

## OUR COMMENTS TO QUESTIONS, SUGGESTIONS AND CONTRIBUTIONS FROM STAND OWNERS.

Question 1	I am happy to wait for ZESA
Response	ZESA will not do the project anytime soon. They have, (ZESA) advised that “there are several reticulation projects at various stages of development which cannot be implemented at the same time due to resource constraints” but the Madokero community in general has an immediate need for electricity therefore creating the need for this private initiative.
Question 2	I suggest 8 months to pay.
Response	The payment period is tied to the duration and pace of the implementation of the electrification project. A long drawn out process may result in increased project costs. However, your contribution was taken into account in deciding the period.
Question 3	Make participation mandatory.
Response	The decision of the majority being 99.46% of those who participated in the survey that was conducted for this purpose and in which everyone was invited to participate becomes binding on all stand owners. An arrangement with ZESA will be made to implement this requirement when they connect power to your properties.
Question 4	The cost is too high. How did you arrive at it? a) Lets have the 4 quotations scanned. b) What type of poles are going to be used? Wood or concrete?
Response	The quotations and other documents pertaining to this project are open for inspection at our Borrowdale offices. Feel free to inspect the file.  We will use only concrete poles for this project.
Question 5	Let’s have proper installations. The roads are giving in already.
Response	We will ensure high quality installation. Roads for residential areas are not designed for heavy loads above 3 tonnes. It is the use of heavy loads on such roads that causes damage. However, the developer will repair all such roads hoping you owners will observe a restraint on the use of heavy loads.
Question 6	\$800 seems too high.
Response	An agreement to further contain implementation costs was reached with the sub-contractors resulting in a reduction of the cost per stand by almost \$100.00 to \$702.00. Any further reduction of the amount may compromise the overall quality of the product.
Question 7	Contact ZESA Rural Electrification for a quotation.
Response	ZESA Rural Electrification were invited to submit a quotation but they did not do so.
Question 8	How long does it take to finish installation?
Response	The electrification project is expected to take 6 months to complete.

<b>Question 9</b>	<b>Wait for ZESA, otherwise the money charged should be compensated and agreements signed.</b>
<b>Response</b>	<p>ZESA has advised that “there are several reticulation projects at various stages of development which cannot be implemented at the same time due to resource constraints” but the Madokero community in general has an immediate need for electricity therefore creating the need for this private initiative.</p> <p>ZESA has already advised that “upon handover, the reticulation will be incorporated onto ZETDC network and as such no claim of ownership of the network shall be laid” and no compensation will be given to contributors.</p>

<b>Question 10</b>	<b>How much are the poles?</b>
<b>Response</b>	The cost of standard poles is \$260.00 each

<b>Question 11</b>	<b>When do we start paying?</b>
<b>Response</b>	Payments are expected to start on the 1st of December 2014 and every month thereafter.

<b>Question 12</b>	<b>My flat already has power therefore you can wait for ZESA</b>
<b>Response</b>	ZESA has advised that “there are several reticulation projects at various stages of development which cannot be implemented at the same time due to resource constraints” but the Madokero community in general has an immediate need for electricity therefore creating the need for this private initiative.

<b>Question 13</b>	<b>When does installation start?</b>
<b>Response</b>	Project implementation will start in January 2015, soon after commencement of payments in December 2014.

<b>Question 14</b>	<b>Justify \$800.</b>
<b>Response</b>	An agreement to further contain implementation costs was reached with the sub-contractor resulting in a reduction of the cost per stand by about \$100.00 to \$702.00. The quotations and other documents from where this figure was derived as well as the actual computation are available for inspection at our Borrowdale office. Feel free to inspect the documents.

<b>Question 15</b>	<b>6 months is too short. How about 12 months?</b>
<b>Response</b>	The payment period is tied to the duration and pace of the implementation of the electrification Project. A long drawn out process may result in increased project costs, which you may not be able to absorb.

<b>Question 16</b>	<b>\$800 is too high, which contractor will you be using? Will there be any compensation from ZESA?</b>
<b>Response</b>	<p>ZESA could not approve any other contractor to do the job except us; as the Developer. We have in turn engaged a sub-contractor who passed due diligence and vetting by ZESA. The sub-contractor is Chajoka Electricals &amp; Supplies (Private) Limited.</p> <p>There will be no compensation from ZESA. Contributions to this project are part of voluntary community self-help initiatives for the benefit of stand owners.</p>
<b>Question 17</b>	<b>When are you going to finish development work on Phase 1 stands?</b>
<b>Response</b>	Development work for the remaining stands in phase 1 is now complete. We now await the issuance of the certificate of compliance from City of Harare for the stands that had remained incomplete.
<b>Question 18</b>	<b>What will happen with those who do not pay if ZESA decides to make compensation?</b>
<b>Response</b>	ZESA has made it clear that no compensation will be made to contributors on this initiative.
<b>Question 19</b>	<b>Lower the cost but do not compromise on quality.</b>
<b>Response</b>	An agreement to further contain implementation costs was reached with the sub-contractor resulting in a reduction of the cost per stand by almost \$100.00 to \$702.00. Further reduction of the amount may compromise the overall quality of the product.
<b>Question 20</b>	<b>Call a meeting for residents to discuss the project.</b>
<b>Response</b>	A widely supported platform was provided for everyone to make known their views on the project and all the opinions expressed have been taken into consideration.