry challenges and opportunities	16
Housing development assurance to national housing and social amenities Minister Hon Daniel Garwe	18
INTERVIEW: Zim construction sector to continue on a growth trajectory	20
How can the construction sector be taught to prioritize environmental health?	22
INTERVIEW: 'working hard is the only way to success'	24
Project procurement and contract management	26
CIFOZ providing secure building options	27



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President's Note

This is an amazing time for the Construction Industry Federation of Zimbabwe, as we enter into the longest economic boom in the history of Zimbabwe, CIFOZ members have the opportunity to grow and become industry leaders.

The President's mantra "Nyika inovakwa nevene vayo" gives us hope as a sector. Contractors and Manufacturers of building materials should take up the challenge and remain professional.

I continue to pride CIFOZ members on their excellence of execution, on all of their projects from start to completion, which has allowed most of the contractors to grow year after year.

“Alone we can do so little, together we can do so much more” -
Helen Keller

Their dedication and attention to detail helped them to deliver above and beyond their clients. With our specialised focus on working with the client's needs, we don't settle for anything other than the best possible solution and outcomes.

Delivering greater value

As more competition enters the marketplace, we strive to work with our clients to deliver better value on their projects. We understand that our clients need to be efficient and this requires CIFOZ members to be even more agile when providing them with solutions.

Cost is no longer a deciding factor when selecting a construction or engineering partner. Projects also need to be sustainable providing carbon neutral options, energy efficiency as well as being delivered on time and ahead of budget.

Using technological innovations, we are striving to work with CIFOZ clients to help them reduce project delivery costs and accelerate the construction phase on projects to help them realise their goals sooner.

Leading with innovation

By making continuous improvements the paramount value of CIFOZ members' philosophy, improving their products, services, and processes. Greater results can be achieved



Engineer Ephraim Gwindingwi

quickly and be sustained over time, giving clients a better outcome.

you can take advantage of our competitive edge.

Putting safety first

Safety is CIFOZ's number one priority, as is the health and well-being of all employees. We invest heavily in training safety programs allowing CIFOZ to be an industry leader, which has reduced lost time incidents as the industry strives to have a goal of zero lost time incidents throughout all the sector projects.

In addition, CIFOZ produced a Safety, Health, Environment, Risk, and Quality Manual for construction industry contractors to use in line with all the provisions of the NSSA Factories Act and Environment Management Agency Act.

Investing in our people

Construction Industry success would not be possible without the right skills. This allows the industry to give our clients the best options, utilising the best people worldwide to work on their projects. Using the best people in the construction and engineering industries means

Building for the future

Success doesn't happen overnight, yet we strive for success every day.

Over some time, CIFOZ members strive for success daily and help their clients to succeed. This has allowed CIFOZ members to grow even greater relationships with most clients, enjoying their success as well as contractors. CIFOZ members would not be building for tomorrow without our world-leading employees and clients.

As we move forward, CIFOZ member employees work tirelessly to uphold their commitment to safety, quality, innovation, and execution to excellence, which means you are in safe hands with CIFOZ members.

We appreciate you taking an interest in working with CIFOZ members and thank you for all of your support.



THE CONSTRUCTION INDUSTRY FEDERATION OF ZIMBABWE

FOUNDER MEMBERS

THE FEDERATION OF CIVIL ENGINEERING CONTRACTORS
THE ZIMBABWE MASTER BUILDERS & ALLIED TRADES ASSOCIATION

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Dear CIFOZ MEMBER

RE: 2024 CIFOZ CALENDAR OF EVENTS

This letter serves to advise our members and stakeholders on the Federation's 2024 Events. Members who wish to partner and / or sponsor some of the events should advise the secretariat.

Please find below the Federation's 2024 Events;

1. GET TOGETHER – Harare Office on 2 February 2024
2. Procurement Workshop to be held in March 2024 in Harare and Bulawayo.
3. Golf day to be held on the 12th of July 2024 at Royal Harare Golf Club
4. CIFOZ AGM/CONGRESS to be held from the 25th to the 27th of September 2024 in Victoria Falls
5. Monthly Get Together: (Companies are given the opportunity to host these events in order to market their products and services on every last Friday of each month starting from February, held at CIFOZ Offices in Harare and Bulawayo).
6. Breakfast Seminars: (These are meant to highlight issues affecting the industry as and when the need arises).
7. Regional Training Workshops/Meetings: - Matabeleland, Manicaland, Midlands and Masvingo.
8. Clean Up Campaigns twice per year.
9. Annual Shutdown Get Together: (For both Harare and Bulawayo to be held in December 2024 at CIFOZ Offices).

Yours Sincerely

For and On Behalf Of CIFOZ

Martin Chingaira

MARTIN CHINGAIRA (Mr)

CHIEF EXECUTIVE OFFICER

CEO's Remarks

The Construction Industry Federation of Zimbabwe (CIFOZ) is a non-profit Construction Contractors Federation formed in 1915. The Federation has over 1,000 professional members and/or Companies in a diversity of different construction trades.

These include Building Contractors from Category H to A (Professionals in building high-rise office blocks and flats, warehouses, factories, housing, schools, hospitals, universities, etc.)

Civil Engineering Contractors from Category H to A (Professionals in the construction of roads, dams, soccer fields, airports, tunnels, mining, surface paving, etc.)

Electrical Contractors from Category H to A (These are contractors who add value to the structures)

Specialist Services / Sub Contractors from Category H to A (These are contractors who value add to most structures, such as Plumbers, Painters, Joinery & Shop fitting, Structural Engineers, Electro-Mechanical Engineers, Fumigation & Pest control, Tilers, Fire protection & sprinkler engineers, Fencing, Precast walling and structures, Refractory bricklaying, Solar and Liquified petroleum gas, Art metal work, Aluminium and steel window specialists, Acoustic Engineering heating, Ventilation, Air conditioning and Refrigeration engineers, etc.)

“Every brick we lay is a foundation for someone's future

Associate / Suppliers of Construction Materials (These are Manufacturers and retailers of construction materials; eg, Cement, Bricks, Quarry stones, Doors, Roofing materials, Ceiling, Electrical materials, Paint, Tiles, Window frames, Glasses, Granite stones, Personal Protection Equipment, Road materials, and other Building hardware materials.

Suppliers and Hirers of Earthmoving Equipment (eg; Motor Graders, Dump trucks, Tractors, Tippers, Front end loaders, Excavators, Water bowsers, Vibrator pokers, Backhoe loaders, Concrete mixers, Tar sprayers, Low bed trucks, Bulldozers, Skid Steer loaders, Trenchers, Wheel loader, etc.

The growth of the Federation is determined by its members through their participation in the standing committees such as; Regional committees, Manpower, Training and Development, Membership & Disciplinary, Safety, Health, Environment, Risk and Quality, Public relations, Business models, Plant indices and materials, Specialist services / Sub-contractors, Legislation & taxation, Labour and Women in construction.

The committees can influence policy in the built environment as long as members participate in standing committees they have the expertise and commitment.

The Management Committee which is elected annually by members at the AGM works with the secretariat to achieve the



Martin Chingaira

following among others;

- 1: To represent members in their individual and collective capacities
- 2: To protect members against attack when a question of principle affecting members is at stake.
- 3: To enforce recognition of standard conditions and forms of contract among members and other persons engaged in the construction industry.
- 4: To encourage and promote harmonious relationships between employers, employees, and the Government, in the industry.
- 5: To print, publish, or support any magazine, periodical, brochure, or publication as may seem consistent with any of the objectives of the Federation.
- 6: To promote, support, or oppose proposed legislation or alterations in existing laws.
- 7: To promote improvements in the law and the consolidation, standardisation and simplification of laws.

- 8: To act, when required, as Arbitrators in any matters concerning the industry.

We urge stakeholders such as the Government, Local Authorities, Embassies, Parastatals, Donor community, the Private sector, Individuals, etc to engage CIFOZ registered contractors for project implementation. Most of the contractors are tried and tested, which means they are professionals and experienced in their various fields of work. In addition, CIFOZ has inspectors who check the workmanship of some of our members. If there is a client who has some issues with a CIFOZ member on a project, the secretariat should be notified immediately.

The secretariat is committed to satisfying members and clients in the best way possible. Ethics, professionalism, commitment and quality are the four pillars upon which members stand.

“EVERY BRICK WE LAY IS A FOUNDATION FOR SOMEONE'S FUTURE”

Thank you!

CIFOZ elects

new management committee

Beaven Dhlwayo

THE Construction Industry Federation of Zimbabwe (Cifoz) – a non-profit construction contractors association that operates offices out of both Harare, located at the Conqueror House in Eastlea, and Bulawayo, where their operations are based out of Famona - recently elected a new management committee to lead the organisation for 2023 to 2024.

The elective congress and annual general meeting took place from 27 to 30 September 2023 at Clevers Lakeview Resort, Masvingo.

The congress ran under the theme “Empowering / Sustainable Smart Building Innovation in Zimbabwe.

The new management committee members include Mr Emmanuel Chimedza of Essar Tubes and Towers who is the immediate past president and Eng. Ephraim Gwindingwi of EG Construction was elected president.

Mrs Elina Shoko of Linash Construction was elected the senior vice-president of the construction federation.

Other members include Mr. Philip Evans who is the Matabeleland Regional Chairman from Techno Expert, Mr. Andrew Black from Tower Construction, Mr. Stanley Dzaramba from Delta Africa, Mr Wiston Guyo of Winsten Precast.

Mr Harvey Tsao of Newview International, Eng. Zachariah Mukarakate of Modrich Enterprises, Mr. Richard Pereira of Rio Douro Construction, Mrs Gaylord Baudi of Excel Elevators and Eng. Nyasha Matonda of Willdale Bricks were also elected members of the management committee.

Other members who were elected in the management committee are Mr. Canan Mukorera Hardmonds Engineering, Mr. Morris Tsoka of Inkaba Construction, Mr. Masimba Chituriro of Chituriro Builders, and Mr Martin Chingaira who is in the Cifoz Secretariat.

CIFOZ is a non-profit construction contractors association formed in 1915.

The Federation has more than 1 000 professional members and/or companies in a diversity of the following trades:

Specialist Services / Sub Contractors

These are contractors who add value to the structures, for example; electrical, plumbers,



joinery and shopfitters, acoustic engineering heating, ventilation, air conditioning and refrigeration engineers, structural engineers, fire protection and sprinkler engineers among others.

Building contractors from category H To A Professionals in building high-rise office blocks and flats, warehouses, factories, housing, schools, hospitals, and universities.

Civil engineering contractors from category H To A

Professionals in the construction of roads, dams, soccer fields, airports, tunnels, mining, and surface paving.

Suppliers and hires of earthmoving equipment

Graders, dump trucks, tractors, tippers, front end loaders, excavators, water bowsers, vibrators rollers, backhoe loaders, concrete mixers, and tar sprayers.

Associate / suppliers of construction material

Manufacturers and retailers of construction materials, for example, cement, bricks, quarry stones, doors, ceiling, electrical material, paint, tiles, window glasses, granite stones,

and other building hardware materials.

All stakeholders including government, local authorities, universities, mines, embassies, banks, government departments, farmers, non-profit organisations, and individuals should use Cifoz members because the federation will be your fallback.

The federation employs inspectors who monitor the performance or workmanship of members.

CIFOZ reminds the nation that the economic growth and development of any economy is buttressed by the economic policy measures that are adopted by the Government and supported by all stakeholders.

Therefore, the construction industry plays a pivotal role as an economic barometer of any economy, economic regulator particularly national demands and activity in inflation control, cultural upbringing-rural electrification and modernisation of the environs of the general populace, the prime leader in “optimal utilization of local materials” engineering for growth, foreign currency generation, and employment creation.



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CHRONICLES OF SUCCESS

CIFOZ overview for the past five years

The Construction Industry is core to the development of the nation in line with the President's vision to achieve an upper middle-income economy by 2030. This will be realised through implementation of Construction Projects in Public Procurement and Private Sector. This process requires unity of purpose and even working environment, hence, the need to highlight the chronicles of success for the past five years from 2018. These include;

ENERGY

1. Kariba South Extension Project (7 & 8) contributed an additional 150 MW to the National Grid.
2. Alaska- Karoi transmission line- extension of the electricity grid to new settlements.
3. ZETDC procured Prepaid Meters for large consumers and ordinary customers.
4. Construction of stand-alone solar micro-grid plants for identified public institutions.
5. Hwange Thermal Power Station (expanded 7 and 8 to add 600mw)

Water supply and sanitation

6. Construction of Dams in various Provinces;
 - a) Causeway Dam in Mashonaland East
 - b) Chivhu Dam in Mashonaland East
 - c) Marovanyati Dam in Manicaland
 - d) Tugwi Mukosi Dam in Masvingo
 - e) Gwayi Shangani Dam in Matabeleland North (Work-In Progress)
 - f) Kunzvi Dam in Mashonaland East (Work-In Progress)
 - g) Semwa Dam in Mashonaland Central
 - h) Silverstroom (Mbada) Dam in Mashonaland Central
 - i) Vungu Dam in Midlands
 - j) Ziminya Dam in Matabeleland North
 - k) Bindura Dam in Mashonaland Central
 - l) Dande Dam in Mashonaland Central
 - m) Tuli-Manyange Dam in Matabeleland South

Transport and infrastructure development

7. Airports expansion (Robert Gabriel Mugabe International Airport)
8. Harare-Masvingo -Beitbridge Road (582,46 KMs) widened from 7 meters to 12,5 meters.





9. Emergency Road Rehabilitation Programme (The Government declared all roads to be a national disaster on 9 February 2021.) Roads in urban and rural areas in various Provinces are being rehabilitated by local contractors.
10. Upgrading of 13 road sections between Karoi and Chirundu by Government of Japan through a grant of about USD5,7 million for procurement of bitumen.

Housing development

The ongoing various Government and private sector residential housing pro-programmes being spearheaded by government, IDBZ, CABS, Old Mutual, Zimre Property Investments, CFI Holdings, Nicos Diamond, Fidelity Life Assurance, churches, Bancabc, pension funds, and individuals, among others are helping to reduce the housing backlog of about 1,2 million housing units.

In line with the National Development Strategy One (NDS1) target, 220 000 housing units will be delivered by 2025. Necessary consideration will also be given to densification by promoting construction of flats which will reduce the cost of servicing.

Summary

The economic growth and development of any economy is buttressed by the economic policy measures that are adopted by Government and supported by all stakeholders. Economic growth and development without infrastructure development are inconceivable. Construction of roads, bridges, airports, dams, houses, hospitals, schools, multi-storey buildings, and warehouses are evidence of economic activity. Construction activity is a direct result of investment spending by Public authorities and Private sector. The state of the Construction Industry is therefore a direct function of investment spending which in turn depends on the economic fundamentals.

The Second Republic of Zimbabwe has recognised the local construction companies by awarding them contracts to develop Zimbabwe. This has added value to most companies because they are getting business in order to grow. In addition, the construction industry is working on the construction contractors bill in order to regulate the activities in the sector.

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LEARNING a never ending

Contractors should purchase “Companies And Other Business Entities Act (No.4/2019)” and “Public Entities Corporate Governance Act (No. 4/2018)” from Government printers and / or Printflow in your towns & cities.

The Acts are part of the business bible where they are referred time and again. There are some provisions in the acts which the business should not breach. Take note of some provisions in the Companies and Other Business Entities Act, No.4/2019.

Clause 54: Duty of care and business judgement rule

- (1) Every Manager of a private business corporation and every director or officer of a company has a duty to perform as such in good faith, in the best interests of the registered business entity, and with care, skill, and attention that a diligent business person would exercise in the same circumstances.
- (2) In performing that duty, the Manager, Officer or Director as the case may be referred to in subsection (1) may rely on information, opinions, reports or statements (including financial statements) of independent auditors or legal practitioners or of experts or employees of the registered business entity whom the person reasonably believes are reliable and competent to issue such information, opinions, reports or statements.
- (3) Subsection (2) applies only if the person makes proper inquiry where the need for inquiry is indicated by the circumstances, and has no knowledge that such reliance is unwarranted.
- (4) A person who makes a business judgement acting as stated in subsection (1) (2) and (3) fulfils the duty under this section with respect to that judgement if that person - (a) does not have a personal interest as defined in section 56 (“Transactions involving conflict of interest”) in the subject of the judgement ; and (b) is fully informed on the subject to the extent appropriate under the circumstances; and (c) honestly believes when the judgement is made that it is in the best interests of the company or corporation.
- (5) No provision, whether contained in a company's articles or a private business corporation's by laws or otherwise, shall relieve a director or member from the duty to act in accordance with this part or relieve



him or her from liability incurred as a result of any breach of such duty.

Clause 165: Annual return to be made by company

- (1) Subject to subsection (2), every company shall make and file with the Registrar an annual return consisting of a summary, in the form contained in the fourth schedule (Form of annual return of company) or as near thereto as circumstances admit, specifying the following particulars:-
 - (a) all such particulars with respect to the persons who at the date of the return are the directors of the company and any person who at that date is secretary of the company as are by this Act require to be contained with respect to directors and the secretary, respectively, in the register of directors and secretaries of a company and the name and address of every person appointed as an auditor of the company.
 - (b) The situation of the registered office of the company
 - (c) The place where the register of members is kept if, under the provisions of this Act,

it is not kept at the registered office of the company

- (d) The number of shares of the company analysed by class of share as at the date of the return, and the the number of shares issued and fully paid up as at the date of return;
- (2) The annual return of a company must be submitted within twenty one (21) days of the anniversary date of its incorporation, registration or re-registration (in terms of section 303)
- (3) Every private company shall send with the annual return a certificate signed by a director and the secretary stating:-
 - (a) that the company has not since the date of the last return or, in the case of a first return, since the date of the incorporation of the company, issued any invitation to the public to subscribe for any shares, stock or debentures of the company; and
 - (b) the number of members of the company at the of the certificate; and
 - (c) if the number exceeds fifty, that such excess consists only of persons who are to be excluded in reckoning the number of fifty.

process



Clause 170: General provisions as to meetings and votes and power of court to order meeting
 Clause 171: Proxies and voting on poll
 Clause 172: Procedure of compulsory adjournment
 Clause 173: Representation of body corporates at meeting of company and of creditors
 Clause 174: Circulation of members' resolutions
 Clause 175: Special resolutions
 Clause 176: Written resolutions
 Clause 177: Resolutions requiring special notice
 Clause 178: Registration and copies of special resolution
 Clause 179: Resolutions passed at adjourned meetings
 Clause 180: Minutes of meetings of members
 Clause 181: Inspection of minutes

PUBLIC ENTITIES CORPORATE GOVERNANCE ACT (CHAPTER 10:31)

The ACT came into effect on the 8th of June 2018

Board of Directors and Directors

A company is a legal fiction but the law permits it to do things which natural persons can do. A company acts through natural persons, mainly the Board of Directors which is the governing and controlling body of a company. To achieve the company's goals and objectives, the directors must possess certain qualities, play certain roles and perform certain functions and duties.

Role and Function of the Board

The Board of Directors should provide effective corporate and entrepreneurial leadership.

The leadership of the Board must be based on:-

- (a) ethics, professionalism and good morality
- (b) the notion that strategy, risk, performance and sustainability are inseparable.
- (c) prudent and effective controls which make it possible for risks to be assessed and managed properly.
- (d) complete compliance with, and any respect for, applicable laws, especially the bill of rights as set out in the Constitution and adherence to non-binding rules, codes and best practice standards.
- (e) the recognition that the best interests of the company and its stakeholders must always be promoted.

Recommendations

The Board should provide leadership by:-

- (a) formulating and implementing business rescue procedures and other turnaround strategies as soon as the company becomes financially distressed.
- (b) setting the company's strategic aims and ensuring that the necessary financial and human resources are in place for the company to its objectives and review management performance.
- (c) appointing an independent non-executive

chairperson who does not double up as chief executive officer of the company and, where the chairperson is also the chief executive officer, disclosing that fact in the annual report, together with the reasons therefor.

- (d) establishing procedures for appointing and dismissing the chief executive officer of the company and putting in place a proper framework for the appointment of other executives.
- (e) framing and implementing a code of ethics, morality and professionalism for the company, its employees, management and board members, and
- (f) being accountable to all shareholders and other stakeholders of the company and treating them equally.

The Board should have a charter setting out its role and functions, which include the following;

- (a) determining the company's purpose, vision, mission and values
- (b) setting strategies for achieving the company's purpose
- (c) setting parameters for exercising leadership, enterprise, integrity and good judgement
- (d) ensuring that procedures, policies and practices are established and implemented
- (e) approving, monitoring and evaluating the implementation of strategies, policies, procedures and business plans.
- (f) identifying key risks and key performance indicators for the company
- (g) ensuring that technology and systems used by the company are adequate to run its business viably.
- (h) regularly assessing the company's performance and effectiveness and that individual directors and the chief executive officer
- (i) accounting in the annual report for the directors' collective and individual performance at least once a year
- (j) monitoring on a continuous basis the company's solvency and ability to pay its debts as they fall and making necessary and reasonable interventions in this regard

Clause 57: Conduct and Responsibility of the Board and Directors

Clause 61: Duties of Directors

Clause 79: Qualities, Membership Criteria and Qualifications of Board Members

Clause 81: Directors- Selection and Appointment

Clause 85: Remuneration

Clause 86: Board Composition, Structure, Number of Members and Independence of Board

Clause 108: The Independent Non-Executive Director

Clause 114: Chairperson

Clause 121: Chief Executive Officer and Other Executive Officers

Clause 132: Company Secretary

- (4) Every annual return filed by a company with the registrar shall be certified under the hands of a director and the secretary of the company.
- (5) The Registrar may from time to time require a company to transmit to him or her particulars of the transfer of any fully paid up share or shares and a list of the persons for the time being members of the company and all persons who have ceased to be members since the date of the last return or if no return has been made, since the date of incorporation of the company.
- (6) If the company makes default in complying with any of the requirements of this section the company and every officer of the company who is in default shall be liable to a category 3 civil penalty.

Clause 166: Statutory meeting and statutory report

Clause 167: Annual general meeting

Clause 168: Convening of extraordinary general meeting on requisition

Clause 169: Length of notice for calling meetings

CLIMATE-FRIENDLY

air conditioning inspired by termites



Eastgate in Harare

Beaven Dhlwayo

THE climate control used by termites in their mounds could inspire tomorrow's climate-smart buildings, experts say.

New research from Lund University in Sweden shows that future buildings inspired by the termites could achieve the same effect as traditional climate control, but with greater energy efficiency and without its carbon dioxide footprint.

Termite mounds have a sophisticated ventilation system that enables air circulation throughout the structure. This helps to maintain and regulate temperatures and humidity.

"The digitalisation of design and construction processes creates enormous opportunities for how we shape architecture, and natural and biological systems provide an important model

for how we can best utilise these possibilities," says David Andreen, senior lecturer at the Department of Architecture and Built Environment at Lund University.

The results, published in the journal *Frontiers in Materials*, show a structure for buildings based on termite mounds that facilitates indoor climate control.

"The study focuses on the interior of termite mounds, which consist of thousands of interconnected channels, tunnels and air chambers, and how these capture wind energy to breathe or exchange oxygen and carbon dioxide with the surroundings.

"We have explored how these systems work and how similar structures could be integrated in the walls of buildings to drive the flow of air, heat and moisture in a new way."

The idea, Andreen said, is thus to create new

ways to control the airflow in buildings that will be significantly more energy-efficient and climate-smart than traditional air conditioning, which uses the bulk flow principle, normally driven by fans.

Instead, he said, it is possible to develop systems that are turbulent, dynamic and variable.

"These can be controlled by very small equipment and require minor energy provision," says Andreen.

In the study, the researchers demonstrated how airflows interact with geometry -- the parameters in the structure that cause the flows to arise and how they can be selectively regulated.

These can be driven without using mechanical components such as fans, valves and similar, as only electronic control is required.

"This a precondition for a distributed system in which many small sensors and regulating devices are placed in the climate-adaptive building envelope through miniaturisation, durability/sustainability and cost reduction," says Andreen.

This enables regulation of the building's indoor climate and to control factors such as temperature and humidity without relying on large fans and heating and air conditioning systems.

The mechanisms are dependent on being able to create complex internal geometries (on the millimetre to centimetre scale), which is only possible using 3D printing.

Through 3D printing, value can be added to the built environment to create sustainable architecture that otherwise would not have been possible.

"It's fascinating how the termites' building process manages to create extremely complex well-functioning 'engineering masterpieces' without having the centralised control or drawings to refer to that we would need," concludes Andreen.

One building in Zimbabwe inspired by these principles is the Eastgate Centre in Harare.

It has a porous surface that helps to store and release heat during the day-to-night cycle, much like a termite mound.



This has helped to slash the energy costs of running the building.

However, the widespread adoption of natural processes within construction has not generally been possible because of financial constraints.

This termite ventilation inspired architect Mick Pearce to use an approach known as biomimicry; imitating the ingenuity found in nature to solve human problems.

The building is made from concrete slabs and bricks. Just like the soil inside the termite mound, these materials have high "thermal mass" — which means they can absorb a lot of heat without really changing

temperature.

The exterior of the building is prickly like a cactus. By increasing the amount of surface area, heat loss is improved at night, while heat gain is reduced during the day.

Inside the building, low power fans pull in cool night air from outside and disperse it throughout the seven floors.

The concrete blocks absorb the cold, insulating the building and chilling the circulating air.

When the morning comes and temperatures rise, warm air is vented up through the ceiling and released by the chimneys.

Thanks to this innovative design, temperatures inside stay at a cool 82 degrees Fahrenheit during the day and 57 degrees at night. Not to mention, it uses up to 35 percent less energy than other similar buildings in Zimbabwe.

Since opening its doors in 1996, Pearce's 90 percent natural climate control system has made the Eastgate Centre a global landmark for sustainability.

So, we must ask ourselves:

If an architect can design a self-cooling building with termite-inspired climate control, what other innovations can mother nature inspire if we just paid closer attention?



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Meet some of management com



Gaylord Baudi

Gaylord Baudi

is a shareholder and the executive director – commercial for Excel Elevators (Private) Limited, a company that holds the official distributorship of the OTIS brand of lifts in Zimbabwe. Excel Elevators' core business is the installation, maintenance, servicing and repairs of elevators and escalators in the country.

A highly experienced and versatile executive with more than 30 years of experience in management of business at both group and SBU level for companies in the construction sector, Gaylord had been employed in the capacity of chief operations officer, managing director and general manager prior to establishing his own outfit. He is the holder of a Bachelor of Business Administration degree in Marketing with the Institute of Marketing Management (IMM) South Africa, founding and board member of Excel Elevators (Private) Limited, Virtus Construction (Private) Limited, a company that is into structural and civil



Mrs Elinah Shoko

construction, Sagate and Duraweld Mining Companies. Gaylord has sat on the board of Watershed College and is the vice chairperson of Apostolic Faith Mission (AFM) - Christon Bank Assembly. A member of the Institute of Directors of Zimbabwe (IoDZ), Fellow of the Institute of Marketing Management (IMM).

Mrs Elinah Shoko

is a highly accomplished and dynamic business leader. She is the co-founder and current CEO of Linash Construction. She's very sound in construction and highly committed to contributing towards developing the country's infrastructure.



Masimba Chituriro

Masimba Chituriro

is a highly accomplished entrepreneur and the founder of Chituriro Builders, a prominent construction company known for its excellence and innovation in the industry. With a strong background in construction and business management, Masimba has successfully led his company to become a trusted name in the construction sector.

Nyasha Matonda

is the CEO of Willdale Limited, the largest clay brick manufacturing company and a development entrepreneur with vast engineering background, strong in infrastructure development and project finance. He has 32 years' experience in

the new CIFOZ

mittee members



Canaan Mukorera

engineering, mining, manufacturing and construction. Vast experience of managing and leading key manufacturing entities of the economy that include mining, raw materials agriculture sector and materials for the construction Industry.

He is responsible for setting and executing the organisation's strategy, making major corporate decisions, managing overall operations, allocating capital and overseeing the executive team, reporting to the board of directors.

Canaan Mukorera

is a certified HVAC-R practitioner with over twenty-six years working experience in the designing, management and cost estimation of HVAC-R systems & Fire protection equipment. He founded Hardmonds Engineering in the year 2000. Currently he is the Managing Director of Hardmonds Engineering a company which specialize in the supply, installation and maintenance of HVAC-R Systems (heating, ventilation, air conditioning & refrigeration) and fire protection equipment.



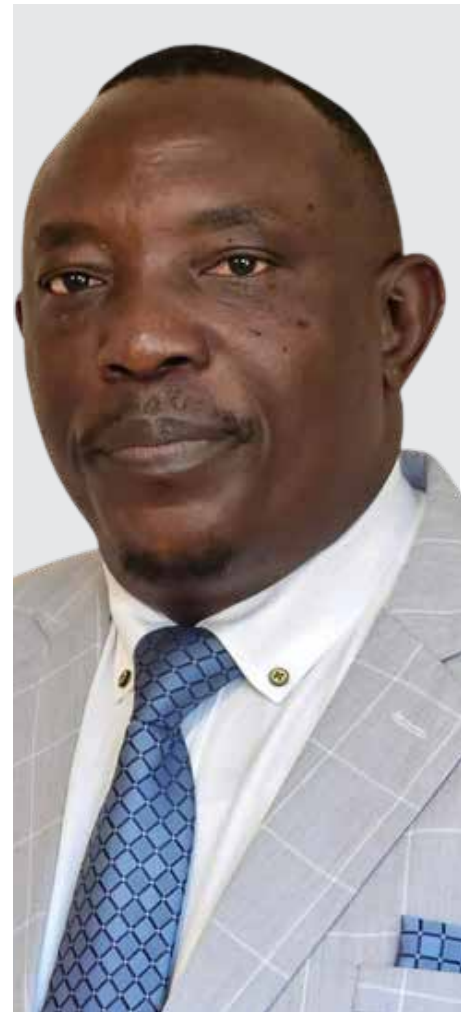
Winston Guyo

Winston Guyo

is the founding managing director at Winsten Precast (Pvt)Ltd. He is a quantity surveyor by profession and a holder of an executive diploma in Business Leadership (ZOU) and Bachelor of Commerce Degree: Business Management (MSU).

Morris Tsoka

is the managing director of Inkaba Construction Company, a civil engineering and construction company which he founded in 2016. Previously he worked for Murray and Roberts for almost four decades, where he rose through the ranks, becoming managing director. Morris has a quantity surveying and construction background and has also served as junior, senior and president of CIFOZ.



Emmanuel Chimedza

Emmanuel Chimedza

is currently a Director at Essar, bringing experience from previous roles at ABB PVT LTD ZIMBABWE. Chimedza holds a Master of Business Administration- MBA in Business Administration and Management. With a robust skill set that includes Operations Management, Microsoft Office, Steel Structures, ERP, and Project Planning among others, he contributes valuable insights to the construction industry.

Construction

industry challenges and opportunities

There are several challenges that the construction sector is facing in Zimbabwe. Some of the issues have been taken up and discussed with the relevant authorities and are still pending. Below are some of the challenges that local players are facing.

Tender conditions are sometimes making it difficult for local construction companies to participate in them. Local companies must show proof of funds which are more or equivalent to the project value in order to be considered.

Awarding projects to outsiders is killing the construction industry and the money is going outside Zimbabwe. We hope the government sees the advantage of using local companies to execute new projects (eg; the Harare-Beitbridge road being done by local companies including suppliers of building materials and plant and machinery).

The construction industry proposes that the government should allow for advance payments backed by an Advance Payment Bond or Guarantee. If the contractor defaults, then the government should call for the bond.

Low liquidity, no money available for long term loans which makes it difficult to implement PPP projects.

Short term loans from commercial banks are very expensive because of the very high interest rates charged, loan establishment and maintenance fees.

Collateral requirements are expensive, stringent and inefficient. Assets are usually required to be bonded to the lender whereas the value of the asset is often much higher than the loan, and the value of the rest of the asset is effectively sterilised.

The construction industry is appealing to government to consider due diligence process on contracts before project implementation. Payment delays caused by government audits after project implementation affects business viability.

ZIMRA ISSUES

VAT to be on payment / cash basis, not on invoice basis. In construction, payment is often made 60-90 days after the work has been done (ie; once an invoice has been



issued to the client. This means the contractor has to borrow money for VAT before receiving cash from the client otherwise penalties and interests will be charged.

There is need for ZIMRA to collect VAT when payments have been made — especially on government projects. If government has not paid the contractor, where does the contractor get money to pay VAT?

Treatment of VAT on deposits and /or on advance payment. This is a liability, which is tax exempt until used. There should be no VAT on advance payments.

Consideration should be given to waiving penalties and interest on late payments as there is a general delay in payments in the economy and it takes away the little cash

available to allow the companies to continue operation.

Garnishes and penalties should be done after formal communication rather than to discover Zimra has garnished the bank account without dialogue.

In some cases, when the bank account is garnished, the business cannot continue trading (It means Zimra has closed the business and Zimra is no longer collecting more revenue for the government). “Killing the goose that lays the golden egg”.

Consideration should be given to offset Zimra dues on amounts outstanding from government and parastatals (currently it's not standard but selectively).

ZIMRA should verify businesses receiving



foreign currency before making a conclusion on tax submissions.

The construction sector is sometimes let down by the inconsistency of policies where some procuring entities pay contractors using the interbank rate of the invoice date instead of the interbank rate of the date of payment. Some businesses are forced to downsize their operations because of losses incurred due to inflation.

GOVERNMENT PROJECTS

The turnkey project funds which have become popular in the construction sector often come with conditions that only companies from the country supplying the funds will benefit.

These smart exclusion conditions make it very difficult for local companies to participate thereby defeating local efforts to build capacity and create much-needed employment opportunities for the local people.

Some of the inhibiting conditions are that the local companies must have done similar work in the past five (5) years. This is the same for local authorities, rural district councils, NGO

funded, World Bank and UN funded projects

The Government should prioritise the completion of the projects that have already been started before embarking on new projects. Some of these projects once completed can generate further revenue that the government may plough back on new projects.

SUMMARY

The built environment would want to promote and implement all government developmental projects outlined in the National Development Strategy One (NDS1) (January 2021 – December 2025) in line with Vision 2030 as espoused by His Excellency, The President of the Republic of Zimbabwe, Cde E.D.Mnangagwa.

In conclusion, the construction industry in Zimbabwe pride themselves in their ability to carry out agreed works, manage projects within agreed budget and time frame.

A whole range of infrastructural development projects have been realised in the country by the same teams and beyond.



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HOUSING DEVELOPMENT ASSURANCE

to national housing and social amenities minister
Hon Daniel Garwe



1. GUIDING VISIONS

The Construction Industry Federation of Zimbabwe (CIFOZ) affirms to the following guiding visions:

- a) To effectively liaise with Ministry of National Housing & Social Amenities in the formulation, adoption, adaptation and implementation of general policy framework and issues that govern the Zimbabwe Built Environment.
- b) Nurturing, developing and retaining the necessary technical and managerial skills that enhance projects delivery in the construction and maintenance of national and private funded assets.
- c) Assisting Government in spearheading business development opportunities in the country as a whole, all in search of new

challenging enterprises.

- d) Providing leadership and self-regulatory mechanisms that ensure optimal utilisation of resources and adherence to corporate governance for the betterment of the general populace.
- e) Promoting and encouraging joint venture participation in local projects that promote national excellence and competitiveness.

2. CONTRACTOR'S – CAPACITY STATEMENT

2a. Background

The Construction Industry of Zimbabwe consists of small, medium and large Civil engineering and Building contractors. In addition, there are Specialist service contractors who do the finishing touches of construction for example electrical

contractors, ceiling specialists, joinery and shop fittings, painting and decorating, floor layers, roof water proofing and tanking, plasterers, plumbers, landscaping, outdoor living facilities such as swimming pools, saunas, tennis courts, gazebos, fencing, precast walling and structures, fire protection and sprinkler engineers, etc.

Big, Medium and Small Contractors carry out projects within their individual capacity and / or according to their categories.

Contractors at their peak employ an average of 100,000 workers at a time.

The Construction Industry operates well when there are reliable manufacturers and retailers of building materials, such as cement, bricks, sand, stones, window and door frames, roofing material, ceiling, electrical material, paint, plumbing material, etc.

The Construction Industry has the capacity and enough plant and equipment to execute smaller and bigger projects.

2b. Distinct Capabilities of Contractors in Zimbabwe

The Zimbabwe Contractors pride themselves with the following distinct capabilities

- I. expertise and experience in building, civil engineering and specialist services work
- II. abundant resources of qualified personnel
- III. observance of corporate governance and top strategic management teams
- IV. ability to work in teams and consortia on joint venture projects
- V. efficient in the provision of construction management
- VI. adherence to programmes and bettering deadlines
- VII. appreciation of contractual obligations
- VIII. material resource planning and scheduling
- IX. liaison with professional teams of Architects, Quantity Surveyors, Project Managers and Engineers.
- X. timeous delivery of turn-key projects.
- XI. establishment of project finance where applicable
- XII. provision of staff training and development programmes
- XIII. detailed provision of environmental programmes
- XIV. productive working culture
- XV. in-house engineering, surveying, financial

support system

3. SUMMARY

Construction Industry Federation of Zimbabwe would want to promote and facilitate Urban and Rural Development through the provision of modern housing and social amenities in line with Vision 2030 as espoused by His Excellency, The President of the Republic of Zimbabwe, Cde E.D.Mnangagwa. The Ministry of National Housing and Social Amenities together with all professionals in the built environment (Zimbabwe Association of Consulting Engineers (ZACE), Zimbabwe Institution of Engineers (ZIE), Institute of Architects of Zimbabwe (IAZ), Zimbabwe Institute of Quantity Surveyors (ZIQS), Real Estate Agency of Zimbabwe (REIZ), Zimbabwe Institute of Geomatics (ZIG) and Contractors (CIFOZ & ZBCA) should produce a robust and comprehensive Urban and Rural Housing Settlements Framework in conformity with realistic and noble objective. It is about eradicating allocation of residential stands by co-operatives, unprotected water wells on every residential stand, pit latrines, unsafe and dilapidated rural housing structures and replacing the same with modern safe sanitation ablutions, reticulated potable water systems, planned settlements (spatial planning), adoption and adaptation of appropriate, durable, fit for purpose housing designs and structures that enhance climate proofing and the attendant modern technologies including the harnessing of alternative green energy. Villagized models for preserving the environment through sound environmental management and the provision of appropriate amenities and social infrastructure.

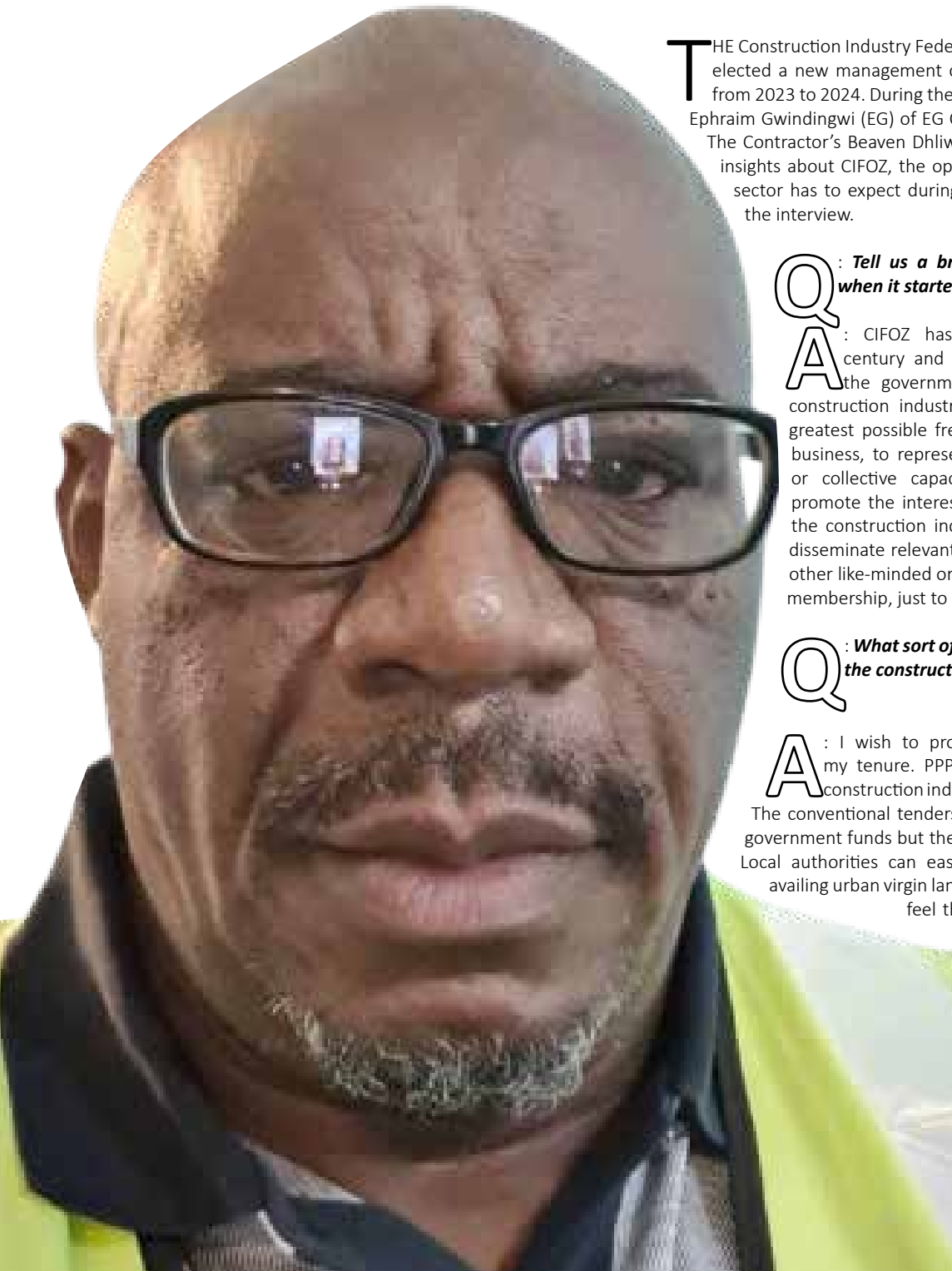
CIFOZ members in their various construction professional fields are focused on the facilitation, promotion and provision of housing and social amenities in Zimbabwe. Paramount to housing delivery is the provision of requisite services such as roads, water and sewer reticulation and modern technology of communication.

In the same vein, CIFOZ is championing urban renewal programme in close liaison with the Ministry of National Housing & Social Amenities and Local Authorities. The already existing infrastructure, including the dwellings are dilapidated, necessitating the need for renewal. As new settlements are developed, CIFOZ members realise the importance of putting renewable energy and ICT related infrastructure. In this regard, layout plans should provide for ducts and way leaves for electricity and internet services as well as alternative renewable energy sources.



ZIM CONSTRUCTION SECTOR

to continue on a growth trajectory



THE Construction Industry Federation of Zimbabwe (CIFOZ) recently elected a new management committee to lead the organisation from 2023 to 2024. During the elective congress last year Engineer Ephraim Gwindingwi (EG) of EG Construction was elected president. The Contractor's Beaven Dhlwayo (BD) sat with him to get a few insights about CIFOZ, the operating environment, and what the sector has to expect during his tenure. Below are excerpts of the interview.

Q : Tell us a brief background about the CIFOZ, when it started, and what are your objectives?

A : CIFOZ has been in existence for over a century and its major objectives are: To assist the government in policy formulation for the construction industry, to secure for its members the greatest possible freedom during the conduct of their business, to represent its members in their individual or collective capacity, to watch over, protect and promote the interests of employees in all branches of the construction industry in Zimbabwe, to gather and disseminate relevant information to members, to admit other like-minded organisations outside Zimbabwe to its membership, just to mention a few.

Q : What sort of impact do you expect to achieve in the construction world?

A : I wish to promote the uptake of PPPs during my tenure. PPPs are not yet in full swing in the construction industry because of a lack of knowledge. The conventional tenders are fast disappearing due to tight government funds but there are lots of opportunities in PPPs. Local authorities can easily revamp their infrastructure by availing urban virgin land to investors in exchange. I strongly feel that this area requires quite a lot of effort so that contractors can continue playing a major role in the achievement of Vision 2030.

Q : Can you take us through the 2023 construction environment in the country?

A : Generally, there were lots of achievements in the construction industry during 2023. We wish to welcome and thank the government for the confidence and faith that

it has bestowed on local contractors. This thrust has resulted in the current tremendous growth of the local construction industry. We witnessed the start and continuation of several major projects during 2023. Just to mention a few, the Harare-Beitbridge road construction continued in earnest and achieved some giant strides during 2023, by the end of the year it was around 90 percent complete. Lake Gwayi Shangani stood at around 80 percent complete by year-end, Kunzvi Dam construction is in progress, and the Bulawayo-Victoria Falls road reconstruction commenced in 2023. Construction is in progress at the Vungu, Defe, Bindura, Semwa, Silverstroom and Ziminya dams. Chivhu Dam was completed in June 2023. The ERRP (emergency roads rehabilitation programme) saw a lot more roads being rehabilitated by local contractors during 2023. A lot of land development for residential also took place extensively in 2023. So, 2023 was a very good year for contractors generally.

Q : What picture are we to expect in the industry in 2024?

A : In 2024 we expect to continue with the 2023 trajectory although we don't expect too many new government-funded projects as we are expecting the government to fund the existing projects to completion. We expect contractors to start negotiating PPP projects with public entities.

Q : As the new federation president, what can we expect in your tenure?

A : The major things that I intend to achieve during my tenure are the enactment of the Construction Industry Council Bill and the construction of the industry training school. The Construction Industry Council Bill has been pending for the past 15 years so I intend to take over from where my predecessor left off. I intend to fully engage the responsible authorities so that some traction is achieved at least during the first quarter of this year. The construction industry training school is work that is already in progress so it's just a matter of increasing the pace at which we are currently moving.

Q : What are the challenges facing local players in the construction industry?

A : The main challenges faced by local contractors are volatility of the local currency, delayed payments on government projects, difficulties in acquiring working capital due to expensive finance, and failure to respect contract prescriptions by contracting authorities.

Q : What are your recommendations for the challenges prevailing in the country, going forward?

I think all the challenges being faced by

contractors are a result of exchange rate disparities. I wish the authorities would let the marketplace determine the exchange rate like other countries do. At the moment we have three exchange rates i.e. the interbank rate, the RBZ rate, and the parallel market rate and in my opinion, such a scenario is susceptible to arbitrage and, in most cases, genuine traders are always disadvantaged.

Q : With regards to legislation, are contractors in Zimbabwe regulated efficiently?

A : We are pushing for the enactment of the Construction Industry Council Bill so that contractors can be regulated. At the moment the industry is just a free-for-all and as a result, we have a lot of fly-by-night contractors who do shoddy work and sometimes get away with it.

Q : Any parting message for the construction sector in Zimbabwe?

I wish to encourage all bona-fide contractors to carefully study their contracts so that they apportion risks to the right party and price accordingly. More often than not, contractors are giving themselves heavy burdens by carrying risks that belong to other contracting parties due to ignorance.

I wish all the contractors the best contracting year! NYIKA ICHAVAKWA NEVENE VAYO!



How can the construction sector be taught to prioritise environmental health?



The benefits of environmental health education

Environmental health education is a process of learning and action that aims to improve the environmental performance and social responsibility of the construction sector.

It involves raising awareness, developing skills, and promoting values and behaviours that support environmental health.

By educating the construction sector on the benefits of environmental health, such as reduced costs, enhanced reputation, improved compliance, and increased competitiveness, it can motivate them to adopt more sustainable practices and policies.

The challenges of environmental health education

However, environmental health education also faces many challenges in the construction sector.

Some of these include the lack of standardized curricula, the diversity of stakeholders, the complexity of environmental issues, the resistance to change, and the gap between knowledge and action.

To overcome these challenges, environmental health education needs to be tailored to the specific needs, contexts, and interests of the construction sector, and to involve multiple actors, such as clients, contractors, designers, suppliers, regulators, and educators.

The strategies of environmental health education

To implement effective environmental health education in the construction sector, some strategies that can be employed include integrating environmental health into the core competencies and qualifications of the construction workforce and providing continuous training and certification opportunities.

Case studies, best practices, and guidelines that showcase the environmental health achievements and innovations of the construction sector should be developed and disseminated.

Additionally, platforms and networks should be established to enable the exchange of information, experiences, and ideas between the construction sector and other stakeholders.

Furthermore, it is important to engage and empower the construction sector to participate in environmental health decision-making and advocacy, as well as to collaborate with other sectors and communities.

Finally, it is essential to evaluate and monitor the impact and outcomes of environmental health education on the environmental performance and social responsibility of the construction sector.

The future of environmental health education

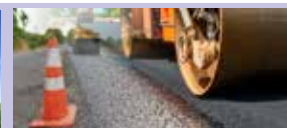
Environmental health education is not a one-time event, but a continuous and dynamic process that requires the commitment and collaboration of the construction sector and other stakeholders. As the environmental challenges and expectations of the construction sector evolve, so should the environmental health education approaches and methods. The future of environmental health education should be based on the principles of innovation, integration, and inclusion, and should aim to create a culture of environmental health in the construction sector that values, respects, and protects the environment and the people.



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‘Working hard is the

Martin Chingaira (MC) is the Construction Industry Federation of Zimbabwe (CIFOZ) chief executive. He has more than 30 years of experience in the areas of accounting, internal auditing, and human resources administration. The Contractor’s Beaven Dhliwayo (BD) sat with MC to appreciate his journey and what to expect in the sector going forward. Below are excerpts from the interview.

Q : Tell us a brief background about yourself. Who is Martin Chingaira? Any early struggles. How did these experiences mould and shape you into the leader you are today?

A : Martin Chingaira is a seasoned professional with intertwined skill sets in the fields of financial accounting and internal auditing, project management, human resources, business management, and salesmanship. After surviving fierce battles during the liberation of Zimbabwe where many sacrificed their lives for our freedom, my post-independence professional training efforts soon opened up numerous job opportunities for me in the public service

sector of Independent Zimbabwe. As these developments unfolded, complemented by my attributes, I decided to marry my soulmate – a teacher by profession, at the age of 30. Our holy marriage was blessed with three cheerful children – a boy and two girls. The pre-independence era taught us resilience and teamwork, and the post-independence period inculcated in us a spirit of hard work. This is the reason why I strongly subscribe to the phrase; I quote; “Working hard is the only way to success”. Today, I take pride in my ability to easily comprehend topical economic issues, particularly in my chosen field of the built environment.

Q : Growing up as a young boy did you dream about working in the construction industry? What was your inspiration to become a successful leader in the sector today?

A : As the adage goes, “Like father like son”, I was born to a builder skilled worker 1, who later qualified as a draughtsman before he became a teacher. My father inspired me in many ways. He was always called by the local communities to repair and maintain their properties, making good money in the process. It is at this stage that I discovered that when a person is an experienced professional, life becomes easier because the public always follows competence. I am sure you now understand why I ended up joining CIFOZ as an accountant / deputy chief executive officer and later substantive chief executive officer. From a tender age, I understood the demands of the built environment from the grassroots, further buttressed by exposure at a national level. This is why I have remained very passionate about my work to this very day.

Q : Do your childhood friends and siblings feel surprised to see you in the role you enjoy today and if so, why?

A : Most of us who grew up during the liberation struggle had a near blackout of childhood friends as during that time everyone was directly or indirectly fighting for survival and national Independence. We managed to reconnect with most friends after attaining Independence in 1980. As for my siblings, they were not surprised because the crafts of hard work and self-sustainability had always been the bedrock of our family growing up. Now that we are past our prime, we would like to see our children taking over the baton and to also run their own profitable business ventures.

Q : Describe your a-ha moment, the point at which you knew your career would become a success.

A : My career was filled with blood, sweat, and sacrifices as I worked hard to become somebody against all odds. Like every youth my age at the time, my first a-ha moment came on



only way to success'

18 April 1980 when we saw the prospects of a new Zimbabwe unfolding. When I then got my first job, it was promotion after promotion till I joined the Construction Industry Federation of Zimbabwe as an accountant, was promoted to become an accountant cum deputy chief executive officer, and was later elevated to the position of CEO.

Q: What was the best advice anyone ever gave you, and did you follow it?

MC: My best advice came from my elder brother who encouraged me to embark on my academic and professional studies post-independence. I saw merit in his advice and started enrolling for my studies, which opened many career goals for me later on in life. He taught me that learning is infinite.

Q: Tell us how CIFOZ approaches innovation and change.

A: CIFOZ is a member organisation affiliated with leading global institutions where innovation and change are prevalent. This global exposure to innovation has given the CIFOZ membership opportunities to leapfrog themselves on innovation. The issue of skills transfer is also at the core of our innovation strategy, both within Zimbabwe and beyond. We continue to encourage companies to think outside the box to stay ahead of the competition. Innovation helps companies create new products and services, while change helps companies to adapt to changing market dynamics.

Q: What sets CIFOZ apart from its competitors?

A: CIFOZ members are professionals and are always encouraged to comply with all statutory requirements. We also offer technical development through specifically designed training courses, seminars, and conferences. Our collaborative role between government and business also gives us a unique opportunity to influence policy and shape the national discourse for the built environment in Zimbabwe. From a knowledge economy perspective, we also produce and disseminate to our members industry intelligence - a weekly update on

tender results, common client challenges and opportunities, and industry development in general.

Q: What are the biggest challenges facing CIFOZ, so that we understand the company's priorities and areas for growth?

A: It is critical to note that we have made significant strides in the area of localisation of service to give local contractors a bite of the cherry. This was demonstrated in the construction of the Harare -Beitbridge road, thanks to the Government of Zimbabwe. However, we have a few challenges that require the attention of authorities as we play our part towards the attainment of Vision 2030, if not Vision 2028. Payment delays to contractors by the Government continue to affect the viability and growth prospects for their businesses, the construction sector, and the national economy at large. The construction industry is operating without an Act of Parliament to regulate its activities, which is a ticking time bomb. The operating environment has too many policy inconsistencies. For example, we have many Statutory Instruments for a singular agenda item. We believe that our listening Government will give an ear to the above issues as we build our nation together, brick by brick, and stone upon stone.

Q: At this point may you share with us an update on new developments?

A: We remain committed to continuing to invest in building a seamless and robust federation with structures that support the growth of the construction sector in Zimbabwe. To achieve this, the growth of CIFOZ is determined by its members through participating in the standing committees. Standing committees influence national policy on the built environment through dialogue and recommendations. Riding on our mutual relations with the Government, CIFOZ members are now being prioritised in most national projects and we challenge them to maintain high standards of professionalism.

Q: Where do you see CIFOZ in the next five years?

A: In the next five years we see CIFOZ dominating the infrastructure development landscape in Zimbabwe and beyond, anchored on collaboration, innovation, and service.

Q: What sort of impact do you expect to achieve in the construction sector?

A: We work closely with the authorities, but considering that we possess a pool of experts, both locally and internationally when it comes to the built environment, it is my goal to foster a synergetic relationship where CIFOZ is actively consulted by the Government on all policy formulations for the construction sector. Secondly, local contractors and suppliers of building materials should be considered by the Government on all national projects as part of our local empowerment efforts. It is my conviction that these two deliverables will take the national economy and construction industry to a higher level.

Q: Any parting message for the construction sector in Zimbabwe.

A: The economic growth and development of any economy is buttressed by the economic policy measures that are adopted by the Government and supported by all stakeholders. Economic growth and development without infrastructure development are inconceivable. The role of the construction industry is therefore clearly pivotal in that it is an economic barometer of any economy, it is an economic regulator, particularly for national demands and activity in inflation control, and it improves the cultural upbringing and lifestyle environment of the general populace through initiatives such as rural electrification and modernisation, it is a prime leader in the 'optimal utilisation of local materials', it promotes sustainable 'engineering for growth', it generates foreign currency and contributes to national revenue through taxes and it creates employment.

In conclusion, the construction sector is at the core of sustainable economic development for every nation under the sun, Zimbabwe included. Together, let us build the national built environment we want.

PROJECT PROCUREMENT AND CONTRACT MANAGEMENT



Prourement is an act of obtaining goods supplies and / or services. Therefore, project procurement is obtaining all of the materials and services required for the project. Project procurement management encompasses the process used for making sure project procurement is successful.

Types of procurement

1. Open tendering
2. Restricted tendering
3. Request for proposal
4. Two stage bidding
5. Quotations
6. Single-source procurement

Steps of procurement process

- (a) Needs recognition
- (b) Purchase requisition
- (c) Requisition review
- (d) Solicitation process
- (e) Evaluation and Contract
- (f) Order management
- (g) Invoice approval and disputes
- (h) Record keeping

Project procurement management is the

creation of relationships with outside vendors and suppliers for goods and services needed to complete a project. The process is comprised of five steps;

1. Initiating and planning
2. Selecting
3. Contract writing
4. Monitoring
5. Closing and completing

Procurement management is also referred to as the source to settle process. It encompasses the evaluation, selection, and creation of formal contractual agreements as well as managing the company's ongoing supplier relationships. Procurement is a complex discipline spanning many interrelated activities. An example of a procurement management project; It includes the identification of what to procure and a timeline for purchase. Identification of potential suppliers / service providers. Obtaining quotes or bids and choosing a supplier / service provider.

Contract Management

It is a process of managing contracts from the creation through to execution, and eventually termination or renewal of the

contracts. In addition, it mitigates risk, ensure compliance and protect the business from operational inefficiencies associated with the contract management life cycle. There are four components of Contract management, namely;

1. Contract management plan; ie,
 - (a) Roles and responsibilities,
 - (b) Contract information,
 - (c) An agreed level of management according to value / risk profile,
 - (d) Contract objectives,
 - (e) Performance management framework,
 - (f) Obligations- Dates and Deadlines
 - (g) Contract compliance,
 - (h) Review meeting schedule.
2. Supplier relationship management
3. Transaction management
4. Variation

Project procurement and contract management ensures both parties to a contract fully meet their respective obligations as effectively and efficiently as possible, in order to continually deliver both the business and operational objectives required from the contract.

CIFOZ PROVIDING

secure building options

THE Construction Industry Federation of Zimbabwe (Cifoz) chief executive officer Martin Chingaira says he believes firmly in the association's commitment to its products and its ability to self-represent the quality to potential clientele.

"In building, we have a rule that goes as follows: the first job will give the second, and the second job will give you 10 more if all is done well," said Chingaira.

The association was formed 109 years ago by companies that would eventually become members, for the sake of ensuring quality and professionalism in the building industry at large.

The association operates with the tenets of safety, professionalism, consistency, integrity, reliability, and social responsibility.

The structure of CIFOZ is built to benefit its members.

This consists of committees that will support the operations of its members and discipline for any operations outside the principles by which the association operates.

Consumers should favour the services of CIFOZ-registered contractors because of the accountability between member companies.

Chingaira said, "By using CIFOZ members, you are using tried and tested professionals who care deeply about the services they are offering."

"In building, we have a rule that goes as follows: the first job will give you the second, and the second job will give you 10 more if all is done well,"

CIFOZ continues providing leadership and cohesion for the benefit of our members, staff, and stakeholders.

The stability in the building industry that CIFOZ has worked tirelessly to maintain produces a gold standard in Zimbabwe for construction-related operations, making an industry in which profits are limited to those with product and industry efficient in operation and lucrative in profit acquisition.

Among recent projects, through CIFOZ, members have successfully been completing the renovation of the roads between Beitbridge, Harare, and Chirundu as well as continued compliance with Zimbabwe's needs in which CIFOZ is meeting the needs of the government by building hostels for the universities in Zimbabwe.

As a result of President Mnangagwa's Second Republic, local companies are in the limelight, with more opportunities to prove the worth of their work and CIFOZ appreciates the chance from the government, on a national scale, for its constituents to display the fruits of

their labour.

"Currently we are very proud of the shift the Government has taken by using local contractors and suppliers to participate in infrastructural development. "We want them to rest assured that we are ready to meet the needs of the nation."

Chingaira continued to impress CIFOZ's dedication to adding value to the association, its member companies, and the economy of Zimbabwe,

all as an effort to assist the country and President Mnangagwa in reaching Vision 2030.

CIFOZ is working with the Government, through ZimTrade, to achieve these goals.

The association looks forward to the future, knowing that through collaboration with the Government, suppliers will be able to begin exporting their products for the betterment of CIFOZ, Zimbabwe, and its economy.



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