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Foreword



Welcome to the latest edition of the Construction Industry Federation of Zimbabwe magazine. It is with great enthusiasm that we present this special issue, dedicated to our upcoming congress themed “A Sustainable Built Environment: Continuous Improvement in Infrastructure Development with Focus on Innovation & Synergies.”

As we gather for this pivotal event, we are reminded of the critical role the construction industry plays in shaping our nation’s future. The theme of this year’s congress underscores our commitment to sustainability, innovation, and collaboration—three pillars that are essential for the advancement of our built environment.

Sustainability is no longer a choice but a necessity. Our industry must lead the way in adopting practices that reduce environmental impact, promote energy efficiency, and ensure the longevity of our infrastructure. By embracing sustainable construction methods, we can contribute significantly to the global efforts to combat climate change and preserve our planet for future generations.

Continuous improvement in infrastructure development is vital for meeting the evolving needs of our society. This involves not only upgrading our existing structures but also ensuring that new projects are designed with resilience and adaptability in mind. By continuously refining our processes and standards, we can build infrastructure that stands the test of time and serves our communities effectively.

Innovation is the driving force behind progress. In an era marked by rapid technological advancements, our industry must harness the power of new tools and techniques to enhance efficiency, safety, and quality. From digital modeling and smart construction technologies to sustainable materials and green building practices, innovation opens up a world of possibilities for creating a more sustainable and efficient built environment.

Synergies are essential for achieving our goals. Collaboration between stakeholders—government, private sector, academia, and civil society—is crucial for driving meaningful change. By working together, we can pool our resources, share knowledge, and develop integrated solutions that address the complex challenges facing our industry.

This congress provides a unique platform for us to exchange ideas, share best practices, and forge partnerships that will propel our industry forward. Let us seize this opportunity to learn from each other, inspire one another, and commit to building a sustainable, innovative, and resilient future for Zimbabwe.

Thank you for your continued support and dedication to the construction industry. Together, we can achieve remarkable things.
Warm regards,

Martin Chingaira
Chief Executive Officer
Construction Industry Federation of Zimbabwe



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BUILDING A GREENER FUTURE:

The importance of sustainable practices in the construction sector



Beaven Dhlwayo

In an era where climate change and environmental degradation are pressing global concerns, the construction sector stands at a pivotal crossroads.

Traditionally known for its significant environmental footprint, the industry is now embracing sustainable practices to mitigate its impact and contribute to a greener future. This shift is not only essential for the environment but also offers economic and social benefits that can transform communities.

The Environmental Imperative

The construction industry is a major consumer of natural resources and a significant contributor to pollution. It accounts for approximately 36% of global energy use and 40% of CO₂ emissions. Sustainable construction practices aim to reduce this impact by focusing on energy efficiency, waste reduction, and the use of eco-friendly materials. By adopting these practices, the industry can play a crucial role in combating climate change and preserving natural resources for future generations.

Key Sustainable Practices

Energy Efficiency: Incorporating energy-efficient systems such as high-performance HVAC units, LED lighting, and advanced insulation materials can significantly reduce a building's energy consumption. Designing

buildings to maximize natural light and ventilation further decreases reliance on artificial lighting and climate control.

Sustainable Materials: Using renewable, recycled, or locally sourced materials minimizes environmental impact and supports local economies. Materials like bamboo, recycled steel, and reclaimed wood are becoming popular choices in sustainable construction.

Water Conservation: Implementing water-saving fixtures, rainwater harvesting systems, and drought-resistant landscaping helps conserve water and reduce the burden on local water supplies.

Waste Reduction: Effective planning and management of construction processes can minimize material waste. Recycling construction debris and reusing materials whenever possible are key strategies in reducing the industry's waste footprint.

Indoor Environmental Quality: Creating healthy indoor environments through the use of low-VOC paints and finishes, effective ventilation, and ensuring natural light and thermal comfort enhances the well-being and productivity of occupants.

Economic and Social Benefits

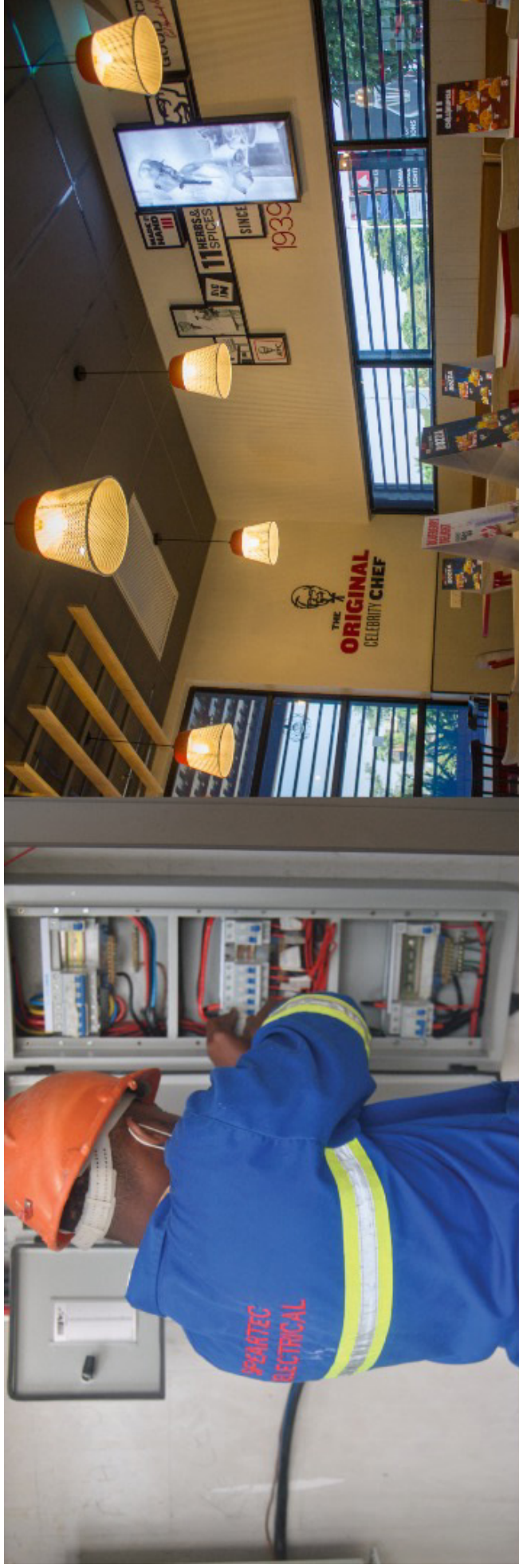
Sustainable construction is not just about

environmental stewardship; it also offers significant economic and social advantages. Buildings designed with sustainability in mind often have lower operating costs due to reduced energy and water consumption. They also tend to have longer lifespans and higher property values. Moreover, sustainable buildings provide healthier living and working environments, which can improve the quality of life for occupants and foster stronger, more resilient communities.

The Path Forward

As the world continues to urbanize, the demand for construction will only increase. It is imperative that the industry adopts sustainable practices to meet this demand responsibly. Governments, developers, and construction companies must collaborate to implement policies and regulations that promote sustainability. By doing so, the construction sector can lead the way in building a greener, more sustainable future for all.

In conclusion, sustainable practices in the construction sector are not just a trend but a necessity. They offer a pathway to reducing the industry's environmental impact while providing economic and social benefits that can transform communities. Embracing these practices is essential for ensuring a sustainable and prosperous future.



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Building a Sustainable Future: ESG in the Construction Sector

Staff Writer

The construction industry stands at a pivotal crossroads, where the integration of Environmental, Social, and Governance (ESG) principles is no longer optional but essential. As global awareness of climate change and social responsibility grows, the construction sector must adapt to meet these evolving demands. This article explores the significance of ESG in construction, the challenges faced, and the path forward.

Environmental Responsibility

The construction industry is a major contributor to greenhouse gas emissions, accounting for nearly 40% of global emissions¹. To mitigate this impact, companies are increasingly adopting sustainable practices. This includes using eco-friendly materials, implementing energy-efficient designs, and reducing waste. For instance, green building certifications like LEED (Leadership in Energy and Environmental Design) are becoming standard benchmarks for new projects.

Moreover, the concept of “Net Zero” buildings, which produce as much energy as they consume, is gaining traction. These buildings utilize renewable energy sources such as solar and wind power, significantly reducing their carbon footprint. The integration of climate clauses in contracts, which set specific carbon reduction targets, is also becoming more common.

Social Responsibility

Beyond environmental concerns, the construction sector must also address social issues. This includes ensuring fair labor practices, promoting diversity and inclusion, and contributing to community development. Companies are now more focused on creating safe and healthy work environments, providing fair wages, and supporting local communities through various initiatives.

For example, construction firms are increasingly engaging with local communities to understand their needs and mitigate any negative impacts of construction projects. This collaborative approach not only fosters goodwill but also ensures that projects are more sustainable and beneficial for all stakeholders.



Governance and Ethical Practices

Strong governance is the backbone of any successful ESG strategy. In the construction sector, this means implementing robust policies and procedures to ensure ethical conduct, transparency, and accountability. Companies are now more vigilant about compliance with regulations, anti-corruption measures, and ethical business practices.

Effective governance also involves regular ESG reporting, which provides stakeholders with insights into a company's ESG performance. This transparency helps build trust and can enhance a company's reputation, making it more attractive to investors and clients alike. Challenges and Opportunities

While the benefits of ESG integration are clear, the construction sector faces several challenges. One major hurdle is the cost associated with implementing sustainable practices and technologies. However, these initial investments often lead to long-term savings and increased efficiency.

Another challenge is the need for industry-

wide standards and regulations. Currently, there is a lack of uniformity in ESG criteria, making it difficult for companies to benchmark their performance. As the industry evolves, there is a growing call for standardized ESG metrics and reporting frameworks.

Despite these challenges, the opportunities are immense. Companies that effectively integrate ESG principles can enhance their competitiveness, attract investment, and drive innovation. Moreover, they play a crucial role in building a sustainable future for the planet and its inhabitants.

Conclusion

The construction sector's journey towards sustainability is well underway, driven by the integration of ESG principles. By embracing environmental responsibility, social equity, and strong governance, the industry can not only mitigate its impact on the planet but also create lasting value for society. As we look to the future, it is clear that ESG is not just a trend but a fundamental shift towards a more sustainable and equitable world.

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Gateway construction drives Mazowe's development



Gateway Construction is making significant strides in the Zimbabwean construction industry with its latest ambitious project, the Mazowe Walk Shopping Mall.

In an interview with CIFOZ, Gateway Construction's Marketing Officer Panashe Kakono, said the project located in the heart of Mazowe, will transform the town's landscape and offer a much-needed boost to its local economy.

"Construction on the Mazowe Walk Shopping Mall commenced in October 2023, with Zimre Properties serving as the client and Fidelity Life Asset Management serving as the project sponsor," said Kakono.

"The project is being undertaken by Gateway Construction, a renowned name in the industry known for its commitment to quality and innovation."

The Mazowe Walk Shopping Mall, Kakono said is more than just a commercial development. "It is a catalyst for positive change in the Mazowe community. The project is creating numerous job opportunities, providing new markets for farmers in the surrounding areas, and improving access to healthcare facilities. Moreover, the mall's modern design and infrastructure will enhance the overall aesthetic appeal of Mazowe town."

The development sits on a generous 3 hectares of land and is expected to accommodate

between 25 and 35 businesses upon completion and is divided into three phases.

"Phase 1 includes a service station, a drive-through food outlet, Supermarket, pharmacies, and various retail stores. Phase 2 will feature a mega store, housing a hardware and pharmacy shop and there are no specific plans announced for Phase 3.

"The Mazowe Walk Shopping Mall is scheduled to be completed by early 2025. This ambitious project is a testament to Gateway Construction's ability to deliver large-scale developments that not only meet the needs of the community but also contribute to the overall growth and prosperity of the nation," Kakono said further.



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Ministry unveils major power projects to boost capacity and sustainability



Beaven Dhiwayo

The Ministry of Energy and Power Development in Zimbabwe is spearheading several transformative projects aimed at enhancing the country's energy infrastructure and promoting sustainable development.

Key initiatives include the expansion of the Hwange Power Station, which is set to significantly boost the nation's electricity generation capacity by adding 600 megawatts through the commissioning of new units.

Additionally, the Ministry is actively pursuing renewable energy projects, with a strong focus on solar power.

This includes the approval of 39 solar power projects capable of generating over 1,150 megawatts², and the implementation of incentives to expedite the commissioning of 1 gigawatt of solar installations.

These efforts are part of a broader strategy to diversify Zimbabwe's energy mix, reduce dependency on fossil fuels, and ensure a reliable and sustainable energy supply for the future. By leveraging both traditional and renewable energy sources, the Ministry aims to address current electricity shortages and support the country's economic growth and modernization goals.

Zimbabwe Power Company Unit 1-6 Repowering

The Zimbabwe Power Company is focused on repowering Hwange Unit 1-6 to restore the units to their original generation capacity. With a US\$19.5 million investment, this project has already completed its feasibility study. One unit has been funded under the Indian facility, and opportunities exist for EPC plus F arrangements for the remaining units. This initiative is crucial for stabilizing Zimbabwe's power supply and supporting industrial activities.

Gweru City Solar Farm Power Generation

Gweru City is set to harness solar energy with a US\$14.4 million investment in a solar farm spanning at least 150 hectares. The electricity generated will power the water treatment plant, with the surplus supplied to the national grid under net metering arrangements. This greenfield project is open to various investment models, including PPP, joint ventures, and general investments, marking a significant step towards renewable energy adoption.

Vungu RDC Photovoltaic Solar Power Plants
Vungu RDC is also embracing solar power with a US\$5 million project to construct a solar plant. This greenfield project, still in the feasibility study phase, offers opportunities for PPP, joint ventures, and general investments. It represents a commitment to sustainable energy solutions and reducing reliance on non-renewable resources.
Zibagwe 50 MW Solar Energy Generation

Zibagwe RDC is leading a project to establish solar power plants with capacities ranging from 50 MW to 200 MW. With a US\$10 million investment, this project utilizes private land along key highways and near the Sherwood substation. The feasibility study is complete, and the project is available for PPP, joint ventures, and general investments, highlighting the region's potential for large-scale renewable energy production.

Kwekwe Biogas Production

Kwekwe Town Council is exploring biogas production with a project aimed at harnessing biogas from an 11ML/day sewage treatment facility. With an investment of US\$1 million per MW, this greenfield project is available for PPP or joint venture models. It underscores the potential of waste-to-energy solutions in addressing energy needs and environmental concerns.

Kwekwe Solar Power Generation

In addition to biogas, Kwekwe Town Council is investing US\$10 million in a solar farm at the sewage farms. This greenfield project, still in the feasibility study phase, represents a commitment to renewable energy and sustainable development.

Bulawayo Solar Energy Project

Bulawayo City Council is embarking on a comprehensive solar energy project with a US\$50 million investment. This initiative includes solar farms, solar-powered street lights, rooftop installations, biogas digesters, and waste-to-energy solutions. Available on a PPP arrangement, this project aims to transform Bulawayo into a model of sustainable urban development.

Bulawayo Thermal Power Station

The repowering of the 100 MW Bulawayo Thermal Power Station is another critical project by the Bulawayo City Council. With a US\$10 million investment and a completed feasibility study, this brownfield project is available for PPP arrangements. It aims to enhance the city's power generation capacity and support economic activities.

These projects, driven by innovation and strategic investments, are set to transform Zimbabwe's infrastructure and energy sectors. They reflect a commitment to sustainable development, economic growth, and improving the quality of life for all Zimbabweans.

Kazungula Border Post and Kazungula Road

The Kazungula Border Post and Kazungula Road project is a cornerstone of Zimbabwe's infrastructure development strategy. This project involves the upgrading and modernization of the Kazungula Border Post, coupled with the rehabilitation of the 70km Kazungula Road. The detailed designs are currently underway, with the preferred funding model being a Public-Private Partnership (PPP) arrangement or loan financing. This initiative is expected to streamline cross-border trade and enhance regional connectivity, fostering economic growth in the process.

Plumtree Border Post

Another significant project is the upgrading and modernization of the Plumtree Border Post. With an estimated investment of US\$85 million, this brownfield project is still in the feasibility study phase. Once completed, it will improve the efficiency and capacity of one of Zimbabwe's key border posts, facilitating smoother trade and travel between Zimbabwe and its neighbors.

National Railways of Zimbabwe: Expansion and Rehabilitation



Zimbabwe's hospitality sector set for major boost with new hotel projects



Staff Writer

Zimbabwe's hospitality sector is poised for significant growth with the announcement of several new hotel and tourism facility projects across the country.

These initiatives, driven by both public and private partnerships, aim to enhance the nation's tourism infrastructure and attract more international visitors.

Here are some of the key projects that are set to transform Zimbabwe's hospitality landscape.

State-of-the-Art Hotel and Conference Facilities

CMED (Private) Limited is promoting the construction of a state-of-the-art hotel with high-level conference facilities that meet international standards and incorporate the latest technological advancements.

With an investment of US\$6.5 million, this greenfield project is available under a Public-Private Partnership (PPP) arrangement. Although no feasibility study has been done

yet, the project promises to elevate Zimbabwe's conference and hospitality offerings.

Vic-Falls Hotel

Victoria Falls City is set to welcome a new 160-key, upper upscale hotel operated by Hilton. This US\$63 million project has already completed its feasibility study and reached financial close, with a PPP agreement signed between Victoria Falls City and Lamcent Capital. The hotel management agreement is in place, and opportunities exist for subcontracting. This development is expected to boost tourism in Victoria Falls, one of Zimbabwe's premier tourist destinations.

Binga Hotel and Tourism Facilities

Binga Rural District Council (RDC) is promoting the construction of hotel and tourism facilities in Binga, including hotels, lodges, and cultural centers in areas like Mlibizi and Peninsula. With an investment of US\$55 million, this greenfield project is available under a PPP arrangement. Although no feasibility study has been done yet, the project aims to

enhance the tourism infrastructure in Binga, attracting more visitors to this scenic region.

Shurugwi Hotel and Conference Centre

Shurugwi RDC is set to develop a new hotel and conference center, featuring 30 guest houses, a conference hall, a swimming pool, and a parking lot. With an investment of US\$1 million, this greenfield project has already completed its feasibility study and is available under a PPP arrangement. This development aims to provide much-needed hospitality and conference facilities in Shurugwi, supporting local tourism and business activities.

These projects reflect Zimbabwe's commitment to enhancing its hospitality sector and attracting more international tourists. By investing in these initiatives, Zimbabwe is poised to boost its tourism industry, create jobs, and drive economic growth. The future of Zimbabwe's hospitality sector looks bright as these projects pave the way for a new era of development and prosperity.

The National Railways of Zimbabwe (NRZ) is at the forefront of two major projects aimed at revitalizing the country's rail infrastructure. The first project involves the expansion of a 50km rail link from Mvuma to Manhize, with an estimated cost of US\$100 million. This new rail link is crucial for transporting raw materials to the new iron and steel plant in Manhize, which has a production capacity of 1.2 million metric tons per annum.

The second project focuses on the rehabilitation of NRZ's existing rail infrastructure. With a budget of US\$293 million, this initiative aims to restore and upgrade the 2,760km rail network, much of which is currently rundown. By improving the rail infrastructure, NRZ hopes to enhance the efficiency of freight transport, thereby supporting economic activities across the country.

Shamvato Moatize Rail Link Project

The Shamvato Moatize Rail Link Project is another ambitious initiative aimed at improving Zimbabwe's connectivity. This project involves the construction of a rail link that will provide an alternative route to the

Indian Ocean through the Port of Nacala in Mozambique's northern province of Nampula. The feasibility study has been completed, and the design phase is set to commence soon. This new rail link will open up new trade routes, boosting Zimbabwe's export potential. Beitbridge Airport

The Beitbridge Airport project is set to enhance Zimbabwe's aviation infrastructure. With an investment of US\$150 million, this greenfield project involves the construction of a new runway and terminal building. Although feasibility studies are yet to be done, this project promises to improve air connectivity and support the growth of tourism and trade in the region.

Hwange National Park Airport

The Hwange National Park Airport project focuses on the rehabilitation of the runway and the installation of an Air Ground Lighting (AGL) system. With a budget of US\$15 million, this brownfield project aims to enhance the airport's capacity to handle increased tourist traffic, thereby supporting the growth of the tourism sector.

Masvingo Airport

The Masvingo Airport project involves the rehabilitation and extension of the terminal building, as well as the runway. With an investment of US\$15 million, this project aims to improve the airport's infrastructure, making it more capable of handling increased passenger and cargo traffic.

Kariba Airport

Similar to the Hwange and Masvingo airport projects, the Kariba Airport project focuses on runway rehabilitation and the installation of an AGL system. With a budget of US\$15 million, this project aims to enhance the airport's operational capacity, supporting the growth of tourism and trade in the region.

These projects, driven by the Ministry of Transport and Infrastructure Development, reflect Zimbabwe's commitment to modernizing its infrastructure and fostering sustainable economic growth.

By investing in these key areas, Zimbabwe is poised to enhance its connectivity, boost trade, and improve the quality of life for its citizens. The future looks promising as these initiatives pave the way for a more prosperous and connected Zimbabwe.



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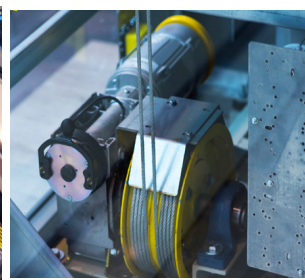
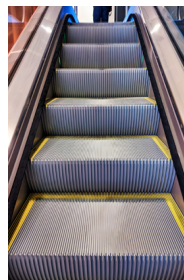
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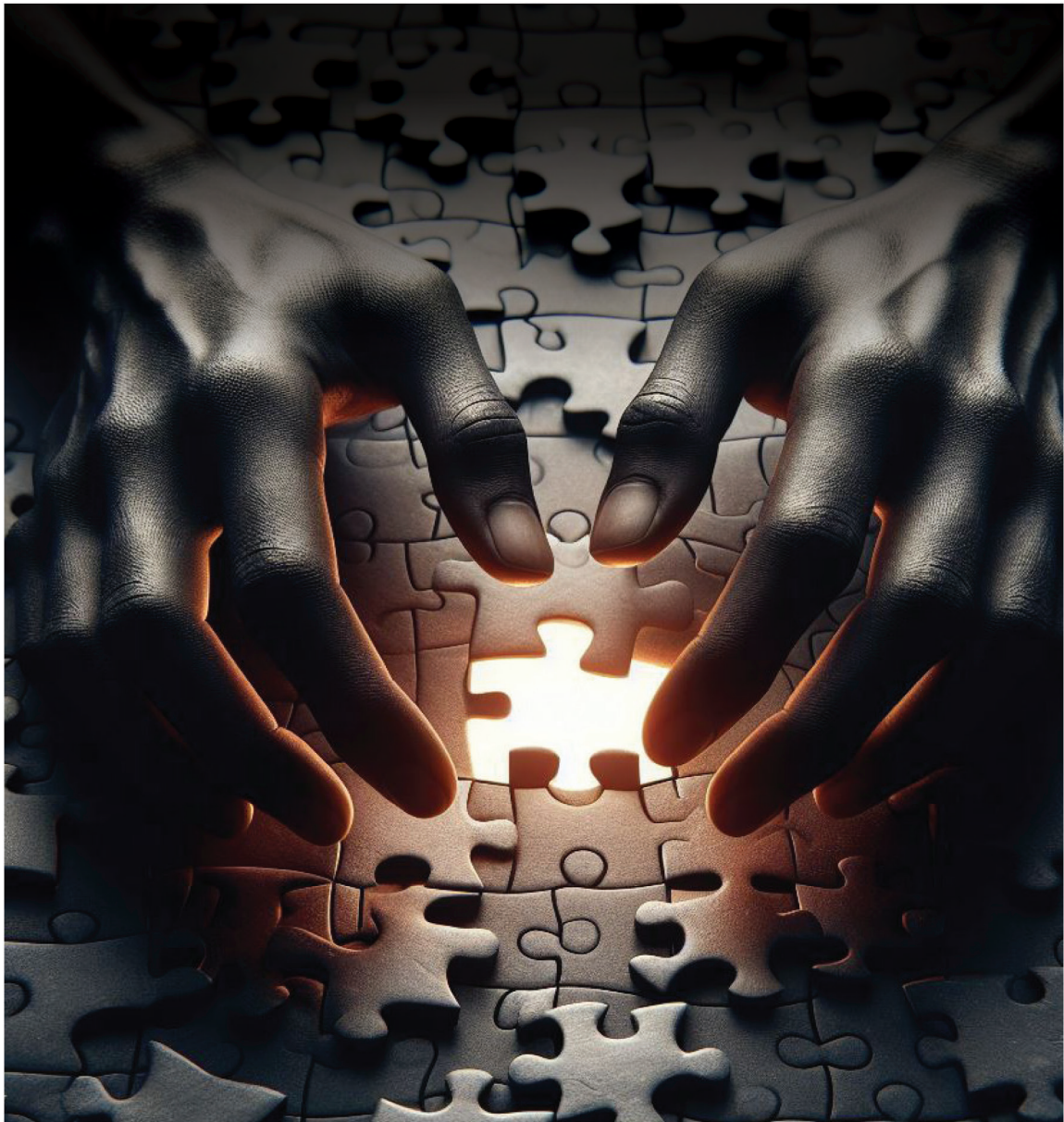
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