

ACP



"A Roof is your last Hope"

PRESENTATION GUIDE



**CORE BUSINESS**

- 1. TO DEVELOP LAND FOR RESIDENTIAL PURPOSES
- 2. TO CONSTRUCT HOUSING UNITS FOR ITS MEMBERSHIP

**PRODUCTS:**

**URBAN SCHEMES**

- 1. HIGH DENSITY SCHEME
- 2. MEDIUM DENSITY SCHEME
- 3. LOW DENSITY SCHEME

**GROWTH POINT SCHEMES**

- 1. STANDARD SCHEME
- 2. SUPERIOR SCHEME

**RURAL SCHEME**

- 1. KUMUSHA/EKNAYA SCHEME
- 2. MBOZHA/ISIKHULU SCHEME

**CREDIT FACILITY SCHEME**

- 1. BUILDING MATERIAL



**VALUES**

- PROFESSIONALISM – INTEGRITY
- PASSION – EMPATHY
- TRANSPARENCY – EXCELLENCE
- TEAM WORK – RESPECT

**OUR VISION**

**TO BECOME ZIMBABWE'S BEST INFRASTRUCTURE  
DEVELOPMENT SERVICE PROVIDER IN THE TRANSFORMATION  
AND DEVELOPMENT OF OUR COUNTRY**

**HEAD OFFICE**

No 115 N Mandela Avenue  
9th Floor, St Barbara House  
Cnr N Mandela Ave/L Takawira Street  
Harare, Zimbabwe  
Tel: +263 242 794 801/2  
Email: info@acp.co.zw

**TALK TO US**

**REGIONAL OFFICE**

No 142 Vanguard House  
Office Number 3  
Corner Joshua Nkomo / 15<sup>th</sup> Avenue  
Bulawayo , Zimbabwe  
info@acp.co.zw

**For more information contact:**  
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**2) Land Procurement**

After the registration of membership, the Trust then submits the list of the members according to their schemes to the Local Authorities i.e. **High density, medium density and Low density** schemes.

**3) Land Development**

This is the most complicated part of the project. Land development starts from **land clearance, surveying, road marking, sewer and water reticulation system**. Land development takes a period of between **9-12** months.

**4) Membership Allocation**

Once roads, sewer and water reticulation is in place, we invite the Local Authorities to inspect the project. If satisfied, the Trust can now allocate the stands to its members. Local authorities are involved throughout all the stages of development.

**MAXIMUM PAYING PERIOD**

Maximum paying period for all schemes is **15 years**. However a member is allowed to pay off the property only after allocation and Title Deeds are issued once full payment is done.

**DEATH BEFORE AND AFTER ALLOCATION**

In the event of death before allocation of stands or building material, the beneficiaries are asked to take over the scheme. If none can afford, the Trust has no obligation but to refund all contributions without interest. In the event of death after allocation of stands or building material, beneficiaries remain occupying the property without any further contributions and Title Deeds are issued immediately. No refunds on all suicidal deaths are to be made before 3 years.

**CANCELLATIONS**

Any cancellation made will attract a penalty of **20%** to cover administration costs and refunds will be payable within 90 working days from the date of cancellation in writing. No refund in cancellations made before 12 months.

**LAPSE**

Contributions not honoured for 3 consecutive months shall attract termination of the contract without any refund or notice. Should a member encounter financial problems, they should notify the Client Services Manager of the Trust.

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**ZIMBABWE HOME DEVELOPERS TRUST t/a AFFORDABLE CRESTACO PROPERTIES** is a Housing Finance Administration Trust. It is registered by the Ministry of Justice Legal and Parliamentary Affairs under the **Deeds Office**. Our Registration number is **M A 1251/12**. The Trust's **Head Office** is situated at **No 115 N Mandela Ave, 9<sup>th</sup> Floor, St Barbara House, Cnr N, Mandela Ave/L Takawira Street, Harare, Zimbabwe**. **Bulawayo Branch: No.142 Vanguard House Office Number 3, Corner Joshua Nkomo St / 15<sup>th</sup> Avenue, Bulawayo, Zimbabwe**

#### **THE TRUST'S OBJECTIVES AND CORE BUSINESS**

To compliment government's effort in its bid to provide decent and affordable accommodation to the people. Due to its capacity **Affordable Crestaco Properties** is targeting to develop an average of 3000 urban residential stands, 500 commercial stands in all cities, towns and growth points and construct decent and affordable rural homesteads for the rural people.

#### **THE MANAGEMENT**

The Trust is managed by a Board of Trustees, who are specialists in various fields ranging from construction, finance, administration, transport and land development. The Trustees have a five year mandate each to run the Trust.

#### **THE TRUST'S SUPPORT**

- 1) **Government support**
- 2) **Bank support**
- 3) **Membership support**
- 4) **Donor support**
- 5) **Credit facility support**

1. **Government support** : Projects and Land acquisition department negotiates with the Government for free or less expensive land through Local Authorities, Rural and City Councils.

#### **2. Bank support :**

We source project loans and donor funding through developmental banks countrywide to argument projects development and repay back on a monthly basis.

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#### **3. Membership support :**

**Affordable Crestaco Properties** is not a Housing co-operative or an Estate agent. It does not use membership contributions to purchase or develop land. Membership contributions are used to repay bank loans on a monthly basis.

#### **4. Donor Funding:**

Non-executive Directors are responsible for sourcing donor funding ,national ,regional and international with the government’s blessing

#### **5. Credit facility support :**

Once a member has been allocated a stand and does not have enough money to construct the house, a member is eligible to apply for a Housing loan scheme payable over 5 years. Individuals with their own stands need to be members first and be on the trust's waiting list to qualify for the credit facility support. The Trust will not disburse cash loan but will supply with building material based on the plan submitted. After bill of quantities, client has to pay a deposit of 25% of the total cost and transport cost in full before any delivery. Monthly subscriptions are then deducted from the total balance after the deposit and the remaining balance is payable using agreed monthly subscriptions.

#### **AFFORDABLE CRESTACO PROPERTIES' PRODUCTS**

The Trust has **8** Housing schemes countrywide:

- i) 3 Urban schemes**
- ii) 2 Growth point schemes**
- iii) 2 Rural schemes**
- iv) 1 Housing loan scheme**

#### **i) Urban Schemes:**

- 1.High Density Scheme -250m2-350m2
- 2.Medium Density Scheme -400m2-600m2
- 3.Low Density Scheme -700m2-2000m2+

#### **ii) Growth Point Schemes:**

- 1.Standard Scheme -200m2-400m2
- 2.Superior Scheme -400m2-1000m2

**NB: For all Urban and Growth Points schemes, Affordable Crestaco Properties provides a fully serviced stand.**

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#### **iii) Rural Schemes:**

- 1.Kumusha/Ekhaya Scheme – 3 Roomed flat roof & Blair toilet.
- 2.Mbozha/Isikhulu Scheme – 3 Bed Roomed House, Blair toilet & a well.

**NB: For all rural schemes , Affordable Crestaco Properties constructs decent and affordable houses on a member's own land. Rural refers to rural and farming areas.**

#### **iv) Supplementary Schemes**

1. A Well Scheme -Construction of a Well on your stand
2. Borehole Scheme -Drilling of Borehole on your stand
3. Electricity Scheme -Connecting electricity to your house
4. Solar Scheme -Installation of Solar in your house

#### **v). Funeral Assistance.**

1. FREE \$200 cash out on all our members

#### **vi) Credit Facility Scheme:**

- 1.Building Material -as per plan submitted

#### **MEMBERSHIP CERTIFICATE**

Membership certificate is obtained after 3 months contributions. It is issued without erasure or alterations. Your scheme and your ACP reference number will be clearly shown on it.

#### **WAITING PERIOD**

All schemes' waiting period for an individual to benefit is strictly 36 months (3 years). However members can benefit earlier due to availability of completed projects.

**PROJECT STAGES :** Year 1 -**Membership registration and Land procurement from local authorities**

: Year 2 - **Land development**

: Year 3 - **Membership allocation**

#### **1)Membership Registration**

In line with complimenting government's effort in its bid to provide decent and affordable accommodation to the nation, **Affordable Crestaco Properties** will give first priority to Civil servants **60%**, Corporate- **20%**, Individuals - **20%**, who are unable to buy urban residential stands on the parallel market and construct rural homesteads.

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