



PROPERTY

Pulse



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Baba Mazvita's Note

Greetings to you all MCM family!

It is my pleasure to welcome you all to our very first issue of The MCM Pulse – your exclusive source for the latest updates, insights, and community news on everything MCM.

Since the inception of MCM's flagship development, Marondera MCM University Way, we have made significant strides in transforming our overall company vision into reality since 2021. We have indeed come a long way and still have more work to do as we move forward with our various projects. We are grateful for your trust and investment in our company. Your support and unwavering partnership are instrumental in shaping the future of the development and your investment.

As we continue to work diligently, we invite you to stay tuned for regular quarterly updates on project progress, exciting community initiatives, and valuable insights from industry experts.

True to our core values as a company, we remain transparent and committed to excellence. The work we are so proud of is traceable and on full display through our various communication channels to you, our valued clients, through our website, email lists, social media posts and updates, and our ever so intimate client phone calls.

I'd like to congratulate the MCM team for yet another positive client-facing milestone with the MCM pulse. Once more, a big thank you to you, the MCM Family.

Sincerely,

Anthony J. McMullen



Expert Article - Legal

The importance of proper legal documentation cannot be overemphasized as it forms the bedrock of any successful land development project. Having the requisite documentation ensures that all laws pertaining to land development are adhered to and all regulatory approvals have been obtained, thus paving way for the onset of a lawful development.

As a country we have had a chequered past in the land development sector, spanning from 'Operation Murambatsvina' to the recent demolitions that the country has witnessed. Below is the checklist of documents that one has to have:

Title Deeds

Our project has ownership documents in the form of a Parent Deed which is free of any encumbrances, available for inspection on appointment at our offices or the Deeds Registry.

Certificate of No Present Interest

As the property was agricultural land prior to the approval of a Subdivision Permit for residential use, a Certificate from the Minister of Lands, Agriculture, Fisheries, Water and Rural Development was obtained outlining that the President had no intention to acquire the land.

Subdivision Permit

A portion of land can only be lawfully disposed after the granting of the Subdivision Permit. A Subdivision Permit is obtained in terms of the Regional Town and Country Planning Act and it outlines conditions relating to the setting up of infrastructure for the development including but not limited to the construction of roads, sewer and water reticulation infrastructure.



Compliance

The local authority has to issue out a certificate of compliance once the conditions of the permit have been met. We are working towards obtaining this certificate.

Environmental Management

The EMA requires an Environmental Impact Assessment (EIA) for certain developments, such as housing, commercial, industrial, tourist and recreational developments.

Agreement of Sale

Each purchase is supported and confirmed by an agreement of sale, a legally binding document clearly defining the respective rights and obligations of the parties to the agreement. All payments are to be receipted which receipt constitutes confirmation of payment. The agreement of, proof of payment (POP) and certificate of compliance form part of the documents required in the conveyancing process (obtaining title deeds).





MCM Estates provides flexible terms and affordable payment plans.

Marketing Pitch

We are currently offering flexible payment plans with many benefits and attractive features, here are the details below:

- Monthly instalments of \$200 per month for 10 years/ 120 months (inclusive of VAT).
- Monthly instalments of \$250 per month for 8 years/ 96 months (inclusive of VAT).
- There is absolutely no interest, no deposit and no hidden costs.
- Fully serviced stands in a secure access-controlled gated community with all amenities (centralised water, electricity back up system) inclusive of shopping malls, restaurants, recreational facilities and service stations.

MCM Estates' core business is to provide affordable fully serviced residential stands in gated communities. MCM Estates University Way is a housing development located in Marondera originally known as Marandellas, a district of Mashonaland East Province, Zimbabwe, Southern Africa. The development is located 6 km north of Marondera, which is also the provisional capital.

BUY-TO-LET INVESTORS AND LAND BANKING

Marondera is therefore one of the best University towns in Zimbabwe for Buy-To-Let Investors wishing to provide accommodation to students and University employees. Land banking is a viable and feasible investment to put money into land where it will generate financial gains in the long run. Investors have the option to rent out houses, sell their stand/s or house/s. It is attractive to our clients as it is one of the oldest real estate investment practices and is known to be among a relatively low risky opportunity with potential high returns. Purchasing with us is a smart choice as we offer clients the full property package making it a 'smart investment'.

SMART DEVELOPMENT

We provide the stand, all amenities, roads, house architectural designs and our stakeholder contacts where clients can source high quality materials to build their homes at discounted prices, exclusive to MCM clients. We supervise building of homes for quality control, add value and enhance the community through 'smart development'.

MODERN ARCHITECTURAL HOUSE PLANS

MCM Estates has 10 different modern architectural house designs that prospective home owners can choose from. Modern architecturally pleasing designs for the modern family. These thoughtfully designed spaces are functional, compact and spacious. Clients choose from a range of three to five bedroom houses which include a master bedroom with ensuite, open plan layout, relaxation veranda with double parking bay. The exterior blends with the natural environment with natural colours, stone cladding and chroma deck roofing sheets. Construction will be completed to a high standard by utilising durable and sustainable materials that have undergone rigorous quality control measures to ensure a superior finish.

Technical Report

There is a total of 7 gated communities (See the table below)

PHASE	NUMBER OF STANDS	AREA OCCUPIED	AVAILABILITY
1	163	9.8605Ha	Sold out
2	152	8.2561Ha	Sold out
3	171	11.3520Ha	Sold out
4	166	12.5596Ha	Sold out
5	208	9.2030Ha	Stands Available
6	233	10.0902Ha	Stands Available
7	66	2.9463Ha	Stands Available
TOTAL	1,159	64.2677Ha	

Key Milestones to Date

Here are some major milestones achieved in our land development journey so far:

- Completed title surveys.
- Completed topographical surveys.
- Completed refuse management plan.
- Environmental Impact Assessment certificate obtained.
- Roads near complete up to base 1 in phases 1 - 2, and 50% of the drainage system installed.
- Road clearing completed in phase 3 and part of phase 4.
- 8 commercial boreholes drilled so far for central water supply and reticulation.



Current Site Activities

Our team is working diligently and efficiently to continue to drive the project forward. Currently, servicing work is underway, here are our current activities:

- Borehole drilling to provide a safe and sustainable water supply for the housing development. This is to ensure residents will have access to clean and reliable water.
- Road works including:
 1. Road Clearance
 2. Rock Blasting
 3. Gravel mining and dumpingThis will prepare the terrain of the road and create a stable foundation for a durable road.
- Drainage system trenching and installation to manage and direct rainwater and surface runoff. This provides the proper infrastructure for building the roads whilst reducing damage in future and ensuring long-lasting roads.



Our Vision

To offer affordable stand ownership, whilst providing exceptional quality in land banking.

Our Core Values



- Pioneering
- Transparency
- Excellence
- Integrity

Our Mission


- To develop and enhance communities; delivering fully serviced residential stands in gated communities, where all basic housing needs are met providing all amenities.
- To change the face of land development with 'one-stop property plans' and to make ownership of residential stands, accessible and affordable to all.
- We aim to restore confidence in the Real Estate Industry through our core values. Ultimately ensuring beneficiaries will get the title deeds to their properties.






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