

11. **RECOMMENDATION OF THE MANAGEMENT COMMITTEE**11.1 **MANAGEMENT COMMITTEE MEETINGS HELD IN JUNE 2026**

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11.1.15 **REDUNDANT VEHICLES & EQUIPMENT: ENGINEERING URBAN DEVELOPMENT AND ENVIRONMENTAL MANAGEMENT DEPARTMENT**
(C/M 2026/06/29 - 17/2/5/1)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **10.16** page **36** refers.

A. This item was submitted to the Management Committee for consideration:

1. PURPOSE

To obtain approval from the Management Committee for the write-off and disposal of old and redundant vehicles and equipment belonging to the Works Section at the next public auction.

Vehicles & Equipment:

TOTAL	DESCRIPTION	SECTION
1	N13543S - Isuzu Water Tanker - FWT0174 - Engine No: 65D1410824 - VIN No: ADMFVZ23S6T392462	Works Section
1	N14066S - MAN Cla Water Tanker - FWT0285 - Engine No: 6DEJ18852 - VIN No: AAMMC63PX32370	Works Section
1	N3219S - Renault Kangoo - FTE0012 - Engine No: R225654 - VIN No: VF1FC0MBF32117032	Engineering and Planning Services Department
1	Wacker Rammer - FSI0047 S/No: 9416-5493491	Works Section

2. INTRODUCTION

A number of vehicles and equipment within the Works Section have become old, redundant, and uneconomical to maintain. These items are no longer required for operational purposes. In accordance with Council's asset management procedures, it has become necessary to write off these items and dispose them at the next public auction.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That the following old and redundant vehicles & equipment within the Works Division be written off and sold at the next public auction.

Vehicles & Equipment:

TOTAL	DESCRIPTION	SECTION
1	N13543S - Isuzu Water Tanker - FWT0174 - Engine No: 65D1410824 - VIN No: ADMFVZ23S6T392462	Works Section
1	N14066S - MAN Cla Water Tanker - FWT0285 - Engine No: 6DEJ18852 - VIN No: AAMMC63PX32370	Works Section
1	N3219S - Renault Kangoo - FTE0012 - Engine No: R225654 - VIN No: VF1FC0MBF32117032	Engineering and Planning Services Department
1	Wacker Rammer - FSI0047 S/No: 9416-5493491	Works Section

- (b) That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset prices for the above-mentioned redundant vehicles, equipment and materials.
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11.1.16 **BENCHMARKING VISIT REPORT: SOLID WASTE MANAGEMENT AND RECYCLING INITIATIVE, CITY OF WINDHOEK**
(C/M 2026/06/29 - 18/6/1)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **8.11** page **255** refers.

A. This item was submitted to the Management Committee for consideration:

1. Introduction

The purpose of this submission is to report to the Municipal Council on the outcome of the benchmarking visit undertaken by a delegation from the Municipality of Swakopmund (Solid Waste Section) to the City of Windhoek on 18 March 2026. The visit was conducted to familiarize the delegation with the recycling and solid waste management activities being implemented under the EU-funded project titled "*Improving Solid Waste Management in Windhoek, Namibia*," a joint initiative between the City of Windhoek and its sister city, the City of Bremen, Germany.

This submission further seeks Council's endorsement to adopt a similar recycling initiative in Swakopmund, anchored by the establishment of a Waste Buy-Back Centre and a structured community outreach and environmental education program.

2. Background

The Municipality of Swakopmund allocated approximately 6.83% about N\$7 million of its total 2026/2027 capital budget towards solid waste management, underscoring the financial significance and strategic importance of this service function. While Swakopmund enjoys a well-earned reputation as one of Namibia's cleanest towns – a status critical to both residents and the tourism economy – the current waste management system remains heavily landfill-dependent, with limited formal recycling infrastructure in place.

Growing volumes of municipal solid waste, the finite capacity of existing disposal sites, and heightened environmental expectations from residents and visitors require the Municipality to consider forward-looking, sustainable waste management strategies. The Municipality has already taken initial steps in this direction by announcing a public procurement process for recycling services and participating in the Namibia ReThink Waste GreenCycle Expo 2025. Against this background, the benchmarking visit to Windhoek was arranged to observe a proven model and gather evidence to inform a formal Council resolution.

3. The Windhoek Solid Waste Management Project

The project is a joint initiative between the City of Windhoek and the City of Bremen, Germany, funded by the European Union through a grant of NAD 44 million. It is structured around three interrelated objectives:

Reducing the volume of waste deposited at the Kupferberg landfill.
Increasing the recycling rate through infrastructure development and community participation.
Creating sustainable employment opportunities, particularly for youth and vulnerable communities.

A central feature of the project is the peer-to-peer municipal knowledge transfer model with the City of Bremen, which provided technical expertise in solid waste infrastructure design, circular economy systems, and environmental education – while the EU provided financial backing under the European Green Deal framework.

The primary infrastructure outcome is the Waste Buy-Back Centre (WBBC). The first center, located in Katutura at the corner of Hans-Dietrich Genscher and Bondel Streets, was opened in April 2024 at a construction cost of N\$2.6 million, jointly funded by the City of Windhoek and the EU. The center accepts various categories of recyclable materials (plastics, metals, paper, and glass), pays residents cash for each drop-off, and sorts and packages materials for onward processing. Its target is to recycle 2,000 tonnes of waste, with 100 monthly drop-offs per month. A second Waste Buy-Back Centre in Havana commenced construction in November 2025.

4. Key Observations from the Benchmarking Visit

The following key observations were recorded during the visit on 18 March 2026:

Operational Effectiveness: *The Katutura Waste Buy-Back Centre functions efficiently as both a waste diversion points and a community economic hub. Materials are categorized and separated upon drop-off, and the weighing, sorting, and payment processes are well-managed.*

Community Engagement and Behavior Change: *The level of community ownership is evident. Residents – including youth, women, and small-scale waste collectors – have embraced the drop-off model as both an income-generating activity and a civic responsibility. Schools and community groups are actively engaged in environmental education programs, building a culture of waste separation at the household level.*

Job Creation and Economic Empowerment: *The project is creating direct employment (site staff) and indirect economic benefits through cash payments to residents. Regional Governor Sam Shafiishuna Nujoma confirmed the initiative "supports sustainable growth, job creation and poverty reduction."*

Environmental Impact: *Within its first year, the center recorded nearly 9,000 drop-offs and diverted more than 120 tonnes of waste from landfill, extending landfill lifespan and reducing greenhouse gas emissions.*

National Policy Alignment: *The project aligns with Namibia's Sixth National Development Plan (NDP6), which promotes green industrialization and inclusive economic participation.*

Reputational Objective: *The City of Windhoek previously held the title of Africa's cleanest city – a status lost to Kigali, Rwanda. The project is a deliberate effort to reclaim this distinction. This objective resonates directly with Swakopmund's identity as a clean, tourism-friendly municipality.*

5. Project Achievements and Outcomes

The following table summarizes the key achievements recorded under the Windhoek project as of the time of the benchmarking visit:

INDICATOR	RESULT
Number of Waste Buy-Back Centre (WBBC) facilities operational	1 (Katutura, opened April 2024); 2nd under construction (Havana)

Total drop-offs recorded (first center, Year 1)	Nearly 9,000 drop-offs
Vendors / participants registered	Over 9,500 vendors
Waste diverted from landfill	More than 120 tonnes
Cash paid to residents for recyclables	N\$1 million (approx. EUR 50,000)
Construction cost (first WBBC)	N\$2.6 million (jointly funded: City of Windhoek + EU)
Total EU grant	NAD 44 million
Target waste recycling volume	2,000 tonnes; 100 monthly drop-offs/month

6. Relevance and Applicability to Swakopmund

Like Windhoek, Swakopmund faces growing pressure on its waste disposal infrastructure. The N\$30 million annual waste management budget is predominantly directed toward collection and disposal rather than reduction and recycling. Without intervention, increasing population and tourist volumes will continue to inflate these costs while diminishing landfill lifespan.

The following elements of the Windhoek model are considered directly transferable to Swakopmund:

Waste Buy-Back Centre: A facility of this nature is well-suited to DRC and Mondesa and can be implemented at modest capital cost.

Cash-for-recyclables incentive: The direct payment model creates an economic incentive that drives community participation, as evidenced by 9,500+ registered vendors in Windhoek within the first year.

Environmental education program: A school and community engagement program complements existing municipal outreach and builds long-term behavior change.

Household recycling pilot: A ward-level pilot program can build community familiarity and generate demand for a permanent buy-back facility.

Alignment with NDP6: A Swakopmund recycling initiative would similarly align with the Sixth National Development Plan's green industrialization and inclusive economic participation objectives.

Swakopmund's established reputation as a clean, tourism-oriented coastal city adds further strategic value to a recycling initiative. A well-branded program aligned with Swakopmund's green identity could attract international donor interest, enhance tourism appeal, and position the Municipality as a model for other Namibian coastal towns.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Council takes note of the findings of this benchmarking visit report and the successful outcomes recorded under the City of Windhoek's Waste Buy-Back Centre model.
 - (b) That Council resolves to adopt the Waste Buy-Back Centre (WBBC) concept as the centrepiece of a Swakopmund Recycling Initiative and direct the General Manager: Health Services & Solid Waste Management to commission an initial feasibility study to identify a suitable site, estimate capital and operating costs, and determine appropriate waste categories for collection.
 - (c) That Council explores co-funding and partnership opportunities with the European Union Delegation to Namibia, the Ministry of Urban and Rural Development, international development organizations, and private sector recycling companies – building on the public procurement process already initiated.
 - (d) That a low-cost household recycling pilot program be launched in one or two selected wards of Swakopmund prior to the construction of a dedicated facility, to build community awareness, generate demand, and produce baseline data for the feasibility study.
 - (e) That a parallel environmental awareness and education program be developed targeting schools, youth organizations, and civic groups, aligned with the behaviour-change model successfully implemented in Windhoek.
 - (f) That an inter-departmental Recycling Task Team comprising representatives from Waste Management, Finance, Economic Development, Marketing, and Engineering, be established to develop a Swakopmund Recycling Initiative Business Plan and report back to Council within 90 days of this resolution.
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11.1.17 **UNSOLICITED FUNDRAISING ADVISORY PROPOSAL RECEIVED FROM HULINA OFFSHORE ENERGY (PTY) LTD - LANDFILL AND WASTE BUY-BACK CENTRE CAPITAL MOBILIZATION**

(C/M 2026/06/29 - 18/6/1)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **8.12** page **258** refers.

A. This item was submitted to the Management Committee for consideration:

1. Introduction

The purpose of this submission is to inform the Municipal Council that the Health Services and Solid Waste Management Department has received an unsolicited Strategic Fundraising Proposal from Hulina Offshore Energy (Proprietary) Limited. The proposal, titled "Strategic Fundraising Proposal for the Swakopmund Municipality Landfill and Waste Buy-Back Centre," was submitted without any prior invitation or expression of interest having been issued by the Municipality.

The submission further serves to advise Council of the legal constraints applicable to the proposal under the Public Procurement Act 15 of 2015 of Namibia, and to seek Council's endorsement of the Department's proposed way forward – namely, the conduct of an open and transparent procurement process through the public advertisement of an Expression of Interest (EOI) accessible to all Namibian service providers.

2. Background

The Municipality of Swakopmund is confronting a critical solid waste management challenge driven by the progressive depletion of existing landfill capacity. The current waste management model is approximately 85 percent linear – predominantly reliant on waste collection and terminal landfill disposal – with limited formal infrastructure for resource recovery and recycling. This trajectory is financially unsustainable and environmentally untenable.

To address this challenge, the Municipality has been exploring a transition toward a circular economy model, anchored by the development of a new engineered landfill, a Material Recovery Facility (MRF), and a Waste Buy-Back Centre (WBBC). These infrastructure priorities require significant capital investment, estimated at between N\$10 million and N\$100 million, to be mobilized from international development partners, national agencies, and the Namibian national fiscus.

It is in this context that the Health Services and Solid Waste Management Department received a number of unsolicited proposals from Hulina Offshore Energy (Pty) Ltd, culminating in the submission of a detailed Strategic Fundraising Proposal. The Department has carefully reviewed the contents of the proposal and assessed its implications under applicable procurement law before bringing this matter to Council.

3. Summary of the Hulina Offshore Energy Proposal

Hulina Offshore Energy (Pty) Ltd proposes to act as a mandated transactional advisor to the Municipality, responsible for mobilizing external capital for the Swakopmund landfill and Waste Buy-Back Centre infrastructure program. The key elements of the proposal are summarized as follows:

Scope of services: *Hulina proposes to serve as the Municipality's fundraising and transactional advisory agent, targeting international development institutions, national agencies, and the Namibian national fiscus. Specific target funders identified include the Forum on China-Africa Cooperation (FOCAC), the African Development Bank (AfDB), the European Union, the World Bank Group, the KfW Development Bank, the Environmental Investment Fund of Namibia (EIF), Namport, NamPower, and the Ministry of Urban and Rural Development (MURD).*

Capital mobilization target: *Hulina proposes to mobilize a targeted funding range of N\$10 million to N\$100 million in external capital, intended to catalyze a long-term project value exceeding N\$60 million over a five-year horizon.*

Fee structure: *Hulina's remuneration is structured on a performance-based success fee mechanism, bifurcated as follows:*

- 10% success fee on all capital secured from international development partners and domestic national agencies.
- 5% success fee on all capital secured directly from the Namibian national fiscus.

Projected advisory cost: *At maximum fundraising success (N\$100 million), the total advisory fees payable to Hulina under the proposed structure could amount to approximately N\$9.5 million to N\$10 million, representing a material financial obligation for the Municipality.*

Implementation roadmap: *The proposal requests that the Municipality: (i) formally approve the transactional advisory mandate; (ii) execute a tripartite Memorandum of Understanding (MoU) with Hulina; and (iii) authorize the commencement of international funding campaigns.*

4. Legal Constraints under the Public Procurement Act 15 of 2015

The Health Services and Solid Waste Management Department has given careful consideration to the Hulina proposal and sought guidance on its legal implications. The Department advises Council as follows:

Prohibition on unsolicited direct awards: *The Public Procurement Act 15 of 2015 of Namibia prohibits a public entity such as the Municipality of Swakopmund from entering into an agreement for the procurement of services without first conducting a competitive procurement process. The direct acceptance of an unsolicited proposal – without an open, advertised procurement process – would constitute a contravention of the Act and expose the Municipality to legal and regulatory risk.*

Requirement for competitive processes: *The engagement of a transactional or fundraising advisory firm constitutes a procurement of consulting services and is therefore subject to the standard competitive tendering requirements of the Act. All prospective service providers must be*

afforded an equal and transparent opportunity to submit their qualifications and proposals.

No prejudice to Hulina: *The legal position does not preclude Hulina Offshore Energy from participating in an open procurement process. Hulina remains fully entitled to respond to any Expression of Interest or Request for Proposals subsequently advertised by the Municipality and will be evaluated on the same basis as all other respondents.*

Council's attention is specifically drawn to the fact that entering into an agreement with Hulina on the basis of the unsolicited proposal, without a competitive process, would be unlawful under the Act and contrary to the Municipality's own procurement policy and governance obligations.

5. Proposed Way Forward

The Health Services and Solid Waste Management Department proposes the following course of action in response to the Hulina proposal and in compliance with the Public Procurement Act:

Public advertisement of an Expression of Interest (EOI): *The Department will advertise an open Expression of Interest in the national and local press, inviting all qualified and interested Namibian service providers to submit their qualifications and capability statements for the provision of transactional advisory and fundraising services in support of the Swakopmund Landfill and Waste Buy-Back Centre capital program.*

Scope of the EOI: *The EOI will outline the Municipality's requirements in respect of capital mobilization from international development institutions, national funding agencies, and the national fiscus, as broadly described in the Hulina proposal. Respondents will be assessed on relevant experience, technical capacity, proposed methodology, and fee structure.*

Evaluation and appointment: *Shortlisted respondents to the EOI will be invited to submit detailed proposals, which will be evaluated by the Procurement Committee in accordance with the Act. The preferred service provider will be recommended to Council for appointment.*

Preservation of Hulina's interests: *Hulina Offshore Energy (Pty) Ltd will be formally notified of the outcome of this submission and the open EOI process, ensuring that the company has a full and fair opportunity to compete for the mandate.*

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Council takes note of the unsolicited Strategic Fundraising Proposal submitted by Hulina Offshore Energy (Pty) Ltd and acknowledge the critical capital requirements relating to the Municipality's solid waste management capital needs and services as outlined in the proposal.
 - (b) That Council confirms that the direct acceptance of the proposal submitted by Hulina Offshore Energy (Pty) Ltd, without following a competitive procurement process, is not permissible in terms of the Public Procurement Act 15 of 2015, and that the Municipality is therefore unable to enter into an agreement based on the unsolicited submission.
 - (c) That Council endorses the way forward proposed by the Health Services and Solid Waste Management Department to undertake an open, fair, and transparent procurement process through the public advertisement of an Expression of Interest (EOI) for the provision of transactional advisory and fundraising services relating to the Swakopmund Landfill and Waste Buy-Back Centre Capital Programme.
 - (d) That the General Manager: Health Services & Solid Waste Management be authorised to issue the Expression of Interest advertisement in compliance with the provisions of the Public Procurement Act 15 of 2015, and thereafter report back to Council on the outcome of the EOI process together with recommendations regarding the appointment of a suitable service provider.
 - (e) That Hulina Offshore Energy (Pty) Ltd be informed of Council's decision and invited to participate in the open Expression of Interest process under the same terms and conditions applicable to all prospective service providers.
-

Strategic Fundraising Proposal for the Swakopmund Municipality Landfill and Waste Buy- Back Centre.

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Executive Summary

The municipality of Swakopmund is currently confronting an urgent environmental and infrastructural crisis driven by the rapid depletion of its existing landfill capacity. This predicament is fundamentally rooted in an antiquated, 85 percent linear waste management model that systematically overlooks critical resource recovery opportunities, thereby transforming waste into a perpetual municipal cost center.¹ To preempt an ecological and fiscal catastrophe, a comprehensive "Zero Waste Transition" has been designed. This strategic blueprint aims to divert 60 percent of materials away from terminal disposal through the implementation of a state-of-the-art Material Recovery Facility (MRF), the establishment of a Waste Buy-Back Centre, large-scale composting, and the mining of legacy waste.

This document serves as the exhaustive fundraising proposal and transactional advisory blueprint, focusing strictly on the mobilization of capital from international development partners, national agencies, and the Namibian fiscus. The overarching financial objective is to secure a targeted funding range of **N\$ 10 million to N\$ 100 million** from external partners. This initial capital injection is the critical catalyst designed to unlock a long-term project value exceeding **N\$ 60 million** over a five-year horizon through the generation of new municipal revenue streams, carbon credit trading, and secondary commodity markets.

To navigate the complex architecture of global climate finance, bilateral sovereign aid, and domestic intergovernmental fiscal transfers, the municipality requires dedicated transactional advisory services. Hulina Offshore Energy (Pty) Limited serves as the mandated transactional advisor, responsible for bridging the gap between Lithon's engineering designs and the stringent compliance, fiduciary, and reporting requirements of international donors. The remuneration for these advisory services is structured around a bifurcated, performance-based success fee mechanism. Specifically, Hulina's fee structure mandates a 10% success fee on all capital mobilized from international development partners and domestic national agencies, alongside a 5% success fee on all capital secured directly from the national fiscus. This exhaustive proposal details the precise mechanisms, strategic alignments, and target institutions required to fulfill this mandate and capitalize the Swakopmund Zero Waste Transition.

The Strategic Imperative for Capital Mobilization

Transitioning from a Linear to a Circular Economy

The traditional approach to solid waste management in Namibian local authorities has historically relied on the "end of pipe" methodology, wherein municipal responsibility is confined to the collection and terminal dumping of waste into environmentally precarious landfill sites. For Swakopmund, this linear model is no longer operationally viable or environmentally sustainable. The rapid depletion of the current landfill necessitates the immediate construction of new disposal cells, a process that is highly capital-intensive. For context regarding the cost of such municipal infrastructure in Namibia, the recent expansion of the Kupferberg landfill in Windhoek required a capital inlay estimated at N\$ 171.6 million. To avoid placing an insurmountable debt burden on the Swakopmund ratepayer base, the new landfill must be augmented by infrastructure that fundamentally alters the volume of waste requiring terminal disposal.

The proposed intervention shifts the paradigm toward a circular economy by transforming the waste infrastructure into a resource hub.¹ The core of this transition is the establishment of a Material Recovery Facility (MRF) and a specialized Waste Buy-Back Centre. By separating plastics, metals, and organic materials at the source, the municipality can divert 60 percent of its waste stream, thereby extending the operational life of the new Lithon-designed landfill by decades and drastically reducing the long-term operational overheads associated with cell construction and management.

Socio-Economic and Financial Dividends for Donors

The mobilization of N\$ 10 million to N\$ 100 million is predicated on demonstrating substantial, verifiable dividends to prospective funding partners. Development agencies and the national fiscus do not fund infrastructure in a vacuum; they invest in socio-economic outcomes. The Swakopmund Zero Waste Transition is engineered to deliver profound strategic dividends across both financial and social spectrums.

The financial dividends encompass the generation of entirely new municipal revenue streams, effectively insulating the local authority from future fiscal shocks. These include the monetization of recyclable commodities through the MRF, premium gate fees generated from a fully compliant waste facility, and the highly lucrative potential of international Carbon Credit trading. To satisfy the rigorous reporting, monitoring, and verification requirements of carbon credit certifiers and international donors, the project integrates a Smart Decision Support System (DSS), modeled after successful implementations in the City of Petaling Jaya, Malaysia. This system digitizes Swakopmund's waste data, creating a transparent, real-time reporting

platform that is essential for donor compliance and carbon metric verification.¹

Simultaneously, the social dividends align perfectly with the poverty alleviation mandates of global development banks.

Furthermore, the Waste Buy-Back Centre functions as a micro-economic incubator, fostering local entrepreneurship by supporting Small, Medium, and Micro Enterprises (SMMEs) in secondary recycling markets, such as compost sales and plastic pellet manufacturing. Finally, the modernization eliminates foul odors and critical groundwater contamination risks, thereby safeguarding public health and preserving Swakopmund's vital image as a premier international tourist destination.

Transactional Advisory and Financial Structuring

To successfully navigate the intricate landscape of global urban best practices, localized engineering designs, and complex international climate finance, highly specialized transactional advisory is an absolute prerequisite. The scope of this advisory encompasses international donor negotiation, policy localization, Public-Private Partnership (PPP) structuring, and the establishment of sister-city benchmarking protocols.

The Performance-Based Fundraising Fee Structure

While the baseline valuation reflects the comprehensive scope of the transactional expertise required to execute the Swakopmund Zero Waste Transition, the specific mandate for capital mobilization operates strictly on a performance-based fee structure. This mechanism ensures total alignment between the transactional advisor's deliverables and the municipality's core objective of securing external infrastructure capital without straining the local municipal operational budget.

The mandated fee structure is calculated dynamically against the total capital successfully mobilized for the Swakopmund landfill and Waste Buy-Back Centre. To reflect the varying degrees of complexity, compliance demands, and negotiation required across different funding pools, the success fee is bifurcated based on the origin of the secured funds:

1. **Development Partners and National Agencies (10 Percent Fee):** A success fee of 10 percent is applied to all capital secured from international multilateral organizations, foreign sovereign wealth funds, global development banks, bilateral aid agencies, and domestic Namibian national agencies (excluding direct fiscus transfers). This higher tier reflects the intense complexity of international capital acquisition. Mobilizing these funds requires navigating stringent environmental and social safeguard (ESS) frameworks.

structuring cross-border legal agreements, demonstrating verifiable carbon-metric reductions, and executing high-level sovereign negotiations.

2. **The Fiscus (5 Percent Fee):** A success fee of 5 percent is applied to all capital secured directly from the National Government of Namibia. This includes capital drawn from national budget votes, ministerial development budgets, and statutory intergovernmental fiscal transfers. While less complex than international sovereign debt negotiations, fiscus mobilization requires deep domestic policy alignment, rigorous lobbying within the parameters of the Namibian legislative budgeting cycle, and the navigation of local procurement frameworks.

The subsequent sections of this report provide an exhaustive analysis of the targeted institutions within these two fee tiers, detailing the precise strategic narratives, funding instruments, and structural mechanisms Hulina will employ to secure the N\$ 10 million to N\$ 100 million capitalization target.

Capital Mobilization Track 1: Development Partners (10% Fee Structure)

The primary strategic objective is to secure the overwhelming majority of the **N\$ 10 million to N\$ 100 million** target from international development partners and multilateral agencies. Namibia's classification and Swakopmund's specific profile as a vulnerable coastal urban center make it highly eligible for a variety of blended finance instruments, climate adaptation grants, and sovereign-backed infrastructure development funds. The 10 percent performance fee covers the intensive structuring required to access these global capital reservoirs.

The Forum on China-Africa Cooperation (FOCAC)

The Forum on China-Africa Cooperation (FOCAC) represents one of the most formidable external funding reservoirs currently available for African urban infrastructure. The recently ratified FOCAC Beijing Action Plan (2025-2027) provides a highly specific, mandated framework for capital deployment into African environmental sectors. The fundraising strategy for Swakopmund will deeply integrate with the explicit mandates outlined in this Sino-African framework.

Under the overarching "Partnership Initiative for Green Development," the Chinese government has formally committed to supporting African nations in enhancing their environmental sustainability and climate resilience. Crucially for the Swakopmund Zero Waste Transition, Section 8 of the Beijing Action Plan contains highly specific, actionable language that directly

authorizes funding for municipal waste needs. The declaration explicitly states that China will help African countries enhance their waste and sewage treatment capabilities and formally supports African countries in building public environmental-friendly facilities, specifically naming landfills and incinerators as target infrastructure for bilateral cooperation.

The transactional advisory strategy will leverage this sovereign mandate by presenting the Swakopmund Material Recovery Facility and the new Lithon-designed landfill as a flagship pilot project for FOCAC's green development goals in Southern Africa. Furthermore, the Action Plan emphasizes the concept of "triangular cooperation".⁷ Under this model, China provides agricultural or environmental production technology and financial experience, while a third-party organization provides coordination, management, or financial support to ensure sustainable development in the recipient country. Swakopmund's existing strategic alignment with the UN Environment Program for operational waste mining, combined with the utilization of Smart Tech digital systems from Petaling Jaya, Malaysia, perfectly positions the project for this triangular funding mechanism.¹ Hulina will structure the funding proposal to demonstrate how FOCAC capital can synergize with Malaysian technology and Namibian engineering to create a world-class facility.

Additionally, the FOCAC Action Plan promotes the creation of green industrial zones and innovation parks to share technologies, promote resource efficiency, and implement advanced waste recycling practices. The transactional advisory team will pitch the Swakopmund Waste Buy-Back Centre not merely as a municipal disposal site, but as a micro green industrial zone. By fostering SMME incubation for secondary recycling markets—such as compost sales and plastic pelletization—the project serves as a demonstration model for low-carbon industrial development, precisely aligning with FOCAC's vision for green industrialization in the Global South.

The African Development Bank (AfDB) Group

The African Development Bank (AfDB) Group is a critical target for the Swakopmund capital raise. The AfDB's Board of Directors recently approved a landmark Country Strategy Paper (CSP) for Namibia, committing an unprecedented \$1.78 billion to support economic transformation and inclusive growth across the 2025-2030 period. This massive capital commitment is designed to pave the way for job creation and economic diversification, directly addressing Namibia's most pressing macroeconomic challenges, notably a youth unemployment rate exceeding 40 percent and a severe decline in per capita income from \$5,942 in 2012 to \$4,240 in 2024.

The Swakopmund Zero Waste Transition is intrinsically aligned with the AfDB's twin priorities for the Namibian economy. The first priority of the \$1.78 billion strategy emphasizes investment in transport, energy, and water infrastructure to establish Namibia as a regional logistics hub, enhance energy security, and expand rural and urban access to clean water and sanitation. A

modern, engineered landfill that eliminates groundwater contamination risks fits perfectly within this sanitation infrastructure mandate.

The second priority of the AfDB strategy aims to boost human capital through market-relevant technical training, creating pathways from education to employment, and providing robust support for the development of micro, small, and medium enterprises (MSMEs) and women's economic empowerment. The fundraising proposal structured by Hulina will position the Waste Buy-Back Centre as a primary engine for MSME empowerment and youth employment in the Erongo region. By incubating local SMMEs for secondary recycling markets and directly creating 20 to 30 high-quality green jobs in waste sorting and logistics—scaling to over 50 specialized jobs—the Swakopmund project serves as an ideal, scalable deployment of AfDB funds.¹ The transactional advisory team will formally structure the funding request to draw down from this \$1.78 billion facility by highlighting the project's capacity to diversify the local coastal economy, fostering green industrialization and addressing the AfDB's core metrics regarding youth unemployment.

The European Union (EU) and Sister-City Twinning Precedents

A highly viable, empirically proven avenue for international funding involves mirroring the success of the European Union's recent, large-scale interventions in Namibian solid waste management. The strategy involves replicating the operational, technical, and financial blueprint of the Windhoek solid waste management project, which is currently funded by an EU grant of N\$ 36.8 million.

The Windhoek project, implemented under a sister-city cooperation framework with Bremen, Germany, resulted in the construction of the capital's first Waste Buy-Back Centre in Katutura.¹¹ The empirical data emerging from this EU-funded pilot provides irrefutable proof of concept for the Swakopmund proposal. Within 18 months of operation, the Katutura facility successfully diverted over 120 tonnes of waste from the municipal landfill. More importantly for socio-economic metrics, the facility injected over N\$ 1 million directly into the hands of local residents who collected and sold recyclable materials. Detailed municipal records indicate that N\$ 61,917 was paid for paper and clear plastics, while N\$ 102,159 was paid to residents who collected nearly 90,000 alcoholic beverage bottles.

The capital expenditure for the construction of this first Windhoek facility was highly efficient, costing approximately N\$ 2.6 million, demonstrating to donors that Waste Buy-Back Centres are exceptionally capital-efficient assets that yield outsized environmental and socio-economic returns.¹³ The success of this model has already prompted the EU and the City of Windhoek to commence construction on a second facility in Okuryangava.

The transactional advisory framework for Swakopmund explicitly includes "Sister City Arrangements" and benchmarking engagements with target global cities, such as the

relationship with Petaling Jaya for digital tools. By leveraging Swakopmund's international relationships, Hulina will aggressively seek EU circular economy grants. The success of the Windhoek Katutura model provides the exact financial and operational benchmarks required by EU delegates to prove that Waste Buy-Back Centres in Namibia are functional, viable, and highly effective at localized poverty reduction. Swakopmund's ambitious goal of a 60 percent diversion rate will be presented as the logical next step in Namibia's broader EU-backed green urban transition, justifying a significant portion of the N\$ 10 million to N\$ 100 million funding target.

The World Bank Group

The World Bank Group remains the largest and most influential global financier of solid waste management, accounting for 35 percent of global official development financing in the sector, equating to over US\$ 5.13 billion injected into waste projects between 2003 and 2021. The fundraising strategy for Swakopmund will focus heavily on accessing the World Bank's specialized financial instruments, specifically Results-Based Financing (RBF) approaches.

The World Bank has successfully deployed RBF models in developing nations to drive sustainable waste management and institutional capacity building. In Nepal, results-based payments expanded waste collection dramatically, benefiting 120,000 households, while in Ningbo, China, RBF projects improved waste segregation and recycling for over 900,000 households. For Swakopmund, the N\$ 10 million to N\$ 20 million capital request will be architected around this Results-Based Financing model. Rather than requesting a lump-sum capital grant, funding tranches will be structured to trigger upon the achievement of verifiable operational metrics. These metrics will include the achievement of the 60 percent waste diversion target, the verified tonnage of material processed through the MRF, and the successful excavation and screening of legacy landfill cells.

Furthermore, the World Bank aggressively supports carbon offset projects that generate municipal revenue through emission reductions to support ongoing landfill operations, as demonstrated by their interventions in Monterrey, Mexico. The implementation of the Petaling Jaya Smart Decision Support System (DSS) is the critical technological enabler for this funding avenue. By digitizing Swakopmund's waste flows in real-time, the DSS creates the transparent reporting platform necessary to fulfill the World Bank's rigorous compliance requirements for carbon credit certification, ensuring the project remains bankable and globally compliant.

KfW Development Bank (Germany)

German-Namibian development cooperation, executed predominantly through the KfW Development Bank, is deeply entrenched in Namibia's urban planning and environmental sectors. KfW has been instrumental in funding major infrastructure, including a recent EUR 75 million (N\$ 1.5 billion) loan for the Namibian Water Sector Support Program. KfW's current strategic portfolio focuses heavily on "Sustainable Urban Development," which explicitly includes

upgrading infrastructure in informal settlements, providing formalised land, and delivering basic public and sanitation services. The Swakopmund landfill and Waste Buy-Back Centre will be pitched to KfW as essential sustainable urban infrastructure that protects the highly sensitive coastal ecosystem of the Erongo region. Given KfW's history of funding poverty-oriented urban infrastructure—such as their ongoing projects in Okahao and Opuwo to provide low-income households with basic infrastructure and sanitation—the Waste Buy-Back Centre's capacity to provide reliable income streams to low-income populations through the purchasing of recyclable materials makes it a highly attractive asset for German bilateral aid. Furthermore, KfW's extensive history in financing Namibia's national parks (the NamParks programme) demonstrates their commitment to Namibian ecological preservation, aligning perfectly with Swakopmund's goal to eliminate groundwater contamination and protect its tourist image.

Capital Mobilization Track 2: National Agencies and CSR (10% Fee Structure)

In addition to international sovereign and multilateral donors, the transactional advisory strategy will aggressively target Namibian national agencies and domestic corporate social responsibility (CSR) foundations.¹ Securing domestic corporate and institutional capital is essential for demonstrating local institutional buy-in, which serves to significantly de-risk the project in the eyes of international donors. Capital secured through these national channels is subject to the 10 percent performance fee.

Environmental Investment Fund of Namibia (EIF)

The Environmental Investment Fund of Namibia (EIF) is a statutory entity established by Act 13 of 2001 to provide sustainable funding for environmental projects. It is the premier domestic vehicle for green finance and is fully accredited by the Green Climate Fund (GCF) to manage major climate resilience projects.

The EIF operates a highly capitalized Institutional Grants Facility that targets the exact objectives of the Swakopmund project: Climate Change, Biodiversity Conservation, Land Degradation, and crucially, Solid Waste Management & Recycling. Under its standard granting guidelines, the EIF provides seed grants capped at N\$ 10,000 to spark initiatives, and full-scale project grants ranging up to N\$ 500,000 for full-scale project implementation. The EIF has recently allocated approximately N\$ 5 million under its Institutional Grants Facility for the 2025/2026 financial year.

However, standard EIF funding guidelines present a specific, highly restrictive regulatory hurdle: government entities, including National, Regional, and Local Authorities, as well as State-Owned Enterprises (SOEs), are explicitly non-eligible to access funding directly under the EIF Grants

facility. Consequently, the Swakopmund Municipality cannot simply apply for these funds directly.

To legally and structurally navigate this exclusion, the transactional advisory team will engineer the Waste Buy-Back Centre as a distinct, community-led operational vehicle. By incubating a youth-led or female-led SMME cooperative to manage the day-to-day operations of the MRF and the Buy-Back Centre, the project becomes fully eligible for EIF funding. The EIF explicitly prioritizes funding for youth groups, women's groups, and Community-Based Organisations (CBOs) focusing on green technologies, low carbon development, and natural resource value addition. Securing multiple N\$ 500,000 tranches across various components of the waste value chain (e.g., a grant for the composting operation, a separate grant for plastic pelletizing equipment) will provide vital domestic co-financing that proves local viability to FOCAC and the World Bank.

Corporate Social Responsibility: Namport and NamPower

The formal proposal explicitly targets engagement with the Namport and NamPower Foundations to secure Corporate Social Responsibility (CSR) funding.

Namport Social Investment Fund (NSIF): The Namibian Ports Authority (Namport), headquartered in the neighboring coastal hub of Walvis Bay, operates the Namport Social Investment Fund (NSIF). NSIF has a formidable historical investment track record, having disbursed over N\$ 50 million aimed at socio-economic development, environmental protection, and poverty alleviation across all fourteen regions of Namibia. Namport's corporate strategy is deeply intertwined with environmental stewardship and marine protection, as evidenced by their recent N\$ 3.7 million investment in the Walvis Bay Lagoon ecosystem health monitoring project spanning 2025 to 2027. The Swakopmund Waste Buy-Back Centre directly addresses Namport's ESG objectives regarding marine protection—specifically by preventing plastic waste runoff into the Atlantic Ocean—while simultaneously fulfilling their mandate for community upliftment.

NamPower Foundation: The NamPower Foundation manages the national utility's corporate social investments, focusing heavily on community development, capacity building, and environmental sustainability.³¹ The Swakopmund project will seek grant funding from NamPower by highlighting the long-term energy-recovery potential of the engineered landfill and the immediate socio-economic job creation aspects of the MRF.¹ Both the Namport and NamPower foundations offer a highly accessible, rapid-deployment pool of capital that can be utilized for the immediate, localized construction of the physical buy-back sorting sheds, conveyor belts, and logistical handling equipment, laying the groundwork for the larger international investments.

Capital Mobilization Track 3: The National Fiscus (5% Fee Structure)

The final, yet fundamentally crucial, tier of the fundraising strategy relies on securing direct capital transfers from the National Government of Namibia and aligning the project with the internal municipal capital budgets of Swakopmund. Capital secured through these purely domestic, legislative channels commands the lower 5 percent performance fee.

Ministry of Urban and Rural Development (MURD)

The Government of the Republic of Namibia has recently recognized an acute infrastructure deficit across its expanding urban centers and has responded with highly expansionary fiscal policies to close the gap.

The transactional advisory strategy executed by Hulina will involve drafting high-level policy submissions and technical feasibility studies to position the Swakopmund landfill and MRF as priority national infrastructure. MURD's core mandate includes ensuring appropriate policy and institutional frameworks for sustainable urban development, and the ministry actively coordinates the implementation of the National Solid Waste Management Strategy. This national strategy explicitly mandates that local authorities upgrade their waste collection systems, reduce reliance on outdated disposal sites, and identify funding sources for the management of hazardous waste facilities.

By presenting the Swakopmund Zero Waste Transition as a turnkey, engineered solution that fulfills MURD's national policy obligations—including the safe management of hazardous waste and the transition away from illegal dumping and linear models—the project becomes highly competitive for direct development budget subventions. Hulina will specifically target fiscus funds to cover the foundational civil engineering components, such as earthworks and liner installations, as these are standard municipal public works easily justifiable under MURD parameters.

Addressing Fiscus Execution Bottlenecks and Decentralization Funds

While the national development budget has expanded to N\$ 12.7 billion, the Minister of Finance explicitly cited deep concerns regarding the limited project execution capacity at most government agencies and severe procurement bottlenecks, which continually result in the underspending of the development budget (noting a low execution rate of 32.6% at mid-year).

This execution deficit is further highlighted by the recent performance of statutory funds designed to assist local authorities. The Trust Fund for Regional Development and Equity Provisions, established by Act 22 of 2000 to financially assist decentralization and local authority development, recently faced severe audit criticisms. The Auditor General reported that the

Fund spent only 21 percent of its approved project budget, citing major failures in project delivery, late financial statement submissions, and a N\$ 9.2 million financial misclassification.

This systemic inability of national funds to effectively deploy capital to the local level is exactly why the Swakopmund Municipality requires Hulina's transactional advisory services. Hulina's expertise in policy localization, PPP structuring, and project execution provides the rigorous fiduciary oversight, procurement compliance, and project management that the fiscus demands but frequently lacks at the local level. By presenting a fully structured, shovel-ready project with professional transactional oversight, Swakopmund bypasses the typical execution bottlenecks, making it a highly attractive, safe destination for unspent intergovernmental fiscal transfers and decentralization funds.

Municipal Co-Financing and Capital Budgets

International donors, multilateral banks, and even national ministries rarely provide 100 percent of the required capital for local infrastructure; they invariably demand "skin in the game" through municipal co-financing to ensure local accountability. The Swakopmund Municipality operates a robust capital and operational budget, recently announced at between N\$ 690 million and N\$ 711 million for the 2024/2025 financial year.

By demonstrating strong domestic fiscal commitment and sound internal financial governance, the N\$ 10 million to N\$ 100 million external funding target becomes significantly more viable, as international partners prefer to co-invest alongside a financially solvent and highly committed municipality.

The Strategic Path to Monetization and Project Autonomy

The mobilization of N\$ 10 million to N\$ 100 million is only the initial phase of the Zero Waste Transition. The ultimate value of the transactional advisory proposition is ensuring that the capital mobilized leads directly to self-sustaining monetization, permanently removing the burden of waste management from the municipal ratepayer. The N\$ 5.1 million baseline investment in transactional expertise acts as the catalyst that unlocks a long-term project value exceeding N\$ 60 million over a 5-year horizon.

The financial autonomy of the new infrastructure rests on several diversified revenue streams designed and structured during the feasibility and PPP structuring phases.

1. **Material Recovery and Commodity Sales:** The MRF and the Waste Buy-Back Centre will process vast quantities of separated plastics, metals, organics, and cardboard. These

commodities will be baled, processed, and sold into the secondary recycling and remanufacturing markets, transforming waste from a disposal liability into a highly traded physical asset.

2. **Waste Gate Fees:** The establishment of a fully compliant hazardous waste facility within the new landfill footprint commands premium disposal gate fees from industrial, commercial, and waste producers across the Erongo region, significantly boosting municipal revenue. As demonstrated by the Kupferberg landfill in Windhoek, which generated N\$ 127 million in revenue over five years and projects N\$ 38.3 million in profit over 15 years, properly managed landfill sites are highly profitable municipal enterprises.
3. **Carbon Credit Trading:** Perhaps the most lucrative long-term dividend is the monetization of verifiable emission reductions. By aggressively diverting 60 percent of organic and recyclable waste from anaerobic decomposition in the landfill, the project avoids massive methane emissions, generating verified carbon credits. The integration of the Petaling Jaya Smart DSS provides the irrefutable, real-time data flow required by global carbon registries, allowing Swakopmund to trade these credits on the international market for hard currency.

Implementation Roadmap for Capital Acquisition

To successfully execute this intricate fundraising proposal and initiate the capital flow from development partners and the fiscus, a strict, phased implementation roadmap will be followed by all stakeholders !:

- **Step 1: Council Approval:** Formal approval must be secured from the Swakopmund Municipality Council to adopt the Strategic Transactional Advisory Proposition and authorize the specialized, dual-tier fundraising strategy (10 percent international/agency fee, 5 percent fiscus fee).
- **Step 2: Formalization of Partnerships:** The execution and signing of a tripartite Memorandum of Understanding (MoU) between Hulina Offshore Energy and the Municipality of Swakopmund. This cements the financial execution frameworks into a cohesive, legal structure.
- **Step 3: Baseline documentation and Campaign Initiation:** For providing the hard, empirical data required by the World Bank, FOCAC, and the AfDB to validate the N\$ 10 million to N\$ 100 million funding requests. Concurrently, the international funding campaigns and domestic fiscus lobbying efforts will be officially launched by the transactional advisory team.

11.1.18 **REDUNDANT EQUIPMENT: ECONOMIC DEVELOPMENT SERVICES DEPARTMENT**
(C/M 2026/06/29 - 17/2/5/1)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **8.13** page **275** refers.

A. This item was submitted to the Management Committee for consideration:

Introduction:

The purpose of this submission is to seek Council's approval to write off redundant items within the various sections of the Economic Development Services Department.

Background:

The table below indicates the list of items that needs to be written off:

Quantity	Barcode	Description
<i>Main office</i>		
1	002071	Small Wooden cabinet
1	002454	Office chairs
4	003038	Copy Room/Intern Chairs
1	003081	Storeroom Chair
1	001653	HP Officejet Pro Jet 7740 Printer
1	001042	Laminating Machine
1	SN:NXV6ZEA01530900D577200	Acer Laptops
<i>Rest Camp</i>		
9	None of these items have barcodes	Mops
51		Brooms
2		Single beds
2		Double Beds
30		Couches
54		Dish Trays
50		Chairs
20		Ceramic bowls with lids
12		Small ceramic milk jars
4		Ceramic water jars
24		Squared ceramic plates
150		Pillowcases
200		Curtains
100		Pillow Inners
387		Fitted sheets
50		Duvets covers
50		Duvet inners
<i>Traffic</i>		
3	None of these items have barcodes	Office chairs
5		Visitors Chairs
1		Cleaning trolley frame
1		AIM Microwave
2		Steel cabinets
2		Small Wooden cabinet

Sports & Recreation		
179	None of these items have barcodes	Plastic chairs
6		Office Chairs
1		VIP Chair
6		Round
3		Small
Nursery		
6	None of these items have barcodes	Wheelbarrows
8		Iron Rakes
2		Spades
4		Forks
Fire Brigade		
1	None of these items have barcodes	Garden Hose Stand
1		Defy Fridge
2		Whirlpool Washing Machine
4		Office Chair
3		Red Wooden Lockers
4		Toilet Pots
6		Black Tables at Male Stairs
Variety		Black Tables Off Cuts
7		Cupboard
1		Clock Stand (DRC Station)
1		Compact Power Unit Jaws and Life (DRC Station)
1		Silver Drawer Casnet (DRC Station)
1		Fog Machine (DRC Station)
1		Bolt Remover and Set
1		Bunker Lockers (DRC Station)
1		Blue Office Chairs (Under Stairs by the Parking Bay)
Cemetery		
20	None of these items have barcodes	Plastic Rakes
2		Iron Rakes
1		Electric Trimmer
2		Hedge Trimmer
6		Office Brooms
2		Street Brooms
3		Wheelbarrows
1		Garden forks
1		Garden Hoes
1		Pick
1		Machete
1		Showel
1		Palm saw

B. After the matter was considered, the following was:-

RESOLVED: (For Condonation By Council)

- (a) That the following redundant items be written off and disposed of through sale at the next public auction:

QUANTITY	Barcode	Description
MAIN OFFICE		
1	002071	Small Wooden cabinet
1	002454	Office chairs
4	003038	Copy Room/Intern Chairs
1	003081	Storeroom Chair
1	001653	HP Officejet Pro Jet 7740 Printer
1	001042	Laminating Machine
1	SN:NXV6ZEA01530900D57 7200	Acer Laptops
REST CAMP		
9	None of these items have barcodes	Mops
51		Brooms
2		Single beds
2		Double Beds
30		Couches
54		Dish Trays
50		Chairs
20		Ceramic bowls with lids
12		Small ceramic milk jars
4		Ceramic water jars
24		Squared ceramic plates
150		Pillowcases
200		Curtains
100		Pillow Inners
387		Fitted sheets
50		Duvets covers
50		Duvet inners
TRAFFIC		
3	None of these items have barcodes	Office chairs
5		Visitors Chairs
1		Cleaning trolley frame
1		AIM Microwave
2		Steel cabinets
2		Small Wooden cabinet
SPORTS & RECREATION		
179	None of these items have barcodes	Plastic chairs
6		Office Chairs
1		VIP Chair
6		Round
3		Small
NURSERY		
6	None of these items have barcodes	Wheelbarrows
8		Iron Rakes
2		Spades
4		Forks

FIRE BRIGADE		
1	None of these items have barcodes	Garden Hose Stand
1		Defy Fridge
2		Whirlpool Washing Machine
4		Office Chair
3		Red Wooden Lockers
4		Toilet Pots
6		Black Tables at Male Stairs
VARIETY		Black Tables Off Cuts
7		Cupboard
1		Clock Stand (DRC Station)
1		Compact Power Unit Jaws and Life (DRC Station)
1		Silver Drawer Casnet (DRC Station)
1		Fog Machine (DRC Station)
1		Bolt Remover and Set
1		Bunker Lockers (DRC Station)
1	Blue Office Chairs (Under Stairs by the Parking Bay)	
CEMETERY		
20	None of these items have barcodes	Plastic Rakes
2		Iron Rakes
1		Electric Trimmer
2		Hedge Trimmer
6		Office Brooms
2		Street Brooms
3		Wheelbarrows
1		Garden forks
1		Garden Hoes
1		Pick
1		Machete
1		Showel
1		Palm saw

- (b) That the Chief Executive Officer and the Chairperson of the Management Committee determine the upset prices for the above-mentioned redundant equipment and items.

11.1.19 **INVITATION TO THE EXPERT CONFERENCE ON "SOLAR ENERGY" FROM 23-25 JUNE 2026 IN DAR ES SALAAM, TANZANIA**
(C/M 2026/06/29 - 9/2/1)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **9.1**
page **03** refers.

A. This item was submitted to the Management Committee for consideration:

1. Introduction

This submission seeks council endorsement to attend a solar energy expert conference in Dar Es Salaam, Tanzania, June 23-25, 2026, as it aligns with the Council's strategic objective in Smart City.

2. Background

On **02 April 2024**, Council resolved under item **11.1.17** as follows:

- (a) *That the Memorandum of Understanding (MoU) between the Swakopmund Municipality and City of Giessen be approved.*
- (b) *That the Chief Executive Officer signs the MoU that it be couriered thereafter to Giessen, Germany.*
- (c) *That the partnership and expert exchange programmes / projects be in the following fields, in addressing the Sustainable Development Goals (SDGs);*
 - Environmental management and sustainability development*
 - 1.2 Emergency and disaster management*
 - 1.3 Governance and capacity building*
 - 1.4 Urban infrastructure and development*
 - 1.5 Trade and investment*
 - 1.6 Social integration*
 - 1.7 Education/Skills development, Arts and culture*
 - 1.8 Community & Youth development*
- (d) *That a scheduled programme with the projects and invitations for exchange visits be submitted to Council for approval, well in advance.*
- (e) *That permission be granted to source for sponsorship / funds for various projects e.g., books, material, etc.*

The conference is organised under the network of municipal partnerships between Germany and Sub-Saharan Africa by the Service Agency Communities in One World (SKEW), on behalf of the German Federal Ministry for Economic Cooperation and Development (BMZ). The event aims to strengthen technical capacity and peer learning among municipalities involved in the planning and implementation of solar energy projects. The conference will provide a platform for in-depth professional engagement on key topics including off-grid solar solutions, local energy grid development, solar-powered water systems, financing models, and energy storage solutions. It will also include site visits to existing solar energy projects in Dar es Salaam, enabling practical exposure and knowledge exchange.

Given the Municipality's ongoing and planned initiatives in renewable energy and sustainable development, participation in this conference will be highly beneficial. It will provide an opportunity to acquire relevant technical knowledge, explore innovative implementation approaches, and develop potential partnerships that can support local project implementation and sustainability. The following two officials have been extended invitations to attend the solar energy conference in Dar Es Salaam, Tanzania, June 23-25, 2026.

- *Mr. Clarence McClune*
- *Mr. Robeam Ujaha*

Invitation letters are attached under Annexure A and Annexure B.

3. Project Meeting - Future Exchange Renewable Energy Initiative

Under the current Memorandum of Understanding (MoU) with Giessen, a partners' meeting will be held in Tanzania on 22 June 2026, prior to the conference. The purpose of this meeting is to deliberate on the possible extension of the NAKOPA Project. The Carport Solar Energy Project is a promising collaborative initiative between the City of Giessen, Swakopmund Municipality, Technische Hochschule Mittelhessen (THM), and COSDEC. The project's future plans are well aligned with sustainable energy development and municipal innovation.

The project aims to:

- *Establish reliable baseline data.*
- *Develop practical digital tools for solar system sizing; and*
- *Create real-time system performance visualization for both operational use and public awareness.*

A key focus going forward is the implementation of a pilot solar energy system at the municipal head office, beginning with a detailed technical survey. In addition, the project will explore innovative solutions for small informal residential units, including shared photovoltaic systems with secure centralized storage. It will also assess economic viability and CO₂ reduction based on real measured data.

As the project is still in its initial planning phase, the next critical step is to finalize the concept and submit it for Council approval. Once approved, the project has strong potential to serve as a transferable model for other municipalities in Namibia.

Ms. Janina Brendel, the Coordinator for Local Development Cooperation based in Giessen, will submit the project grant application to Engagement Global on behalf of the partnership.

4. Budget

The two officials are required to travel to Windhoek to apply for their visas; therefore, approval is requested to submit the permit. To minimize fuel costs associated with trips to and from Windhoek, the officials will utilize shuttle services for transportation to and from Hosea Kutako International Airport when travelling to Tanzania. The Council will cover the costs of both the visa applications and the shuttle services.

It is further requested that special leave be granted for the relevant periods. Subsistence and travel allowances will be provided to the officials

for the Windhoek trip. Although the conference is fully sponsored, subsistence and travelling allowances remain payable in accordance with the Policy on Travelling, Accommodation and Subsistence, as outlined below:

Name	Lunch Tariff (@N\$1500, 00 Per Day)	Total Days/ Nights		Overnight Allowance (@N\$1 000,00 Per Day)	Total
<i>Mr. Clarence McClune</i>	<i>N\$ 3 000.00</i>	<i>7</i>	<i>x</i>	<i>N\$ 7 000</i>	<i>N\$10 000.00</i>
<i>Mr Robeam Ujaha</i>	<i>N\$ 3 000.00</i>	<i>7</i>	<i>x</i>	<i>N\$ 7 000</i>	<i>N\$10 000.00</i>

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Council acknowledges the invitation extended to Mr Robeam Ujaha and Mr Clarence McClune to attend the Solar Energy Conference in Dar es Salaam, Tanzania, scheduled for 23-25 June 2026.
 - (b) That permission be granted for the following officials to attend the Solar Energy Conference in Dar es Salaam, Tanzania, scheduled for 23-25 June 2026:
 - *Mr Clarence McClune*
 - *Mr Robeam Ujaha*
 - (c) That it be noted that the conference is funded by SKEW/Engagement Global, but Council be responsible for the subsistence and travelling allowances of the official (as per the Policy on Travelling, Accommodation & Subsistence).
 - (d) That special leave be granted to the above-mentioned employees for the purpose of travel for visa application and when travelling to Tanzania as required.
 - (e) That shuttle services be used to transport the official to and from the Hosea Kutako International Airport, (Windhoek).
 - (f) That Council be responsible for the payment of the visa application and shuttle services for the official.
 - (g) That traveling and subsistence allowance is paid in terms of Council policy when required, and the expenses be defrayed from the Conference Expenses Vote: 300015505500.
-

11.1.20 **REPORT ON THE ANNUAL SWAKOPMUND NEW YEAR'S CELEBRATION**
(C/M 2026/06/29 - 13/3/21)

Ordinary Management Committee Meeting of 16 June 2026, Addendum
10.1 page **03** refers.

A. This item was submitted to the Management Committee for consideration:

Herewith a report on the annual Swakopmund New Year's celebration held on **31 December 2025** at the Northern Beach recreational area in Swakopmund.

1. **Background**

The first-ever Swakopmund New Year Celebration was successfully hosted by the Swakopmund Municipality on **31 December 2025** starting at 12h00 in the afternoon and ended at 01h00 on **01 January 2026**. The biggest ever gathering of the community along the beach, with around 7000 people joining in the evening to view a breath-taking spectacle of light and colour erupting over the Swakopmund ending sky.

The Swakopmund Municipality is a public body and therefore does not operate with a profit motive. One of Council's key objectives is to create and maintain a conducive environment for businesses to thrive. For businesses to succeed, it is essential to attract visitors and investors to the town. This can only be achieved through the availability of a diverse range of entertainment, events, and activities that encourage tourists to visit and extend their stay.

Through these events, large numbers of holidaymakers are drawn to the coast, particularly during the festive season, resulting in increased visitor numbers and longer stays in Swakopmund. Although the Municipality may not generate direct profit from such events, it derives indirect revenue through its customers and stakeholders, including hospitality establishments that contribute through the payment of rates and taxes, water accounts, and accommodation bookings at the Municipal Rest Camp.

Furthermore, these events contribute significantly to local economic development through the creation of employment opportunities for residents, including temporary and permanent jobs within the hospitality, tourism, retail, transport, and entertainment sectors. Small and medium enterprises also benefit from the increased economic activity generated during such events.

- 1.1 The Swakopmund New Year's Celebration was initiated to address the issue of visitor's queries and complaints that:
 - 1.1.1 There are very few family friendly activities in Swakopmund
 - 1.1.2 Entertainment is limited
 - 1.1.3 Entertainment is often aimed at an exclusive focus group
 - 1.1.4 The few events that take place are not always secure
 - 1.1.5 The location is usually far out of town or often require off road vehicles
- 1.2 With the **Swakopmund New Years Celebration**, Council proved that it is possible to:
 - 1.2.1 Provide a **safe, family-friendly**, event
 - 1.2.2 An **alcohol-free environment**
 - 1.2.3 Provide a variety of entertainment for all age groups
 - 1.2.4 At a centrally located, accessible venue in town

- 1.2.5 Provide an iconic location for a signature event for all residents and visitors
- 1.3 Council has also demonstrated that Swakopmund Municipality can:
- 1.3.1 Educate the community on the **permissible use of fireworks**, while enforcing the general ban on fireworks in residential areas.
- 1.3.2 Foster **social cohesion, unity, and municipal pride**.
- 1.3.3 Host a **signature annual event** to enhances Swakopmund's festive appeal
- 1.3.4 while reinforcing Swakopmund's image as a well-managed and community-centred coastal city.
- 1.3.5 Emphasising and consolidating its reputation as the "Centre of Adventure"
2. The amazement, excitement and joy reflected on the faces of young and old at the fireworks display was echoed in the appreciation expressed by everyone after the event. The community was similarly amazed and appreciative at the speed at which attendees dispersed because by 01h00 there were no more than a handful of people in the immediate environment and the site was tidy and clean.

Council resolved on **26 June 2025** under item 11.1.17 as follows:

- (a) *That Council approves the hosting of the Swakopmund New Year's Celebration Countdown 2025 on 31 December 2025.*
- (b) *That the event be hosted at the Platz Am Meer Mall, as it is the ideal location to host the Swakopmund New Year's Celebration Countdown 2025.*
- (c) *That the event starts at 12H00 noon on 31 December 2025 and that the area be vacated by 01H00 am on 1 January 2026.*
- (d) *That the Marketing & Communications Section be responsible to inform all affected members of the community in the surrounding area.*
- (e) *That Council approves the use of fireworks (pyrotechnics) at the annual event only for about 10 minutes, and that the rest of the town be strictly policed to prevent fireworks from being used in residential areas.*
- (f) *That a suitably qualified professional be appointed to operate the fireworks displays on 31 December 2025.*
- (g) *That a suitably qualified service providers for technical equipment and entertainment be appointed for the event.*
- (h) *That the beach area be laid out to accommodate picnics with sufficient access, and the area for fireworks be cordoned off.*
- (i) *That a total of 15x vendors be invited to apply for stands at a cost of N\$500.00 per application.*
- (j) *That sufficient bins and mobile ablution facilities be provided by the Health Services Department.*

- (k) That the Municipal Traffic Division, Namibian Police, Special Reserve Force, Namibian Navy, securities companies and First Aid and Emergency Responders be invited to provide safety and security services at the event.
- (l) That Erongo RED be approached to sponsor electricity and temporary light poles.
- (m) That the following officials be part of the Organising team:
- | | |
|-------------------------------------|------------------|
| Manager: Corporate Services | - Mr A Plaatjie |
| Marketing & Communications Officers | - Ms A Gebhardt- |
| Mr V Vihanga- Ms R Kandanga | |
| Sports & Recreational Officer | - Mr B Oaseb |
| Public Relations Officers | - Ms L Mupupa |
| Assistant Animal Control | - Mr D Guruseb |
- * Names of the members serving on this organising team are subject to change according to availability and responsibilities during the progress of the event.
- (n) That overtime be paid to the officials serving on the Organising Committee.
- (o) That the event be hosted annually on 31 December and that budgetary provision be made accordingly.
- (p) That the following standards be applicable:
- (i) That the area is kept clean at all times.
 - (ii) That Council **NOT** be indemnified against any claims that may arise from using the area.
 - (iii) That the area be restored to its original condition and to the satisfaction of the General Manager: Economic Development Services.
 - (iv) That the sound be restricted to the immediate surrounding area.
 - (v) That the area be vacated by 01H00 am on 1 January 2026 and no one be allowed to overnight.
 - (vi) That no sale of alcohol be permitted.

3. **Report on the Activities**

The primary objective of the event was to create a safe, family-friendly, and zero-alcohol environment for residents and visitors to celebrate the New Year's Eve. Spectators from Holland, Angola, Zambia, Italy, Germany, China, Japan, South Africa, Ghana, Mozambique and Botswana were interviewed by committee members on site and expressed their appreciation for a well-organized event and requested that it be an annual event. The atmosphere was vibrant, inclusive, and community-driven, and set a positive tone for 2026.

3.1 **Event Overview & Activities**

Activities provided, including: Jumping castles for the children (free of charge), Braai stands (available for beach goers), Beach sports (soccer and volleyball poles), food and other stalls, DJ and light show entertainment from 12h00 until 00h00 and fireworks display for 15 minutes starting at 00H00.

3.2 **Security & Crime Prevention**

A strong security presence was deployed, including: Private security companies, Namibian Police Force, Special Field Force and support from Municipal Traffic officers

No theft, misbehavior, or damage to vehicles was reported at the venue or during the event. Security personnel were visible and actively patrolling. Congestion was experienced only at one point i.e, the small circle at the entrance to the roof parking of the mall as people were leaving. One report of misconduct occurred in Vrede Rede Street (Vineta) which was not necessarily linked to the event where the Police and Special Field Force intervened promptly to restore order.

Recommendations;

- *The security presence must be increased due to the expected increased traffic in future.*
- *Traffic officers are required to regulate traffic circles, entrances, and main access roads.*
- *Nampol and Special Field Force to patrol.*
- *Fence off the event area (particularly from the mall side) to control access points.*
- *Close portions of the waterfront parking area after shop closures to discourage loitering around vehicles.*
- *Provide additional parking area and exercise control*

3.3 **Entertainment, Sports & Recreational Activities**

The event had excellent stage audio and visual set up. Very few people made use of the areas set up for beach picnic largely because of lack of structured activities. Beach soccer and Volleyball facilities as well as sports equipment (soccer and volleyball) was available but lacked officials to coordinate matches. Very few people made use of the facilities as a result.

Recommendations;

- *Introduce structured daytime competitions (e.g., soccer, volleyball, egg-and-spoon races, tug-of-war, bull riding).*
- *The stage and audio system can be better used for public communication and engagement.*
- *A structured event program will provide better coordination and media coverage.*
- *Competitions to be incorporated to attract families.*
- *Cameras to be integrated into the audio-visual system.*
- *Have sports officials or referees available.*
- *Advertise competitions in advance through social media and community platforms.*
- *Secure sponsorships for prizes and hampers from local businesses.*

3.4 **Lighting**

Erongo RED installed temporary floodlights on the beach area and at the kiosk which contributed to the sense of safety. The following was observed;

Recommendations;

- *Lighting coverage can be increased across the beach and vendor areas.*
- *Install brighter and additional floodlights.*

3.5 Media & Public Relations

The event was a great success and can be improved by;

- *Commencing advertising in print media, radio as from July.*
- *Activations required to provide return on investment for sponsors at Malls, shopping centres, etc.*
- *Photography and videography coverage*
- *Crowd engagement content captured challenges*
- *Limited number of photographers or/videographers*
- *Improved Wi-Fi connectivity for real-time uploads.*
- *Structured program for coordinated coverage*

While the evening was vibrant, public participation was limited during the first six hours since it was the first time and largely due to a lack of advertising and involvement of corporate partners.

4. Stakeholders

4.1 Internal Service Providers

Corporate Services (M&C) promotion	Main organisers, interns, security,
Engineering & Planning	Water installation, two-way radios, maps
Health Services & WM	Waste management & cleaning
Finance	Payments, vendor transactions (Speed Point)
Economic Development Services & Office of the Mayor/CEO MC	Furniture, sports equipment, fire brigade Traffic services PR, stakeholder invitations, programme,

4.2 External Stakeholders

NamPol & Special Field Force	Law enforcement
Monarch Lifeguard	Sea rescue services
Platz Am Meer Management	Parking access
Media Representatives	Event coverage

4.3 Sponsors

Erongo RED	Electricity and lighting
Coca-Cola Bottling Company benches,	10 gazebos, banners, fridge, tent, chairs, 10 cases of Coke

5. Financial Report

This was the first edition of the event and although there were undertakings from sponsors, none realized.

5.1 Income

<u>Source</u>	<u>Amount</u>
(i) Vendor stall fees@N\$500.00 (4 x N\$500.00)	N\$2 000.00
(ii) Additional income was generated from the sale of branded apparel Cash transactions	N\$978.00

	Credit card transactions	N\$2 255.00
	Total Income	N\$3 233.00
	Grant total of income generated	<u>N\$5 233.00</u>
5.2	Expenditure	
	Geku Security Fireworks	N\$92 000.00
	Corporate Event Gear Sound, stage & lights	N\$119 494.55
	Ukombozi Trading DJs & music	N\$14 000.00
	Elite Services Toilets	N\$23 494.50
	Party Kidz Jumping castles	N\$1 000.00
	T&M Investment Drone & photography	N\$15 000.00
	Coca-Cola Bottling Beverages	N\$12 667.26
	Julie's Catering Lunch packs	N\$2 800.00
	Triple One Security Guards & patrol	N\$12 732.72
	Total Expenditure	<u>N\$293 189.03</u>

6. Food and Beverage Stalls

As per Council resolution above (i), provision was made for **15x Vendors** to exhibit and sell food and non-alcoholic beverages at an application fee of **N\$500.00** per stand. In hindsight the fee was too high considering the limited activities, the time available to trade and the fact that it was the first time. From the observations on the day the site shows great potential as a temporary market and will be very attractive should more stalls be permitted for a longer period.

The details of the four vendors are tabled below:

Company name	Vendor's name	Receipt number	Total
paid			
Podo Trading	Irene Gebhardt	354289	N\$500.00
M & P Kitchen	Monica Ntomura	354458	N\$500.00
Eberiezer Trading	Elizabeth Jedege	452269	N\$500.00
Taste the Countdown	Elzaan Shongolo	448277	
N\$500.00			
			<u>N\$2 000.00</u>

There was good public interest in the stalls, however to create a festive atmosphere more stalls are required. It is also recommended that the stalls be permitted to operate for the period from **15 December until 4 January**.

7. Fireworks

The event falls within the holiday period and is limited to one day in the year. Across the globe it is a family tradition for families to stay awake and to welcome new year. Most major cities have fireworks displays to welcome in the new year. Considering that; Swakopmund is positioning itself as the premier holiday destination, is in competition with the other coastal towns for business from tourists, local and abroad, and is dependent on the visitors, it is not unreasonable to permit holidaymakers and residents leeway to celebrate the arrival of the new year until 01h00 on New Year's Day.

A fireworks display lasting between 10 and 15 minutes provides the maximum Wow! factor and the minimum noise and disturbance. To avoid unnecessary disturbances attendees must vacate the area peacefully by 01H00 on 1 January 2026. Although there were a few negative comments on social media aimed at the fireworks display beforehand the event demonstrated that when done professionally in a controlled environment, fireworks are safe and provide a lot of entertainment for all.

Mr George Kühn, the owner of Messrs GEKU Security Services and Explosives Technician CC, is a registered Pyrotechnician in Namibia, and presently the only person in Namibia authorized to dispose Maritime Safety Pyrotechnics.

They are responsible for all public fireworks displays in the Republic of Namibia. In Windhoek, fireworks are fired from the roof of the Main Municipality building in Independence Avenue and at various stadiums and the Windhoek Show Grounds. They attended to fireworks displays in Oshakati, Windhoek and Rehoboth during 2025.

8. **New Year Celebration Organizing Committee:**

The Organising Committee will source sponsorships and partnerships in order to utilise the beach space more effectively and create value for attendees.

9. **Conclusion:**

The Swakopmund Municipality New Year Celebration 2025 was a highly successful inaugural signature event. It achieved the objective of creating a safe, family-friendly, and inclusive environment for the community. Swakopmund presented an excellent opportunity to enhance community spirit, support local businesses, and provided a safe and enjoyable celebration for residents and visitors.

The event has successfully positioned itself as a flagship community celebration for Swakopmund and sets a strong foundation for future annual New Year festivities.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) **That Council takes note of the report on the Swakopmund New Year's Celebration 2025/26 hosted at the Northern Beach Recreational area on 31 December 2025.**
- (b) **That the New Year Celebration event be approved as an annual event on the following conditions:**
 - (i) ***That fireworks (pyrotechnics) be permitted at the New year's event on condition that it is supervised and operated by a qualified professional.***
 - (ii) ***That the area used for placing the fireworks and the minimum safe distance be cordoned off and strict access control be exercised.***
 - (iii) ***That a qualified service providers for technical equipment and entertainment be appointed for the event.***
 - (iv) ***That the beach be used to accommodate markets, picnics and sporting activities with sufficient access from 26 December until 2 January.***
 - (v) ***That vendors be invited to apply for stands and sell a variety of products and services at the daily market from 26 December 2 January.***
 - (vi) ***That only zero-alcohol beverages be sold or consumed at the event and that the use of hubbly-bubbly or smoking of harmful substances are not permitted.***

- (vii) ***That sufficient bins be availed by the Health Services Department.***
- (viii) ***That sufficient mobile ablution facilities be available at the event.***
- (ix) ***That arrangements be made with the Municipal Traffic Division, Namibian Police, Special Reserve Force, Namibian Navy, securities companies and First Aid and Emergency responders to provide safety and security services at the event.***
- (c) **That the following officials be the New Year Celebration Organizing Committee:**
- | | |
|---|---|
| <i>Manager: Corporate Services</i> | <i>- Mr A Plaatjie</i> |
| <i>Marketing & Communications Officers</i> | <i>- Ms A Gebhardt & Assistant</i> |
| <i>Public Relations Officers</i> | <i>- Ms L Mupupa</i> |
| <i>Sports & Recreational Officer</i> | <i>- Mr B Oaseb</i> |
| <i>Co-Ordinating Assistant</i> | <i>- Ms L Kotze</i> |
- (d) **That Members of the Management Committee be part of the Organizing Committee.**
- (e) **That the Organizing Committee be permitted to source partnerships and sponsorship for the event.**
- (f) **That the following standards be applicable:**
- (i) ***That Council be indemnified against any claims that may arise from using the area.***
- (ii) ***That the area be restored to its original condition and to the satisfaction of the General Manager: Economic Development Services.***
- (iii) ***That the sound be restricted to the immediate surrounding area.***
- (iv) ***That the area be vacated by 01H00 am on 1 January and no one be allowed to overnight.***
- (g) **That the General Manager: Finance makes annual budgetary provision of N\$300,000.00 for the event.**
-

ANNEXURE "A"





11.1.21

REPEAL OF COUNCIL RESOLUTION TO ALIENATE OF ERF 4370, EXTENSION 7, MONDESA TO NON-PROFIT ENTITIES & ALLOCATE FOR OPEN MARKET
(C/M 2026/06/29 - M 4370)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **10.5** page **32** refers.

A. This item was submitted to the Management Committee for consideration:

1. Introduction

This submission seeks Council's approval to reconsider and repeal its decision to allocate Erf 4370, Extension 7, Mondesa (**Annexure "A"**) to non-profit entities, and instead retain the land for allocation to the Economic Development Services Division for the establishment of an open market. The submission is prompted by the increasing number of illegal and scattered informal vendors operating along the Waterberg street and around the Hanganeni Playground area.

2. Background

Council **on 7 May 2026** while discussing the above matter, among others under item 11.1.5 (d) resolved that:

- (a) *That Council approves the application by Roman Catholic Church in terms whereof they relinquish the allocation of Erf 4370, Extension 7, Mondesa in exchange for the allocation of Erf 2745, Extension 13, Matutura; therefore the deed of sale signed for Erf 4370, Extension 7, Mondesa is cancelled.*
- (b) *That the purchase price for Erf 2745, Extension 13, Matutura be approved as set out below and the amount paid as purchase price for Erf 4370, Extension 7, Mondesa be deducted, resulting in a shortfall:*

Erf Number	Erf Size	Purchase Price
4370	2 118m ²	N\$113 192.50
2745	2 338m ²	N\$ 146 125.00
		(N\$ 32 932.50)

- (c) *That the exchange be published as required in terms of the Local Authorities Act, Act 23 of 1992, as amended for possible objection at the cost of Roman Catholic Church, i.e a deposit of N\$ 10 000.00 be paid.*
- (d) *That after confirmation from Engineering & Planning Services Department that no informal households are located on Erf 4370, Extension 7, Mondesa, development proposals be invited in terms of Council's decision made on 25 February 2022 under item 11.1.8 from qualifying entities (excluding religious entities due to limited access and the size not complying with the minimum size for such entities) for the allocation of the erf at a purchase price in the amount of N\$ 113 192.50 and subject to Council's standard conditions of sale applicable to the sale of land to non-profit entities as contained in the Property Policy.***

It has become increasingly evident that there is a growing need for properly designated trading spaces for informal vendors operating around the Hanganeni Playground area. At present numerous vendors conduct trading activities along the Waterberg street and sidewalks under conditions that are unsuitable and unregulated.

3. Discussion

There is therefore a need to designate proper zones and providing infrastructure that promotes structured trading spaces that can be regulated and managed by Council. Over time now. The establishment of a formal market facility on Erf 4370, Extension 7, Mondesa would provide the following benefits:

- *Formalization and regulation of informal trading activities;*
- *Improved health and safety conditions for traders and consumers;*
- *Reduction of congestion and uncontrolled street trading around the Hanganeni Playground area;*
- *Promotion of local economic development and income-generating opportunities;*
- *Enhanced urban management and improved aesthetics within the area; and*
- *Creation of a centralized trading facility accessible to the surrounding community.*

Furthermore, the proposed use aligns with Council's broader objectives relating to local economic development, poverty alleviation, and support for Micro, Small and Medium Enterprises (MSME). It is therefore considered more beneficial and in the public and informal vendors interest for the erf to be reserved for local economic purposes rather than being disposed of to non-profit entities. Formalizing informal micro enterprises through designated trading through designated trading spaces to unlock growth potential and reduce conflict, safety risks and congestion. In addition, as Erf 4370, Extension 7, Mondesa is zoned "institutional" it is required to consider the rezoning in order for Council to comply with its zoning scheme.

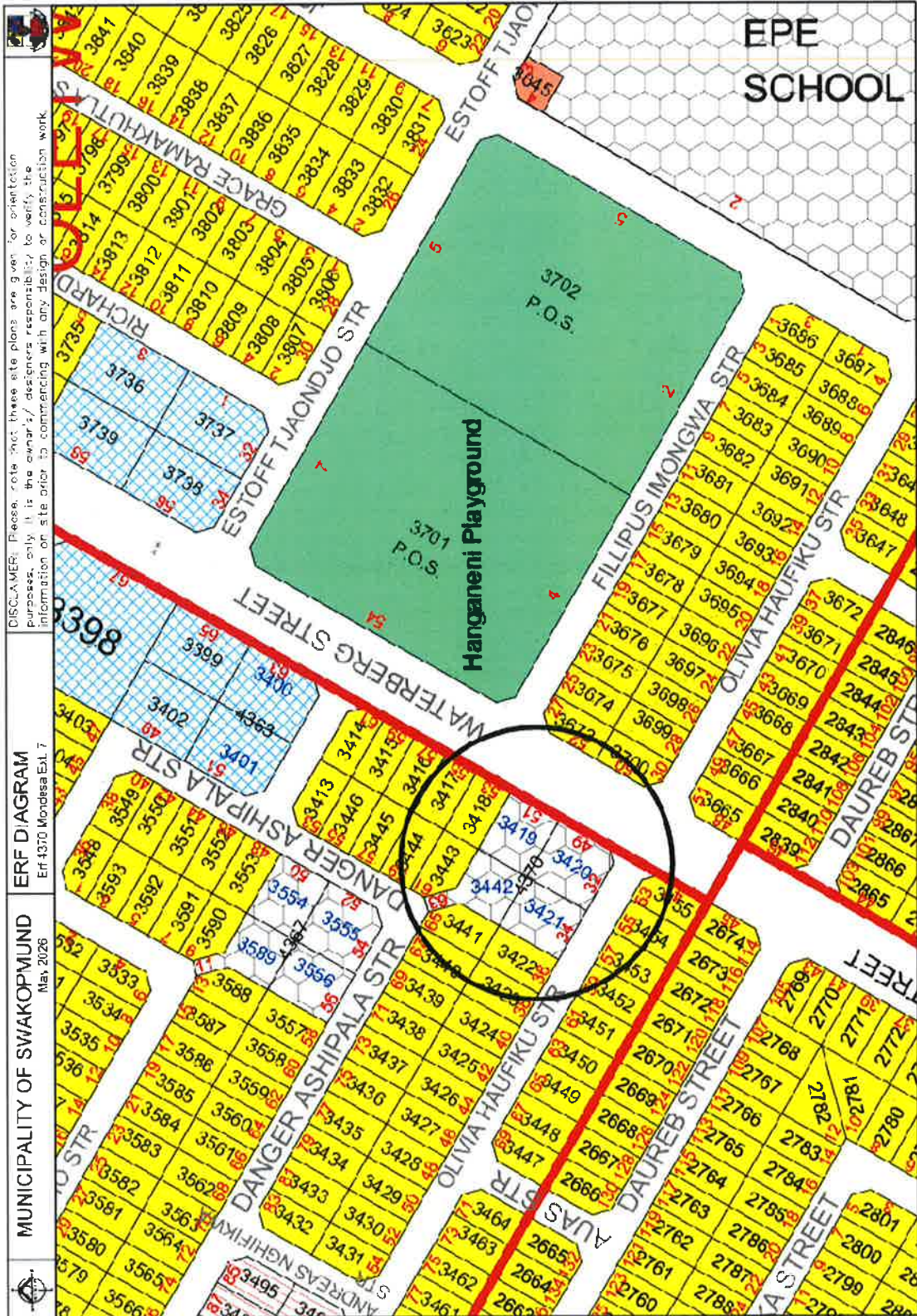
4. Conclusion

Providing a structured trading area, the proposed erf will provide much-needed space for local informal vendors to sell and offer their products in a more organized and convenient environment. Council will also benefit, as trading areas will be properly demarcated, contributing to the implementation of the planned Swakopmund Informal Trading Framework.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) **That Council repeals part (d) of its previous resolution passed on 7 May 2026 under item 11.1.5, regarding Erf 4370, Extension 7, Mondesa, which provided for the invitation of development proposals from qualifying non-profit entities for the allocation of the Erf.**
 - (b) **That Erf 4370, Extension 7, Mondesa be allocated to the Economic Development Services department for the development of open market facilities for informal vendors operating around the Hanganeni Playground and its neighborhood.**
 - (c) **That the Economic Development Services Department in consultation with Engineering, Urban Development and Environment and Health & Solid Waste Management Departments commence with the planning and implementation processes for the proposed open market facility.**
 - (d) **That the General Manager/Manager Planning commences with the rezoning of Erf 4370 from *Institutional* to a suitable *Business* zoning.**
-



11.1.22 **CONSIDERATIONS OF INVESTING MUNICIPAL RESERVE IN MONEY MARKET INSTRUMENTS IN NAMIBIA**
(C/M 2026/06/29 - 3/13/1/2)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **10.6** page **35** refers.

A. This item was submitted to the Management Committee for consideration:

1. PURPOSE OF SUBMISSION

The General Manager Finance was requested to prepare a submission to Council to consider expanding the investment scope of Swakopmund Town Council's Reserves. The aim is to include money market instruments in Namibia, in addition to the current practice of investing solely with commercial banks, and to highlight the capacity constraints and implications thereof.

2. CURRENT POSITION

Council currently invests all surplus funds and reserves with commercial banks, mainly through:

- *Fixed deposits*
- *Call accounts*

These instruments are:

- *Low risk*
- *Highly liquid*
- *Easy to administer*

However, returns are often lower than money market alternatives.

3. PROPOSED CHANGE

To allow Council to diversify investments into money market instruments, including:

- *Treasury Bills*
- *Negotiable Certificates of Deposit*
- *Money Market Unit Trusts*
- *Commercial Paper*

4. KEY CONSIDERATION: INTERNAL CAPACITY CONSTRAINT

It is important to highlight that Council currently does not have the specialised expertise or internal capacity to:

- *Actively monitor money market movements*
- *Assess credit risk of issuers (non-government instruments)*
- *Evaluate interest rate trends and timing of investments*
- *Monitor compliance with investment limits and risk exposure*

Implication:

Without such expertise, Council may face:

- Inadequate investment decisions
- Exposure to avoidable risks
- Challenges in oversight and accountability

5. COMPARISON: COMMERCIAL BANKS VS MONEY MARKETS

5.1 Advantages

Aspect	Commercial Banks	Money Market Instruments
Safety	Very low risk	Low risk (very low for government securities)
Liquidity	High	High (depending on instrument)
Returns	Moderate	Potentially higher
Complexity	Simple	Requires expertise
Diversification	Limited	Greater

5.2 Disadvantages

Aspect	Commercial Banks	Money Market Instruments
Returns	Lower	Variable
Risk Management	Minimal required	Requires active monitoring
Skills Required	Basic	Advanced financial knowledge
Oversight	Simple	Requires structured governance

6. RISK COMPARISON (INCLUDING CAPACITY RISK)

Risk Type	Commercial Banks	Money Market Instruments
Credit Risk	Low	Low-Moderate (depends on issuer)
Liquidity Risk	Very low	Low
Interest Rate Risk	Minimal	Present
Market Risk	Minimal	Low
Operational / Capacity Risk	Very low	High if skills are lacking

7. KEY ISSUE: CAPACITY RISK

The biggest differentiator is not financial risk alone, but institutional capacity risk. Without proper expertise, Council risks:

- Misinterpreting market conditions
- Investing in inappropriate instruments
- Failing to diversify properly
- Weak monitoring and reporting

This risk may outweigh the benefits of slightly higher returns.

8. OPTIONS AVAILABLE TO COUNCIL

Option 1: Maintain Current Approach (Status Quo)

- Continue investing only with commercial banks
- Safest option
- Lower returns

Option 2: Limited Entry with External Expertise

- *Invest in money market instruments through licensed asset managers or money market funds.*
- *Reduces need for internal expertise*
- *Provides professional risk management*
- *Requires strong governance and oversight*

Option 3: Full Diversification (Not Recommended at This Stage)

- *Direct investment in multiple money market instruments*
- *High risk due to lack of internal expertise*
- *Requires strong treasury capacity*

9. PROFESSIONAL ADVICE

Given the current situation, it is not advisable for Council to directly invest in money market instruments without the necessary internal expertise and systems. However, it would be reasonable and prudent to consider limited participation through regulated and professionally managed money market funds or asset managers.

This approach:

- *Maintains a low-risk profile*
- *Transfers technical management to qualified professionals*
- *Allows Council to still benefit from improved returns*

10. GOVERNANCE REQUIREMENTS (IF APPROVED)

Before implementation, Council should:

- *Develop and approve an Investment Policy*
- *Define risk tolerance levels*
- *Appoint licensed and reputable asset managers*
- *Establish reporting and monitoring mechanisms*
- *Limit exposure to low-risk instruments only*

11. FINANCIAL IMPLICATION

- *No upfront cost*
- *Potential for increased investment income*
- *Possible management fees if external managers are used*

12. RECOMMENDATION

It is recommended that Council:

1. *Notes the current lack of internal expertise to manage money market investments*
2. *Approves in principle the diversification of investments*
3. *Limits initial investments*
4. *Government-backed instruments*
5. *Regulated money market funds managed by licensed asset managers*
6. *Mandates Management to develop a formal Investment Policy*
7. *Prohibits direct exposure to complex instruments until sufficient capacity is developed*

13. CONCLUSION

While money market investments offer higher returns, they also introduce additional complexity and risk, particularly where internal capacity is limited. A cautious and controlled approach, supported by professional fund managers, will ensure that Council:

- *Protects public funds*
- *Improves returns responsibly*
- *Maintains strong governance*

B. After the matter was considered, the following was:-

RECOMMENDED:

That Council maintains its investment portfolios only with Commercial Banks.

**PART XVIA
RECOVERY OF RATES**

Rates as a debt due to the local authority council

79A. (1) Any rate or interest payable under section 73, 74, 76A or 79 shall when it becomes due and payable, be deemed to be a debt due to the local authority council concerned and may be recovered by that local authority council in the manner provided for in this section.

(2) Subject to subsection (4), if an owner of rateable property fails to pay any rate or interest in accordance with the provisions of this Act when it becomes due and payable, the local authority council may file with the clerk or registrar of a court of competent jurisdiction a statement certified by the chairperson of the local authority council, as correct and setting forth the amount of all rates and interest that had accrued to the local authority council as well as any payments made by the owner and any amount still outstanding.

(3) A statement filed under subsection (2) shall for all purposes have the effect of, and any proceedings may be taken thereon as if it were, a civil judgment of the court at which that statement had been so filed, in favour of the local authority council for a liquid debt in the amount specified in that statement.

(4) The local authority council shall before filing a statement in terms of subsection (2), serve a notice accompanied by a copy of that statement on the owner concerned informing the owner of its intention to file such a statement after a lapse of 30 days after having served such notice.

(5) The chairperson of the local authority council may by notice in writing, addressed to the clerk or registrar of the relevant court, withdraw any statement filed with that clerk or registrar and that statement shall thereupon cease to have any effect.

(6) The local authority council may institute proceedings afresh under subsection (2) in respect of the rates or interest to which a statement withdrawn under subsection (5) relates.

(Part XVIA inserted by s. 15 of Act No. 17 of 2002)

**PART XVII
FINANCIAL MATTERS**

Funds of local authority councils

80. (1) The funds of a local authority council shall consist of -

- (a) moneys appropriated by law for purposes of the funds of the local authority council;
- (b) the rates, charges, fees and other moneys levied under any provision of this

Act and received by the local authority council:

- the
- (c) any moneys borrowed by the local authority council by way of loans or issue of debentures, bills of exchange or other negotiable instruments;
 - (d) any interest or dividends derived from investments made under subsection (3);
 - (e) any fines imposed in respect of any contravention of, or failure to comply with, any provision of this Act or any other provision administered by a local authority council by virtue of the provisions of section 3(3) or 95(4);
 - (f) any moneys received by way of donation;
 - (g) any moneys accruing to the funds of the local authority council from any other source.

(2) A local authority council shall utilise any donations contemplated in subsection (1)(f) in accordance with the conditions, if any, imposed by the donor concerned, in so far as such conditions are capable of being carried out.

(3) A local authority council may invest any unexpended portion of its funds with a banking institution as defined in section 1 of the Banking Institutions Act, 1998 (Act No. 2 of 1998), a building society as defined in section 1 of the Building Societies Act, 1986 (Act 2 of 1986), the Savings Bank as defined in section 1 of the Posts and Telecommunications Companies Establishment Act, 1992 (Act No. 17 of 1992), or such other financial institution as may be approved by the Minister.

(Subsection (3) substituted by s. 16(a) of Act No. 17 of 2002)

(3A) An application and authorisation for the investment of moneys contemplated in subsection (3) shall be signed -

- (a) except in a case contemplated in paragraph (b), by the chief executive officer and be co-signed by -
(Words preceding substituted by s. 16(b) of Act No. 17 of 2002)
 - (i) in the case of a municipal council or town council, the chairperson of the management committee or any staff member of that council generally or specially authorised thereto by the council concerned;
 - (ii) in the case of a village council, the chairperson thereof or any staff member of that council generally or specially authorised thereto by that council; or
- (b) if specially authorised thereto by the local authority council, by the chairperson of the local authority council or any other member of the local authority council conjointly with the chief executive officer or any other staff member authorised as contemplated in paragraph (a).

11.1.23 **PAYMENT OF ANNUAL MEMBERSHIP FEES - ALAN**
(C/M 2026/06/29 - 12/6/1)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **10.8** page **46** refers.

A. This item was submitted to the Management Committee for consideration:

PURPOSE:

During the deliberations of the Management Committee meeting of **16 April 2026**, it was resolved as per below extract:

7.2 **PAYMENT OF ANNUAL MEMBERSHIP FEES - ALAN**
(M/C 2026/04/16 - 12/6/1)

RESOLVED:

- (a) **That the payment of the current annual membership fees to ALAN amounting to N\$100,000.00, be kept in abeyance.**
- (b) **That ALAN president be invited for a presentation to the Management committee for Councilors to familiarize themselves with ALAN operations, membership fees and purpose of existence.**

The delegation from ALAN attended the Management Committee meeting of **19 May 2026**, which was aimed at presenting the Management and Administration of ALAN.

This item is again submitted to the Management Committee so that Council reconsider the payment of the annual fees payable to ALAN.

BACKGROUND:

Amidst the In-Camera Management Committee meeting, which was held on **12 July 2018**, it was resolved as per below extract:

6.4 **ANNUAL MEMBERSHIP PAYMENTS OF ALAN AND AMICAALL**
(M/C 2018/07/12 – A 4/3/1/2/1 & B 1/1/12)

RESOLVED:

- (a) **That the prevailing matters regarding ALAN and AMICAALL be discussed and if need be a formal clarification be sought from both ALAN and AMICAALL.**
- (b) **That ALAN be paid N\$50 000.00 and no payments to be done to AMICAALL.**

Previous Representatives of the Council were not satisfied with the Administration and Management of ALAN. Resultantly, Council was informed and the above resolution was passed to only pay fifty percent (50%) of the annual membership fees totalling **N\$ 100 000.00**.

Attached (**Annexure 1**) hereto is the correspondence acknowledgement which was communicated to ALAN to share the required information.

Additionally, attached (**Annexure 2**) hereto is the Submission which was made to the Management Committee on **21 April 2021**. However, there were no adjustment made in respect of the payment of the annual membership fees of ALAN.

8.9 **ALAN / AMICAALL: PAYMENT OF MEMBERSHIP FEES**
(M/C 2021/04/15 - 5/6/1)

RESOLVED:

CEO
GM: F

- (a) That only 50% of the membership fee to ALAN be paid and that ALAN be requested to implement reforms.
- (b) That Council do not affiliate to AMICALL anymore.
-

Lately, Council have received a full payment request of the ALAN membership, hence the reason for re-submission of the same matter. It is aimed for Council to weight it's options against or in favour thereof. **(Annexure 3)**

B. After the matter was considered, the following was:-

RECOMMENDED:

That Council approves the full payment of the current annual membership fees to ALAN amounting to N\$100,000.00.

11.1.24

SWAKOPMUND INDOOR SPORT TRUST: APPLICATION TO PURCHASE ERF 5370, SWAKOPMUND

(C/M 2026/06/29 - E 2811, E 5370, E 5071, E 5373, E 5374)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **10.9** page **56** refers.**A. This item was submitted to the Management Committee for consideration:****1. Introduction**

This submission seeks consideration of the applications of:

- *Swakopmund Indoor Sport Trust (hereinafter referred to as "SIST") (**Annexure "A"**), to purchase Erf 5370, Swakopmund for the for the construction of an additional sports facility adjacent to the existing indoor sports facility situated on Erf 5371, commonly known as the Dome, or alternatively;*
- *MTC Dome, a subsidiary operating under the Swakopmund Indoor Sport Trust for exclusive rights of use over municipal land adjacent to the Dome, namely Erf 5370, Erf 5373, and Erf 7374, Swakopmund, for sports-related activities and events.*

Attached as **Annexure "B"** is a map superimposed on an aerial photo depicted the subject erven.

This submission concerns the two aforementioned applications submitted by the same applicant, who interchangeably uses different names. The applicant intends to acquire municipal land in the vicinity of the Dome for the development of additional sport-related facilities and activities, as the existing facility is insufficient to accommodate the envisaged sports development programmes and events.

Notwithstanding Council's decision taken on **01 April 2025**, in terms whereof Council resolved to maintain the existing resolution in the interest of transparency and fairness towards other applications previously received for the same erf, the aforesaid applications are nevertheless submitted to Council for consideration.

2. Application by Swakopmund Indoor Sport Trust to Purchase Erf 5370, Swakopmund

During 2009, Rössing Uranium Ltd purchased Erf 5370, Swakopmund from Council at a purchase price of N\$1,184,100.00 for purposes of establishing a wellness centre. The erf was subsequently transferred back to Council on **11 December 2012**.

In 2017, SIST applied to purchase Erf 5370, Swakopmund. Their application was submitted to Council on **30 November 2017** under Item 11.1.17, where the following resolution was passed:

"(a) That Messrs The Dome Swakopmund be informed that Erf 5370, Swakopmund is reserved for public parking as per point (b) and (c) of the Management Committee meeting of 13 November 2014, under item 7.1:

- (b) That Erf 5370, Swakopmund be reserved for public parking and that should any application to purchase this Erf be received, the applicants be informed that it is not for sale.
- (c) That application for the use of the parking areas e.g. Erven 5370 and 5373 for purposes other than parking (e.g. bazaars, markets, displays trade fairs etc.) be considered in terms of Council's standard conditions as per the Council Resolution of 26 April 2012.
- (b) That the Engineering Services Department attends to the rezoning process of Erf 5370, Swakopmund from "Institutional" to "Parking".

A letter dated **20 May 2025**, attached as Annexure "A", was subsequently received from SIST requesting to purchase the same erf. On **16 June 2025**, SIST was informed that Erf 5370, Swakopmund, is reserved for public parking purposes and is therefore not available for sale.

Erf 5370 measures 1.1841 hectares in extent and is zoned "Institutional". The rezoning approved by Council on **30 November 2017**, under item 11.1.17 to "Parking" was not concluded. A map indicating the locality of Erf 5370, Swakopmund, is attached under **Annexure "B"**

On **10 July 2025**, the Town Planning Section confirmed that Erf 5370, Swakopmund, remains zoned "Institutional". Although the erf has not yet been rezoned, it has consistently been utilised by the Namibian Chamber of Commerce and Industry (NCCI) for the hosting of its annual trade fair events.

The following applications were received in the past to purchase Erf 5370, Swakopmund:

	Name of applicant	Date of Application	Proposed development
1	Mr G C J Mouton	27 October 2009	Fitness Health Centre
2	Swakopmund Bowling Club	11 June 2013	Synthetic lawn bowling greens
3	BRG Biokinetics Inc	16 October 2015	Medical centre
4	SIST trading as The Dome	17 August 2017	Astro turf multi-purpose sport field
5	Mr Reinhardt Stanley	21 November 2018	Life Cycle Youth Centre
6	Senke Trading CC	03 April 2019	Car wash, coffee shop, restaurant and playground, retail shops a service station
7	Swakopmund Indoor Sport Trust	20 May 2025	Mixed use sport facilities

Past Council resolutions regarding Erf 5370, Swakopmund:

In 2014, the Management Committee resolved to invite development proposals for Erf 5370, Swakopmund. However, this was later rescinded, and it was decided to reserve the erf exclusively for public parking.

The Management Committee resolution of **16 October 2014**, item 7.17:

That the General Manager: Corporate Services and Human Resources invites development proposals for Erf 5370, Swakopmund.

Following the above resolution, the Management Committee on **13 November 2014**, item 7.1 resolved as follows:

(a) *That the Management Committee resolution of 16 October 2014 under item 7.17 be repealed.*

(b) *That Erf 5370, Swakopmund be reserved for public parking and that should any application to purchase this Erf be received, the applicants be informed that it is not for sale.*

(c) *That application for the use of the parking areas e.g. Erven 5370 and 5373 for purposes other than parking (e.g. bazaars, markets, displays trade fairs etc.) be considered in terms of Council's standard conditions as per the Council Resolution of 26 April 2012.*

(d) *That the parking area be at the disposal of the adjacent sport fields and that the General Manager: Engineering Services attends to the preparation of the area accordingly.*

3. Application by the MTC Dome for Exclusive Rights of Use of Erf 5370, Swakopmund and other adjacent municipal land for sport activities and even:

A letter dated **05 May 2026**, attached as **Annexure "C"**, was received from MTC Dome requesting Council to grant them exclusive usage rights over municipal land adjacent to the Dome i.e Erf 5370, Erf 5373, and Erf 5374, Swakopmund for sports-related activities and events.

Council is the registered owner of Erf 5370, Erf 5373, and Erf 5374, Swakopmund. Erven 5370 and 5373 are reserved for parking purposes in terms of the Management Committee Resolution passed on **13 November 2014** under Item 7.1. Erf 5373 is partially utilised on a daily basis for parking by patrons of the Dome. Erf 5374 serves as a community sports field and is predominantly used by sports clubs and for community sporting events.

Council may, however, consider leasing a portion of Erf 5373, situated adjacent to Erf 2811, Swakopmund which is partially not being effectively utilised for parking purposes. Erf 5374 is a public sports field and cannot be allocated for private use. Consequently, the applicant's proposal in respect of this erf is not supported.

4. Discussion

The sale of Erf 5370 to SIST may be considered an exceptional case, given that the Dome is currently the only indoor sports venue in Swakopmund capable of hosting international sporting events. The proposed sale would enable SIST to expand its existing sports facilities and attract additional sporting activities to Swakopmund, thereby enhancing community development and strengthening Swakopmund's sports and tourism appeal. It is an asset to Swakopmund, benefitting, the whole community, and its expansion will continue to benefit everyone.

The proposed development includes outdoor sports courts, community upliftment initiatives soccer and netball multi-purpose astro turf fields, training facilities, sports offices, and recreational amenities aimed at promoting community-based sporting activities and youth development. This proposal aligns with the best interests of the community and supporting Council's vision of Swakopmund being a tourist destination and business hub. In light of the above, it is proposed that Council supports the

sale of Erf 5370 to SIST in order to promote sporting activities that contribute positively to the community and assist in reducing crime and social challenges among the youth. Consequently, the application for exclusive use of erven is not supported.

Should Council support the proposed sale, it is further recommended that the previous Council decisions relating to the rezoning of Erf 5370, Swakopmund, namely; Council decision dated **30 November 2017** under Item 11.1.17; and Council decision dated **13 November 2014** under Item 7.1, be repealed.

It is furthermore proposed that the Council's standard conditions for private treaty sales be applicable for the sale of Erf 5370 to SIST be approved, subject to the condition that the property be rezoned from "Institutional" to "Special" exclusively for sports and recreation activities for at the cost of the applicant. The purchase price of the erf be determined based on the valuation obtained from Council's Valuer.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) **That the application of MTC Dome dated 05 May 2026 for exclusive rights of use over municipal land adjacent to the Dome for sports-related activities and events not be approved.**
- (b) **That the application by Swakopmund Indoor Sport Trust, dated 20 May 2025, to purchase Erf 5370, Swakopmund, measuring approximately 1.1841 hectares and situated along Daniel Kamho Avenue, for the development of mixed-use sport activities, be approved on the basis that it constitutes an exceptional case and serves as an expansion of the existing business establishment currently operating on Erf 5371, Swakopmund.**
- (c) **That Council's decision passed on 30 November 2017 under item 11.1.17 be repealed:**
 - (a) That Messrs The Dome Swakopmund be informed that Erf 5370, Swakopmund is reserved for public parking as per point (b) and (c) of the Management Committee meeting of 13 November 2014, under item 7.1:*
 - (b) That Erf 5370, Swakopmund be reserved for public parking and that should any application to purchase this Erf be received, the applicants be informed that it is not for sale.*
 - (c) That application for the use of the parking areas e.g. Erven 5370 and 5373 for purposes other than parking (e.g. bazaars, markets, displays trade fairs etc.) be considered in terms of Council's standard conditions as per the Council Resolution of 26 April 2012.*
 - (d) That the Engineering Services Department attends to the rezoning process of Erf 5370, Swakopmund from "Institutional" to "Parking".*
- (e) **That a valuation be obtained from Council's valuer to determine the purchase price of the erf.**

- (f) That upon approval and acceptance of the purchase price, Council's intention to sell a Erf 5370, Swakopmund be advertised for possible objections as required in terms of the Local Authorities Act, Act 23 of 1992 as amended, at the cost of the purchaser.
- (g) That the requirements regarding the alienation of immovable property as prescribed in the Local Authorities Act, (Act 23 of 1992), as amended, Urban and Regional Planning Act, (Act 5 of 2018) and the Environmental Management Act, (Act 7 of 2007) respectively be dealt with successfully.
- (h) That Erf 5370, Swakopmund be rezoned from "Institutional" to "Special" for use of mixed sport activities only at the cost of the purchaser.
- (i) That the following conditions be registered against the title deed of the erf:
- (i) *That the erf be used for sport and other sport related activities*
 - (ii) *That no residential accommodation be allowed; except overnight accommodation and ablution facilities for shift workers / security guards of the venture.*
 - (iii) *That the property may not be alienated (including a change in shareholding / members) unless a completion certificate is issued in respect of the structural improvements.*
 - (iv) *That the property or any portion thereof may not be subdivided and or alienated without being offered to Council at the purchase price such was obtained from Council.*
- (j) That the sale transaction be subject to Council's standard conditions of sale by private treaty:
- (i) *That the purchaser pays a deposit of N\$ 100 000.00 towards the statutory costs relating to the transaction including, but not limited to advertising cost, compilation of the agreement of sale, as well as any legal costs that may arise from this transaction.*
 - (ii) *That the above deposit be paid within 90 days from the Council resolution approving the sale and purchase price (point (d) above), failing which Council's resolution will be revoked at the next Council meeting following the expiry of the 90 days.*
 - (iii) *That any remainder of the deposit in (i) above be refunded to the purchaser on completion of the transfer of the erf.*
 - (iv) *That all costs related to the transaction be for the account of the purchaser.*
 - (v) *That payment of the purchase price be secured either in cash or formal bank guarantee in favour of the Swakopmund Municipality within 120 days from the date of last party signing the agreement.*
 - (vi) *Failure to secure the purchase price within the required period will result in cancellation without the need to place the purchaser on terms.*
 - (vii) *Should the purchase price be secured by a bank guarantee the transfer must be effected on / before the 120th day, otherwise interest will be levied as from the date of last party signing the agreement until the date of registration of transfer at a rate as confirmed with Council's bank on the date of sale, i.e. date of last party signing the agreement.*
 - (viii) *That the purchaser accepts that no rights will accrue to them from Council's resolution unless all the relevant conditions of the*

- Property Policy are complied with in full and all the relevant authorities have given the necessary permission, if applicable.**
- (ix) The Erf is sold "voetstoots" or "as is" with the Council giving no warranty or guarantee, whether express or implied, oral or tacit, as to the suitability of the lay-out or situation or subterranean composition of the property or any improvements thereon. The Council also does not warrant that the services installed at the property are suitable for the use intended by the Purchaser. It is therefore the obligation of the purchaser to verify that the installed electricity, sewage and water connections are suitable for the intended use of the property.**
 - (x) That no development or construction be permitted to commence unless approved by the General Manager: Engineering, Urban Development and Environmental Management, subject to approved plans.**
 - (xi) That the erf be properly fenced in, to the satisfaction of the GM: Engineering, Urban Development and Environmental Management.**
 - (xii) That the purchaser constructs structural improvements worth at least equal to the municipal valuation of the property. Structural improvements, for purposes of this condition, shall not include the construction of boundary walls or any changes to the subterranean composition of the property.**
 - (xiii) That the said improvements be completed within 24 months (2 years) from date of transfer.**
 - (xiv) The agreement of sale be signed and returned to the Swakopmund Municipality, by the purchaser within 21 days of receipt thereof by the purchaser.**
 - (xv) That the purchaser indemnifies Council against any claims for damages in respect of the use of the site and or resulting from blasting, should blasting need to be done.**
 - (xvi) That the purchaser provides the registration documentation of the entity that the shareholders / members must be cautioned that the shareholders / members remain the same until the transfer is completed and they have complied with all conditions of sale.**
 - (xvii) That Council retains a first right of refusal to purchase the developed erf at the market value of the improvements at the time and the purchase priced paid should the owner decides to sell it.**
-

11.1.25 **ZHONG MEI ENGINEERING GROUP (PTY) LTD: APPLICATION FOR ALLOCATION OF A PORTION OF LAND AS TEMPORARY CONSTRUCTION SITE**

(C/M 2026/06/29 - 4/1/1/5)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **10.10** page **75** refers.

A. This item was submitted to the Management Committee for consideration:

1. Introduction

An urgent application dated **19 May 2026** was received from Zhong Mei Engineering Group (Pty) Ltd (hereinafter ZMEG) to lease a portion of land for the establishment of a construction site in order to execute the contract with Namibia Water Corporation Ltd for the Construction of the Schwarzekuppe – Swakopmund Pipeline Replacement Section 6B and 6C.

The urgency is based on the fact that ZMEG will be charged penalties for the late execution of the contract. ZMEG requires occupation of the site from **1 June 2026**. It is therefore proposed that the item be submitted to the Management Committee for condonation by Council.

ZMEG leased the same lease site since 01 March 2015 and the extended lease period lapsed on 01 June 2020 after conclusion of their last contract execution of national infrastructure.

Attachments:

Annexure "A"	: Letter dated 19 May 2026 received from Zhong Mei Engineering Group (Pty) Ltd to lease a portion of land for the establishment of a construction site.
Annexure "B"	: Contract Agreement with Namibia Water Corporation Ltd for the Construction of Schwarzekuppe – Swakopmund Pipeline Replacement Section 6B and 6C
Annexure "C"	: Map indicating the site location in the vicinity of UNIK Construction Engineering Namibia (Pty) Ltd.
Annexure "D"	: The latest lease agreement concluded between Council and Zhong Mei Engineering Group (Pty) Ltd for the same lease area.

2. Lease Conditions and Rental Tariff

On **26 February 2015** under item 11.1.14, Council approved the initial lease conditions for the lease agreement with ZMEG as follows:

(a) That the application by Messrs Zhong Mei Engineering Group (Pty) Ltd to lease a portion of land measuring approximately 22 500m² for the exclusive purpose of establishing a construction site to store equipment and establish a workshop for the manufacturing of steel and other structures needed for the pipeline be approved; subject to the conditions set-out under point (c) below.

(b) That a portion of land south-east of the Chinese satellite station be allocated for this purpose (exact site to be identified by the Engineering Services Department).

This was the site location initially but was moved to the area indicated in **Annexure "C"**.

- (c) That the following conditions be applicable:
- (i) That the lease term be set for 12 months.
 - (ii) That the lease of the land be at a rental amount of N\$1.50/m² per month (15% VAT excluded).
 - (iii) That a refundable deposit, equal to one month's rent be paid.
 - (iv) That a deposit of N\$100 000.00 be paid for the rehabilitation of the area, if required.
 - (v) That, if applicable, Messrs Zhong Mei Engineering Group (Pty) Ltd be required to pay a refundable electricity deposit equal to the monthly rental which shall be applied and used only if an outstanding account remains with Messrs Erongo RED upon termination of the lease.
 - (vi) That the remainder of (v) be refunded to the lessee on presentation of proof to the General Manager: Finance that the electricity account from Messrs Erongo RED in the name of the lessee has been paid in full.
 - (vii) That, if required, Council gives consent to Messrs Zhong Mei Engineering Group (Pty) Ltd in terms of the Town Planning Amendment Scheme 12 to engage in construction and manufacturing activities required for the pipeline contract.
 - (viii) That either party can give 3 calendar months' written notice of the cancellation of the agreement.
 - (ix) That Messrs Zhong Mei Engineering Group (Pty) Ltd makes arrangements for the provision and usage of electricity with Messrs Erongo RED at its own cost.
 - (x) That Council's standard conditions of lease be made applicable to the agreement.
 - (xi) That the following special conditions be applicable:
 1. That the lessee shall be responsible for the cleanliness and tidiness of the property.
 2. That there is no guarantee that the property is suitable for the lessee's purposes.
 3. That written permission be obtained, should the lessee wishes erect any, sign or advertising material on the outside of the Property.
 4. That no subletting be allowed.
 5. The Council be indemnified against any claim from whatever cause arises.
 6. That the area be properly fenced in.
7. That no person is allowed to overnight or to reside on the premises, except for bona fide security services engaged in operating during a night shift.
- | |
|---|
| It is proposed to amend this condition to be the same as the approval granted by Council on 07 May 2026 under item 11.1.3 (quoted below). |
|---|
- (d) That it be stated in the lease agreement that Messrs Zhong Mei Engineering Group (Pty) Ltd rehabilitate the area according to the satisfaction of Engineering Services Department and Health Services."

It is proposed that the same lease conditions be applicable as contained in the attached lease agreement (**Annexure "D"**), except that the rental tariff be set at the same rates as currently applicable to UNIK Construction Engineering Namibia (Pty) Ltd approved by Council on **07 May 2026** under item 11.1.3:

"(c) That as per confirmation from Finance Department (account dated 12 February 2026) the lease tariffs were as follows on 01 November 2025, subject to a 7% annual increase on 01 July 2026:

(i)	<u>Temporary Construction Site</u> Calculated based on 17 241m ² x N\$3.08/m ²	:	N\$53 199.00 + N\$7 979.86 (15% VAT) = N\$61 178.86.08
(ii)	<u>6 x Accommodation Units</u>	:	N\$2 545.63 + N\$381.84 (15% VAT) = N\$2 927.47

Therefore the monthly rental for 1 June 2026 until 30 June 2026 will be as follows, subject to the 7 % annual escalation from **1 July 2026**:

- ① $3\,600\text{m}^2 \times \text{N}\$3.08 = \text{N}\$11\,088.00 + \text{N}\$1\,663.20$ (15% VAT) = N\$12 751.20 / month; and
- ② a maximum of 2 x accommodation units based on the smaller size at N\$424.27 per unit, i.e. therefore $2 \times \text{N}\$424.27 = \text{N}\$848.54 + \text{N}\$127.28$ (15% VAT) = N\$ 975.82.

3. Conclusion

It is therefore proposed that Council approves the lease application by ZMEG for the lease of a portion of land previously leased by the entity for the establishment of a construction site, subject to the lease conditions approved by Council on **26 February 2015** under item 11.1.14, at a rental tariff as approved by Council on **07 May 2026** under item 11.1.3 and subject to the lease conditions as contained in their previous lease agreement for the same site (**Annexure "D"**).

B. After the matter was considered, the following was:-

RESOLVED: (For Condonation By Council)

- (a) That the application by Zhong Mei Engineering Group (Pty) Ltd dated 19 May 2026 to lease a portion of land measuring approximately 3 600m² (60m x 60m) for the exclusive purpose of establishing a construction site for the execution of Bid No W/RB/NW-005/2026 (Annexure "B") be approved; subject to the conditions set-out under point (c) below.
- (b) That a portion of land as identified in Annexure "C" (on file) be allocated for this purpose.
- (c) That the following conditions be applicable:
 - (i) That the lease term be set for 12 months and it is therefore not required to publicly invite objections in terms of the Local Authorities Act, Act 23 of 1992, as amended.
 - (ii) That the lease of the land be at a rental amount below from 1 June until 30 June 2026 and subject to a 7% annual increase from 01 July 2026:
 1. $3\,600\text{m}^2 \times \text{N}\$3.08 = \text{N}\$11\,088.00 + \text{N}\$1\,663.20$ (15% VAT) = N\$12 751.20 / month; and
 2. a maximum of 2 x accommodation units based on the smaller size at N\$ 424.27 per unit, i.e. therefore 2 x

N\$424.27 = N\$848.54 + N\$127.28 (15% VAT) = N\$ 975.82 / month.

- (iii) That a refundable deposit, equal to one month's rent be paid.**
- (iv) That a deposit of N\$100 000.00 be paid for the rehabilitation of the area, if required.**
- (v) That Zhong Mei Engineering Group (Pty) Ltd makes arrangements for the provision and usage of electricity with Erongo RED at its own cost.**
- (vi) That, if applicable, Zhong Mei Engineering Group (Pty) Ltd be required to pay a refundable electricity deposit equal to the monthly rental which shall be applied and used only if an outstanding account remains with Messrs Erongo RED upon termination of the lease.**
- (vii) That the remainder of (vi) be refunded to the lessee on presentation of proof to the General Manager: Finance that the electricity account from Erongo RED in the name of the lessee has been paid in full.**
- (viii) That, if required, Council gives consent to Zhong Mei Engineering Group (Pty) Ltd in terms of the Town Planning Amendment Scheme 12 to engage in construction and manufacturing activities required for the pipeline contract.**
- (ix) That either party can give 3 calendar months' written notice of the cancellation of the agreement.**
- (x) That Council's standard conditions of lease be made applicable to the agreement.**
- (xi) That the following special conditions be applicable:**
 - 1. That the lessee shall be responsible for the cleanliness and tidiness of the property.**
 - 2. That there is no guarantee that the property is suitable for the lessee's purposes.**
 - 3. That written permission be obtained, should the lessee wishes erect any, sign or advertising material on the outside of the Property.**
 - 4. That no subletting be allowed.**
 - 5. The Council be indemnified against any claim from whatever cause arises.**
 - 6. That the area be properly fenced in.**
 - 7. That a maximum of 2 staff accommodation units be allowed on site, subject to (approved by Council on 31 August 20217):**
 - (a) The accommodation facilities shall be fenced off from the working area.**
 - (b) Suitable fire fighting equipment shall be installed in all facilities and shall be inspected by Fire Fighting Section prior to occupation.**
 - (c) The accommodation shall be inspected for approval by Health and Solid Waste Management Department prior to it being used.**
 - (d) As an alternative to the sewage treatment system, a containment tank may be used, with the tank emptied regularly with a water-truck and the sewage disposed to the municipal disposal works with prior arrangement with the Swakopmund Municipality.**
 - (e) If meals will be prepared on site, and food stored on site, a fully functional kitchen shall be provided, complete with**

- suitable refrigeration / freezers to maintain food in safe condition. This facility shall be inspected by Health and Solid Waste Management Department at regular intervals.**
- (f) An area shall be prepared for personnel recreation after hours / outside working time.**
 - (g) All accommodation facilities, and all walking areas shall be provided with sufficient lighting.**
 - (h) It is also recommended that:
 - (i) alcohol not be allowed**
 - (ii) walkways provided with gravel to keep the accommodation clean**
 - (iii) Potable water for residential purposes be provided at the cost of the lessee to the satisfaction of the Health and Solid Waste Management Department and Engineering, Urban Development and Environment Department.****
- (d) That it be stated in the lease agreement that Zhong Mei Engineering Group (Pty) Ltd rehabilitate the area according to the satisfaction of Engineering, Urban Development and Environment Department and Health and Solid Waste Management Department.**
-

Application by Zhongmei Engineering Group (Pty) Ltd dated 19 May 2026

江西中煤建设集团有限公司

Zhongmei Engineering Group (Pty) Ltd

Our Ref.: ZM/SW6B6C/260519

Zhongmei Engineering Group (Pty) Ltd.

P.O. Box 25231,

Windhoek,

Namibia.

Attention: Mr A. Benjamin

Date: 05/19/2026

Application Letter for Temporary Construction Camp Land Use; Project Name: Construction of Schwarzkuppe
- Swakopmund Pipeline Replacement Sections 6B and 6C

On May 8, 2026, Zhongmei Engineering Group (Pty) Ltd officially secured a construction contract with NamWater. As the designated contractor, our company will deliver the pipeline and supporting water supply infrastructure for the Swakopmund project.

To facilitate seamless project progression, ensure robust on-site safety management, and standardize the organization of machinery, materials, and staff accommodations, we hereby formally apply for a temporary land allocation to construct our project site camp.

The detailed information of the applied land is as follows:

1. Land Location: Vacant land adjacent to the rear area of UNIK Camp, Swakopmund
2. Land Specification & Area: 60 meters × 60 meters (total area of 3600 square meters)
3. Land Use Purpose: Exclusive construction and operation of temporary project construction camp, including staff accommodation, material stacking, mechanical parking and on-site office
4. Applied Lease Term: 12 months (temporary construction use only)

We pledge to strictly adhere to all land management regulations, environmental protection guidelines, and municipal by-laws enforced by the Swakopmund Municipality throughout the land-use period. Our team will maintain standard operational management at the temporary camp, ensure surrounding sanitation, and uphold public order. Upon expiration of the lease, we guarantee to fully rehabilitate the site to its original state and complete the official handover in compliance with all regulatory requirements.

We look forward to your favorable consideration and approval of this application. Kindly provide guidance on the required compliance procedures, documentation, and specific guidelines so we may promptly finalize all municipal requirements.

Thank you very much for your support and consideration.

Yours faithfully,

Jiangxi Zhongmei Construction Group Co., Ltd.

Email: weiyuanjoe@gmail.com

**Contract Agreement with Namibia Water Corporation Ltd for the Construction of
Schwarzekuppe - Swakopmund Pipeline Replacement Section 6B and 6C**

1

**German Financial Cooperation
with Namibia**

Water Sector Support Programme (WSSP) 1

CONTRACT AGREEMENT

Contract Ref No. W/RB/NW - 004/2026

**Construction of Schwarzekuppe – Swakopmund Pipeline
Replacement Sections 6B and 6C**

Between

Namibia Water Corporation Ltd

And

Zhong Mei Engineering Group Pty Ltd

Handwritten initials/signature

THIS AGREEMENT made the 8th day of May, 2026, between Namibia Water Corporation Ltd of 176 Iscor Street, Northern Industrial Area, Windhoek, Namibia (hereinafter "the Employer"), of the one part, and Zhong Mei Engineering Group Pty Ltd of 17 Gathemann Street, Klein Windhoek, Windhoek, Namibia (hereinafter "the Contractor"), of the other part:

WHEREAS the Employer desires that the Works known as **Construction of Schwarzekuppe – Swakopmund Pipeline Replacement Sections 6B and 6C** should be executed by the Contractor, and has accepted a Bid by the Contractor for the execution and completion of these Works and the remedying of any defects therein, at the total amount of **NS 83,934,620.00 (excl. VAT)**.

The Employer and the Contractor agree as follows:

1. In this Agreement words and expressions shall have the same meanings as are respectively assigned to them in the Contract documents referred to.
2. The following documents shall be deemed to form and be read and construed as part of this Agreement. This Agreement shall prevail over all other Contract documents.
 - (a) the Letter of Acceptance
 - (b) the Letter of Bid
 - (c) the addenda Nos: None
 - (d) the Particular Conditions
 - (e) the General Conditions
 - (f) the Specification
 - (g) the Drawings, and
 - (h) the completed Schedules and any other documents forming part of the contract, including, but not limited to:
 - i. the ESHS Management Strategies and Implementation Plans; and
 - ii. Code of Conduct (ESH).
3. In consideration of the payments to be made by the Employer to the Contractor as specified in this Agreement, the Contractor hereby covenants with the Employer to execute the Works and to remedy defects therein in conformity in all respects with the provisions of the Contract.
4. The Employer hereby covenants to pay the Contractor in consideration of the execution and completion of the Works and the remedying of defects therein, the Contract Price or such other sum as may become payable under the provisions of the Contract at the times and in the manner prescribed by the Contract.

Handwritten signature/initials

IN WITNESS whereof the parties hereto have caused this Agreement to be executed in accordance with the laws of the Republic of Namibia on the day, month and year specified above.

For and on behalf of Namibia Water Corporation Ltd (the Employer)

Name: Abraham Nahemia

Signature: [Signature]
in the capacity of Chief Executive Officer

Date 08.05.2026

WITNESS:

Name: Onni-Ndangi Tithete

Signature: [Signature]

Date 8 May 2026

For and on behalf of Zhong Mei Engineering Group Pty Ltd

Name: Jiang Chong Yum

Signature: [Signature]

in the capacity of MD

Date 08/05/2026

WITNESS:

Name: CHEN JUNHUI

Signature: [Signature]

Date 08/05/2026

[Handwritten mark]

NAMWATER

Namibia Water Corporation Ltd

Authorized Representative
 Zhong Mei Engineering Group PTY LTD
 P.O Box 25231
 Windhoek
 Namibia

Bid No W/RB/NW – 005/2026
 Tel: +264 (61) 71 2270
 Fax: +264 (61) 71 3005
KativenaP@namwater.com.na

28 February 2026

Dear Jiang Chong Yuan

**SUBJECT: Bid No. W/RB/NW-005/2026: SCHWARZEKUPPE – SWAKOPMUND
 WATER PIPELINE REPLACEMENT SECTIONS (6B AND 6C)**

The above-mentioned subject has our reference.

This is to notify you that your Bid dated 2 September 2025 for the execution of the Schwarzekuppe - Swakopmund water pipeline replacement sections (6B AND 6C) for the Accepted Contract Amount N\$ 83,934 620.00 (Excl. VAT), Eighty-Three Million, Nine Hundred and Thirty-Four Thousand, Six Hundred and Twenty and Forty Four Cents, is hereby accepted by Namibia Water Corporation Ltd.

As a pre-requisite for signing the contract, you are requested to furnish the following:

- i. The Performance Security (8% of Contract Value) and an Environmental and Social Performance Security (2% of Contract Value) within 30 days in accordance with the Conditions of Contract. For this purpose, the Performance Security Form and the ES Performance Security Form are provided herewith.
- ii. The additional information on beneficial ownership in accordance with Section X, Contract Forms, should be submitted within eight (8) business days using the Beneficial Ownership Disclosure Form, as provided herewith.

Your presence will be required for contract signing at NamWater Headquarters at an appropriate time and date, which will be communicated in due course.

Kindly acknowledge the receipt of this letter in writing, by submitting a letter of acceptance within three working days for inclusion in the contract document.

Head Office 176 Iscor Street, Northern Industrial Area, Windhoek, Namibia
 HO Postal Address Private Bag 11389, Windhoek, Namibia
 HO Phone / Fax / www Phone: (+264 61) 710 000, Fax: (+264 61) 711 000, www.namwater.com.na
 NamWater Board Mr. L. Ruder (Chairperson), Mr. M. Shuppi-Kali (Vice-Chairperson), Ms. V. Dinyoga, Ms. F. Hensch,
 Mr. U. Nalavala, Mr. T. Uagwanga, Mr. M. Hoesungu
 Chief Executive Officer Mr. A. Nshemba
 Reg. No. 97/499

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It is pointed out that for the duration of this project, Mr. Meitavelo Kayofa will be your contact person in NamWater.

His contact details are:

Tel No : +264 61 71 2129

Email address : KayofaM@namwater.com.na

I look forward to an amicable working relationship during this project.

Yours sincerely,



Mr. A. Nehemia

Chief Executive Officer

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ZHONG MEI ENGINEERING GROUP (PTY) LTD

Tel: 061234617
Email: jxmitnammarketing@gmail.com

Fax: 061244317
Address: 17 Galleman Street, Klein Windhoek

Section 1

Bidding Form

Letter of Bid

Date: 05 September 2025

Procurement Reference No: W/RU/NW-005/2026

To: Chief Executive Officer
Namibia Water Corporation Limited (NamWater Ltd)
Private Bag 13389
176 Iscor Street, Aigams Building
Windhoek

We, the undersigned, declare that:

- (a) We have examined and have no reservations to the Bidding Documents, including Addenda issued in accordance with Instructions to Bidders (ITB) Clause 9;
- (b) We offer to execute in conformity with the Bidding Documents the following Works:
"SCHWARZEKUPPE-SWAKOPMUND WATER PIPELINE REPLACEMENT SECTIONS 6B AND 6C";

- (c) The total price of our Bid, after any discounts, if any, offered in item (d) below is:

NS 96,510,609.58 (Incl.); NS 83,922,269.2 (Excl.)
(in words) Eighty - Three Million, Nine Hundred Twenty - Two Thousand, Two Hundred Sixty - Nine Point Two Namibia Dollars

- (d) The discounts offered and the methodology for their application are:

- (i) The discount offered are: N/A
- (ii) The exact method of calculations to determine the net price after the application of discounts is shown below:
N/A

- (e) Our bid shall be valid for a period of 120 calendar days from the date fixed for the bid submission deadline in accordance with the Bidding Documents, and it shall remain binding upon us and may be accepted at any time before the expiration of that

Initials:

Handwritten initials and signature



ZHONG MEI ENGINEERING GROUP (PTY) LTD

Tel: 061234617

Email: jxm@zme.com

Fax: 061244317

Address: 17 Gathemann Street, Klein Windhoek

remain binding upon us and may be accepted at any time before the expiration of that period;

- (f) I/We hereby confirm that I/we have read and understood the content of the Bid Securing Declaration attached herewith and subscribe fully to the terms and conditions contained therein, if required. I/We understand that non-compliance to the conditions mentioned may lead to disqualification;
- (g) If our bid is accepted, we commit to obtain a Performance Security in accordance with the ITB 41;
- ⁶ If price adjustment provisions apply in accordance with ITB 15.6, the Table(s) of Adjustment Data shall be considered part of this Bid;⁶
- (i) Our firm, including any subcontractors or suppliers for any part of the Contract, in accordance with ITB 5.2 have nationalities from eligible countries;
- (j) We, including any subcontractors or suppliers for any part of the contract, do not have any conflict of interest in accordance with ITB 5.3;
- (k) We are not participating, as a Bidder or as a subcontractor, in more than one bid in this bidding process in accordance with ITB 5.3, other than alternative offers submitted in accordance with ITB 14;
- (l) Our firm, its affiliates or subsidiaries, including any Subcontractors or Suppliers for any part of the contract, has not been declared ineligible under the laws of Namibia or official regulations or by an act of compliance with a decision of the United Nations Security Council, in accordance with ITB 5.4, ITB 5.6 and ITB 5.8;
- (m) We are not a government owned entity;⁷
- (n) We have paid, or will pay the following commissions, gratuities, or fees with respect to the bidding process or execution of the Contract:⁸

Name of Recipient	Address	Reason	Amount
N/A	N/A	N/A	N/A

- (o) We understand that this bid, together with your written acceptance thereof included in your notification of award, shall constitute a binding contract between us, until a formal contract is prepared and executed;
- (p) We understand that you are not bound to accept the lowest evaluated bid or any other bid that you may receive;

⁶ Include if price adjustment provisions apply in the Contract in accordance with ITB 15.6

⁷ Use one of the two options as appropriate.

⁸ If none has been paid or is to be paid, indicate "none".

Initials: 



ZHONG MEI ENGINEERING GROUP (PTY) LTD

Tel 061234617
Email: jvntnammarketing@zmg.com

Fax 061244317
Address: 17 Gathemann Street, Klein Windhoek

- (q) We hereby certify that we have taken steps to ensure that no person acting for us or on our behalf will engage in any type of fraud and corruption; and
- (r) We herewith commit ourselves, if our bid is awarded, to fulfill the contract requirements irrespective of any other workload from other projects.
- (s) If awarded the contract, the person named below shall act as Contractor's Representative:

Name*: Jiang Chongfu

In the capacity of: Managing Director

Signed: [Signature]

Duly authorized to sign the Bid for and on behalf of (Name of the Bidder **): Zhong Mei Engineering Group (PTY) Ltd

Date: 05 Sep 2025

Seal of Company



* Person signing the Bid shall have the power of attorney given by the Bidder to be attached with the Bid

** In the case of the Bid submitted by a JV specify the name of the JV as Bidder

Initials: [Signature]

AV
ST
[Signature]



江西中煤建设集团有限公司
Zhong Mei Engineering Group (Pty) Ltd

27th February, 2026

The Chief Executive Officer
 Namibia Water Corporation Limited (NamWater Ltd)
 Private Bag 13389
 176 Iscor Street
 Aigams Building
 Windhoek

Attention: Mr. A. Nehemia

Dear Sir,

RE: LETTER OF ACCEPTANCE FOR CONSTRUCTION OF SCHWARZEKUPPE - SWAKOPMUND WATER PIPELINE REPLACEMENT SECTIONS 6B AND 6C. BID NO. W/RB/NW - 005/2026

It is a great honor for us to inform your office that we have accepted the works for the **CONSTRUCTION OF SCHWARZEKUPPE - SWAKOPMUND WATER PIPELINE REPLACEMENT SECTIONS 6B AND 6C** according to the letter of award issued on 26th February 2026.

We further accept the tender amount of N\$ 83,934,620.00 (Exclusive of VAT). All necessary documentation listed on the letter of award shall be furnished to your office in due course. We shall arrange and submit the Performance Security and the Environmental and Social Performance Security within the stipulated time.

We are looking forward to working with you and hope that it will be a pleasant experience.

Please do not hesitate to contact us if you need further information.

Yours sincerely,

Jiang Chongyuan


 Managing Director
 (On and behalf of Zhong Mei Engineering Group (Pty) Ltd)



ADD: 17 GATHEMANN STR KLEIN, Windhoek
 TEL: +264 61234617 FAX: +264 61244317

P. O. BOX: 25231 Windhoek
 E-MAIL: jx@tuan@gmail.com

Handwritten initials/signature

ANNEXURE "C"

Map Indicating the Location of the Proposed Portion of Land in the Vicinity of the UNIK Construction Engineering Namibia (Pty) Ltd Construction Site



Previous Standard Lease Agreement concluded with Zhong Mei Engineering Group (Pty)

1

CONSTRUCTION SITE LEASE AGREEMENT

MADE AND ENTERED INTO BY AND BETWEEN:

THE MUNICIPAL COUNCIL OF SWAKOPMUND

and herein represented by

**ALFEUS BENJAMIN or MARCO PETER CLIFF SWARTS or CLIVE LESLEY
LAWRENCE or CLARENCE CLAUDE MCCLUNE or HELLAQ INARILSER**

in the capacity as Chief Executive Officer or Acting Chief Executive Officer

and

ERKKIE SHITANA or KLEOPAS JASON NGWENA

in the capacity as the Chairperson or Alternate Chairperson of the Management
Committee

and acting by virtue of the authority granted in terms of section 31A of the Local
Authorities Act

(Hereinafter called the "LESSOR")

AND

Company Name: **ZHONG MEI ENGINEERING GROUP (PROPRIETARY) LTD.**
duty authorised thereto by resolution dated and annexed hereto

Company Number: _____

Representative: _____

ID / Passport No: _____

Physical Address: _____

Postal Address: _____

Telephone / Cell phone: _____

E-mail Address: _____

(Hereinafter called the "LESSEE")

Print by both witnesses

Print by both representatives
of the LESSOR

Print by the representative of the LESSEE
(being duly authorized)

WHEREAS the LESSOR is the owner of portion of land measuring 14 736 square metres, as shown on the Camp Site diagram annexed hereto as Annexure "A";

AND WHEREAS the LESSEE needs a construction site ~~so as to~~ construct a road in terms of an existing agreement between the LESSEE and Roads Contractors Company;

NOW THEREFORE the LESSOR lets and the LESSEE leases the portion of land on the terms hereinafter set out.

1. LETTING AND HIRING

- 1.1 The LESSOR lets to the LESSEE and the LESSEE hereby leases from the LESSOR an area approximately 14 736 square metres, as per site diagram annexed hereto, for the exclusive purpose of establishing a temporary construction site to store equipment and establish a workshop necessary for the execution of the LESSEE's project for the construction of the Swakopmund-Henties Bay-Lüs road.

(Hereinafter called the "TEMPORARY CONSTRUCTION SITE")

- 1.2 The TEMPORARY CONSTRUCTION SITE is located south-east of the Chinese Satellite station.

2. DURATION OF THE LEASE

- 2.1 This lease shall commence on 01 March 2020, irrespective on the date of signature and shall subsist for 3 months from that date, meaning until 01 June 2020. (Hereinafter referred to as the "Lease Period").
- 2.2 There is no right of renewal.
- 2.3 Either party may, on written notice to the other party/s, give three calendar months notice of cancellation of this agreement.
- 2.4 It is recorded that the LESSEE has taken occupation of the TEMPORARY CONSTRUCTION SITE on 01 March 2015.

Initialed by both lessor and

initialed by both representatives of
of the LESSOR

initialed by the representative of the LESSEE
(being duly authorized)

β. RENT

The rent shall be

- 3.1 **N\$2.20** (Two Namibia Dollar and Twenty Cents) per square metre per month (15% VAT excluded) equalling **N\$32 419.20** (Thirty Two Thousand Four Hundred and Nineteen Namibia Dollar and Twenty Cents) per month, plus **N\$4 862.88** (Four Thousand Eight Hundred and Sixty Two Namibia Dollars and Eighty Eight Cents) (15% VAT), the total rent being **N\$37 282.08** (Thirty Seven Thousand Two Hundred and Eighty Two Namibia Dollar and Eight Cents) per month; and
- 3.2 Outstanding monthly rent shall bear an interest of 20% per annum. If any such payment is not received on the due date, interest shall be calculated from the 1st day of the month on which rent is due, until date of payment in full.
- 3.3 The LESSEE shall pay the rent monthly in advance on or before the first day of every month.
- 3.4 In addition to paying the rent, the LESSEE shall reimburse the LESSOR, monthly in arrear for the cost of electricity and water consumed on the TEMPORARY CONSTRUCTION SITE, as determined by the municipal tariff of charges, if any.
- 3.5 The monthly rent is subject to an annual escalation of 10% the first being N/A.

4. DEPOSIT/S

- 4.1 The LESSEE shall pay to the LESSOR a deposit in the sum of **N\$32 419.20** (Thirty Two Thousand Four Hundred and Nineteen Namibia Dollar and Twenty Cents) on the date of signature of this lease agreement, which amount the LESSOR may apply, in whole or part, in meeting any payment due by the LESSEE to the LESSOR at any time during the Lease Period or after the termination of this lease.

- 4.2 It is recorded that the LESSEE paid a deposit, for the rehabilitation of the TEMPORARY CONSTRUCTION SITE, in the sum of N\$100 000.00 (One Hundred Thousand Namibia Dollars only) (exclusive of 15% VAT), which amount the LESSOR may apply, in whole or part, in meeting any payment due by the LESSEE to the LESSOR at any time during the Lease Period or after the termination of this lease.
- 4.3 Should the LESSEE make use of ERONGO REGIONAL ELECTRICITY DISTRIBUTION COMPANY (Pty) Ltd (Herein after referred to as "ERONGO RED"), then the LESSEE shall pay to the LESSOR a deposit in the sum of N\$32 419.20 (Thirty Two Thousand Four Hundred and Nineteen Namibia Dollar and Twenty Cents) within 7 working days from date of being so requested by the LESSOR, which amount the LESSOR may apply, in whole or part, in meeting any payment due by the LESSEE to the LESSOR at any time during the Lease Period or after the termination of this lease.
- 4.4 Whenever during the Lease Period the deposit/s is so applied in whole or part, the LESSEE shall on demand immediately reinstate the deposit to its original amount upon notification by the LESSOR.
- 4.5 At the termination of this agreement the LESSOR shall, refund to the LESSEE the said deposit/s or the balance thereof, within 7 days from date of inspection of the TEMPORARY CONSTRUCTION SITE and after the LESSEE has provided proof to the satisfaction of the LESSOR's General Manager: Finance that on termination of this lease the LESSOR has complied with their liabilities in terms of this agreement.

5. COSTS

All the costs of and incidental to the preparation and execution of this lease agreement, including but not limited to, the cost of advertising the Council's intention to lease in terms of the Local Authorities Act, Act 23 of 1992 (as amended), shall be borne by the LESSEE.

Initialed by: [Signature]

Initialed by: [Signature]
of the LESSOR

Initialed by: [Signature]
(Being duly authorized)

6. USE

6.1 The LESSEE will use the TEMPORARY CONSTRUCTION SITE exclusively for the purpose of establishing a construction site, to store equipment and establish a workshop for necessary for the execution of the LESSEE's project for the construction of the Swakopmund-Henties Bay-Uis road.

6.2 The TEMPORARY CONSTRUCTION SITE is leased as is and the LESSOR makes no guarantee/warranty that the TEMPORARY CONSTRUCTION SITE is suitable for the purpose it is rented for. The LESSOR shall not be liable for any deficiency whatsoever in the TEMPORARY CONSTRUCTION SITE.

7. LESSEE'S OBLIGATIONS

The LESSEE:

7.1 Shall not cede or assign this lease or sub-let the TEMPORARY CONSTRUCTION SITE or any portion thereof nor place anyone else in occupation of the TEMPORARY CONSTRUCTION SITE or any part thereof without the written consent of the LESSOR first having been obtained.

7.2 Shall at LESSEE's expense keep the leased TEMPORARY CONSTRUCTION SITE in a clean, tidy and sanitary condition free from rubbish and litter to the satisfaction of the LESSOR and/or its agent.

7.3 Shall not use or permit for any illegal or improper purpose, nor do or permit any act or thing which may be or become any annoyance or cause damage or disturbance to the LESSOR or the occupiers of any adjoining premises, nor shall the LESSEE do or permit any act or thing which may endanger or injure the said premises or any part thereof.

7.4 Shall not contravene or permit the contravention of any of the conditions of title under which the LESSOR holds title or any laws which the LESSOR is required to observe by reason of its ownership of the TEMPORARY CONSTRUCTION SITE.

Initial by both releasee

Initial by both representatives
of the LESSOR

Initial by the representative of the LESSEE
(being duly authorized)

- 7.5 Shall not be entitled to withhold or delay payment of any monies due by the LESSEE to the LESSOR in terms of this lease by reason of the TEMPORARY CONSTRUCTION SITE or any part thereof being in a defective condition or in a state of disrepair or for any other reason whatsoever.
- 7.6 Agrees that the LESSOR shall not be liable to the LESSEE, his employees, or guests for any claim arising out of any accident, injury or damage caused to such person through or while using any portion of the TEMPORARY CONSTRUCTION SITE whether or not caused by the negligence of the LESSOR, its servant or agents, and howsoever occasioned. Similarly the LESSOR shall not be responsible for any loss or damage to the LESSEE's property caused by theft, fire, storm, water damage or through any other cause whatsoever. The LESSEE hereby indemnifies the LESSOR for ~~any and~~ all claims, loss or damage arising out of this agreement.
- 7.7 Shall permit the LESSOR or its agent to enter the TEMPORARY CONSTRUCTION SITE at all reasonable times for the purpose of inspecting the condition of such site.
- 7.8 Shall from date of commencement of this lease pay for all water, rates and taxes/levies and/or any other fees payable in respect of the TEMPORARY CONSTRUCTION SITE to the local authority or ERONGO RED concerned within one month of it becoming due, if any. Should the LESSEE fail to make such payments for water, rates and taxes/levies and/or electricity, then the LESSOR at its sole discretion, has the right to cancel this agreement immediately.
- 7.9 Shall ~~make arrangements~~ for the provision and usage of electricity with ERONGO RED at its own costs, if necessary.
- 7.10 Shall not make any alterations, additions or improvements in or to the TEMPORARY CONSTRUCTION SITE without the LESSOR's prior written consent, nor may construct any permanent structures on the TEMPORARY CONSTRUCTION SITE. A permanent structure is any structure with a cement/paved floor, covered by any type of roof material.

Initial by both witnesses

Initial by both representatives
of the LESSOR

Initial by the representative of the LESSEE
(being duly authorized)

7.11 Shall not be entitled to affix any advertising signs and/or advertising material on/near the TEMPORARY CONSTRUCTION SITE without the LESSOR's prior written consent

7.12 Shall have the TEMPORARY CONSTRUCTION SITE property fenced in to meet the LESSOR's standards, which standards are at the LESSOR's sole discretion.

7.13 No person/s are to overnight or reside on the TEMPORARY CONSTRUCTION SITE, except bona fide security services personnel engaged in securing and protecting the TEMPORARY CONSTRUCTION SITE and property of the LESSOR and LESSEE.

8. **LESSOR'S OBLIGATION**

Notwithstanding anything in this agreement, the LESSOR will give its consent to the LESSEE, if so required, in terms of the Town Planning Amendment Scheme 12 to engage in construction and manufacturing activities for the pipeline and which consent the LESSOR will not unreasonably withhold.

9. **DAMAGE TO OR DESTRUCTION OF THE TEMPORARY CONSTRUCTION SITE**

In the event of *viz major (including extensive fire or water damage)* occurring, resulting in the partial or total destruction of the TEMPORARY CONSTRUCTION SITE and the site can no longer be beneficially occupied, the LESSEE shall be entitled to a total or partial remission of its rent according to the period for which it is deprived of the beneficial occupation of the TEMPORARY CONSTRUCTION SITE as is to be determined by an insurance official or other competent authority, but the LESSEE shall not have any claim against the LESSOR for damages in consequence of any such deprivation.

10. **BREACH OF THE LEASE**

10.1 Should the LESSEE fail to pay any amounts due by the LESSEE in terms of this lease on due date thereof, or commit any other breach of any term and/or condition of this lease, or attempt to remove any asset or consistently breach any of the conditions, then and in such event the LESSOR shall be entitled to

Initial by both parties

Initial by both representatives
of the LESSOR

Initial by the representative of the LESSEE
(being duly authorized)

cancel this lease immediately without prejudice to any other claim of any nature whatsoever, including any claim for damages, which it may have against the LESSEE as a result thereof.

10.2 Should the LESSOR cancel this lease in terms of paragraph 10.1 above, the LESSOR may take whatever legal action may be necessary, for the immediate eviction of the LESSEE and all persons staying on the TEMPORARY CONSTRUCTION SITE from the TEMPORARY CONSTRUCTION SITE without prejudice to the LESSOR's right to claim rent and other monies due up to the date upon which the LESSOR may re-let the TEMPORARY CONSTRUCTION SITE and for such further damages as the LESSOR may have sustained.

10.3 Should the LESSOR cancel this lease and the LESSEE dispute the LESSOR's right to do so and remain in occupation of the TEMPORARY CONSTRUCTION SITE, then the LESSEE shall continue to pay all amounts due to the LESSOR in terms of this lease on the due dates of the same and the acceptance of such payments shall be without prejudice to and shall not in any manner whatsoever effect the LESSOR's claim to cancellation of this lease or its claim of any other nature whatsoever. Should such dispute between the LESSOR and the LESSEE take time to become resolved then the payments made to the LESSOR in terms of this paragraph shall be regarded as amount paid by the LESSEE on account of the loss sustained by the LESSOR as a result of the holding over by the LESSEE of the TEMPORARY CONSTRUCTION SITE.

10.4 Clauses 10.1, 10.2 and 10.3 shall not be construed as excluding the ordinary lawful consequences of a breach of this lease by either party (save any such consequences as are expressly excluded by any of the other provisions of this lease) and in particular any right of cancellation of this lease on the ground of a material breach going to the root of this lease.

Initial by both representatives

Initial by both representatives
of the LESSOR

Initial by the representative of the LESSOR
(being duly authorized)

11. TAXATION

In the event of value added, or any other form of tax, imposed by Government or any regional, local or other competent authority, being payable by the LESSOR on the rent or on any other amount due by the LESSEE in terms of this Lease, the LESSEE shall refund to the LESSOR on demand the amount of such tax or other amount so payable by the LESSOR, save that in the event that such refund is not permitted in terms of any law regulation, then the rent shall increase by the amount of such tax with effect from the date such tax is payable, provided that any such increase in the rent arising out of such tax shall not be taken into account for the purpose of calculating any escalation of the rent in terms of this Lease. The provisions of Section 78 of the Value Added Tax Act, 2000 (Act No. 10 of 2000) (as amended) are applicable.

12. WAIVER

No relaxation or indulgence which the LESSOR may show or give at any time whatsoever in regard to the LESSEE's obligation in terms of this lease shall prejudice the LESSOR in regard to its rights according to the terms and conditions hereof nor shall such relaxation or indulgence be regarded as a waiver of any of the LESSOR's rights in terms of this lease.

13. GENERAL

- 13.1 No alteration or variation of this lease shall be of any force and effect unless it is recorded in writing and signed by both the LESSOR and the LESSEE.
- 13.2 This lease shall only become binding upon the LESSOR when executed by it, until which time the LESSEE shall have no claim to the existence of a lease, verbal or written, by reason of negotiations having been conducted or concluded in regard thereto or by reason of this lease having been drafted and thereafter executed by the LESSEE only.
- 13.3 The LESSEE acknowledges that this sets out the entire agreement with the LESSOR and that neither the LESSOR nor its agent has given any warranties or made any statements or representations of any nature whatsoever which are not recorded in this lease.

Witnessed by both witnesses

Witnessed by both representatives
of the LESSOR

Witnessed by the representative of the LESSEE
(being duly authorized)

14. REMOVAL UPON TERMINATION

14.1 The LESSEE shall prior to the termination of this agreement remove all its equipment, fixtures and all personal property and rehabilitate the TEMPORARY CONSTRUCTION SITE to its original condition, reasonable wear and tear excepted.

14.2 If at such time of termination of this agreement, all the LESSEE's equipment, fixtures and all personal property has not been removed and if the TEMPORARY CONSTRUCTION SITE has not been rehabilitated to its original condition, reasonable wear and tear excepted, then the LESSEE shall pay rent of N\$32 419.20 (Thirty Two Thousand Four Hundred and Nineteen Namibia Dollar and Twenty Cents) (excluding 15% VAT) per month, until such time as the removal and rehabilitation has been completed to the sole satisfaction of the LESSOR.

14.3 The LESSOR will, at its sole discretion, apply any amounts and/or deposits received from the LESSEE for whatsoever reason, to the removal and rehabilitation of the TEMPORARY CONSTRUCTION SITE.

15. SPECIAL CONDITIONS

15.1 That the LESSEE must immediately inform the LESSOR in writing of any change in membership or shareholding or trustees and/or beneficiaries or partner (whichever is applicable) of the LESSEE if the LESSEE is a close corporation and/or a company and/or a trust and/or a partnership.

15.2 The person/s signing this agreement on behalf of the LESSOR and the LESSEE expressly warrant their authority to do so.

16. INDEMNITY

16.1. The LESSEE assumes full liability for any damage(s) which may arise due to the activities on the TEMPORARY CONSTRUCTION SITE, whether such damage is caused by the LESSEE himself, any employee, or any other person entering the TEMPORARY CONSTRUCTION SITE on the strength of this Agreement and with the consent of the LESSEE and/or LESSOR as the case may be.

initialed by both parties

initialed by both the representatives
of the LESSOR

initialed by the representative of the LESSEE
(being duly authorized)

16.2. The LESSEE hereby indemnifies the LESSOR, its agents, representatives and employees against all claims of whatsoever nature arising out of any loss, damage, injury to or death of persons or property (including, without limitations, any worker or other such persons employed by the LESSEE or sub-contractors) resulting from the carrying out of this Agreement.

17. DOMICILIUM CITANDI ET EXECUTANDI:

17.1 LEGAL PROCESS:

The parties hereby choose as their domicilia citandi et executandi for all legal process in terms of this Lease at the following physical addresses:

LESSOR: ~~COX Rakatoka~~ Street & Daniel Kamho Avenue, Swakopmund
LESSEE: As indicated on the front page of this agreement

17.2 NOTICES:

The parties hereby choose as their address for all notices in terms of this Lease at the following addresses:

LESSOR:

Facsimile number : 088 814 514
E-mail address : archives@swkmun.com.na
Postal address : P O Box 53, Swakopmund
Physical address : ~~COX Rakatoka~~ Street & Daniel Kamho Avenue,
Swakopmund

LESSEE:

E-mail address : _____
Postal address : _____
Physical address : _____
Contact no : _____

Witness by both witnesses

Witness by both representatives of the LESSOR

Witness by the representative of the LESSEE (being duly authorized)

17.3 In the case of any notice:

17.3.1 sent by prepaid registered post, it shall be deemed to have been received, unless the contrary is proved, on the tenth day after posting;

17.3.2 sent by fax or e-mail, it shall be deemed to have been received, unless the contrary is proved, on the next business day after sending;

17.3.3 delivered by hand, it shall be deemed to have been received, unless the contrary is proved, on the date of delivery, provided such date is a business day or otherwise on the next following business day.

17.4 Either party shall be entitled, by notice to the other, to change its domicilium to another address in the Republic of Namibia, provided that the change shall only become effective 21 (twenty one) days after service of the notice in question.

18. **ENTIRE AGREEMENT**

18.1 This agreement constitutes the entire agreement between the LESSOR and the LESSEE. The parties acknowledge and confirm that no undertaking, warranty or representation not contained in this agreement has been made by a party hereto, and that any variations hereto shall only be valid if reduced to writing and signed by both parties.

18.2 The parties record that there shall be no agreement between them unless reduced to writing and signed by the parties.

19. **JURISDICTION AND COSTS**

19.1 The LESSOR shall be entitled at its option to institute legal proceedings which might arise in connection with this lease, in any Magistrate's Court notwithstanding that the claim or matter in dispute might exceed the jurisdiction of such Magistrate's Court.

Initial by both interested

Initial by both representatives
of the LESSOR

Initial by the representative of the LESSEE
(being duly authorized)

19.2 The LESSOR shall be entitled to recover from the LESSEE all legal expenses and collection charges and all other fees and charges incurred by it with attorneys and collection or tracing agents, including attorney and client charges and collection commission, whether legal action has been instituted or not, provided that such expenses or fees, and/or commission have been incurred in consequence of any fault of the LESSEE.

THUS DONE and SIGNED at _____ this _____ day of _____ 2020 in the presence of the undersigned witnesses:

AS WITNESS

LESSEE
ZHONG MEI ENGINEERING GROUP (PTY) LTD

AS WITNESS

THUS DONE and SIGNED at _____ this _____ day of _____ 2020 in the presence of the undersigned witnesses:

AS WITNESS

LESSOR
CHIEF EXECUTIVE OFFICER or
ACTING CHIEF EXECUTIVE OFFICER

AS WITNESS

LESSOR
CHAIRPERSON or ALTERNATE
CHAIRPERSON OF MANAGEMENT COMMITTEE

Witness by both witnesses

Witness by both representatives of the LESSOR

Witness by the representative of the LESSEE (being duly authorized)

	Amount	Payment	Receipt
	-N\$ 1 000.00	02-Apr-25	419726
	-N\$ 1 000.00	02-May-25	424461
	-N\$ 1 000.00	27-May-25	330983
Outstanding =	N\$ 14 025.00	-	-

This leaves an outstanding balance of **N\$ 14 025.00** due on the aforementioned erf.

3. **CONDITIONS OF SALE**

Despite Councils approval of the allocation of erven and conditions of sale, as outlined under items 11.1.46 (29 September 2022), 11.1.13 (28 September 2023), and 11.1.39 (12 December 2024), no valid agreements of sale (Deeds of Sale) were executed.

In terms of Section 2 of the Alienation of Land Act 68 of 1981, no alienation of land or any interest in land shall be of any force or effect unless reduced to writing and signed by the parties. Consequently, no enforceable rights arose, as there is no documented proof of consensus between the parties regarding the essential elements of an agreement, namely offer, acceptance, and consideration.

While Council retains legal ownership of the erven due to the absence of signed Deeds of Sale, prolonged inaction may expose Council to legal challenges, including claims of legitimate expectation by beneficiaries, alleged procedural unfairness, and accusations of mismanagement.

To mitigate these risks and ensure fair and efficient land administration, Council must take formal action to impose clear timeframes.

On **29 September 2022** under item 11.1.46 Council approved the conditions of Sale for erven in Extension 31 Swakopmund as follows:

- “(a) That qualifying residents of DRC Proper and Extension 37 permitted to buy the 214 erven.*
- “(b) That the current residents in DRC Proper, Extension 28, 31 and 37 whose income is below N\$3000.00 be relocated to the New Relocation Area in the Northern Wedge, when the area is ready.*
- “(c) That the properties be made available for sale over a period not exceeding 48 months, interest free where necessary.*
- “(d) That no informal structures be permitted.”*

Additionally, on **28 September 2023**, under item 11.1.13, Council approved the following added conditions of Sale for erven in Extension 31, Swakopmund:

- “(a) That the following erven in Extension 31 north be offered for sale to the occupants in Extension 37 (DRC Seaside) and DRC Proper (Extension 27, 29 and 30) at a purchase price of N\$150.00/m² (Hundred and fifty Namibian dollars per square meter).*
- “(b) That a deed search be conducted to establish the status of first-time homeowner.*
- “(c) That Council approves 2 options of payment of the purchase price:*

- Cash payment
 - 50% deposit of the purchase price and the balance be settled within a period of 48 months.
- (d) That a restriction be registered on the title deed of the erven and a pre-emptive right be included in the Deed of Sale.
- (e) That should the beneficiaries intend to sell the erven after the expiry of 10 years, and the erven are un-improved, the erven first be offered to Council for consideration.
- (f) That the restraint of 10 years in respect of sale of improved erven commences from date of transfer of the property.
- (g) That beneficiaries may not sell erven within 10 years of a completion certificate being issued. Upon expiry of the 10-year period, the beneficiary may sell the erven without first offering it to Council.
- (h) That no temporary structures may be constructed on the erven."

On **12 December 2024**, Council, under item 11.1.39, further approved that the following conditions of sale be added to those previously approved on **29 September 2022** (item 11.1.46), and **28 September 2023** (item 11.1.13):

- "(a) That Council approves the allocation of erven in Extension 31 North to the qualifying beneficiaries of Extension 37, Swakopmund (Seaside), and Extension 27, 29 and 30, Swakopmund (DRC Proper), listed below:
- (d) That the following conditions of sale be approved in addition to those approved on 29 September 2022, item 11.1.46 and 28 September 2023, item 11.1.13:
- (i) That the PURCHASER may not have previously owned or currently own in person or by virtue of marriage (current spouse or divorce) or by donation or inheritance or through the vehicle of a corporate entity, any immovable property in Namibia that it be explored to see the past marital implication and be forwarded to Management Committee for consideration.
 - (ii) That the PURCHASER must be on the Master Waiting List or resides on the erf for 3 years or longer.
 - (iii) The PURCHASER must provide proof of income exceeding N\$3 000.00 per month.
 - (iv) That no permission be granted for multiple families to be housed on one erf in additional informal structures.
 - (v) That Council applies for approval from the Minister of Urban & Rural Development in terms of Section 30 (1) (t) of the Local Authorities Act, 23 of 1992, as amended to proceed with the alienation process.
 - (vi) That the proposed sale be published in terms of section 63 of the Local Authorities Act, Act 23 of 1992 and subsequent thereto approval be applied for from the Ministry of Urban and Rural Development.
 - (vii) That all costs related to this transaction be for the account of the purchasers, such as (but not limited to) the cost for the compilation of the deeds of sale, securing of the purchase prices, bond and transfer registration.
 - (viii) That should it be found that a purchaser did not reveal that they own or previously owned immovable property, and it is discovered after the agreement is signed or the property has been transferred, the beneficiary be disqualified from the process, the transaction be terminated.
 - (ix) That if a purchaser does not pay the full purchase price within 4 years or remains in default for 6 months, the transaction be cancelled.

- (x) *That the previous condition requiring a once off 50% deposit payment be amended to 50% deposit payable within a period five (5) months."*

4. **CURRENT SITUATION**

A letter dated **04 July 2025** (Annexure "A") was received from Ms. Paulina Magano Ndapandyla Angula, formally requesting the transfer of allocation for Erf 8449, Extension 31, Swakopmund (North), from the late Ms. Lylli Mwashekele to her name.

The request is supported by the following annexed documents:

- **ANNEXURE "C"**: Executorship Letter.
- **ANNEXURE "D"**: Death Certificate and Identification Document of the deceased.
- **ANNEXURE "E"**: Birth Certificate of Ms. Paulina Magano Ndapandyla Angula.
- **ANNEXURE "F"**: Birth Certificate of Mr. Ananias Neshunga (minor).
- **ANNEXURE "G"**: Certificate of Guardianship and ID copy of the appointed Guardian
- **ANNEXURE "H"**: Letter and Declaration from Mr. Lukas Mwashekele to be a Co-applicant

Ms. Paulina Magano Ndapandyla Angula is identified as the daughter and executor of the estate of the late Ms. Lylli Mwashekele. In her application letter, Ms. Angula requests that the property be transferred into the names of herself and her younger brother, enabling them to benefit from the allocation.

Furthermore, Ms. Angula acknowledges the outstanding amount of **N\$14,025.00** and confirms her ability to settle this sum using family funds. She also respectfully requests a relaxation of the conditions pertaining to the construction of the dwelling, citing her current inability to undertake immediate construction.

5. **DISCUSSION**

There is a 10 years pre-emptive condition of allocation to pass transfer to the 3rd party of Erf 8449, Extension 31 Swakopmund (North), however considering the beneficiaries are the biological children of the deceased, and their financial commitments towards settling of the purchase price. It is reasonable to allow the rightful heir to inherit the said erf.

It is legally possible to register property in the names of both an 18-year-old and a 10-year-old child in Namibia, following the death of their mother. However, there are specific legal considerations and procedures that must be followed due to the minor status of one of the beneficiaries

According to the Child Care and Protection Act 3 of 2015 subsection 10(1) A person attains the age of majority on attaining the age of 18 years. This means Ms. Paulina Magano Ndapandyla Angula who is the executrix has full legal capacity to own property or enter into contracts independently. However, Mr. Ananias Neshunga is a minor and does not have full legal capacity. While a minor cannot administer property or perform legal acts related to property (like selling or mortgaging land) a minor can inherit property with the assistance of a guardian appointed by the Master of the High Court.

Annexure "G" is a certificate of guardianship from the office of the judiciary appointing Mr. Lukas Mwashekele as the legal guardian of Mr. Ananias Neshunga.

Further it is suggested that the construction period for Erf 8449, Extension 31 Swakopmund (North), be extended and Ms. Angula to be advised to submit the details of a co-applicant to assist with the construction of a dwelling.

6. **PROPOSAL**

It is therefore proposed that Council approves the allocation of Erf 8449, Extension 31, Swakopmund (North) to Ms. Paulina Magano Ndapandyla Angula and Mr. Ananias Neshunga, a minor.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Council takes note that Ms. Lylli Mwashekele who was allocated Erf 8449, Extension 31, Swakopmund (North) passed away on 7 February 2025 before the property could be transferred.
 - (b) That the late Ms. Lylli Mwashekele is survived by her biological children Ms. Paulina Magano Ndapandyla Angula who is also the executrix and Mr. Ananias Neshunga, a minor.
 - (c) That Council takes note that, despite the approval of the allocation of erven and conditions of sale under items 11.1.46 dated 29 September 2022, 11.1.13 dated 28 September 2023, and 11.1.39 dated 12 December 2024, no Deeds of Sale were signed by Ms. Lylli Mwashekele.
 - (d) That Council further takes note that in terms of Section 2 of the Alienation of Land Act 68 of 1981, no alienation of land or any interest in land shall be of any force or effect unless reduced to writing and signed by the parties.
 - (e) That Council approves the transfer of allocation from the late Ms. Lylli Mwashekele to Ms. Paulina Magano Ndapandyla Angula and Mr. Ananias Neshunga.
 - (f) That Council approves the application by Mr. Lukas Mwashekele to act as co-applicant on behalf of the surviving children of the late Ms. Lylli Mwashekele and to assume responsibility for, inter alia, the outstanding erf purchase price, construction of the dwelling, municipal account, and transfer costs.
 - (g) That Ms. Angula and Mr. Neshunga (minor) be informed to approach National Housing Enterprise for a loan application to construct a low-cost dwelling, or alternatively seek housing finance assistance from Shack Dwellers Federation of Namibia or any other registered financial institution.
 - (h) That the completion period for the construction of the dwelling be 48 months from the date of transfer of the property, should Ms. Angula and Mr. Neshunga elect to construct the dwelling themselves and not make use of NHE as a financing institution.
-

ANNEXURE "A"

22.03.07.8449

E 8449

Paulina Angula
 PO Box 7158
 Swakopmund
 0814618389
 Paulinamagano0@gmail.com
 01 July 2025



Municipality of Swakopmund
 PO Box 53
 Swakopmund
 Dear Sir/Madam

RE: REQUEST TO CHANGE THE OWNERSHIP FOR ERF 8449 EXT 31, DRC NORTH SWAKOPMUND.

This letter refers to the above matter

I Paulina Angula ID No: 06100500108, a daughter of the late Miss Lylli Mwashekele ID No 81100210652 who died on the 07/02/2025 was allocated with the ERF 8449 by Swakopmund municipality.

As the Executor, I hereby requesting your good office for changing the ownership of ERF 8449, EXT 31 north in Swakopmund, from late Miss Lylli Mwashekele to Paulina Angula.

The late Lylli is having two children Paulina Angula ID No 06100500108 and Ananias Neshunga date of birth 12/01/2015.

Therefore, I wish all of us, I and my brother to benefit legally from the property.

As I am still a student, I would like to request your respective office to hold the ERF 8449 for us, particularly me (Paulina Angula) until the time I will be able to acquire funds for construction, since my brother (Ananias Neshunga) is still a minor.

Furthermore, I am aware that there is an outstanding amount of N\$14025.00 of which I am able settle with the help of the family.

Attached is the letter of authority from the magistrate court, copy of death certificate, copy of ID and the copy of the letter for allocation and sales of ERF 8449 EXT 31, North from Municipality of Swakopmund for the late Miss Lylli Mwashekele.

REQUEST TO CHANGE THE OWNERSHIP FOR ERF 8449 EXT 31, DRC NORTH SWAKOPMUND

For any enquiry don't hesitate to contact Mr. Lukas Mwashekele at 0814658414, email address lmwashekele@gmail.com, as I will be at school and he is our immediate guardian.

Thank you very much. Your understanding will be highly appreciated.

Yours faithfully

P. Angula
 Paulina Angula



11.1.27 **ALLOCATION OF SIX (6) ERVEN IN EXTENSION 25, SWAKOPMUND RESERVED FOR MUNICIPAL EMPLOYEES**

(C/M 2026/06/29 - E 6872, E 6890, E 6898, E 6920, E 6922, E 6933, 11/11/6)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **10.12** page **120** refers.

A. This item was submitted to the Management Committee for consideration:

1. **Introduction**

The purpose of this submission is for Council to approve the allocation of 6 erven located in Extension 25, Swakopmund which erven are reserved for municipal employees, as well as approve the list of the 49 employees who applied for the available erven (listed in terms of years of service).

The reservation of the 6 erven was approved by Council on **05 March 2026**, under item 11.1.31.

Attachments:

Annexure "A" : List of Employees who applied (listed in terms of years of service).

Annexure "B" : A map indicating the location of the "single residential" erven of Extension 25, Swakopmund.

Annexure "C" : Property Policy (allocation of erven to staff members).

Annexure "D" : The duly approved and signed Council resolution dated **05 March 2026** under item number 11.1.31.

2. **Background**

The reservation and finalization of transfer of ownership of 26 erven in Extension 1, Matutura, and 2 erven in Extension 15, Swakopmund has been concluded. Council reserved 15 more erven in Extensions 30 and 31, Swakopmund which were allocated to employees in 2025 and are currently in various stage of transfer of ownership.

This situation highlights a continued and growing demand for housing opportunities among employees. The reservation of additional erven is therefore necessary to promote employee welfare, support employee retention, and provide equitable access to homeownership opportunities in line with Council's Property Policy.

3. **Current Status of the Reservation of 6 Erven for Employees**

Council approved a list of the 6 vacant erven available in Extension 25, Swakopmund as quoted below (the proposed purchase price is added):

No	Erf No	Size	Zone	Purchase Price
1	6872	400	Single Residential	79 200.00
2	6890	400	Single Residential	79 200.00
3	6898	400	Single Residential	79 200.00
4	6920	653	Single Residential	129 294.00
5	6922	400	Single Residential	79 200.00
6	6933	400	Single Residential	79 200.00

At closing date for the submission of applications, 49 employees applied for the available 6 erven located in Extension 25, Swakopmund.

On Monday, **11 May 2026**, the 6 longest serving employees were given an opportunity to select their respective erven from the list in the same order as their dates of appointment.

The erven were allocated as follows:

No	Erf No	Size	Zone	Purchase Price	Name & Surname	Appointed
1	6920	653	Single Res	N\$ 129 294.00	Mr Christof Nembudu	21/11/2011
2	6922	400	Single Res	N\$ 79 200.00	Mr Lasarus Nghimbisha	01/02/2012
3	6898	400	Single Res	N\$ 79 200.00	Mr Engelhardt B Oaseb	30/04/2015
4	6872	400	Single Res	N\$ 79 200.00	Mr Matheus P Iheuma	01/06/2015
5	6933	400	Single Res	N\$ 79 200.00	Ms Jubeline Tjirare	01/05/2017
6	6890	400	Single Res	N\$ 79 200.00	Mr Roberto N Pakara	01/05/2017

The employees were advised and counselled on all the procedures, timelines and responsibilities of acquiring a property. Including but not limited to:

- Obtaining Council's approval to proceed with the sale.
- Advertise two local newspapers for possible objections.
- Obtaining Ministerial approval to proceed with the sale.
- Signing of the declaration of Purchase and afforded 30 days to provide pre-approval (Should the pre-approval not be provided within 30 days, the sale will be cancelled, and the erf will be allocated to the next longer serving employee).
- Upon receiving the pre-approval preparation of the deed of sale and signing, (Should the payment/guarantee not be received within 120 days and a grace period of 21 days, the sale will be cancelled, and the erf will be allocated to the next longer serving employee).
- Financial responsibilities and what is expected by the financial institution in order to obtain funding. Estimated loan repayment based on the erf prices and an estimated construction value being 4 times the Municipal value and Subsidies.
- Architecture / draftsman, Engineer if applicable and Building plans.
- Cost of transfer and Bond registration fees
- Monthly Rates and tax payable to Council based on the erf size following the first month of allocation.
- Pre-emptive right and single residential zoning.

6. **Proposal**

It is proposed that Council approves the list of the 6 qualifying employees who applied to be allocated erven in Extensions 25, Swakopmund and takes note of the 49 applicants (list attached as **Annexure "D"**). The relevance of the list is in case a employee does not perform or cancels a transaction, the erf will be offered for sale to the next qualifying longest serving employee.

The erven have been allocated according to years of service at a purchase price of N\$198.00/m²; subject to approval being granted by the Minister of

Urban & Rural Development and the conditions prescribed in Section 6 of the Property Policy.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Council approves the allocation of the reserved erven zoned "Single Residential" to the 6 longest serving employees (year of service criteria) who comply with Council's conditions and are therefore allocated erven in Extension 25, Swakopmund as follows:

<i>Erf</i>	<i>Full</i>	<i>Surname</i>	<i>Appointed</i>
6920	Christof Mekondjo	Nembudu	21-Nov-11
6922	Lasarus	Nghimbisha	01-Feb-12
6898	Engelhardt Bonnie	Oaseb	30-Apr-15
6872	Matheus Panduleni	Ihuema	01-Jun-15
6933	Jubeline	Tjirare	01-May-17
6890	Roberto Ningere	Pakara	01-May-17

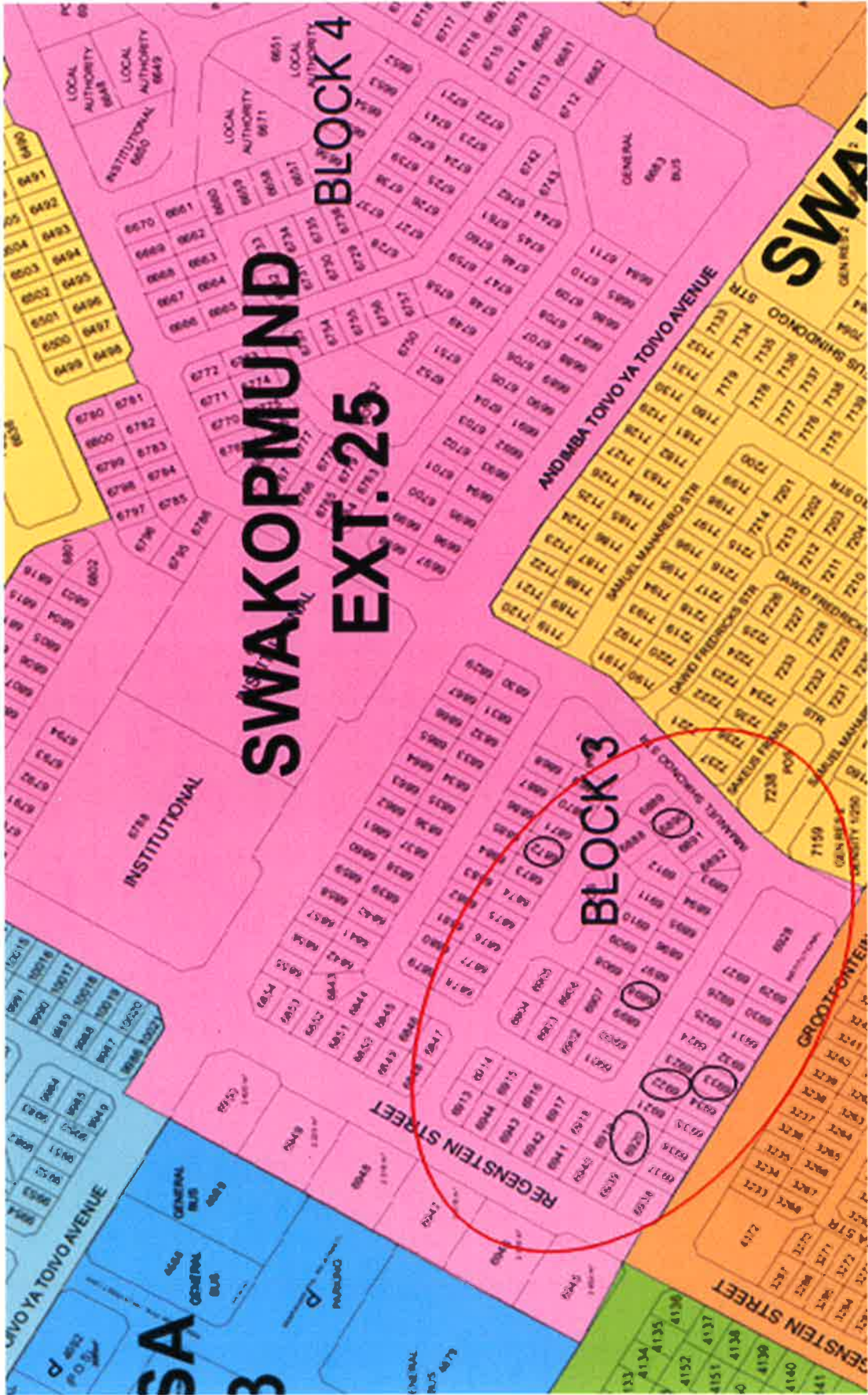
- (b) That it be noted that on 05 March 2026, under item 11.1.31 Council reserved the 6 identified vacant erven zoned "Single Residential" located in Extensions 25, Swakopmund for allocation to qualifying employees at a purchase price of N\$198.00 / m², subject to the approval by the Minister of Urban and Rural Development and Section 6 of the Property Policy:

<i>No</i>	<i>Erf No</i>	<i>Size</i>	<i>Zone</i>	<i>Purchase Price</i>
1	6872	400	Single Residential	79 200.00
2	6890	400	Single Residential	79 200.00
3	6898	400	Single Residential	79 200.00
4	6920	653	Single Residential	129 294.00
5	6922	400	Single Residential	79 200.00
6	6933	400	Single Residential	79 200.00

- (c) That should the sale for an erf be cancelled, the erf be allocated to the next qualifying employee on the list according to years of service.
-

ANNEXURE "A"

No.	Band	Full	Surname	ID Number	Cellphone Number	Appointment Date
1.	B3	Christof Mekondjo	Nembudu	90060800992	811244166	21-Nov-11
2.	A2	Lasarus	Nghimbisha	81122710027	816821730	01-Feb-12
3.	C3	Engelhardt Bonnie	Oaseb	79091600276	815889533	30-Apr-15
4.	A2	Matheus Panduleni	Ihuema	79022200280	81330932	01-Jun-15
5.	A2	Jubeline	Tjirare	78021510347	814189465	01-May-17
6.	A2	Roberto Ningere	Pakara	84121910346		01-May-17
7.	A1	Alpons	Katjivikua	75090210284	817233176	31-Jul-17
8.	A2	Willem Anthony	Maarman	86111600443	814840933	01-Sep-17
9.	A2	Ngumatjua	Hindjou	95032500267	858190121	01-Nov-17
10.	A1	Magdalena Mwalimushi	Mungolo	93112300734	817226585	02-Jul-18
11.	A2	Sakaria Tailombwele	Gideon	75102000276	814139860	01-Aug-18
12.	A2	Christina	Shikongo	93030900304	817342369	07-Jan-21
13.	A2	Pohamba	Kambode	90100100945	813050762	01-Mar-21
14.	A2	Tobias	Andreas	91012400786	814920081	01-Mar-21
15.	A1	Mwashindange Victor	Shinedima	85010210010	812078003	08-Mar-21
16.	A1	Adriana	Namises	85072110494	814293480	06-Apr-21
17.	B2	Immanuel Pamwenatse	Wahengo	90092300073	813974969	06-Apr-21
18.	A2	Norman Norris	Phillips	9101100644	857716548	07-Jun-21
19.	B2	Spink Thomas	Charlie	82031610287	812233131	07-Jun-21
20.	B2	Isak Aifete	Aitana	90010300090	813624383	07-Jun-21
21.	B2	Hileni Iyaloo	Angula	91061300129	813118920	01-Jul-21
22.	A2	Rinco Brenden	Gertze	79020300059	811512266	02-Jul-21
23.	A2	Peyelenga Pius Simon	Nghidipa	89031100617	812160220	01-Jul-22
24.	A1	Tadeus Ndawanapo	Ndeulita	92050100272	812843163	01-Jul-22
25.	A2	Willem Marlo	Mouton	81080510109	813513484	01-Dec-22
26.	A1	Jason John	Roberts	98032100172	811417027	01-Dec-22
27.	B3	Wilbard Munika	Mukendenge	92092900811	813562044	03-Jan-23
28.	B3	Pendapala Nghitotonanye	Johannes	92040500014	814677553	01-Mar-23
29.	B3	Patience Moesha	Naris	97040800667	817674520	03-Jul-23
30.	A2	Paulus Ndangi	Samuel	1110501145	817750421	01-Aug-23
31.	B2	Ronaldo Francois	Januarie	98101200215	813608932	01-Aug-23
32.	B2	Aina Shalongo	Nduuvundi	99060400011	812434400	02-May-24
33.	B4	Frans	Karembere	90040800261	813481056	01-Jul-24
34.	A2	Frans	Mauha	71122200048	813459162	01-Aug-24
35.	A1	Abrosius Naantu	Amupolo	90081600771	817252851	01-Aug-24
36.	A2	Ignatius Tegiko	Fillemon	96102900162	812499419	05-Aug-24
37.	A3	Natanael	Hamunyela	83100410408	814474008	01-Oct-24
38.	A3	Shaun Richard	Goabab	96050700737		01-Oct-24
39.	C4	Linda Ndiitodino	Mupupa	86092900882	812863062	01-Oct-24
40.	A1	Paulus	Metusalem	98050100499	813131793	01-Oct-24
41.	A2	Michael Nghidinihamba	Kevanhu	94050500159	817835699	01-Oct-24
42.	B4	Sylvia Navula	Leevy	98061800578	817046716	02-Jan-25
43.	A2	David Muka	Olavi	94020500126	818798598	03-Mar-25
44.	B4	Muatjituuiye	Uvanga	1040300332	816352170	01-Sep-25
45.	A2	Salomo Ndawedwa	Kanime	94083000929	817719292	01-Oct-25
46.	A2	Michal jefred	Tjikusere	76081600270	812064177	01-Nov-25
47.	A1	Natsaantu Elago	Kefas	98112600163	816368706	01-Nov-25
48.	A2	Mbatero	Mauha	99101700316	818082395	01-Nov-25
49.	B2	Linea Namalwa	Nakale	99052700591	815530099	02-Feb-26



" 2. **Limitation on Participation**

2.1 Only permanently appointed staff members will be considered, which exclude.

2.1.1 staff members who currently own erven or houses in Namibia.

2.1.2 staff members who owned erven or houses in Namibia while employed by Council.

2.1.3 staff members who have under any other scheme purchase an erf or house in Namibia from a private person and received a housing subsidy from Council; and

Above point amended by Council on **31 August 2020** under Item 11.1.4 as follows:

(a) That Council confirms the interpretation of point 2.1.3 of the Property Policy to mean that staff members who own property outside the municipal boundaries, irrespective of whether they receive a subsidy or not, are disqualified.

2.1.4 staff member whose spouse purchased an erf from Council while employed by Council.

2.1.5 that once a staff member listed for the allocation of a published list of erven is allocated an erf, the staff member be given a month to provide a pre-approval from a financial institution securing the purchase price, failure which the erf be offered to the next longest serving staff member.

2.1.6 once a staff member was allocated an erf, provided a pre-approval, signed the deed of sale and failed to perform within the 120 days, that the staff member be disqualified from applying if remaining erven of the

The purpose of points 2.15 and 2.16 is to prevent a longest serving employee from re-applying for an erf once the allocation list is exhausted and the erf/erven in the specific allocation decision is/are readvertised for allocation, thereby blocking next longest serving employees from the opportunity to acquire an erf. (points 2.1.5 and 2.1.6 are added into Council's In Camera resolution passed on **26 October 2023** under item 11.1.4)

The above restrictions on participation are to prevent speculation.

2.2 Council reserves the right to determine restrictions on participation as per Council's resolution passed on **29 September 2011** under item 11.1.14 for the allocation of erven in Extension 8, Mondesa:

"The purpose of points 2.15 and 2.16 is to prevent a longest serving employee from re-applying for an erf once the allocation list is exhausted and the erf/erven in the specific allocation decision is/are readvertised for allocation, thereby blocking next longest serving employees from the opportunity to acquire an erf. points 2.1.5 and 2.1.6 are added into Council's In Camera resolution passed on **26 October 2023** under item 11.1.4)"

2.3 In the event that there are more applicants than erven available the erven will be distributed as determined by the Management Committee, to the Municipal staff members."

The above restriction on participation is to prevent speculation and to ensure fairness to all employees.

Every employee must evaluate their affordability by obtaining confirmation from the Human Capital Division regarding their housing subsidy. Employees are only entitled to the 41% housing subsidy once a completion certificate is issued confirming that the house has been completed.

Furthermore, take note of the following conditions which must be complied with, and which are **NOT NEGOTIABLE**:

- the purchaser must comply with the requirements as quoted from the Property Policy.
- the purchaser must be employed by the Swakopmund Municipality on a permanent basis in order to participate, and also on the date of transfer
- should the purchaser be found to have breached any of the requirements, disciplinary action will be instituted and the property forfeited;
- once an erf is allocated, the purchase price must be paid within 120 days, whereafter transfer will be registered (the purchaser is responsible for the payment of the transfer cost);
- the purpose of the sale of an erf to a staff member is to construct a house (you can only commence with construction once the erf is transferred in your name);
- a house must be constructed within 5 years from date of signing the deed of sale failing which the erf will revert to Council.
- in order to avoid speculation, a five-year restriction on alienation from date of being issued with a completion certificate will be registered against the title of the property; and
- you will only be entitled to the 42% housing subsidy once a completion certificate is issued stating that a house 4x the municipal value of the erf is constructed. Therefore, it is advisable to make arrangements with a financial institution for a loan to purchase the erf and also construct a house."

11.1.31

RESERVATION OF 6 ERVEN TO SWAKOPMUND MUNICIPALITY STAFF MEMBERS IN EXTENSIONS 25, SWAKOPMUND

(C/M 2026/03/05 - E 6872, E 6890, E 6898, E 6920, E 6922, E 6933)

RESOLVED:

- (a) That Council takes note of points (n) and (o) of the Council decision passed on 2 October 2025, under item 11.1.29, which revoked erven allocated under the Swakop Uranium project due to non-performance, and which are to be returned to Council-initiated projects or disposed of through closed bid sales.
- (b) That Council approves the reservation of the six (6) vacant erven zoned "Single Residential" in Extension 25, Swakopmund, for allocation to qualifying employees at a purchase price of N\$198.00 per m², subject to approval by the Minister of Urban and Rural Development and the provisions of Section 6 of the Property Policy:

No	Erf No	Size	Zone	Purchase Price
1	6872	400	Single Residential	NAD79 200.00
2	6890	400	Single Residential	NAD79 200.00
3	6898	400	Single Residential	NAD79 200.00
4	6920	653	Single Residential	NAD 129 294.00
5	6922	400	Single Residential	NAD 79 200.00
6	6933	400	Single Residential	NAD 79 200.00

- (c) That the six (6) erven in Extension 25, Swakopmund, and any other erven revoked from the Swakop Uranium Housing Project due to non-performance, be allocated to qualifying employees according to years of service, at a purchase price of N\$198.00 per m².
- (d) Should the sale of any erf be cancelled, such erf be allocated to the next qualifying employee on the list in accordance with years of service, and this sale be administered by the Property Section.

- 11.1.28 **APPLICATION TO TRANSFER ERF 4329, MONDESA FROM AEI BUILDING AND CONSTRUCTION CC TO CHARLTON REJOICE DANKIE GARISEB**
(C/M 2026/06/29 - M 4328, M 429, M 4330, M 4331, M 4332, M 4335)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **10.13** page **03** refers.

A. This item was submitted to the Management Committee for consideration:

1. **Introduction**

The purpose of this submission is to consider an application by Mr Aron Ilonga the sole member of AEI Building and Construction CC (hereinafter "AEI"), for permission to transfer ownership of Erf 4329, Mondesa to his son, Mr Charlton Rejoice Dankie Gariseb (hereinafter "Mr Gariseb"), (attached as **Annexure "A"**).

Attachments:

Annexure "A" : Letter dated **01 February 2026** received from Mr Aron Ilonga.

Annexure "B" : Restrictive conditions registered in the title deed.

Annexure "C" : Founding Statement of AEI Building and Construction CC.

Annexure "D" : Full birth certificate of Charlton Rejoice Dankie Gariseb.

Annexure "E" : Map indicating the location of the subject erf.

2. **Background**

Erf 4329, Mondesa was created by the subdivision of the Remainder of Erf 138, Mondesa.

In an effort to stimulate formal commercial development in Mondesa it was proposed to Council to offer the erven created by the subdivision of the Remainder Erf 138, for sale to Mondesa residents at affordable prices.

In order to ensure genuine land development and prevent speculation with undeveloped erven and ownership simply being transferred to established business owners, the following restrictive conditions were applied:

"7.1.4 the condition that the ERF may not be alienated for a period of 48 months' as from the date of issue of a completion certificate.

7.1.5 the condition that should the PURCHASER fail to improve the ERF (as more fully referred to in 7.1.3 above) within the said 24 months period, the PURCHASER shall - on demand thereto by the SELLER - be obliged to retransfer the ERF to the SELLER at the PURCHASER'S cost and expense..."

The subject erf was offered for sale by closed bid on **13 February 2015** subject to the above restrictive conditions:

	Erf No	Size	Upset Price
1	4328	600	N\$183 600.00
2	4329	600	N\$183 600.00
3	4330	600	N\$183 600.00

	Erf No	Size	Upset Price
4	4331	600	N\$183 600.00
5	4332	680	N\$208 080.00
6	4335	967	N\$295 902.00

The above erven are all zoned "general business". The restrictive clauses

were incorporated in the conditions of sale in order to prevent speculation and unsubstantiated increases in the purchase prices due to speculation.

AEI was awarded Erf 4329, Mondesa in the amount of N\$ 183 800.00. At the time of the closed bid sale Mr Aron Ilonga was the sole member of the close corporation. Transfer of ownership was registered on **14 August 2017** (Title Deed T 5185/17).

3. **Application to Transfer Ownership to Mr Gariseb**

- 3.1 The above erven should have been improved within 24 months from date of transfer of ownership, failing which they should have been repossessed by Council. The owners may also not alienate the erven for a further period of 24 months after issuing of a completion certificate.

Council sold the industrial erven located in Extension 10, Swakopmund on the same conditions, but removed the repossession clause and amended the agreement to read that the erf may not be sold unless developed. Quoted below is Council's decision made on **24 September 2015**, under item 11.1.10:

"(a) That Council approves the following in order to both safeguard Council's intention to prevent purchasers from speculating with the erven sold in Extension 10 during 2013, while maintaining its goals of encouraging commerce:

(i) That the development period of 2 years (subject to the conditions of repossession) from date of transfer be amended to state that the property may not be sold unless it is developed (as defined in the deed of sale), for a period of 48 months.

(ii) That the clause regarding the repossession of the erven be abolished.

(iii) That the minimum building value be amended to be in line with the requirement of the Conditions of Establishment for Extension 10, i.e.:

"The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least equal the municipal valuation of the erf."

(b) That the following be approved on the Application:

(i) That all purchasers be informed of the above concession and that they can apply for such waiver by submitting an application to the Chief Executive Officer to that effect.

(ii) That all costs for implementing the concession such as the cancellation of the condition in the title deed (if applicable) and the compilation of an addendum to the agreement, be for the account of the property owner.

(c) That the existing contractual conditions of those property owners who do not apply for the concession be strictly imposed."

It is proposed that the repossession clause also be removed for the above six transactions. That means AEI may sell the property once it is developed, but not before. Even though the conditions are the same as the industrial erven, AEI (Mr Ilonga) can still not transfer to his son without having completed the development.

- 3.2 Clause 7.1.3 is applicable to Erf 4329 being owned in an entity:

"In the case of the purchaser being a corporate entity or a trust, "alienate" in the context of this clause shall include the alienation of the equity in the corporate entity, or any part thereof, or the replacement of the majority trustees and/or the beneficiaries or changing the aim of the trust;"

Allowing the transfer of ownership for AEI will create a precedent and similar applications might be received from other owners requesting consistent treatment.

- 3.3 AEI in its letter dated **01 February 2026** states that Mr A Ilonga (sole member of the close corporation) is unable to develop the erf for the following reasons (which mainly apply to Mr Aron Ilonga as a natural person):
 - 3.3.1 He is a pensioner and not in a financial position to develop the property;
 - 3.3.2 he is not physically fit to deal with the stress of a development project; and
 - 3.3.3 Mr Gariseb is his son and is able to take over ownership and develop the property.
- 3.4 From the content of the application it appears as if the property will be donated to Mr Gariseb (the biological son) and will not amount to speculation.
- 3.5 From a contract law perspective the general application is that the conditions of a contract must be executed even if detrimental to one of the parties.
- 3.6 Council had various sales subject to restrictive conditions of either not allowing the sale without developing, or the property being repossessed if not developed. Similar conditions are applicable to the industrial erven located in Extension 10, Swakopmund.

Council has a record of protecting the public and consistently refusing to waive the restrictive conditions for the sale of the property to third parties. The primary purpose of the restriction of sale of properties is to prevent speculation and to educate the public on the importance of owning fixed property.

In the past approvals were granted by Council based not only on economic hardships, but also on merits such as old age (pensioners) and bad health for natural persons and moving of business operations.

4. **Current Situation**

Erf 4329, Mondesa belongs to AEI which is a business entity, therefore the criteria of old age and bad health cannot automatically apply, although Mr Ilonga is the sole member. Mr Ilonga is 68 years old. The current outstanding amount on their rates & taxes account for the subject erf is N\$ 90 105.37. This arrears amount can be regarded as financial hardship.

A memo dated **26 June 2017** was issued to the Engineering Services Department to confirm compliance with the development conditions. No reply is traced on file.

Erf 4329, Mondesa is not developed and should have been repossessed after **14 August 2019** (2 years from date of transfer of ownership), similarly the other 5 erven offered at the closed bid sale of **13 February 2015** should

have been repossessed. Ownership of 4 of the other 5 erven is also in entities.

On **08 May 2026** the Design and Building Division confirmed that only one of the owners submitted building plans.

B. After the matter was considered, the following was:-

RECOMMENDED:

(a) That Council takes note of the following:

- (i) That Mr Aaron Ilongo was and still is the sole member of AEI Building and Construction CC at the time he acquired Erf 4329, Mondesa at the closed bid sale of 13 February 2015;**
- (ii) That Mr Aaron Ilongo applies to transfer ownership of Erf 4329, Mondesa to his biological son, Mr Charlton Rejoice Dankie Gariseb and does not benefit financially from such transfer;**
- (iii) That in terms of clause 7.1.3 Mr Charlton Rejoice Dankie Gariseb cannot be added as a member to the close corporation;**
- (iv) That the services account for Erf 4329, Mondesa is in arrears in the amount of N\$90 105.37 which will have to be settled as a clearance amount in order to enable transfer;**
- (v) That the restrictive conditions applicable to the sale was in an effort to protect the purchasers from being exploited by offers and to ensure that the local businesses benefit from establishing businesses on these erven;**
- (vi) That Council on 24 September 2015, under item 11.1.10 abolished a similar condition of repossession for erven located in Extension 10, Swakopmund and instead the property may not be sold unless developed;**
- (vii) Council has waived the restrictions in respect of natural persons such as a pensioner and a person in ill health; and in respect of entities the restriction was waived in instances of financial hardships.**

- (b) That the application of AEI Building and Construction CC be considered on the above merits, for a natural person as he is the sole member of the close corporation who bought the property as a SME local business man in Mondesa to establish his business and that the transfer of ownership to his biological son does not amount to speculation; and approval accordingly be granted to transfer ownership to Mr Charlton Rejoice Dankie Gariseb at no profit or gain.**

- (c) That the restrictive condition of repossession be abolished for the owners of the following 6 erven, but such property may still not be alienated without being developed:**

	Erf No	Size		Erf No	Size
1	4328	600		4	4331
2	4329	600		5	4332
3	4330	600		6	4335

ANNEXURE "A"**APPLICATION BY AEI BUILDING AND CONSTRUCTION CC TO TRANSFER OWNERSHIP TO SON**

Aron Ilonga

P. O Box 400

Khorixas, Namibia

Cell: 0812423042

oshipoultryfarmcc@gmail.com

Dated: 1 February 2026

Swakopmund Municipality

P. O Box 53, Swakopmund

Tel:064 4104111

Motivation to transfer erf 4329 Mondesa, Swakopmund, Namibia, from Father to Son; for Development as indicated in the Deed of transfer dated 13 February 2015 by virtue of authority in terms of Section 31 A of the Local Authority Act, 1992 (Act of 1992) as Amended.

I, Aron Ilonga, the owner of AEI Building and Construction CC/2009/0943 on which erf 4329 Mondesa is registered dually desire and acting willingly and knowledgably to transfer erf 4329 Mondesa (which is registered under my company stated above) to my Son Charlton Rejoice Dankie Gariseb to be the new legitimate owner of my erf with reasons below:

Under the deed of sale signed (and as per title deed I am in possession of erf 4329), The local council gave condition that the erf should be sold only once developed. I am therefore un-able to develop this erf as required by law reasoning being:

1. I am a pensioner, and I am not in a capable financial position to undertake and fulfil this clause.
2. I am physically not fit at my age at this point in my life to undertake extensive and stressful situations that might require energy and presence.
3. My son is my right hand, and I fully trust his competence and we have full communication and a good relationship throughout.
4. My Son (C.G) will and is intending to develop the Erf as per attached Approved Building plans.

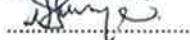
With reasons specified above; I would like to transfer my legal rights and the full ownership of this erf under my company to my son Charlton Rejoice Dankie Gariseb as the new rightful owner.

We are therefore ready to bear the transfer costs.

Please feel free to enquire anything relating to that mentioned above.

We hope to hear from you soon

Yours Faithfully



Aron Ilonga

1 February 2026

RESTRICTIVE CONDITIONS CONTAINED IN THE TITLE DEED

Page Two

AND THE SAID APPEARER declared that
WHEREAS her Principal on the 13TH day of FEBRUARY 2015 sold the hereinaftermentioned property to the hereinaftermentioned Transferee;

NOW THEREFORE, the said Appearer, in his capacity as aforesaid, did by these presents, cede and transfer, in full and free property, to and on behalf of

AEI BUILDING AND CONSTRUCTION CC
REGISTRATION NUMBER: CC/2009/0943

Its successors-in Title, Administrators or Assigns

CERTAIN: ERF NO. 4329 (A PORTION OF ERF NO. 138)
MONDESA

SITUATE: IN THE MUNICIPALITY OF SWAKOPMUND

REGISTRATION DIVISION "G" ERONGO REGION

MEASURING: 600 (SIX NIL NIL) SQUARE METRES AS APPEAR ON
DIAGRAM NO. 32/2010

HELD BY CERTIFICATE OF REGISTERED TITLE NO. T1264/1999

- A. **SUBJECT** to the following conditions imposed in terms of Town Planning Ordinance 18 of 1954 as amended, namely:

IN FAVOUR OF THE LOCAL AUTHORITY:

- a. The erf shall be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to, the provisions of the Swakopmund Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954) as amended.
- b. The building value of the main building, excluding the outbuilding to be erected on the erf shall be at least four times the municipal valuation of the erf.

- B. **FURTHER SUBJECT** to the following conditions in favour of the Municipal Council namely:

the owner, his/her heirs or successor-in-title may not alienate the aforesaid property unless it has been improved at least four times the municipal value of the property within 24 months as from the date of issue of a completion certificate in respect of the structural improvements and further that the property may not be alienated within 48 months as from the date of issue of a completion certificate.

- C. **AND FURTHER SUBJECT TO A PRE-EMPTIVE RIGHT HEREBY GRANTED FOR AND IN FAVOUR OF THE MUNICIPALITY OF SWAKOPMUND, NAMELY:**

The owner, his heirs or successors-in-title shall to improve the property as aforesaid within 24 months the owner shall on demand by the Municipal Council of Swakopmund be obliged to retransfer the property to the Municipal Council of Swakopmund at his costs and expense.

B

AMENDED FOUNDING STATEMENT OF AEI BUILDING AND CONSTRUCTION CC

15012104

REPUBLIC OF NAMIBIA
CLOSE CORPORATIONS ACT, 1988
(Sections 12, 13, 14, 24, 27, 29, 47 and 60)
(Regulations 2, 3 and 13)

Office

CC 2

Amended Founding Statement

Before filling in the form, first see notes on page 2.

REGISTRATION NUMBER OF CORPORATION CC/2009/0943	DATE OF RECEIPT 11/1/15
--	----------------------------

PART A

	Dates of commencement of change
Full name of corporation AEI BUILDING AND CONSTRUCTION CC	*
Previous name of corporation (if applicable)* FISCON INVESTMENTS HUNDRED AND SIXTY CC	*
Literal translation of name (if applicable)* N/A	*
Shortened form of name (if applicable)* N/A	*
Description of principal business* PROPERTY DEVELOPMENT, BUILDING AND CONSTRUCTION, MANUFACTURING OF BRICKS, IMPORT AND EXPORT AND ALL RELATED TRADING ACTIVITIES THERETO	*
Date of end of financial year* LAST DAY OF FEBRUARY OF EACH YEAR	*

PART B

Postal address* P.O. BOX 2434, SWAKOPMUND, NAMIBIA	*
Address of registered office (not post office box)* MAKARIOS CENTRE, 1ST FLOOR, WEST WING, COTTAGE AVENUE, SWAKOPMUND, NAMIBIA	*
Name and address of accounting officer* F. COETZEE OF PRESTIGE ACCOUNTING AND TAX SERVICES CC, P.O. BOX 2434, SWAKOPMUND, NAMIBIA	*

(Attach written consent to appointment)

Full name of association or body of which accounting officer is a member **THE SOUTHERN AFRICAN INSTITUTE FOR BUSINESS ACCOUNTANTS**

Membership/Practice No. **SAIBR900**

NAME OF CORPORATION AEI BUILDING AND CONSTRUCTION CC

REGISTRATION NUMBER

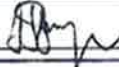
CC/2009/0943

PART C

Date of Change

MEMBERS 1 (ONE)

Full names and surname ARON ILONGA

Identity number or date of birth	(i)	Year	Month	Day																
Registration number	(ii)																			
Percentage of interest	<u>100.00%</u>																			
Particulars of contribution	<u>N\$ 100.00</u>																			
Residential address	<u>OB DAVIDS HOUSE NO. 1024, TAMARISKIA, SWAKOPMUND, NAMIBIA</u>																			
Postal address	<u>P.O. BOX 535, SWAKOPMUND, NAMIBIA</u>																			
Signature of member or representative																				

Full names and surname _____

Identity number or date of birth	(i)	Year	Month	Day																
Registration number	(ii)																			
Percentage of interest	_____																			
Particulars of contribution	_____																			
Residential address	_____																			
Postal address	_____																			
Signature of member or representative	_____																			

Witness Signature Lynette Winsome Francis Date of signature 14/01/2015

Full names LYNETTE WINSOME FRANCIS

Residential address UNIT2, RIVER TERRACE, 394 SAM NUJOMA DRIVE, WINDHOEK, NAMIBIA

Business address UNIT2, RIVER TERRACE, 394 SAM NUJOMA DRIVE, WINDHOEK, NAMIBIA

Postal address P O BOX 11226, KLEIN WINDHOEK, WINDHOEK, NAMIBIA

NAME OF CORPORATION AEI BUILDING AND CONSTRUCTION CC

REGISTRATION NUMBER CC/2009/0943

PART C

Date of Change

MEMBERS **1 (ONE)**

Full names and surname _____

	Year	Month	Day
Identity number or date of birth (i)			
Registration number (ii)			

Percentage of interest _____

Particulars of contribution _____

Residential address _____

Postal address _____

Signature of member or representative _____

Full names and surname _____

	Year	Month	Day
Identity number or date of birth (i)			
Registration number (ii)			

Percentage of interest _____

Particulars of contribution _____

Residential address _____

Postal address _____

Signature of member or representative _____

Witness Signature _____ Date of signature _____

Full names **LYNETTE WINSOME FRANCIS**

Residential address **UNIT2, RIVER TERRACE, 394 SAM NUJOMA DRIVE, WINDHOEK, NAMIBIA**

Business address **UNIT2, RIVER TERRACE, 394 SAM NUJOMA DRIVE, WINDHOEK, NAMIBIA**

Postal address **P O BOX 11226, KLEIN WINDHOEK, WINDHOEK, NAMIBIA**

NAME OF CORPORATION AEI BUILDING AND CONSTRUCTION CC

REGISTRATION NUMBER CC/2009/0943

MEMBERS WHO CEASE TO BE MEMBERS

Full name and surname of member	Identity number	Signature
ELIAS ILONGA	4 8 0 9 0 7 1 0 0 1 8	<i>Elonga</i> 2015-01-15
GERHARDT KENANDJAMO KAUBIONA	6 3 0 7 1 8 0 0 0 2 9	<i>GKaubiona</i> 2015-01-15
PIETER KAUBIONA	7 5 0 9 0 4 1 0 0 4 6	<i>PKaubiona</i> 2015-01-15

Membership ceases on the date of registration of the Amended Founding Statement.

Witness Signature *W. Fransis* Date of signature 14/01/2015

Full names LYNETTE WISOME FRANCIS

Residential address UNIT2, RIVER TERRACE, 394 SAM NUJOMA DRIVE, KLEIN WINDHOEK, WINDHOEK, NAMIBIA

Business address UNIT2, RIVER TERRACE, 394 SAM NUJOMA DRIVE, KLEIN WINDHOEK, WINDHOEK, NAMIBIA

Postal address P.O. BOX 11226, KLEIN WINDHOEK, WINDHOEK, NAMIBIA

FOR OFFICE USE

Amended Founding Statement registered

[Signature]

Registrar of Close Corporations

15/01/2015


Date

Data Processing

Classification

Recorded

Initials and date



MINISTRY OF TRADE AND INDUSTRY

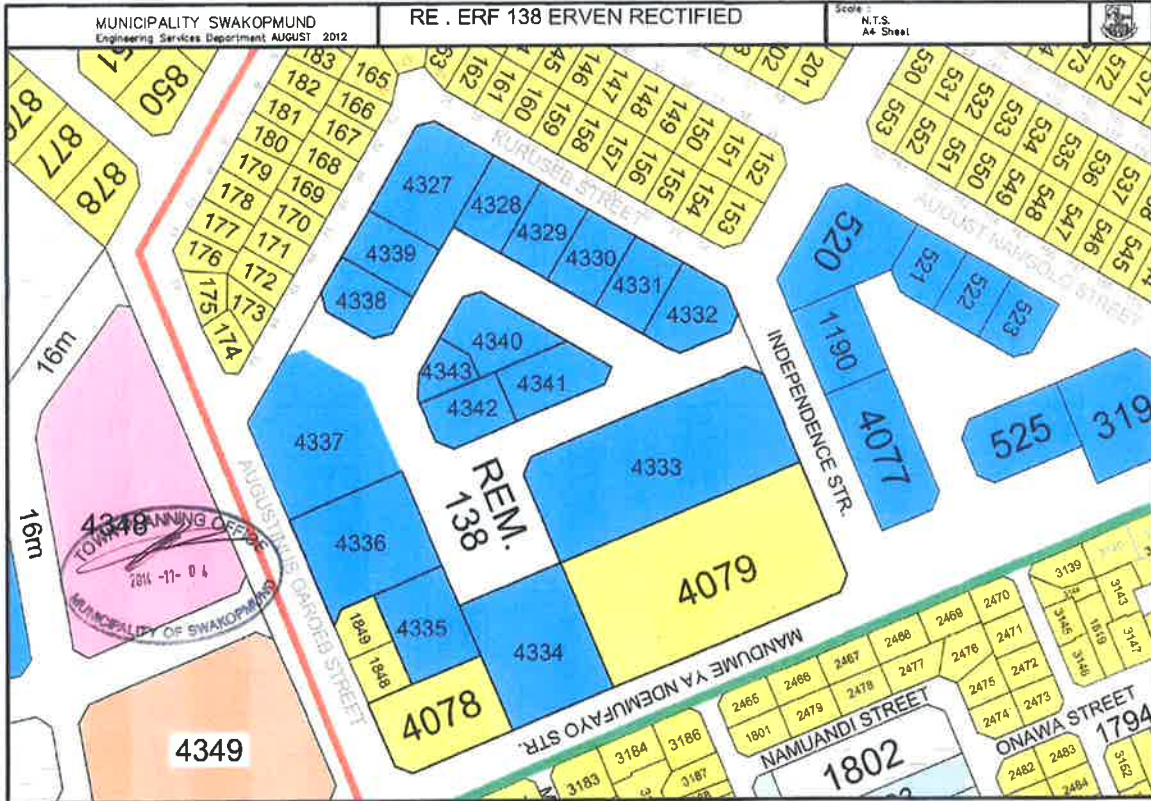
15-01-2015

REGISTRAR OF COMPANIES
CLOSE CORPORATIONS PATENTS

Paste revenue receipt or affix revenue stamp or impress revenue franking machine impression here

N\$ 30,00

ANNEXURE "E"
MAP OF ERF 4329, MONDESA



- 11.1.29 **APPLICATION FOR LAND FOR A CONVENTION CENTRE AND GOLF DRIVING RANGE E.Z IMPERIO (ZIGGY MUINJO)**
① INVESTORS PROPOSAL CHECKLIST
② DEPOSIT IN THE AMOUNT OF N\$100,000.00
 (C/M 2026/06/29 - 17/1/4/2/1/12)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **10.14** page **15** refers.

A. This item was submitted to the Management Committee for consideration:

1. **Purpose**

This application was discussed at the Investment Coordination Committee Meeting held on **02 April 2026** and recommends as below.

The purpose of this submission is to consider the concept of an application by E.Z. Imperio for land for the construction of a convention centre and golf driving range prior to submitting the bulk of their application (**Annexures "A" and "B"**).

Currently, the situation with regard to similar ventures are as follows:

- 1.1 On **05 March 2026** under item 11.1.25 Council identified Farm 265 as a suitable site for the establishment of an international convention centre and auxiliary uses and approved the calling of development proposals. The farm is being rezoned to a suitable zoning (**Annexure "C"**).
- 1.2 On **17 February 2026** TransNamib Holdings, Eris Property Group and Stacks Property 37 (Pty) Ltd informed Council of the development plans for their property, which includes an international convention centre with 1 000 seats, 150 room hotel and wellness & fitness centre to be constructed.
- 1.3 On **20 May 2025** an application from the Swakopmund Indoor Sport Trust was received to acquire Erf 5370, Swakopmund. They want to expand the indoor sport facility on Erf 5371 (the Dome) and establish a community multi-purpose sport facility.
- 1.4 On **30 January 2020** under item 11.1.5 Council approved the amendment of the lay-out of Erf 673, Tamariskia be allowing the exclusion of the golf driving range which was initially the motivation for the sale of the land.
- 1.5 The Rossmund Golf Course is operating a complete golf course, including a driving range and various auxiliary uses (no convention centre). The property was sold on **18 March 2026** by judicial auction for N\$41 million.

2. **Introduction**

The attached application dated **18 December 2025** was received via e-mail from Mr Lucius Muyelutha of Namibia Sweepers Services for land to construct a golf driving range and convention centre.

On **03 February 2026** the applicant was informed of Council's decision of **01 April 2025** regarding the administration of unsolicited applications. The applicant regards their applicant and exceptional and requested it to be submitted. The reply was received from Mr Ziggy Muijo of E.Z. Imperio.

On **07 February 2026** the applicant was required to pay the deposit in the amount of N\$ 100 000.00 as resolved by Council on **24 November 2024**. It was once again pointed out to the applicant of Council's intention to avail land for an international convention centre. The applicant was cautioned of the percentages of the deposit which will be forfeited if the application is not considered. On **17 February 2026** the applicant paid the required deposit.

On **20 February 2026** an update regarding points 1.1 and 1.2 above were issued to the applicant.

3. **Current Situation**

On **27 February 2026** E.Z Imperio hand delivered the completed Investors Proposal Checklist at the Office of the Mayor.

On **04 March 2026** a preliminary financial model was e-mailed; and on **15 March 2026** a feasibility study was e-mailed (**Annexure "B"**).

Notwithstanding being informed on **09 February 2026** of the following forming part of Council's decision for the payment of the required deposit (item 11.1.42 of **24 November 2025**), the applicant confirmed on **10 April 2026** that they are meeting possible investors for their project:

- (j) **That the following disclaimer forms part of the wording of the letter to the applicant in the case of point (e) (iv) above:**

"Disclaimer: We are at pains to reiterate that no rights accrue to an applicant unless a Council resolution is in place, all the relevant conditions of the Property Policy are complied with in full, and all the relevant authorities have given the necessary permission. Nothing in this letter shall be interpreted as creating an expectation that Council will grant permission for any development, or that Council will allocate land to the applicant. The due diligence process is a critical step required by Council to ensure that its fiduciary duties are carried out in full."

4. **Conclusion**

As explained under point 1 above, the concept of the application is submitted for consideration before submitting the complete detailed application to the Investment Coordination Committee.

B. After the matter was considered, the following was:-

RECOMMENDED:

- (a) That Council takes note of the application for the allocation of land for a golf driving range and convention centre, considering the following:
- (i) On 05 March 2026 under item 11.1.25 Council identified Farm 265 as a suitable site for the establishment of an international convention centre and auxiliary uses and approved the calling of development proposals. The Town Planning Division is attending to the rezoning of the identified farm.
 - (ii) On 17 February 2026 TransNamib Holdings, Eris Property Group and Stacks Property 37 (Pty) Ltd informed Council of their development plans for their property, which include an international convention centre with 1 000 seats, 150 room hotel and wellness & fitness centre.
 - (iii) On 20 May 2025 an application from the Swakopmund Indoor Sport Trust was received to acquire Erf 5370, Swakopmund. They want to expand the indoor sport facility on Erf 5371 (the Dome) and establish a community multi-purpose sport facility.
 - (iv) On 30 January 2020 under item 11.1.5 Council approved the amendment of the lay-out of Erf 673, Tamariskia be allowing the exclusion of the golf driving range which was initially the motivation for the sale of the land.
 - (v) The Rossmund Golf Course is operating a complete golf course, including a golf driving range and various auxiliary uses (no convention centre).
- (b) That Management Committee takes note that E.Z Imperio completed the Investor Proposal Checklist and paid the required deposit in the amount of N\$ 100 000.00.
- (c) That E.Z Imperio be informed to submit a proposal for Farm 265 once development proposals are publicly invited as resolved by Council on 05 March 2026 under item 11.1.25.
- (d) That the balance of the N\$100,000.00 deposit be refunded once Council confirms the recommendation under (c) above in terms of point (h) (iii) of Council's decision of 24 November 2025 (quoted):
- (h) That if Council approves the application, the following percentages be retained by Council as the applicant was informed of the risk and availability and related issues under points (e) (iii) above and of point (i) below:
 - (i) a 10% admin fee if the application is approved, but the applicant did not comply with the timelines;
 - (ii) a 5 % admin fee on successful completion of the project; and
 - (iii) a 5% admin fee if the application is turned down by Council.
-

ANNEXURE "A"**APPLICATION BY NAMIBIA SWEEPERS SERVICES / EZ IMPERIO FOR LAND FOR A CONVENTION CENTRE AND GOLF DRIVING RANGE**

From: Lucius Muyelutha <lucius@namsweep.com.na>
Sent: Thursday, 18 December 2025 11:17 AM
To: Stephny Bruwer <sbruwer@swkmun.com.na>; Clarence McClune <cmclune@swkmun.com.na>
Cc: Ziggy Muinjo <zmuinjo@ezimperio.com>
Subject: FW: Intro - Proposed Swakopmund High-tech Golf Driving Range & Conference Center

You don't often get email from lucius@namsweep.com.na. [Learn why this is important](#)

Dear Stephany and Clarence,

I trust that you are well.

I want to introduce business associates of [mine](#) (Elena and Ziggy cc'd here) who are proposing the development of an exciting high-tech Golf [Driving Range](#) [with](#) restaurant/lounge and conference facilities in our beautiful town of Swakopmund.

Given the Municipality's strong reputation for progressive urban development, dignified job creation and investment facilitation, the proponents would value an opportunity to engage your departments at an early consultative stage. A brief concept note and Letter is attached for your reference.

Thank you for your continued leadership and support.

Best wishes,



Mr. LUCIUS MUYELUTHA
DIRECTOR: NAMIBIA SWEEPERS SERVICES
 +264 81 868 0383 | +264 85 213 9893,
lucius@namsweep.com.na
 Ugab Street, Langstraand, Namibia | P.O. Box 91591
 Klein Windhoek

From: Ziggy Muinjo <zmuinjo@ezimperio.com>
Sent: Thursday, February 5, 2026 11:02 PM
To: Stephny Bruwer <sbruwer@swkmun.com.na>
Cc: Lucius Muyelutha <lucius@namsweep.com.na>; Clarence McClune <cmccclune@swkmun.com.na>; Oscar Homateni <ohomateni@swkmun.com.na>; Annalize Swart <aswart@swkmun.com.na>; maria.e.acebes@gmail.com
Subject: Re: Intro - Proposed Swakopmund High-tech Golf Driving Range & Conference Center

You don't often get email from zmuinjo@ezimperio.com. [Learn why this is important](#)

Dear Mrs. Bruwer,

Thank you for your response and for the guidance regarding the Council's current processes. EZ Emperio appreciates the clarity on the ongoing convention center discussions and the procedural steps involving land identification and the Investment Coordination Committee.

We are writing to confirm our intention to proceed with this application and align the proposed development with the council's planning and investment framework.

As requested, attached find a map indicating the land portions additional to the initially identified land for consideration. This is intended to facilitate confirmation of ownership and assist in evaluating site suitability. EZ Emperio understands these areas may not be municipally owned and would appreciate your guidance on alternative sites if the property department deems them more appropriate for this development.

Additionally, attached is a preliminary conceptual visual to demonstrate the general scale and orientation of the proposed high-tech golf driving range. This represents an anticipated investment of approximately N\$150-200 million given the location. This concept is subject to municipal guidance, zoning, and technical design, and is provided to assist our ongoing discussions.

Please advise if you require any additional information at this stage, or if the next appropriate step is the submission of the Investor Proposal Checklist for consideration by the Investment Coordination Committee.

Thank you for recording the application. I look forward to our continued engagement.

Best regards,



E.Z IMPERIO

Ziggy Muinjo

Co Founder

+2648144117310

zmuinjo@ezimperio.com

Feasibility Study

Proposed 30-Bay Golf Entertainment Centre

Swakopmund, Erongo Region, Namibia

Site: 22 38 06 1 S 14 31 51 2 E

Prepared by Strategic Consulting
March 2026

I. Executive Summary

A. Project Overview

This report assesses the feasibility of a 30-bay Golf Entertainment Centre on a greenfield site at 22°38'06.1"S 14°31'31.2"E, approximately 3 km north-northeast of Swakopmund's town centre in the Erongo Region of Namibia. The venue will feature 30 Inrange®-equipped entertainment bays, a full-service restaurant and bar, event and function space, and ancillary amenities. The proposed development includes a convention centre alongside the golf entertainment venue. A 30-bay format is the right-sized venue for this market: large enough to function as a destination facility, while compact enough to sustain high utilisation and strong returns on capital.

B. Core Findings

Market Demand: Strong. The Swakopmund-Walvis Bay corridor has a permanent population of 178,625 (2023 Census), growing at 4.2-4.4% annually. Approximately two-thirds of the Erongo Region's population is under 35. Swakopmund's role as Namibia's premier tourist destination adds seasonal depth, and the offshore oil and gas industry is bringing high-income workers and corporate demand to the corridor. There are no technology-enabled golf entertainment competitors anywhere in Namibia. Volume projections of 16,000-20,000 balls per bay per month are consistent with Inrange benchmarks globally.

MICE and Conference Demand: Namibia holds only 2.2% of Africa's MICE market and lost 36 international conferences in a single recent year. Swakopmund's AFI Global Policy Forum (800+ delegates) required a temporary tent due to venue shortages. The proposed convention centre is expected to generate its own revenue (not modelled in this study) and create a halo effect on driving range utilisation through conference delegate entertainment, corporate events, and increased F&B spend.

Competition: No Topgolf, Inrange, TopTracer, or Trackman-equipped facilities exist in Namibia. The nearest comparable venue is in South Africa, over 1,200 km away. This is first-mover advantage in an entire country.

C. Feasibility Assessment

CONDITIONALLY VIABLE. Market fundamentals are strong. However, financial modelling reveals that at the pricing levels initially proposed (averaging N\$100-180/hour), the venue produces modest EBITDA margins and a long payback period. The business case strengthens materially if pricing can be positioned approximately 50% higher, which may be achievable through the tourist, oil industry, and conference delegate segments. Supplementary revenue from the convention centre (not modelled) would further improve the investment case.

D. Key Recommendations

1. Validate pricing upward. The model demonstrates the venue's viability is highly sensitive to pricing. At the proponent's assumptions, the case is marginal. At 50% higher, it is significantly stronger. The tourist and oil industry segments may support premium rates.
2. Retain F&B in-house. F&B represents approximately 39-40% of total revenue. Outsourcing would forfeit the most critical revenue stream.
3. Implement a club rental fee from launch. Club replacement costs run N\$2.1-2.6M per annum. Namibia has no precedent for free club provision at entertainment venues.
4. Segment pricing by customer type. Premium rates for tourists, oil industry, and conference delegates; accessible off-peak rates for local residents. Leverage the convention centre to drive corporate and delegate traffic into the venue's events and F&B operation.
5. Build a practice golfer base. Practice customers visit more frequently and provide year-round, non-seasonal revenue that forms the backbone of utilisation.

II. Trade Area & Market Demand

A. Population & Demographics

Source: Namibia 2023 Population and Housing Census. National population: 3,022,401.

The Swakopmund-Walvis Bay coastal corridor has a combined permanent population of 178,625, with Swakopmund at 75,921 (up 69.7% from 2011, 4.4% annual growth) and Walvis Bay at 102,704 (up 65.4%, 4.2% annual growth). The Erongo Region total of 240,206 is 90% urbanised, the second highest in Namibia. 36.4% of the regional population is aged 15-34. Household income is overwhelmingly wage-based (68.7% from salaries, the highest rate outside Windhoek), and the region's fertility rate of 2.9 (lowest nationally) signals a developed, consumer-oriented economy.

Active residential development in Swakopmund includes 233 new middle-income plots (Matutura Proper Extension), 803 houses (National Informal Settlement Upgrading Project), additional homes planned for the Northern Wedge Area, and 70+ erven in Kramersdorf Extension 32.

B. Tourism Market

Namibia welcomes over one million international tourists annually, with the majority passing through Swakopmund on the standard circuit (Windhoek-Sossusvlei-Swakopmund-Damaraland-Etoshia). The Erongo Region accounts for 21% of national domestic tourism. Peak seasons are June-September (international, predominantly European) and December-January (domestic Namibian and South African holidaymakers).

C. MICE and Conference Market

Namibia's MICE (Meetings, Incentives, Conferences, and Exhibitions) sector is a recognised growth priority with significant infrastructure gaps. The country currently captures only 2.2% of Africa's MICE market compared to South Africa's 30%, and lost 36 international conferences in a single recent year. The Namibia Convention Bureau was established in 2024 to address this, and the Namibia Tourism Board hosted its first MICE training workshop in Swakopmund, signalling the city's positioning as a conference destination alongside Windhoek.

Swakopmund's conference infrastructure limitations were exposed when the AFI Global Policy Forum brought over 800 delegates to the city but existing venues could not accommodate the event, requiring a temporary tent to be erected. The Windhoek International Convention Centre (capacity 2,400) is currently Namibia's only purpose-built large conference facility. There is no equivalent in Swakopmund despite the city's established appeal as a business and incentive travel destination.

The proposed development includes a purpose-built convention centre adjacent to the golf entertainment venue. While the economics of the convention centre are outside the

scope of this study, the MICE demand is directly relevant to the golf venue's business case. Conference and corporate event delegates represent a high-value customer segment seeking evening entertainment, social activities, and team-building experiences. A co-located golf entertainment venue with dedicated function capacity and premium F&B is ideally positioned to capture this demand. We would expect the convention centre to generate both its own independent revenue and a meaningful halo effect on the driving range's utilisation and per-customer spend, particularly in the events and entertainment segments. While we haven't forecasted detailed customer numbers from this segment, we have broadly taken this footfall into account with our utilization metrics in the financial model.

D. Oil & Gas Economic Catalyst

Major offshore discoveries since 2022 (TotalEnergies Venus, Galp Mopane at 10 billion barrels in place, multiple Shell finds) are positioning Swakopmund-Walvis Bay as the onshore services hub. Halliburton has opened a 22,000 m² base across Swakopmund and Walvis Bay. Baker Hughes, SLB, and MSC are establishing local operations. First oil is targeted for 2029 (TotalEnergies FID expected 2026). The Namibian government has committed over US\$5 billion to infrastructure. This influx brings high-income workers, corporate entertainment demand, and supports premium pricing segments.

E. Drive-Time Catchment

Drive Time	Key Areas	Est. Population	Notes
0-10 min	Swakopmund central, Kramersdorf, Mondesa, Vineta	~76,000	Core local market; oil services workforce; strong tourism overlay
10-15 min	Rössmund Estate, Langstrand, Mile 4	~5-10k	Residential estates and holiday areas; active development
30-40 min	Walvis Bay, Narraville, Kuisebmond	~103,000	Port city; oil/gas logistics hub; corporate market
45-60 min	Henties Bay, Arandis	~15-20k	Retirement and uranium mining communities

III. Competitive Landscape

There are no Topgolf, Inrange, TopTracer, or Trackman-equipped entertainment venues in Namibia. The nearest comparable facilities are in South Africa (Randpark, Hazendal), over 1,200 km away. Rossmund Golf Resort (7 km from Swakopmund) offers a traditional 18-hole desert course with a basic driving range but no technology-enhanced entertainment. No other formal driving ranges operate in the corridor.

Swakopmund's broader entertainment landscape is oriented toward outdoor adventure activities, with no large-scale covered entertainment complex. This gap is particularly significant given the city's persistent coastal wind and fog conditions, which can limit fully outdoor activities. A semi-sheltered, technology-driven entertainment venue fills a clear market need.

The absence of any local entertainment golf precedent means there is no established benchmark for pricing. This presents both an opportunity (the venue sets the market standard) and a risk (willingness-to-pay assumptions require validation). Pricing strategy should be informed by early market testing and should balance accessibility for local patrons with premium positioning for tourist and corporate segments.

IV. Financial Analysis

A. Revenue Model Summary

A detailed five-year financial model has been constructed using Inrange's proprietary benchmarking data from comparable entertainment golf venues globally. The model projects revenue from bay rental (practice, entertainment, and events segments), food and beverage, and club rental, based on 30 bays operating 13 hours per day (0900-2200 weekdays, 0900-2400 weekends). Key outputs at the proponent's proposed pricing are summarised below.

Volume Metrics (Benchmarked)

Average balls per bay per month: 16,400 in Year 1 rising to approximately 19,900 by Year 3, consistent with Inrange global benchmarks. A top-performing venue, in a high population area, with strong existing golf demographics could achieve up to 30,000 balls per bay per month. Bay utilisation averages 40% in Year 1 rising to 48% by Year 3, with the entertainment segment accounting for approximately 79-87% of utilised bay-hours and practice golfers growing from 11% to 18% as the local base develops.

Five-Year Revenue Projection (Base Case Pricing)

	Year 1	Year 2	Year 3	Year 4	Year 5
Bay Revenue	N\$5.89M	N\$7.90M	N\$8.89M	N\$8.51M	N\$8.78M
F&B Revenue	N\$5.51M	N\$6.35M	N\$7.19M	N\$7.43M	N\$7.70M
Club Rental	N\$2.63M	N\$2.77M	N\$2.93M	N\$2.93M	N\$2.94M
Total Revenue	N\$14.03M	N\$16.02M	N\$18.07M	N\$18.58M	N\$19.15M
EBITDA	N\$0.86M	N\$1.53M	N\$2.22M	N\$2.22M	N\$2.23M
EBITDA Margin	6.1%	9.6%	12.3%	11.9%	11.7%

Five-year cumulative revenue totals N\$85.8 million with cumulative EBITDA of N\$9.1 million. Against estimated capital expenditure of approximately N\$31 million, this produces a payback period on EBITDA that extends well beyond five years. While EBITDA margins improve from 6.1% in Year 1 to 11-12% by Year 3 onwards, the absolute EBITDA quantum is insufficient to deliver a compelling return on the capital invested at these pricing levels.

B. Cost Structure

Cost of sales: F&B cost of sales (30% of F&B revenue), Inrange technology fees (N\$2.750 per bay per month), and club replacement represent the major cost-of-sales lines. Club replacement alone runs N\$2.1-2.6 million per annum at projected volumes, reinforcing the importance of the club rental fee. Gross profit margin sits at 66-68%.

Operating expenses: Approximately 25.5% of revenue (excluding staff costs), covering transaction fees, F&B consumables, repairs and maintenance, marketing, utilities, rates,

ground lease, security, IT, insurance, and booking systems. These costs are largely unavoidable and do not reduce significantly at smaller venue scale.

Staff costs: N\$4.9 million in Year 1 rising to N\$6.0 million by Year 5 with inflation, covering general manager, two assistant managers, F&B payroll (26% of F&B revenue), sales/events team, reception, and rangers. The model assumes a lower CM salary (N\$700,000) than would be required for an experienced international hire, which may need upward revision.

C. The Pricing Sensitivity

Pricing is the single most critical variable in this business case. The financial model was constructed at the proponent's proposed pricing: N\$100-130/hour for practice, N\$160-180/hour for entertainment, and N\$280-300/hour for events. At these rates, the venue generates revenue but does not produce sufficient EBITDA to justify the capital investment within a reasonable timeframe.

If pricing were positioned approximately 50% higher (N\$150-195/hour for practice, N\$240-270/hour for entertainment, N\$420-450/hour for events), bay revenue increases substantially while the majority of the cost base remains fixed. F&B revenue also scales upward as it is modelled as a proportion of bay revenue. The result is a materially stronger EBITDA outcome and a significantly shorter payback period. This higher pricing level is not unreasonable for tourist and corporate segments who are accustomed to international entertainment pricing, though it may require careful segmentation to remain accessible for local Namibian patrons.

The key insight from the modelling is that the demand assumptions (volume, utilisation, balls per bay) are sound and benchmarked. The cost structure reflects unavoidable operational realities. The variable that determines whether this is a marginal or a strong business case is the price point the market will sustain.

D. Capital Cost Estimate

Item	USD	NAD	Notes
Conceptual design	\$12,000	N\$200k	
Architecture, engineering & approvals	\$10,000	N\$167k	
Brand design	\$10,000	N\$167k	
Netting	\$750,000	N\$12.5M	Wind loading critical
Outfield	\$50,000	N\$833k	Grass
Building	\$900,000	N\$15.0M	Single level
Mats and balls	\$50,000	N\$833k	
Range management & automation	\$100,000	N\$1.6M	Level of automation TBC
Pre go-live expenses	\$30,000	N\$500k	
Total	\$1,872,000	N\$31.2M	

Note: This capital estimate excludes land costs, import duties/VAT (15%), financing costs, working capital, and FF&E (furniture, kitchen equipment, bar equipment, POS hardware, signage). These items could add materially to the total investment. Netting remains the single largest line item and is subject to wind engineering validation given Swakopmund's persistent coastal wind conditions, and also containment considerations that will depend on the final site selection. The building cost assumes a single-level, semi-open structure appropriate for the climate. Capital costs for the adjacent convention centre are separate and not included above.

E. Convention Centre Revenue (Not Modelled)

The proposed development includes a convention centre alongside the golf entertainment venue. Modelling the economics of a convention centre is outside Inrange's scope of expertise, and the revenue projections in this study relate solely to the 30-bay driving range. However, we note the following as relevant to the overall investment case:

The convention centre is expected to generate its own independent revenue stream from conference hire, corporate events, and MICE bookings. Given the demonstrated unmet demand in Swakopmund (the AFI Global Policy Forum tent episode, 36 lost international conferences nationally, only 2.2% of Africa's MICE market), there is a credible demand base for this facility.

Beyond its own revenue, the convention centre is expected to create a significant halo effect on the driving range. Conference delegates seeking evening entertainment, corporate clients booking team-building activities, and event organisers looking for unique social programme venues all represent incremental demand for the golf entertainment facility.

V. Macroeconomic Context

Namibia's GDP was US\$13.37 billion in 2024, with the economy growing 3.7% (down from 4.4% in 2023). The World Bank forecasts 3.1% growth in 2025 and 3.5% in 2026, with the tertiary/services sector as the primary growth driver. GDP per capita stands at approximately US\$4,413, though extreme income inequality (Gini coefficient: 59.1) means the Erongo Region's urbanised, wage-earning population more closely resembles an upper-middle-income market.

The informal economy contributes approximately 25% of GDP and accounts for 57.7% of total employment nationally (Bank of Namibia/UN Diagnostic, September 2025). The national minimum wage is N\$18/hour (approximately N\$3,507/month). These figures are relevant for both operational cost planning (staffing) and pricing strategy: the venue must serve a market spanning international oil workers with high disposable income through to local Namibian families with more constrained budgets. The dual-pricing recommendation directly addresses this reality.

The offshore oil discoveries represent a potential step-change in the national economic outlook. Namibia's petroleum commissioner has stated the sector could substantially increase the economy's size. While first oil is targeted for 2029, the onshore infrastructure build-out and exploration support activity is already generating employment and investment in the Swakopmund–Walvis Bay corridor.

V. Macroeconomic Context

Namibia's GDP was US\$13.37 billion in 2024, with the economy growing 3.7% (down from 4.4% in 2023). The World Bank forecasts 3.1% growth in 2025 and 3.5% in 2026, with the tertiary/services sector as the primary growth driver. GDP per capita stands at approximately US\$4,413, though extreme income inequality (Gini coefficient: 59.1) means the Erongo Region's urbanised, wage-earning population more closely resembles an upper-middle-income market.

The informal economy contributes approximately 25% of GDP and accounts for 57.7% of total employment nationally (Bank of Namibia/UN Diagnostic, September 2025). The national minimum wage is N\$18/hour (approximately N\$3,507/month). These figures are relevant for both operational cost planning (staffing) and pricing strategy: the venue must serve a market spanning international oil workers with high disposable income through to local Namibian families with more constrained budgets. The dual-pricing recommendation directly addresses this reality.

The offshore oil discoveries represent a potential step-change in the national economic outlook. Namibia's petroleum commissioner has stated the sector could substantially increase the economy's size. While first oil is targeted for 2029, the onshore infrastructure build-out and exploration support activity is already generating employment and investment in the Swakopmund-Walvis Bay corridor.

VI. Conclusions & Recommendations

A. Feasibility Assessment

The market case for a 30-bay Golf Entertainment Centre in Swakopmund is strong. The demand drivers are compelling: a growing coastal population, Namibia's premier tourism market, the transformative oil and gas industry establishing onshore operations, an emerging MICE sector with a co-located convention centre, and zero direct competition in the entire country. Volume projections are sound and benchmarked against comparable Inrange venues globally.

However, the financial modelling demonstrates that at the pricing levels initially proposed, the venue's EBITDA margins (6-12%) and absolute EBITDA (N\$0.9-2.2 million per annum) produce a long payback period against an estimated capital investment of N\$31 million. The issue is not demand. The volume assumptions are realistic and the cost structure reflects unavoidable operational realities. The constraint is pricing: the per-bay revenue generated at current assumptions does not adequately service the capital cost within a reasonable timeframe.

If pricing can be positioned approximately 50% above the base case, leveraging the tourist, oil industry, and conference delegate segments who are accustomed to international entertainment pricing, the business case strengthens materially, with higher absolute EBITDA and a significantly shorter payback period. Supplementary revenue from the convention centre will materially add to the business case.

B. Critical Success Factors

Pricing validation: This is the single most important next step. The proponent must validate willingness-to-pay across customer segments before committing capital. Premium pricing for tourist and corporate segments, combined with accessible off-peak rates for locals, is the recommended approach.

Experience over discounting: What drives repeat visits is a quality experience with excellent service and fair pricing. Making pricing too cheap does not proportionally increase demand; the demand curve flattens, and lower prices simply translate to lower revenue and lower EBITDA. The venue must aspire to be one of Swakopmund's leading hospitality destinations.

F&B integration: Retain F&B as a core in-house operation. It represents approximately 39-40% of total revenue and is the primary driver of guest experience. The venue is a bar and restaurant where guests can play golf.

Convention centre synergy: The co-located convention centre should be designed and operated in coordination with the golf venue to maximise cross-traffic. Shared event sales, packaged corporate offerings, and evening entertainment programmes for conference delegates will be a big driver of utilization throughout the day and the week.

Practice golfer base: Build a loyal community of regular practice golfers who provide consistent, year-round utilisation. These customers return more frequently than entertainment guests and form the operational backbone of the venue.

Club rental fee: Implement from launch. Club replacement costs of N\$2.1-2.6 million per annum are unavoidable. Namibia has no established expectation of free club provision.

C. Risks

Pricing risk: Local willingness-to-pay may not support the higher pricing levels required for a strong business case. Mitigation: market testing across customer segments, segmented pricing model, the tourist, oil industry, and conference delegate segments may support premium rates that local residents alone would not.

Seasonal demand: Tourism peaks create strong revenue periods but quieter months need corporate, events, and practice revenue. Mitigation: 30-bay format improves year-round utilisation; oil industry and convention centre provide counter-seasonal demand.

Construction costs: Remote coastal location and import dependency may inflate costs. Netting and wind engineering are the most significant variables. Mitigation: early supply chain planning and realistic budgeting.

Regulatory timeline: Namibian development approvals can be protracted. Mitigation: early engagement with Municipality of Swakopmund Engineering and Planning Services and an Environmental Assessment Practitioner.

D. Conclusion

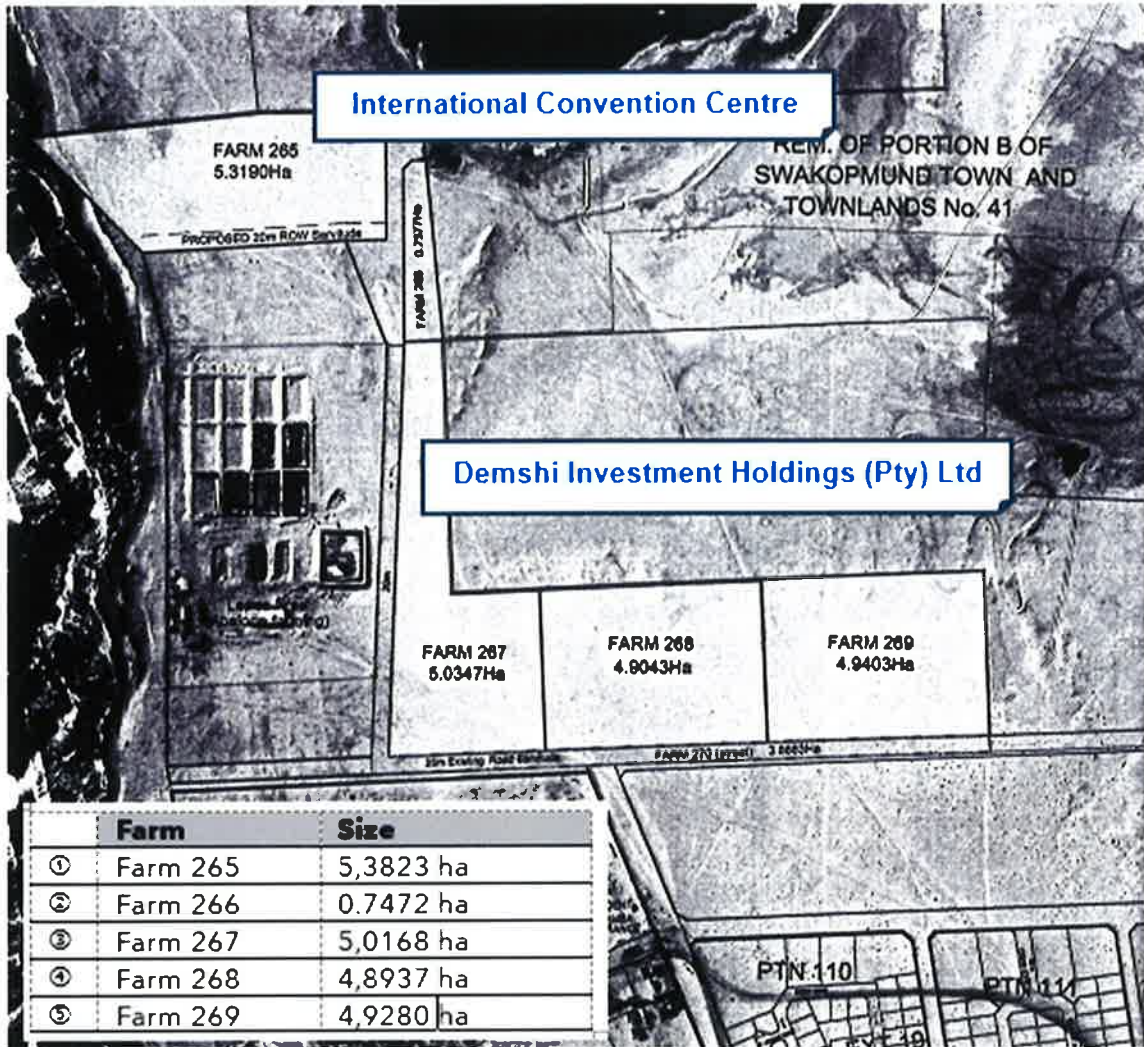
Swakopmund offers a genuinely compelling opportunity for golf entertainment. first-mover advantage in an uncontested national market, diversifying demand drivers, and an extraordinary physical setting at the meeting point of the Namib Desert and the Atlantic Ocean. The financial modelling confirms that the demand side of the equation is solid. The challenge is pricing: at the rates initially proposed, the business case is marginal. At higher pricing levels, which are potentially achievable through the premium customer segments this market offers, the business case becomes materially stronger. The adjacent convention centre provides additional upside through both its own revenue and the halo effect on driving range operations. The proponent's next critical step is to validate pricing across segments to determine where on this spectrum the market sits.

Final Report Prepared by Inrange Consulting

The Project is a private initiative of the Municipality of Swakopmund and is not a public utility. It is not subject to public procurement.

ANNEXURE "C"

MAP INDICATING THE LOCATION OF PORTION OF LAND FOR CONVENTION CENTRE



11.1.30 **SUBDIVISION OF REMAINDER OF ERF 2747, SWAKOPMUND PROPER INTO PORTION X AND REMAINDER**

(C/M 2026/06/29 - E 2747)

Ordinary Management Committee Meeting of 16 June 2026, Addendum **10.15** page **34** refers.

A. This item was submitted to the Management Committee for consideration:

1. Purpose

The purpose of this submission is for Council to rectify the property description appearing on the Council Resolution Number (C/M 2026/03/05 - E 2747) under Item Number 11.1.14 of its meeting held on the 5th March 2026.

2. Background

Council resolved during its meeting held on the 5th March 2026 as follows:

- (a) *That Erf 2747, Swakopmund Proper, be subdivided into Portion X, approximately 1.6468 hectares in extent, and Remainder as shown on the two attached subdivisional plans.*
- (b) *That the subdivision of Erf 2747, Swakopmund Proper, be recommended for approval by the Urban and Regional Planning in accordance with the provisions of Section 109 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018).*
- (c) *That conditions (A) and (B) registered against Erf 2747, Swakopmund Proper, be registered against Portion X and only conditions (A) against the Remainder of Erf 2747, Swakopmund Proper.*
- (d) *That Barrie Watson Town and Regional Planner, be authorized to apply to the Urban and Regional Planning Board for the subdivision of Erf 2747, Swakopmund Proper, on behalf of Council, and that a special power of attorney be provided.*
- (e) *That the objectors be informed of this decision and their right to appeal the Council decision to the Minister of Urban and Rural Development with valid reasons within twenty-one (21) days from the date of the decision in accordance with Regulations 18 of the Urban and Regional Planning Act.*

The above resolution does not refer to the full and correct description of the erf in question, which should have been referred to as the "Remainder of Erf 2747, Swakopmund Proper" instead of "Erf 2747, Swakopmund Proper".

It is on this basis that this submission is being presented before Council for the rectification of the Erf description to complement its previous resolution.

B. After the matter was considered, the following was:-

RESOLVED: (For Condonation By Council)

- (a) That the Council resolution number (C/M 2026/03/05 - E 2747) under item number 11.1.14 be complemented by this resolution, containing the correct description of the erf,
 - (b) That the Remainder of Erf 2747, Swakopmund Proper be subdivided into Portion X, approximately 1.6468 hectares in extent and Remainder as shown subdivisinal plans,
 - (c) That the subdivision of the Remainder of Erf 2747, Swakopmund Proper be recommended for approval by the Urban and Regional Planning in accordance with the provisions of Section 109 of the Urban and Regional Planning Act, 2018 (Act 5 of 2018),
 - (d) That conditions (A) and (B) registered against the Remainder of Erf 2747, Swakopmund Proper be registered against Portion X and only conditions (A) against the Remainder of Erf 2747, Swakopmund Proper,
 - (e) That Barrie Watson, Town and Regional Planner be authorized to apply to the Urban and Regional Planning Board for the subdivision of the Remainder of Erf 2747, Swakopmund Proper on behalf of Council, and that a special power of attorney be provided.
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