



City of Bulawayo
Parking Management System
Project Period September 2021 – 2027

World Class Smart City Parking

1. Introduction and Background

Introduction

The Parking Management Project is a partnership between the City of Bulawayo and Tendy Three Investments (TTI) (Pvt) Ltd. This project aims to bring about a world class parking management solution for the City of Bulawayo.

Background

The City of Bulawayo has an estimated vehicle population of around 200 000 cars. The City was previously operating a semi computerised parking management system whereby motorists purchased computer recorded parking disks [booklets] from the Revenue Hall and would then display them on vehicle windscreens when in parking bays.

Monitoring was done manually by Parking Assistants manning the parking bays around the City who checked the availability and validity of parking disks displayed by motorists. Tickets [fines] were issued to the motorists who failed to display a valid parking disk. However, this parking management system had numerous challenges chiefly being that the computer application in use, only worked in the office and was not available to those that were in the field to check the outstanding vehicle tickets and for online payment in parking bays.

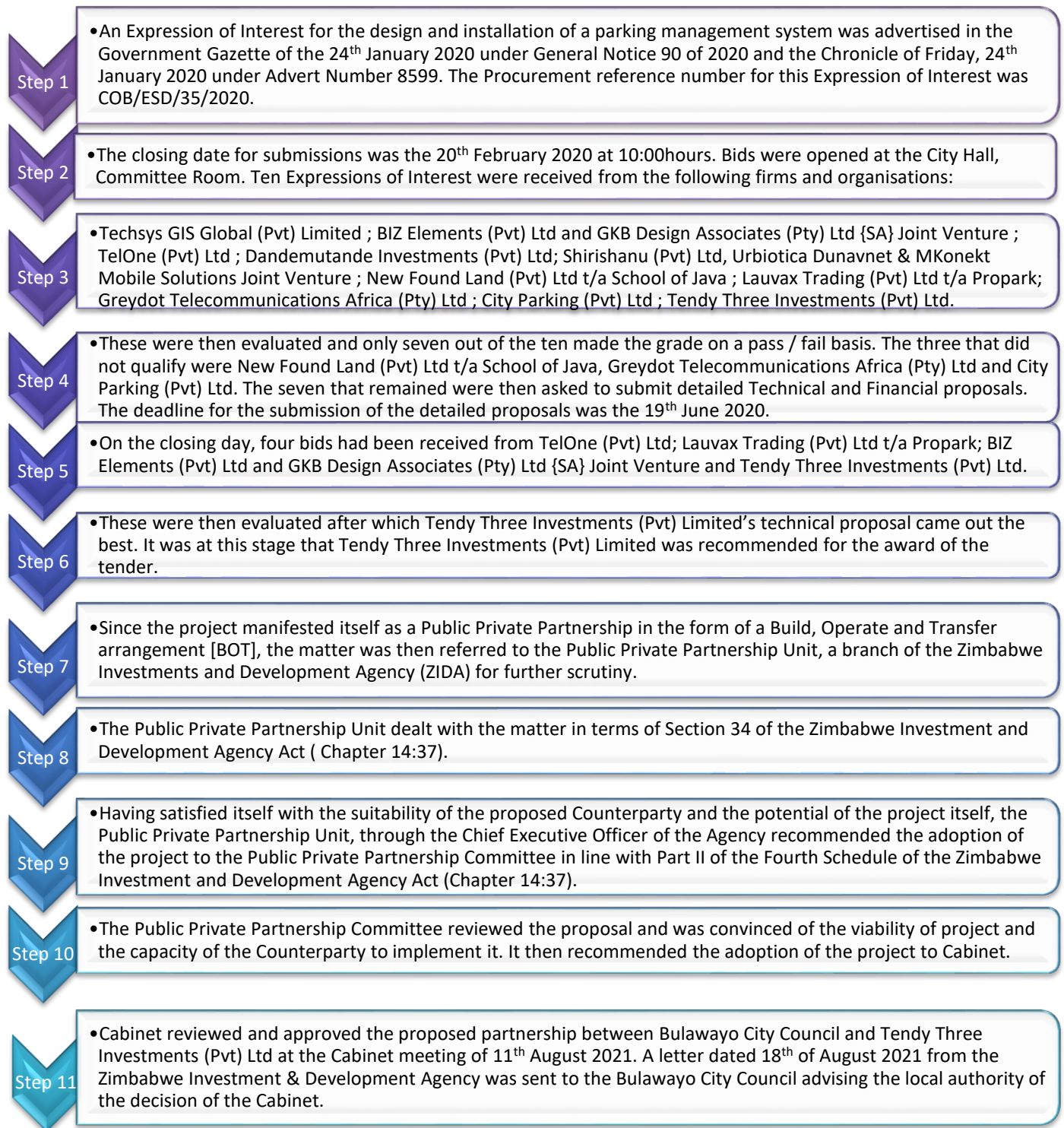
Another challenge was inadequate staffing as there were few Parking Assistants to fully manage the parking bays city wide. This had resulted in inadequate monitoring and loss of revenue as vehicles overstayed in parking bays as well as misuse of parking bays by car cleaners, illegal money exchanges, mechanics and public transporters.

2. Type of Investment Sought by the City for Parking Management System

Council due to lack of funding and capacity sought to engage an Investor who was willing to go into partnership with Council on a Public Private Partnership (PPP) arrangement. The PPP arrangement chosen was the Build, Operate and Transfer.

In principle BOT models do not involve the principal organisation (City of Bulawayo) receiving funds during the Build, Operate and Transfer period until the investor has recouped their investment. In the City of Bulawayo parking management project, the contract negotiation included the City getting a percentage share of parking time revenue during the project period to allow the City to use the funds for road rehabilitation.

3. Parking Management System Acquisition Process followed.



4. Tendy Three Investments Profile

Tendy Three Investments Pvt Ltd is a Zimbabwean Registered company with Bongani Nyathi and Qiniso Nyathi as Directors.

5. Objectives of the Project.

- **Increased revenue for the City of Bulawayo.**
 - The project is expected to increase the revenue from the current situation towards a ring fenced fund for road rehabilitation.
- **Employment creation for the people of Bulawayo.**
 - The project is to provide employment for the residents of the City.
 - It is estimated that between 400-500 jobs will be created.
- **Order and sanity in the Central Business District (CBD).**
 - The project is expected to manage traffic within the CBD and bring convenience to the motoring public.
- **Sense of security in the city centre.**
 - Provide security to the vehicles of the motorists through CCTVs and also through the Marshals.

6. Benefits of the Project.

- Improved revenue collection.
- Decongest the city.
- Reduce carbon emissions and impact of climate change in accordance with the Paris Agreement.
- Restore “smart city” image of the city.

7. Project Description

The Bulawayo Parking Management project is a Public Private Partnership (PPP) that is earmarked to run for a period of six years with an option to be extended up to a further four years.

The project scope entails implementing a parking management solution that is manned by parking marshals. The City has a total of 7200 parking bays and it is expected that at full roll-out a total of more than 400 jobs will be created. The Closed Circuit Television system (CCTV) is coming as part of the package and is solely meant to assist in the management of parking.

8. Project Costs and Financing Plan

The project will be financed by both parties.

Bulawayo City Council to include;

- Parking Bays Preparation materials
- Human Resources
- Equipment costs
- Enforcement
- Designation of Storage Yard.

Tendy Three Investments PVT Ltd to include:

- Project IT hardware
- Software
- Parking Terminals
- Sensors/Tags
- Towing vehicles
- Office equipment
- Command Centre Infrastructure
- Training and Development
- Closed Circuit Television (CCTV)
- Other ancillary services
- Human Resources.

9. Project Implementation

- The project will be rolled out in phases of 50 terminals per phase.
- A terminal is geared to service 15 to 20 parking bays.
- Therefore in the first phase 750 to 1000 parking bays will be covered.
- Given that the city has about 7200 parking bays, it is anticipated that the project will comprise of 7 phases.

10. The Project also seeks to:

- Promote gender equity and social inclusion in all its operations e.g. equal opportunity for men and women in any employment or economic opportunities arising from the project.
- Safety, health of staff and the public and environmental protection shall be observed in all operations.

All the above at all times the project will be in accordance with Council's policies on Gender; Disability, Health and Environment including related statutes.

11. Parking Tariff and Methods of Payment

The city has been zoned into a single zone of USD\$1 for 1 hour or equivalent pegged at the ongoing bank rate of the RBZ auction Rate.

The motoring public has the freedom to pay using any currency of their choice either ZWL Dollar or Forex. Any method of payment is acceptable either cash, swipe or mobile money (Ecocash).

12. Sharing of Revenue from the Project

The partnership is a Build, Operate and Transfer form of Public Private Partnership. The sharing of the revenue is classified into two that is the Parking Time (Bay) Revenue and the Enforcement Revenue.

a. Parking Time(Bay) Revenue

The Parking Time (Bay) ratio was determined by the amount of investment in the project and the period to recoup the investment and profits. One of the major conditions is that the partner will upgrade the system at the beginning of the project and again at the end of year 3 re - invest the same cost at the initial investment. The additional re- investment at the end of year 3 is meant to further automate the system and implement further upgrades before handing over to Council. The parking Time Revenue is shared at a ratio of 70:30 where Tendency Three gets 70% and Council 30%.

b. Enforcement Revenue

The Revenue from enforcement of By-Laws is shared at 50:50 ratio with Tendency Three being responsible for the clamping, towing and Impounding of the vehicles within the project area. The duties of the enforcement team and jurisdiction are outlined in the SI 63/2015 - Bulawayo City Council (Clamping and Tow Away) By Laws and the Contract between Bulawayo City Council and Tendency Three Investments Private Limited. Their duties entail clamping vehicles parked in contravention of City of Bulawayo clamping and Tow away by-laws. They are effecting the statute in the area under the contract which is from Samuel Parirenyatwa to Lobengula Street and from 3rd Avenue to 15th Avenue even though some areas are yet to be covered in terms of smart parking and they are doing this in partnership with Council as per the conditions of the contract.

13. Roles of the Contracting Party (Bulawayo City Council) and Counterparty (Tendency Three Investments) in the Project

a. Bulawayo City Council

The main responsibility of the Bulawayo City Council is to get the environment ready. This entails:

- Fixing the parking bays
- Marking parking bays
- General oversight of the project
- Enforcement

b. Tendency Three Investments is the investor in the project

Tendency Three Investments will;

1. Capitalise the project.
2. Bring the relevant parking management technology.

3. Develop a Modern Impound Yard.
4. Implement controls and measures to efficiently run the project.
5. Day to day running of the project.

Key Contacts

Tendy Three Investments

Landline: (0292) 2 70048

Email: info@tendythree.com

City Of Bulawayo

Customer Contact Centre

08084700 (Econet Only)

08004700 (Telone Only)

(0292) 2 71290 (All Networks)

Whatsapp: +263 774668432