

AGENDA

NO. 1

Ordinary Council Meeting

on

THURSDAY

27 JANUARY 2022

at

19:00



MUNICIPALITY OF SWAKOPMUND



MUNICIPALITY OF SWAKOPMUND

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Ref No 5/2/1/1/2

Enquiries: *Aloysia Kahuika*

18 January 2022

The Mayor and Councillors
Municipality
SWAKOPMUND

Dear Sir / Madam

NOTICE: ORDINARY COUNCIL MEETING

Notice is hereby given in terms of Section 14(1)(c) of the Local Authorities Act of 1992, Act 23 of 1992 as amended, of an **ORDINARY COUNCIL MEETING** to be held:

DATE : THURSDAY, 27 JANUARY 2022

**VENUE : COUNCIL CHAMBERS, MUNICIPAL OFFICE BUILDING,
C/O RAKOTOKA STREET AND DANIEL KAMHO
AVENUE, SWAKOPMUND**

TIME : 19:00

A Benjamin
CHIEF EXECUTIVE OFFICER

AK/-

INDEX

1. OPENING BY PRAYER, IF SO DESIRED

2. ADOPTION OF THE AGENDA OF THE MEETING OF COUNCIL

3. APPLICATIONS FOR LEAVE OF ABSENCE BY MEMBERS OF COUNCIL

4. CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING OF COUNCIL
(C/M 2022/01/27 - 5/2/1/1/2)
 - 4.1 Minutes of the **Ordinary Council Meeting** held on **25 November 2021**.
(pp 177/2021 - 191/2021)
 - 4.2 Minutes of the **Special Council Meeting** held on **30 November 2021**.
(pp 192/2021 - 194/2021)

5. OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS

6. INTERVIEWS WITH DEPUTATIONS OR PERSONS SUMMONED OR REQUESTED TO ATTEND THE MEETING OF A COUNCIL
 - 6.1 Long Service Awards.

7. PETITIONS

None.

8. MOTIONS OF MEMBERS

None.

9. ANSWERS TO QUESTIONS OF MEMBERS OF WHICH NOTICE WAS GIVEN

None.

10. **REPORT OF THE MANAGEMENT COMMITTEE REFERRED TO IN SECTION 26(1) (E) OF THE ACT**

10.1 **REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY MANAGEMENT COMMITTEE DURING DECEMBER 2021 AND JANUARY 2022**

| | | |
|--------|--|-----------|
| | | PAGE |
| 10 (A) | Minutes of the Special Management Committee Meeting held on 07 December 2021 | 24 |
| 10 (B) | Minutes of the Ordinary Management Committee Meeting held on 13 January 2022 | |

11. **RECOMMENDATION OF THE MANAGEMENT COMMITTEE**11.1 **MANAGEMENT COMMITTEE MEETINGS HELD ON 07 DECEMBER 2021 AND 13 JANUARY 2022**

| ITEM NO | SUBJECT | REF NO | PAGE |
|---------|--|--------------------------------------|------|
| 11.1.1 | Presentation: Report Of Feasibility Study And Proposed Concept Idea For The DRC Open Market | E 7538 M | 31 |
| 11.1.2 | Corrections To Item 11.1.15 Of Council's Resolution Passed On 30 August 2021 | 16/1/4/2/1/14 | 55 |
| 11.1.3 | Rectification Of The Council Resolution Number (C/M 2018/01/25 - E1307) Item Number 11.1.22 | E 1307 | 62 |
| 11.1.4 | Sea Gull's Cry CC (Tiger Reef): Application For Covid-19 Relief | 3/11/1/2/1/6 | 66 |
| 11.1.5 | Swakopmund Paintball Centre & Adventure Park: Application For Covid 19 Relief | 13/3/1/5, 3/11/1/2/1/6, E 2747 | 71 |
| 11.1.6 | Erongo Red: Transfer Of Erf 4470, Mondesa | 5/6/3, M4470 | 77 |
| 11.1.7 | Renewal Of A Lease Agreement For An Undeveloped Open Area | 13/3/1/5, E 4866, E 4867 | 81 |
| 11.1.8 | Application For Transfer Of Right Of Use To Relatives Remaining On Erven In The DRC | 16/1/4/2/1/14) | 90 |
| 11.1.9 | Allocation Of Erven To Distant Relatives | 16/1/4/2/1/14 | 173 |
| 11.1.10 | Cancellation Of Purchase Erf 10034, Extension 15, Swakopmund By Vineta Development (Pty) Ltd And Future Sale Thereof | E 10034, RE E 5360 | 176 |

12. **REPORTS AND RECOMMENDATIONS OF COMMITTEES OR THE CHIEF EXECUTIVE OFFICER**

None.

13. **DRAFT REGULATIONS AND TARIFFS, IF ANY**

None.

11. **RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE MEETINGS HELD ON 07 DECEMBER 2021 AND 13 JANUARY 2022**

177 / 2021

MINUTES

of an Ordinary Council Meeting held in the Council Chambers, Municipal Head Office, Swakopmund on Thursday, 25 November 2021 at 19:00.

PRESENT:

- Councillor L N Kativa : Mayor
- Councillor D Am-IGabeb : Deputy Mayor
- Councillor W O Groenewald : Chairperson of MC
- Councillor C-W Goldbeck : Alternate Chairperson of MC
- Councillor P N Shimhanda : Member of Management Committee
- Councillor B R Goraseb : Member of Management Committee
- Councillor M Henrichsen : Alternate Member of MC
- Councillor E Shitana : Member of Council
- Councillor S Kautondokwa : Member of Council
- Councillor H H Nghidipaya : Member of Council

OFFICIALS:

- Mr A Benjamin : Chief Executive Officer
- Mr C McClune : GM: Engineering and Planning Services
- Mr V S Kaulinge : GM: Economic Development Services
- Mr H !Naruseb : GM: Finance
- Ms L N Mutenda : GM: Health Services & SWM (Acting)
- Mr A Plaatjie : GM: Corporate Services & HC (Acting)
- Ms A Gebhardt : Manager: Corporate Services (Acting)
- Mr U Tjiurutue : Corporate Officer: Administration
- Ms A Kahuika : Administration Officer: Administration

ALSO PRESENT:

Members of the media.

1. SCRIPTURE READING AND OPENING BY PRAYER

..... opened the meeting with a prayer.

2. ADOPTION OF THE AGENDA OF THE MEETING OF COUNCIL

On proposal of Councillor seconded by Councillor, it was:

RESOLVED:

That the agenda be adopted.

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| <p style="text-align: center;">CO: A <i>Acting GM: CS&HC</i></p> |
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178 / 2021

3. **APPLICATIONS FOR LEAVE OF ABSENCE AND DECLARATION OF INTEREST BY MEMBERS OF COUNCIL**

3.1 Application for leave of absence:

None.

3.2 Declaration of interest:

None.

4. **CONFIRMATION OF MINUTES**
(C/M 2021/11/25 - A 2/3/5)

4.1 **MINUTES OF AN ORDINARY COUNCIL MEETING HELD ON 28 OCTOBER 2021**

On proposal of Councillor seconded by Councillor, it was:

RESOLVED:

CO: A
Acting GM: CS&HC

That the minutes of the Ordinary Council Meeting held on 28 October 2021, be confirmed as correct.

5. **OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS**

(C/M 2021/11/25 - A 2/3/5)

HONOURABLE COUNCILORS, THE CHIEF EXECUTIVE OFFICER, MR. ALFEUS BENJAMIN, GENERAL MANAGERS, MANAGERS, OFFICIALS, MUNICIPALITY STAFF MEMBERS, MEMBERS OF THE MEDIA, LADIES AND GENTLEMEN. ALL PROTOCOL OBSERVED

GOOD EVENING AND WELCOME TO THE COUNCIL MEETING.

HONOURABLE COUNCILORS, LADIES AND GENTLEMEN

PLEASE ALLOW ME TO PRESENT TO YOU THE BRIEF HIGHLIGHTS ON THE EVENTS AND ACTIVITIES THAT TOOK PLACE DURING THE MONTH OF OCTOBER.

THE MONTH OF OCTOBER IS KNOWN TO SYMBOLIZE PROSPERITY, PEACE AND FERTILITY. THIS SHOWED THROUGHOUT THE ACTIVITIES THAT COUNCIL WAS APART DURING THE COURSE OF THIS MONTH.

THE LIST OF HIGHLIGHTS ARE AS FOLLOWS:

IN NO PARTICULAR ORDER, THIS MONTH, COUNCIL HAS:

- DECLARED MONTH OF OCTOBER AS CLEAN UP MONTH
- INAUGURATED THE MATURARA PARKS
- PAID A COURTESY VISIT TO I – CARE
- HELD AN OFFICIAL HANDOVER OF THE GENEROUS DONATION BY TANGENI SHILONGO
- ATTENDED THE PINK PLEASURE TEA PARTY IN DEDICATION TO BREAST CANCER AWARENESS MONTH.
- WELCOMED THE LOCAL AND INTERNATIONAL AUDIENCE OF THE MONDESA FOOTBALL ACADEMY'S INTERNATIONAL YOUTH CUP.
- HAD THE 1ST HARVEST DAY IN THE URBAN AGRICULTURE PROJECT,
- HELD MEETINGS WITH COMMUNITY MEMBERS TO HEAR THEIR GRIEVANCES AND PLEAS.
- PARTICIPATED IN TRAINING BY THE NAMIBIA INSTITUTE OF DEMOCRACY
- ATTENDED THE OFFICIAL LAUNCH OF WORLD SKILL AFRICA SWAKOPMUND
- TOOK PART IN A STRATEGIC PLANNING WORKSHOP WHERE COUNCIL BRAINED STORMED THE DEVELOPMENT OF SWAKOPMUND FOR THE NEXT 5 TO 10 YEARS

179 / 2021

- ATTENDED THE MISS NAMIBIA DENIM AND DIAMOND GALA DINNER
- PARTICIPATED AT THE GENDER BASED VIOLENCE - ORGANIZED BY ROUND TABLE
- LAST BUT NOT LEAST, JOINED THE SHACK DWELLER FEDERATION FOR THE OFFICIAL GROUNDBREAKING OF 32 HOUSES

BEFORE I START WITH THE RETIREMENT AND LONG SERVICE AWARDS, I WOULD LIKE TO TAKE SOME TIME TO ADDRESS OUR TWO SPECIAL GUESTS TODAY.

THE YOUTH ARE THE LEADERS OF TOMORROW. AS SUCH, COUNCIL HAS FIRMLY SUPPORTED WITH PRIDE THE TALENTED AND SKILLED, AUTHENTIC ENTREPRENEURS: BRADLEY MURERE AND KEANU STUURMAN. I WAS INFORMED THAT MR STUURMAN WOULD LIKE TO EXPRESS A FEW REMARKS TOWARDS THE COUNCIL.

LADIES AND GENTLEMEN, WITHOUT FURTHER A DUE HELP ME WELCOME MR. STUURMAN AND MR MURERE.

[SPEECH BY MR STUURMAN]

LADIES AND GENTLEMEN

AN ORGANISATION IS ONE THAT CONSIST OF A GROUP OF INDIVIDUALS THAT WORK TOGETHER TO OBTAIN THE SAME GOAL. THE SUCCESS THAT IS WEAKNESSED FROM THE MUNICIPALITY COULD NOT HAVE BEEN OBTAINED WITHOUT THE CONTRIBUTION OF THE MUNICIPALITY STAFF.

ON BEHALF OF THE COUNCIL, THE STAFF MUST PLEASE ACCEPT OUR SINCERE GRATITUDE TOWARDS YOUR CONTRIBUTION. WE ARE WHOLEHEARTEDLY THANKFUL FOR ALL YOUR HARD WORK

PLEASE HELP ME CELEBRATE AND HONOUR THE FOLLOWING STAFF MEMBERS AS WE PRESENT THEM WITH THEIR LONG SERVICE AWARDS.

10 YEARS SERVICE

MS SANDRA BEYER

25 YEARS SERVICE

MR. ALFRED NDIWETEKO

SECONDLY, I WOULD ALSO LIKE TO HONOUR MR. ULRICH KAMBONGARERA FOR THE MANY YEARS HE HAS COMMITTED TO THE MUNICIPALITY. THE COUNCIL WISHES YOU ALL THE BEST IN YOUR RETIREMENT.

LADIES AND GENTLEMEN

IN CONCLUSION, WE ARE GETTING CLOSE TO THE FESTIVE SEASON. THOUGH THE CLEANING MONTH IS COMING TO A CLOSE, I ENCOURAGE YOU TO KEEP CLEANING OUR TOWN, CONTINUE WEARING THE MASKS, SANITIZING AND PRACTICE SOCIAL DISTANCING. LASTLY WELCOME THE FESTIVE SEASON WITH COURTESY GESTURES AROUND THE COMMUNITY.

THAT IS ALL WE HAD FOR TODAY, THANK YOU FOR YOUR UNDIVIDED ATTENTION.

HONOURABLE COUNCILORS, LADIES AND GENTLEMEN

WE WILL NOW CONTINUE WITH OUR DELIBERATIONS.

THANK YOU

LOUISA KATIVA
MAYOR

6. INTERVIEWS WITH DEPUTATIONS OR PERSONS SUMMONED OR REQUESTED TO ATTEND THE MEETING OF COUNCIL

None.

180 / 2021

7. PETITIONS

None.

8. MOTIONS OF MEMBERS

None.

9. ANSWERS TO QUESTIONS OF MEMBERS OF WHICH NOTICE WAS GIVEN

None.

10. REPORT OF THE MANAGEMENT COMMITTEE REFERRED TO IN SECTION 26(1) (E) OF THE ACT11. RECOMMENDATIONS OF THE MANAGEMENT COMMITTEE MEETING HELD ON 11 NOVEMBER 02110. REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY PREVIOUS MANAGEMENT COMMITTEE MEETINGS HELD DURING OCTOBER AND NOVEMBER 2021RESOLVED:CO: A
Acting GM: CS&HC

That the Management Committee resolutions of 28 October 2021 and 11 November 2021, be noted.

11. RECOMMENDATIONS BY THE MANAGEMENT COMMITTEE11.1 MANAGEMENT COMMITTEE MEETING HELD ON 11 NOVEMBER 202111.1.1 FINANCIAL YEAR END - 2020 / 2021
(C/M 2021/11/25 - 3/1/1/1/1)RESOLVED:

GM: F

(a) That Council approves the additional funds request amounting to N\$21 574 000.00 for the Operational Budget of 2019 / 2020 Financial Year.

(b) That additional funds be funded from the surplus of the Financial Year under review.

11.1.2 RENOVATION OF ABLUTION FACILITIES AT CLEANSING SECTION REST-ROOMS

(C/M 2021/11/25 - Erf 1596)

RESOLVED:GM: EPS
GM: F

(a) That Council approves additional funds for the completion of the preliminary phase of the construction project at Erf 1596, Swakopmund.

181 / 2021

- (b) That the General Manager: Finance provides funds amounting to N\$300 000.00 for the completion of the preliminary phase of the construction project at Erf 1596, Swakopmund.

11.1.3 **SOUTHERN ENERGY COMPANY AND AVIATION FUEL LEASE AGREEMENT**

(C/M 2021/11/25 - 18/1/1/1)

RESOLVED:

GM: F

- (a) That Council repeal points (b) and (d) of its resolution of 29 July 2021.
- (b) That the General Manager: Finance calculates the appropriate amount to be levied in respect of arrear rental for the occupation of the site and royalties since 2010 and that the Lessee be requested to make acceptable arrangements for the payment of the resulting amount.*
- (d) That the company provides Council with the quantities of fuel dispensed from commencement of operations to date.*
- (b) That Messrs Southern Energy Company pays the same lease amounts as currently paid by commercial Hangar Owners.
- (c) That Council accepts the offer of N\$0.036 per litre to be paid by Messrs Southern Energy Company for quantities of fuel dispensed.

11.1.4 **REINSTATEMENT OF OVAHIMBA CULTURAL GROUP AT THE MARTIN LUTHER HISTORICAL SITE**

(C/M 2021/11/25 - 13/3/1/13)

RESOLVED:

GM: EDS

- (a) That Council remains with its resolutions taken on 28 January 2021, under item 11.1.1 amended as below:
- (a) That the Council revokes the utilization of the land of the Ovahimba Cultural Village.*
- (b) That the General Manager: Economic Development Services plans for the demarcation of land earmarked for the Cultural Center.*
- (c) That once the area has been demarcated, invitations for expression of interest from different cultural groups / cooperatives / individuals that want to lease a portion in the center, be compiled.*
- (b) That the parties be informed that if the issues between them are not resolved by the closing date of the Request for Sealed Quotations, the structures must be removed.

182 / 2021

11.1.5 **SWAKOPMUND COASTLINE PROTECTION IMPLEMENTATION PLAN**

(C/M 2021/11/25 - 16/1/3/2, 14/2/9/5)

RESOLVED:

GM: EPS
GM: F

- (a) That the Swakopmund Coastline Protection Implementation Plan be approved.
- (b) That the General Manager: Engineering & Planning Services makes sufficient budgetary provisions for the implementation of the plan according to the phases indicated below, subject to review.

| <i>Phase</i> | <i>Estimated Budget</i> |
|---------------------|-------------------------|
| Year 1 (2022 -2023) | N\$3 133 000.00 |
| Year 2 (2023-2024) | N\$7 500 000.00 |
| Year 3 (2024-2025) | N\$6 300 000.00 |
| Year 4 (2025-2026) | N\$15 600 000.00 |
| Year 5 (2026-2027) | N\$10 650 000.00 |

11.1.6 **RECTIFICATION OF COUNCIL RESOLUTION: ITEM 11.1.12 OF 25 MARCH 2021**

(C/M 2021/11/25 - M4 E 40)

RESOLVED:

GM: EPS

That the Council resolution of 25 March 2021, under item 11.1.21, be repealed and replaced with the following:

- (a) That the subdivision of Abalone Avenue into Portion A and Remainder be approved.
- (b) That the permanent closure of the street portion between Erven 40 and 41 Myl 4 as a "Street" be approved.
- (c) That the subsequent consolidation of Portion A with Erf 40, Myl 4 be approved.

11.1.7 **REQUEST BY WATO PTY (LTD) TO RECONSIDER THE CANCELLATION OF ERF 4108, MONDESA**

(C/M 2021/11/25 - M 4108)

RESOLVED:

CO: P
Acting GM: CS&HC

- (a) That Council takes note of the letter dated 03 June 2021 from Wato (Pty) Ltd (on behalf of WATO Investment CC) requesting Council to reconsider the decision passed on 28 January 2021 under item 11.1.22 in terms whereof the transaction for the sale of Erf 4108, Mondesa is cancelled.
- (b) That Council remains with its decision passed on 28 January 2021 under item 11.1.22, in terms whereof the sale of Erf 4108, Mondesa is cancelled.

183 / 2021

1. That Messr's WATO Investment CC be reimbursed N\$900.00 due to a calculation error made in the calculation of the 1% Admin Cost to be deducted from the N\$10 000.00 deposit.

11.1.8 APPLICATION FOR AN EXTENSION OF TIME TO SECURE PURCHASE PRICE: DR RAIMO NHH NAANDA
(C/M 2021/11/25 - E 10038)

RESOLVED:

CO: P
Acting GM: CSS&HC

- (a) That Council takes note of the e-mail received from Dr Raimo Naanda requesting an extension of time to pay the purchase price of Erf 10038, Swakopmund.
- (b) That the wording of the deed of sale for Erf 10038, Swakopmund be amended to read that the purchase price in the amount of N\$606 970.00 (N\$1 015.00/m² X 598m²) shall be secured within 60 days from last party signing the deed of sale, instead of 120 days from the date approval is granted by the Ministry of Urban and Rural Development.
- (c) That should the purchase price referred in (b) above not be secured by 13 December 2021, the purchase price shall attract interest at a rate of 7.5% per annum calculated from 13 October 2021 until the date the purchase price is paid and received in full.

11.1.9 REQUEST TO HOST A MAYORAL SPORTS TOURNAMENT
(C/M 2021/11/25 - 5/5/8/2)

RESOLVED:

CEO
GM: EDS

- (a) That Council approves to host an annual Sports Tournament to promote local sport and micro businesses.
- (b) That budgetary provision of N\$20 000.00 be made available through the office of the Mayor.
- (c) That the Mondesa Sport Stadium be utilized for the tournament free of charge.
- (d) That an Organizing Committee be appointed through the office of the Mayor to plan the event annually and to provide feedback reports to Council.

11.1.10 REQUEST FOR APPROVAL TO HOST A MONTHLY MARKET: "LOCAL IS LEKKER" IN SWAKOPMUND
(C/M 2021/11/25 - 14/1/3/1)

RESOLVED:

GM: EDS
CO: MC
GM: HSSWM
Acting GM: CSS&HC

- (a) That permission be granted to Mr & Mrs Lubbe to host a monthly community market at Palm Garden and *Thomas Hamunyela Amphitheatre* between 08am and 8pm monthly, starting 2022, subject to the following conditions:

184 / 2021

- (i) That the following rental be charged:
- Refundable Deposit = N\$724.00
 - Rental Fees = N\$0.26 per day per m² plus 15% VAT
- (ii) That noise be restricted to the immediate surrounding area (i.e. 85 Decibels) and upon any complaints of noise pollution or misbehaviour, the approval be terminated.
- (iii) That the applicant indemnifies Council against all and any claims in respect of damage to property and / or bodily injury to / loss of life of people that may arise from the utilization of the property.
- (iv) That the applicant ensures that there is security during the event, and that the site is restored to its original state after use.
- (v) That the applicant restores the area to its normal state after the event.
- (vi) That the applicant ensures that all health protocols related to COVID-19 pandemic, are adhered to.
- (b) That all applications be made through the Municipality as with the annual Christmas Fair.
- (c) That permission be granted to Mr & Mrs Lubbe to launch the "Local is Lekker" monthly Community Market concept at the Swakopmund Fair scheduled for 17-18 December 2021 at the Palm Garden at no cost.
- (d) That Council assist this community initiative with the following at Council's cost:
- Provision of Wheelie bins and removal of waste for the first 3 months and rental fee for wheelie bins be applied thereafter
 - Avail personnel to assist with setting up, marking of the area
 - Grant permission to hang advertising banners in town
 - Assist with marketing the event on Council's Social Media Sites where applicable
- (e) That Mr & Mrs Lubbe ensures that that there is sufficient power supply for the event, and should additional electricity be required, it be supplied at their own cost.
- (f) That Mr & Mrs Lubbe be responsible for sourcing for additional ablution facilities if required at their own costs.
- (g) That Mr & Mrs Lubbe's proposal to combine the "Local is Lekker" market with the annual Swakopmund Fair in December be approved and that the two parties (i.e. Municipality of Swakopmund and Mr & Mrs Lubbe) organise the event together.

11.1.11 APPLICATION FOR LAND SWAP OF ERF 9806, EXTENSION 39 SWAKOPMUND WITH ERF 9793, EXTENSION 39, SWAKOPMUND
(C/M 2021/11/25 - E 9806, E 9793)

RESOLVED:

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|---------------------------|
| CO: P Acting GM: CS&HC |
|---------------------------|

- (a) That it be noted that the two erven differ in area size and the difference must be paid for at a market value upon

185 / 2021

completion of both the planning and cadastral statutory procedures:

| | Erf # | Size | Owner |
|---|-------------------|-------------------------|---|
| 1 | 9806 | 2 251m ² | Swakopmund Municipality |
| 2 | 9793 | 1 835m ² | The Trustees for the Time being of the Erf 462 Tamariskia Endowment Trust |
| | Difference | 416m² | |

- (b) That the applicant undertakes all the planning and cadastral statutory procedures.
- (c) That it be noted that the market value of the land has been determine at N\$850 m², therefore the toal to be paid to Council will be N\$353 600.00.
- (d) That the exchange of Erf 9806, Extension 39 (zoned "Public Open Space") for Erf 9793, Extension 39 (zoned "General Residential") belonging to The Trustees for the Time being of the Erf 462, Tamariskia Endowment Trust; in order to accommodate the parking requirements for the development on Erf 9794, Extension 39 (belonging to Swakop Convenience Centre CC) be approved subject to successful completion of the statutory planning and cadastral procedures.
- (e) That approval for the exchange proposal be given on condition that Swakop Convenience Centre CC acquires ownership of Erf 9793 prior to entering into an exchange agreement with Council.
- (f) That upon acceptance of the Council decision by Swakop Convenience Centre CC, Council's intention to alienate Erf 9806, Extension 39, Swakopmund via an exchange transaction for Erf 9793, Extension 39, Swakopmund be advertised for possible objections as required in terms the Local Authorities Act, Act 23 of 1992 at the cost of the purchaser.
- (f) That the transaction be concluded after approval has been granted by the Ministry of Urban & Rural Development; within 120 days from the last party signing the exchange agreement.
- (g) That the purchaser accepts that no rights will accrue to it 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.
- (h) That the erven are exchanged "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

186 / 2021

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.

- (i) That no development or construction will be permitted to commence until the statutory processes have been completed and the erven are transferred.
- (j) That the exchange agreement be signed and returned to the Swakopmund Municipality, by the purchaser within 21 days of receipt thereof.
- (k) That the purchaser indemnifies Council against any claims resulting from blasting, should blasting need to be done.
- (l) That Swakop Convenience Centre CC be responsible for all costs for the exchange transaction:
 - (i) That the purchaser pays a deposit of N\$10 000.00 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 any remainder of the deposit in (i) above be refunded to the purchaser on completion of the related statutory processes.

11.1.12 **SWAKOPMUND MUNICIPAL SAND AND GRAVEL MINING REGULATIONS**

(C/M 2021/11/25 - 1/1/2/29)

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| <p style="text-align: center;">GM: EPS CO: A Acting GM: CS&HC</p> |
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RESOLVED:

- (a) That Council approves the draft sand and gravel mining regulations.
- (b) That the Acting General Manager: Corporate Services and Human Capital submits the regulations to the Municipal lawyers for amendment and vetting.
- (c) That the draft regulations be re-submitted to Council before they are submitted to Ministry of Urban and Rural Development and the Attorney General.
- (d) That the regulations be implemented by the following Divisions with various departments:
 - *Engineering & Planning Services Department (Office of the Environmental Officer).*
 - *Economic Development Department (Emergency & Law Enforcement Division).*

187 / 2021

11.1.13 PERMISSION USE MOBILE ADVERTISING TRAILERS

(C/M 2021/11/25 - 7/2/1)

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| GM: EPS |
| CO: P |
| Acting GM: CS&HC |

RESOLVED:

- (a) That the Council grants permission to Messrs Hekami Outdoor to place mobile advertisement trailers on site one (1) and two (2), as per the map, on file.
- (b) That site three (3) be declined and the applicant be informed that he will have to apply to TransNamib for the use of this location.
- (c) That permission only be granted to use sites for six (6) month with no option to renew the lease period.
- (d) That Acting General Manager: Corporate Services and Human Capital draft a formal lease agreement for the use of council's land before any advertising be placed.
- (e) That the rental for sites be determined N\$2 300.00 per site per month.
- (f) That Messrs HEKAMI Outdoor be responsible for the maintenance of the mobile trailers.
- (g) The Council reserves the right to cancel the lease agreement at any time during the lease period should Council requirements not be met.
- (h) That the locations for this type of advertising be limited to the approval sites and be made available to other applicants once the lease period has expired.

11.1.14 TRANSFER OF FUNDS: ARCHIVES

(C/M 2021/11/25 - 3/1/1/1))

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| GM: F |
| CO: A |
| Acting GM: CS&HC |

RESOLVED:

That permission be granted to the General Manager: Finance to transfer N\$360 000.00 from Property / Asset Register Vote No: 150531013000 to the High Density Cabinet Vote: 150531012900 where N\$587 000.00 is available.

11.1.15 COUNCIL'S OUTSTANDING DEBTS

(C/M 2021/11/25 - 3/1/1/1, 3/2/7)

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|-------|
| GM: F |
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RESOLVED:

- (a) That it be noted that Councils' outstanding debt as at 20 October 2021 amounted to N\$100 107 389.86.
- (b) That it be noted that the Cabinet Directive states that Council MAY NOT disconnect water supply.

188 / 2021

- (c) That it be noted that the Finance Department is currently busy with debt recovery strategies with internal resources as well as through our Debt Collectors.
- (d) That Council announce in the newspapers and social media platforms that Consumers will be granted grace period to make arrangements for settlement of their outstanding debts with Council, during the period 1 December 2021 until 31 March 2022.
- (e) That Council approves a 10% settlement discount for payment of account balances older than 90 days.

11.1.16 PLACEMENT OF STORAGE CONTAINERS AT DANIEL KAMHO HAWKERS SITE FOR THE PURPOSE OF STORING CHARCOAL AND WOOD

(C/M 2021/11/25 - 14/1/3/1)

RESOLVED:

GM: EDS

- (a) That Council approves the placement of 6m x 3m storage containers at Daniel Kamho Hawkers site at the tenants own costs.
- (b) That these storage facilities may not be used for any purposes other than for the storage of goods for sale at market site.
- (c) That the Economic Development Services Department ensures that such storage facilities do not become an eye sore to members of the public and are placed in a manner that does not obstruct the view of motorists utilizing the parking area.
- (d) That Council reserves the right to cancel this approval upon receiving complaints regarding the improper and unbecoming behaviours or business activities at these storage facilities.

11.1.17 APPLICATIONS TO PURCHASE ERF 2623, EXTENSION 8, SWAKOPMUND

- MR FREDERICK JOHANNES MOUTON
 - NAMIBIAN LUBRICATION SYSTEMS CC
 - MS MARIETTE MARIA BEUTHIN
- (C/M 2021/11/25 - E 2623)

RESOLVED:

CO: P
Acting GM: CS&HC

- (a) That Council approves that an exclusive closed bid be held for the sale of Erf 2623, Swakopmund measuring 1 333m² to the following applicants only at an upset price of N\$500.00/m² (N\$665 000.00) as approved by Council on 25 July 2019, under item 11.1.27:

- *Mr Frederick Johannes Mouton*

189 / 2021

- *Namibian Lubrication Systems cc*
- *Ms Mariette Beuthin*

- (b) That the three approved bidders pay a refundable registration fee of N\$5 000.00 to take part in the closed bid sale.
- (c) That the following standard conditions be applicable:
1. *That upon allocation of the erf to the successful purchaser, Council's intention to sell the erf be advertised for possible objections as required in terms of the Local Authorities Act, Act 23 of 1992 at the cost of the purchaser.*
 2. *That ministerial approval be applied for the sale of Erf 2623, Swakopmund in terms of the Local Authorities Act, Act 23 of 1992, as amended.*
 3. *That the transaction be concluded within 120 days from the date the last party signed the Deed of Sale and such date be regarded as date of sale.*
 4. *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 last party signed the Deed of Sale.*
 5. *Failure to secure the purchase price within the required period will result in cancellation without the need to place the purchaser on terms.*
 6. *Should the purchase price be secured by a bank guarantee the transfer must be effected on / before the 120th day, else interest will be levied as from the date of the last party signing the deed of sale until the date of registration of transfer at a rate as confirmed with Council's bank on the date of sale.*
 7. *That the purchaser accepts that no rights will accrue to it 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.*
 8. *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.*
 9. *That where the General Manager: Engineering and Planning Services determines that the purchaser must upgrade or extend the existing services to the erf, the purchaser must do so at its own cost and to the satisfaction of the General Manager: Engineering Services.*
 10. *That no development or construction be permitted to commence until the statutory processes have been completed and the erf is transferred.*
 11. *That the purchaser must construct structural improvements worth at least 4 times the municipal valuation of the property. Structural improvements, for purposes of this condition, shall*

190 / 2021

not include the construction of boundary walls or any changes to the subterranean composition of the property;

12. *That the said improvements must be completed within 24 months (2 years) from date of transfer.*
13. *That the agreement of sale be signed and returned to the Swakopmund Municipality, by the purchaser within 21 days of receipt thereof by the purchaser.*
14. *That the purchaser indemnifies Council against any claims resulting from blasting, should blasting need to be done.*

11.1.18 PROGRAMME FOR ORDINARY MONTHLY MANAGEMENT COMMITTEE AND COUNCIL MEETINGS FOR 2022
(C/M 2021/11/25 - 5/2/1/1/2)

RESOLVED:

CO: A
Acting GM: CS&HC

- (a) That the programme for the Ordinary Management Committee and Council meetings for the period January 2022 until November 2022 (as per Annexure "A", on file), be approved.
- (b) That the election of office bearers of Council for 2022 be arranged to take place on 29 November 2022 at 09:00.
- (c) That the Acting General Manager: Corporate Services and Human Capital arranges with the local magistrate to chair and facilitate the election of office bearers at the meeting scheduled for 29 November 2022.

11.1.19 • CANCELLATION OF TRANSACTION ERF 2283 MATUTURA
• EVICION OF MR WILLIWARD NARIB AND RINA NARIS FROM ERF 2283 MATUTURA EXTENSION 10
(C/M 2021/11/25 - 14/2/1/2)

RESOLVED:

CO: H
Acting GM: CS&HC

That the Acting General Manager: Corporate Services & Human Capital consults with the attorneys to confirm whether Council can cede its rights to Messrs National Housing Enterprise to evict Mr Williward Narib and Rina Naris from Erf 2283, Matutura Extension 10.

11.1.20 RESALE OF THE PROPERTY ON ERF 7731, SWAKOPMUND, EXTENSION 28
(C/M 2021/11/25 - 14/2/1/2)

RESOLVED:

CO: H
Acting GM: CS&HC

That Council has no objection to the sale of the Erf by Mr and Ms Klukowski on condition that Messrs National Housing Enterprise has no objection.

191 / 2021

11.1.21 REQUEST TO RE-ADJUST SPECIAL RATES AT THE SWAKOPMUND MUNICIPAL REST CAMP
(C/M 2021/11/25 - 14/2/7/1/14)

RESOLVED:

GM: EDS

- (a) That Council extends the approved special rates of the Swakopmund Municipal Rest camp (SMRC) from 1 November 2021 to 28 February 2022:

| Unit Type | Current Rate | Proposed COVID-19 Rate | % Discount |
|-------------|--------------|------------------------|------------|
| Fish | N\$ 562.00 | N\$ 400.00 | 28.83% |
| Gecko | N\$ 652.00 | N\$ 450.00 | 30.98% |
| Welwitschia | N\$ 681.00 | N\$ 450.00 | 33.92% |
| Dune | N\$ 903.00 | N\$ 550.00 | 39.09% |
| Dune A | N\$ 846.00 | N\$ 550.00 | 34.99% |
| Spitzkoppe | N\$ 947.00 | N\$ 600.00 | 36.64% |
| Brandberg A | N\$1,058.00 | N\$ 750.00 | 29.11% |
| Brandberg B | N\$1,225.00 | N\$ 800.00 | 34.69% |
| Moon Valley | N\$1,336.00 | N\$ 900.00 | 32.63% |

- (b) That the following rates be approved as the "new peak-season rates" for the period 15 December 2021 - 5 January 2022 and long weekends between 1 November 2021 to 28 February 2022.

| Unit Type | Peak season |
|-------------|-------------|
| Fish | 500.00 |
| Gecko | 550.00 |
| Welwitschia | 550.00 |
| Dune | 650.00 |
| Dune A | 650.00 |
| Spitzkoppe | 700.00 |
| Brandberg A | 850.00 |
| Brandberg B | 900.00 |
| Moon Valley | 1,000.00 |

- (c) That the above rates be reviewed and re-adjusted pending the revival of the tourism industry.

13. DRAFT REGULATIONS AND TARIFFS, IF ANY

None.

The meeting adjourned: 19:40.

Minutes to be confirmed on: 25 November 2021.

Councillor L N Kativa
MAYOR

A Benjamin
CHIEF EXECUTIVE OFFICER

MINUTES

of a **Special Council Meeting** held in the Council Chambers, Municipal Main Office Complex, Swakopmund on **Tuesday, 30 November 2021 at 09:00**.

PRESENT:

The Magistrate, Ms Conchita Olivier : Presiding Officer

Councillor L N Kativa
 Councillor C-W Goldbeck
 Councillor P N Shimhandanda
 Councillor B R Goraseb
 Councillor D Am-!Gabeb
 Councillor W O Groenewald
 Councillor M Henrichsen
 Councillor E Shitana
 Councillor S Kautondokwa
 Alderman H H Nghidipaya

OFFICIALS:

| | | |
|-------------------|---|---|
| Mr A Benjamin | : | Chief Executive Officer |
| Mr A Platjie | : | Acting GM: Corporate Services & HC |
| Mr V S Kaulinge | : | GM: Economic Development Services |
| Mr A Katiundorozu | : | Acting GM: Health Services & SWM |
| Mr U Tjiurutue | : | Corporate Officer: Administration |
| Ms S Pagisho | : | Job Attachment Student (Administration) |

ALSO PRESENT:

In attendance were members of the public, media and other dignitaries.

1. **OPENING**

Councillor D Am-!Gabeb opened the meeting with a prayer.

2. **APPLICATIONS FOR LEAVE OF ABSENCE BY MEMBERS OF COUNCIL**

None.

193 / 2021

3. **ELECTION OF OFFICE BEARERS**

S/C/M 2021/11/30 - A 2/3/1/4)

Ms Conchita Olivier calls for nominations for the following.

3.1 **MAYOR AND CHAIRPERSON OF COUNCIL**

Councillor W O Groenewald nominated **Councillor L N Kativa** as **Mayor and Chairperson of Council**, which nomination was accepted and then seconded by Councillor C-W Goldbeck.

In the absence of any other nominations, **Councillor L N Kativa** was duly elected as **Mayor and Chairperson of Council**.

3.2 **DEPUTY MAYOR AND VICE-CHAIRPERSON OF COUNCIL**

Councillor B R Goraseb nominated **Councillor D Am-!Gabeb** as **Deputy Mayor and Vice-Chairperson of Council**, which nomination was accepted and then seconded by Councillor L N Kativa.

In the absence of any other nominations, **Councillor D Am-!Gabeb** was duly elected as **Deputy Mayor and Vice-Chairperson of Council**.

3.3 **MEMBERS OF THE MANAGEMENT COMMITTEE**

The following nominations which were accepted by the nominees:

- | | | | |
|-----|---|---|---------------------------------|
| (a) | Councillor C-W Goldbeck Councillor P N Shimhanda Councillor B R Goraseb | - | nominated by and seconded by |
| (b) | Councillor W O Groenewald Councillor M Henrichsen Councillor P N Shimhanda | - | nominated by and seconded by |
| (c) | Councillor B R Goraseb Councillor W O Groenewald Councillor L N Kativa | - | nominated by and seconded by |
| (d) | Councillor P N Shimhanda Councillor C-W Goldbeck Councillor D Am-!Gabeb | - | nominated by and seconded by |

In the absence of any other nominations, the Magistrate announced the outcome of the duly elected members of the Management Committee as follows:

- (a) **Councillor C-W Goldbeck**
- (b) **Councillor W O Groenewald**
- (c) **Councillor B R Goraseb**
- (d) **Councillor P N Shimhanda**

3.4 **ALTERNATE MEMBER OF THE MANAGEMENT COMMITTEE**

Councillor L N Kativa nominated **Councillor M Henrichsen** as **Alternate Member of the Management Committee**, which nomination was accepted and then seconded by Councillor B R Goraseb.

In the absence of any other nominations, **Councillor M Henrichsen** was duly elected as **Alternate Member of the Management Committee**.

3.6 **ACCEPTANCE SPEECH BY THE NEWLY ELECTED MAYOR**

Her Worship the Mayor, Honourable Councillor L N Kativa delivered her acceptance speech.

The meeting adjourned at **09:20**

Minutes confirmed on: **27 January 2022**

Ms Conchita Olivier
DISTRICT MAGISTRATE

A Benjamin
CHIEF EXECUTIVE OFFICER

10. **REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY PREVIOUS MANAGEMENT COMMITTEE MEETINGS HELD DURING NOVEMBER, DECEMBER 2021 AND JANUARY 2022**

10 (A) **MINUTES OF THE MANAGEMENT COMMITTEE MEETING HELD ON 07 DECEMBER 2021**

5. **DISCUSSION POINTS**

5.1 **HIGH COURT HEARING NOTICE: POP-UP RESTAURANT ON ERF 407, SWAKOPMUND**

(S/M/C 2021/12/07 - 14/2/4/1)

RESOLVED: (For Condonation by Council)

- (a) That Council condones the action of the Chairperson of the Management Committee, instructing Council's legal representative not to oppose the interim order received from the High Court and to negotiate a settlement instead.
- (b) That Council repeals its resolution of 28 October 2021 under item 11.1.11.
- (c) That Messrs Wale Tale and Ms H Garbade be advised that Council offers the use of the OK Parking Area to set up a pop-up restaurant from 04 December 2021 - 09 January 2022, subject to the following conditions:
- (i) *That the following rental be charged:*
- Refundable Deposit = N\$724.00
 - Rental Fees x 37 days = N\$11403.40 (i.e. N\$268 X 37 plus 15% VAT)
- (ii) *That the operation hours of the event be from 11H00 till 21H00 daily.*
- (iii) *That noise be restricted to the immediate surrounding area (i.e. not exceeding 85 Decibels) and upon any complaints of noise pollution or misbehaviour, the approval be terminated.*
- (iv) *That the applicant ensures that there is security during the event and crowd controlling measures, to the satisfaction of the General Manager: Economic Development Services, and that the site is restored to its original state after use.*
- (v) *That the applicant ensures that all health protocols related to COVID-19 pandemic, are adhered to.*
- (vi) *That the applicant must indicate whether refuse bins will be required and has to pay for the lease thereof as well as the removal afterwards (N\$32.00) per bin and N\$786.00 per truck load for the removal {15% VAT excluded}) as per approved budget.*
- (vii) *That the applicant informs adjoining residential property owners and public at large of the event for this period.*
- (viii) *That applicant submits a fire layout plan for the approval by General Manager: Economic Development Services before the event*
- (ix) *That the applicant applies for liquor license with the relevant authority.*

- (x) *That no off-road driving on the beach area will be allowed except for those vehicles meant to load and off-load materials or collect waste at the event.*
- (xi) *That the applicant provides own fresh water tank for the event.*
- (xii) *That all materials / structures to be used is of a semi-permanent nature and neutral colour*
- (xiii) *That the approval be given as a test case and be reconsidered for future applications.*
- (xiv) *That the following is applicable:*

Council's consent is furthermore subject that upon acceptance of the site proposed / approved by Council: Messrs Wale Tale and Ms H Garbade undertake towards the Municipality of Swakopmund, its Council and / or its officials ("Council"):

- 1) *to indemnify and to keep indemnified and hold Council harmless against any losses or damages of whatsoever nature which Council may suffer or any claims or actions which may be instituted against Council by virtue of this resolution taken and consent given to Messrs Wale Tale and/or the utilization of the site by Messrs Wale Tale.*
- 2) *to abandon and waive any claims which Messrs Wale Tale may have against Council by virtue of any resolutions taken or consent given by Council in respect of the site hereinbefore approved and/or any other sites previously approved by Council for Messrs Wale Tale to conduct a Pop-Up Restaurant.*
- 3) *to indemnify and keep indemnified and hold Council harmless against any losses or damages of whatsoever nature which Council may suffer or any claims or actions which may be instituted against Council by virtue of any preceding decision, resolution and/or consent given by Council to Messrs Wale Tale to conduct a Pop-Up Restaurant and in particular in respect of the decision, resolution and / or consent given in respect of Erf 407 and Erf 410, Swakopmund.*

10 (B) **MINUTES OF THE MANAGEMENT COMMITTEE MEETING HELD ON 13 JANUARY 2022**

2. **CONFIRMATION OF MINUTES**
(M/C 2022/01/13 - 5/2/1/1/2)

2.1 **MINUTES OF THE ORDINARY MANAGEMENT COMMITTEE MEETING HELD ON 11 NOVEMBER 2021**

On proposal of Councillor C-W Goldbeck and seconded by Councillor B R Goraseb it was:

RESOLVED:

| |
|--------------------|
| CO: A GM: CS&HC |
|--------------------|

That the Minutes of the Ordinary Management Committee meeting held on 13 January 2022 be confirmed as correct.

2.2 **MINUTES OF THE SPECIAL MANAGEMENT COMMITTEE MEETING HELD ON 30 NOVEMBER 2021**

On proposal of Councillor B R Goraseb and seconded by Councillor P N Shimhanda it was:

RESOLVED:

CO: A
GM: CS&HC

That the Minutes of the Special Management Committee meeting held on 30 November 2021 be confirmed as correct.

2.3 **MINUTES OF THE SPECIAL MANAGEMENT COMMITTEE MEETING HELD ON 07 DECEMBER 2021**

On proposal of Councillor C-W Goldbeck and seconded by Councillor W O Groenewald it was:

RESOLVED:

CO: A
GM: CS&HC

That the Minutes of the Special Management Committee meeting held on 07 December be confirmed as correct.

2.4 **MATTERS ARISING FROM THE PREVIOUS MINUTES**

None.

7. **MATTERS REFERRED BY PREVIOUS COUNCIL- AND MANAGEMENT COMMITTEE MEETINGS**

7.11 **SALE OF VARIOUS STREET PORTIONS ADJACENT TO ERVEN 1629, 1630, 1631, 1632, 1633, 1634 AND 1655, MONDESA**

(M/C 2022/01/13 - M 1629, M 1630, M 1631, M 1632, M 1633, M 1634, M 1655)

RESOLVED: (For Condonation by Council)

- (a) That the Acting General Manager: Corporate Services and HC be authorized to offer the street portion to the adjacent owners for N\$100.00/m², to be paid off in 12months.
- (b) That if all the owners accept the offer or propose different terms and the feedback be reported to Management Committee thereafter the transactions be submitted to Council for approval.

7.12 **CANCELLATION CONFIRMATION: FISCON INVESTMENTS 23 CC AND MINISTRY OF FISHERIES AND MARINE RESOURCES**

(M/C 2022/01/13 - E 2747)

RESOLVED:

That the sale be extended with 3 months and that the developer provides proof of availability of finances.

7.14 PARATUS TELECOMMUNICATION PROPRIETARY LIMITED: CESSION OF RIGHTS GRANTED BY COUNCIL ON 23 MAY 2019 UNDER ITEM 11.1.23 TO POWERCOM (PTY) LTD

(M/C 2022/01/13 - 13/3/1/5)

RESOLVED:

- (a) That PowerCom (Pty) Ltd be requested to consider an alternative site.
- (b) That if PowerCom can only use this erf, the lease period only be for 5 years and it be subject to possible relocation in future, Should council wish to realign the B2 to enter Swakopmund via Daniel Tjongarero Street.

7.16 INDUSTRIAL ERVEN: STATUS OF SALES AND FUTURE SALE OF REMAINING ERVEN

(M/C 2022/01/13 - 16/1/4/2/1/13; E 4813; E 4843; E 4869; E 4895; E 4899, E 4901; E 4873, E 4874, E 4889)

RESOLVED: (For Condonation By Council)

- (a) That Council takes note of the status of the sale of the 9 erven zoned "*Industrial*" and confirms the future sale by closed bid of the erven remaining unsold.
- (b) That the conditions of sale approved by Council at the meetings listed below be applicable to the closed bid sale:
 - (i) Council's decision of 25 March 2021 under item 11.1.18; and
 - (ii) Council's decision of 29 July 2021 under item 11.1.9.
- (c) That Council grants approval to the purchasers of the following two erven time until 31 January 2022 to secure the purchase prices (for condonation by Council) and addenda to the deeds of sale be entered into:
 - Erf 4813, Swk sold to Burns Engineering (Pty) Ltd in the amount of N\$1 000 000.00
 - Erf 4899, Swk sold to Primo Gravitas Investments CC in the amount of N\$4 777 777.00
- (d) That point (f) of Council's decision passed on 25 March 2021 under item 11.1.18 be amended to read that "120" days be granted instead of the standard 90 days to secure the purchase price.
- (e) That, if there is no performance on Erf 4899, the erf be offered to Swakopmund Industrial Property CC at the upset price.
- (f) That closed bid sales be scheduled as the erven become available for sale.

7.18 DRAFT DOG CONTROL POLICY & PROCEDURES

(M/C 2022/01/13 - 17/P, 17/3/4)

RESOLVED:

That the Dog Control Policy be referred to the Management Committee meeting of February 2022, pending the presentation by Councillor M Henrichsen.

7.19 REQUEST FOR SPONSORSHIP: THE COASTAL WARRIORS VOLLEYBALL CLUB TO USE THE VOLLEYBALL COURTS AT THE DOME

(M/C 2022/01/13 - 3/15/1/6/1)

RESOLVED:

- (a) That Management Committee repeals point (b) of the Management Committee resolution of 14 October 2021 and replace it with the following:

| <i>Options</i> | <i>Duration</i> | <i>Cost</i> | <i>Remarks</i> | <i>Totals</i> |
|----------------|-----------------|------------------------|---|---------------------|
| <i>B</i> | <i>8 months</i> | <i>N\$1 320.00 x 8</i> | <i>One session per week (Tuesdays or Thursdays)</i> | <i>N\$10 560.00</i> |

- (b) That the funds be defrayed from the Corporate Services Publicity Vote: 150515533000 where N\$233 731.18 is available.
- (c) That the Coastal Warriors Volleyball club submits a fundraising strategy to Council.

9. PERSONNEL MATTERS**9.1 REQUEST FOR PERMISSION TO NOMINATE MS SABINA N KATHENA TO SERVE ON THE COSDEC SWAKOPMUND ADVISORY BOARD**

(M/C 2022/01/13 - 4/2/4/1/2/1)

RESOLVED:

- (a) That Council approves the nomination of Ms Sabina Kathena to serve on the COSDEC Swakopmund Advisory Board.
- (b) That permission be granted for Ms Sabina Kathena to attend Board meetings when as required by the Centre.

9.2 COVID-19 PREPAREDNESS AND RESPONSE PLAN

(M/C 2022/01/13 - 17/3/6)

RESOLVED:

- (a) That the Covid-19 Preparedness and Response Plan, be noted.
- (b) That the isolation time be reviewed.

10. **MATTERS NOT ON THE AGENDA, BUT DISCUSSED WITH PERMISSION OF THE CHAIRPERSON**

10.1 **APPROVAL RECEIVED REGARDING OVERTIME HOURS**

(M/C 2022/01/13 - B 1/3)

RESOLVED:

That the approval received regarding overtime hours, be noted.

10.5 **COMPLAIN OF PREPAID WATER MACHINE APPLICATION**

(M/C 2022/01/13 - 16/2/1/7/1)

RESOLVED:

That approval be granted to Mr Erickson H Andreas to have an audience with Council on a date to be determined by the Chief Executive Officer.

10.6 **ADDITIONAL ACCOMMODATION FOR THE SPECIAL FIELD OFFICERS**

(M/C 2022/01/13 - 3/15/1/5/2)

RESOLVED:

- (a) That the availing of additional accommodation for the Special Field Officers be condoned.
 - (b) That the total amount of N\$11 900.00 be defrayed from Accommodation Namibian Police Vote: 101016509500 where N\$55 591.05 is available.
-

10.7 **NAMIBIAN NATIONAL MAYORS' FORUM - ANNUAL GENERAL MEETING MINUTES**

(M/C 2022/01/13 - 5/5/6)

RESOLVED:

That the minutes of the Namibian National Mayors' Forum - Annual General Meeting be noted.

10.8 **MAYORAL DEVELOPMENT FUND REPORT**

(M/C 2022/01/13 - 5/5/5/2)

RESOLVED:

That the Report of the Mayoral Development Fund for the month of August and December 2021 be noted.

10.12 RESUBMITTED: GHERON BUILDING CONSTRUCTION (PTY) LTD - APPLICATION FOR RECONSIDERATION OF CANCELLATION OF THE JV

(M/C 2022/01/13 - 16/1/4/2/1/14)

RESOLVED: (For Condonation By Council)

- (a) That Council takes note of the letters dated 05 August 2021, but received by Council on 03 November 2021 and dated 23 November 2021 from Gheron Building Construction (Pty) Ltd requesting Council to:
- *to grant them an extension of time of 180 days calculated from 01 January 2022 to comply with clause 3 of the joint venture agreement.*
- (b) That Council takes note that Gheron Building Construction (Pty) Ltd secured funding for their project as confirmed per letter dated 27 October 2021 received from Ariya Bridge Capital (ABC).
- (c) That Gheron Building Construction (Pty) Ltd be granted extension until 28 February 2022.

10.23 LEGAL OPINION - DEVELOPMENT OF ERF 673, TAMARISKIA BY MESSRS EDDY ANGULA TRUST

(M/C 2022/01/13 - T 673)

RESOLVED:

- (a) That Council's takes note of the legal opinion of Koep & Partners on how to enforce the conditions of the sale and development agreement of Erf 673, Tamariskia.
- (b) That Council requests Eddy Angula Trust to submit proof of secured financier / developer / contractor and timeline to commence and complete the installation of services and entire development.
- (c) That Erf 673, Tamariskia be developed in terms of the layout plan approved by the Management Committee on 19 August 2021, under item 5.14 (as Annexure "B", on file).
- (d) That it be noted that Mr Silvanus Kathindi of Block 9 Developers (Pty) Ltd has been requested to submit an amended Trust Deed of incorporating in the development of Erf 673, Tamariskia.
- (e) That should Messrs Eddy Angula Trust fail to provide proof stated in point (b) above, Council cancel the sale agreement and demands the restitution of the ownership of Erf 673, Tamariskia.

11. **RECOMMENDATIONS BY THE MANAGEMENT COMMITTEE**
- 11.1 **MANAGEMENT COMMITTEE MEETINGS HELD ON 13 JANUARY 2022**
- 11.1.1 **PRESENTATION: REPORT OF FEASIBILITY STUDY AND PROPOSED CONCEPT IDEA FOR THE DRC OPEN MARKET**
(C/M 2022/01/27 - E 7538 M)

Ordinary Management Committee Meeting of 13 January 2022, Addendum 7.1 page 03 refers.

- A. **The following item was submitted to the Management Committee for consideration:**

INTRODUCTION

The purpose of the submission is to present to Council the feasibility report as well as the proposed concept idea of the DRC Open market by Mutua Scriba Architects.

The Management Committee on **13 January 2022**, under item 8.1, resolved the following:

- (a) *That the presentation of the report for the feasibility to construct Open Market at DRC settlement, Ext 27 Erf 7538 by Mutua Scriba Architects, be noted.*
- (b) *That the final report and concept idea be submitted to the next Management Committee Meeting for approval.*

The matter was on the Management Committee agenda of **13 January 2022**, however the consultant did not present the report and concept idea, hence the submission.

BACKGROUND

The Municipality of Swakopmund has identified the need to construct an Open Market on Erf 7538, which is situated in Swakopmund, Extension 27, commonly known as the "DRC" Settlement. Input is required in the form of a feasibility study to assist the Municipality of Swakopmund in planning and budgeting. Depending on the outcome of the feasibility study and an evaluation of the Council's priorities, a capital budget may be allocated and the appointment of the consultants extended up to the construction and finalization of the envisioned public facilities.

The scope entails to provide the following features and amenities:

- *Loading zones for taxi*
- *Lockable business units (hair salon, electronics, etc.)*
- *Cold storage facility*
- *Counters to cater for fresh produce & veggies hawker(s)*
- *Medium sized workshops to cater for joinery, upholstery, refrigerators etc.*
- *Security office*
- *Ablution facilities (including one for wheelchair users)*

Additional features:

- Rest benches and shading
- Secure cubicle for ATM machine(s)
- Area(s) to plant trees, green space etc. (landscaping)

DISCUSSION

A budget provision of **N\$1 000 000.00** was done in 2020/2021 and was carried forward as a continuation project in the current financial year, for designing an Open Market in DRC settlement, Ext 27 on Erf 7538. Request for proposals to conduct a feasibility study to construct open market in DRC was awarded to Mutua Scriba Architects for a total amount of N\$85 962.50. The contract for the consultancy services which includes conducting feasibility study to provide inputs and cost estimations to assist the Council in planning for the open market, was signed on **13 July 2021**. The architect has completed the study and made the first presentation to the officials (EDS & ES) on **03 September 2021**. Inputs as made by the officials were forwarded to the architects to incorporate in the report and has requested audience with Council to present the report.

Attached is the brochure.

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

RECOMMENDED:

- (a) That the presentation of the report for the feasibility to construct open market at DRC settlement, Extension 27, Erf 7538 by Mutua Scriba Architects, be noted.**
 - (b) That Council together with the architects engage the beneficiaries (i.e. DRC informal traders) to inform them of the intended plan, share the concept idea and get their comments/ inputs before finalizing the concept.**
 - (c) That after (b) above is implemented, the final report and concept idea be re-submitted to the next Management Committee Meeting for approval.**
 - (d) That upon approval of the concept by the Council, budgetary provision for design and construction of phase 1 be made in 2022 / 2023 budget.**
 - (e) That the General Manager: Economic Development Services investigates the possibility of subdividing the erf to create 2 to 3 business erven, to be sold as anchor tenants.**
-



Content

1. Introduction
2. Locality
3. Site analysis
4. Brief
5. Precedent studies
6. Concepts - Building typologies & Theory
7. Zoning
8. Phasing
9. Master plan
10. Visualisations
11. Costing
12. Conclusion
13. Bibliography

1. Introduction

Re-imagining DRC's hearth

The site is situated in Swakopmund Extension 27, commonly known as the DRC Settlement.



2. Locality

Re-imagining DRC's hearth

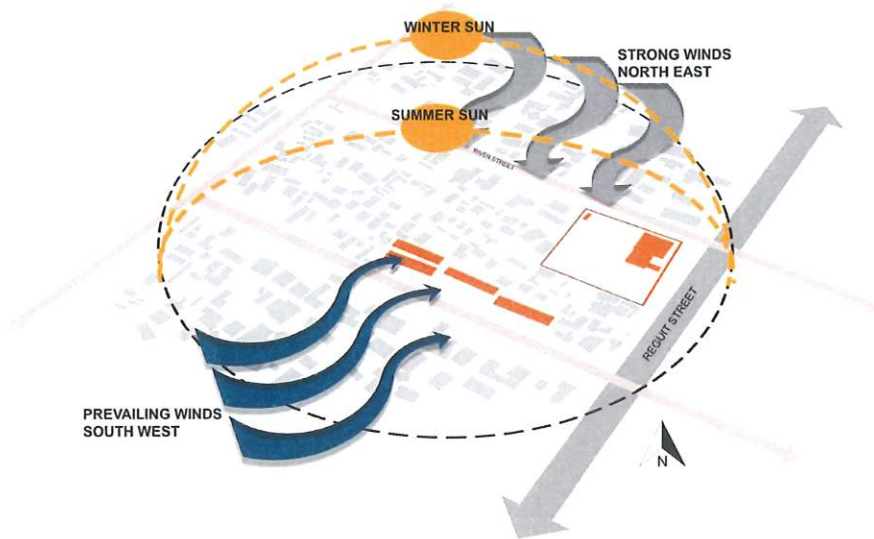
The site acts as a primary node on a prominent artery cutting through the town from the inner metropolitan area all the way to the lively low density residential area. The site is currently a place of reference when navigating through the town but is highly underutilised for its intended purpose.



3. Site analysis

Weather and orientation

The weather conditions are typical of the Swakopmund micro climate, with pleasant West winds and harsh east winds. Reguit street is currently the main connector of the site to the rest of the towns road infrastructure..



3. Site analysis

Photographic survey

Lack of storage space and security amongst other factors have caused a didinterest from potential vendors to operate using the current infrastructure.

A physical barrier is created between the clinic and the rest of the site although visual connection is still maintained through the permeability of the fencing material.



4. Project brief

4.0 The project brief

The project brief is to propose an Open Market making use of the existing structures on site and further introducing features and amenities such as:

- Loading zone for taxis
- Lockable business units
- Cold storage facilities
- Counters to cater for fresh produce & veggies hawkers
- Medium sized workshops to cater for various artisans
- Security office
- Ablution facilities
- Rest benches and shading
- Secure cubicle for ATM machines
- Landscaping

4.1 The client body:

- City of Swakopmund municipality - The local authority
- The informal and semi-formal traders - The main stakeholders, the party responsible for utilizing the facilities in a sustainable and profitable manner.
- Tourists - Mostly interested in souvenir artefacts and cultural dining experiences, tourists play an important role in maintaining a market for products of woodcarvers, local foods restaurants and small ornament makers.
- Local companies - Architects, interior designers and other individuals have increasingly created a market for mber furniture and custom mber artwork.
- Private individuals - The day-to-day clientele are the individuals that come from all over to exploit the various services available.

5. Precedent studies

Dr. Frans Indongo market – Oshakati, Namibia

The Oshakati Town Council with professional support from Kerry McNamara Architects completed the new - Namibia Institute of Architects

Dr Frans Aupa Indongo Oshaka Open Market in the centre of the city of Oshaka in northern Namibia.

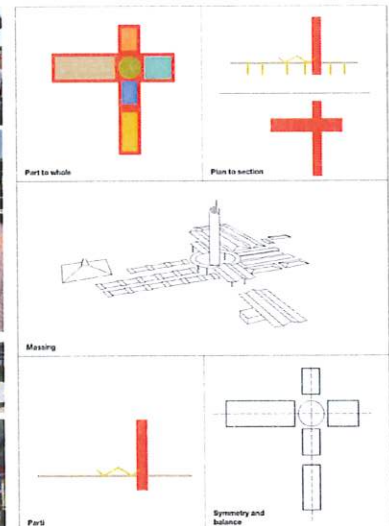
This open market creates a new home for the existing 'Omatala Market' on the Main Street in Oshakati.

The open market consists of administration, large meeting areas, large craft spaces, seasonal market spaces, formal fresh food markets, formal cooked food markets, 'kapana' braai areas, formal retail spaces, service spaces, cold storage rooms and public spaces for all ages.

The close collaboration with the existing market operators the Oshakati Town Council and the supporting consultant team have created a modern iconic transport and market development in the city centre of Oshakati reinforcing the cities vision as being the commercial capital of the North.

One of the main features of the project is the 12 storey, 49 meter high observation Tower 'OSHUNGO YA SHAKATI' in the center of the main public square. This observation tower structure in the center of the development attracts the most attention. The structure soars high above the surrounding buildings and offers the first 360-degree view of the beautiful town of Oshakati. This towering feature acts as an iconic beacon of identity for the market, low from afar and a place to meet at whilst creating a structure for all to access and observe the city of Oshakati from above.

The relocation of the vendors from the original site received a lot of resistance at first and made it necessary to engage the stakeholders more considerably to meet their requirements to operate. One of the convincing factors was the construction of a large shopping mall/complex in close proximity to the new market and the linking of the two so as to increase pedestrian traffic between the two entities.



5. Precedent studies

Gugulethu Central Meat Market – Cape Town, RSA

For this market the design process was complex and involved many workshops, meetings and negotiations. The architects proposed an initial design for the market but after presenting it to the traders the "Eurocentric" market proposal was transformed into a more appropriate and locally expressive market through active involvement by all traders. The traders proposed an L-shaped building that would form a boundary and block prevailing southwest winds. The boundary wall "thickens" to accommodate the formal activities: spaza shops, cold rooms, public toilets and offices.

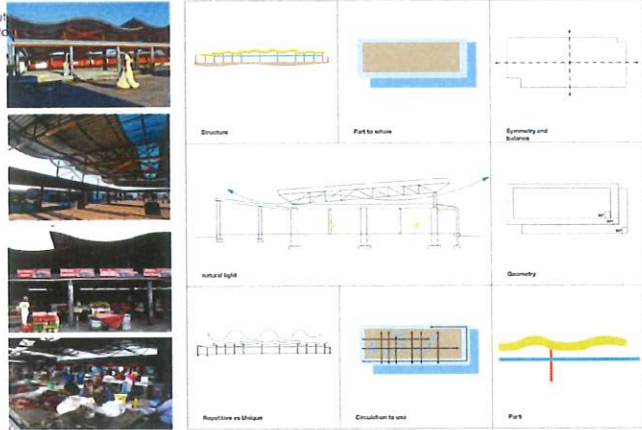
The north and east sides of the market were left open to allow for a public interface. Roller shutter doors allow the market to be completely closed at night for security.

Stainless steel tables, sinks and indoor places allow for the hygienic preparation of meat and braaing. The roof resembles a giant wave and its aesthetic establishes the Gugulethu Meat Market as an iconic place within the landscape, which promotes it as a socio-economic viability.

The Gugulethu Central Meat market is a good example of how architecture can be a tool in enhancing specific existing activities and functions. Providing infrastructure for existing functions, like that of a meat market, provides better conditions for food preparation and health safety.

There is a need for architecture to be a part of an economy of self-development towards a sustainable development as opposed to sustainable architecture.

The architecture needs to be flexible, expandable and made to accommodate a society that needs development rather than codes of practice.



6. Concept

6.1 Programmatic rules

Spatial character

Spaces within market systems seem to facilitate shifting functions and it is therefore important to allow for this shifting of needs.

Anchor

Vendors in all the analysed markets often group together into market sectors, with the largest sector often acting in the same way as an anchor tenant would in a shopping centre. These groupings are often off the street, forcing prospective customers to move through a series of smaller sectors and individual stores before arriving at the anchor (Dewar & Watson, 1990).

Market Levels

There are also different market levels within the sectors with vendors operating at different levels of formality, from the mobile pavement trader to the enclosed market shop. Vendors at lower levels may not want to change levels for business reasons.

Equality in the Market

The self-organisation of market social structures means that these organisations are fairly democratic. Vendor's stalls seem to be fairly uniformly sized and distributed where stalls of the same sector and level are grouped, with the main size change being across market levels. Smaller less formal stalls seem to be closer to faster moving pedestrian traffic.

Theoretical Guidelines

The following illustrations describe the general situations found in the studied markets, and confirmed by the research on African and International markets by Prof. David Dewar and Vanessa Watson (1990, p.42-53)



6. Concept

6.2 Sustainability

Solar power

The design incorporates a solar power system that generates the electricity that powers the street lights of the market. Although solar power installations are expensive at the onset, they are a cheaper and environmentally friendly solution over a longer period of time.

Preserving existing trees/vegetation

Preserving the existing vegetation is important as it preserves the indigenous vegetation in the area as the years go by the enlarging canopies of these trees will decrease the need to construct extensive shading devices throughout the market.

Landscaping

Introducing new soft and hard landscaping elements to the site helping improve the biodiversity and microclimate of the site.

Materials

The structures are designed to be durable and suitable for human comfort but simultaneously easy to construct and maintain. The materials used for construction are mostly those available in Swakopmund and immediate neighbouring towns. This is to cut on cost of material purchase, transportation cost, and to keep the markets carbon footprint minimal. The construction detailing is that which can be understood and constructed using the skills of local builders. An opportunity is afforded for locals to be part of the construction process through voluntary labour.

Socio-economic

The upgrading of the market aims to ultimately improve the economic power of the potential traders and the greater DRC community by creating an economic magnet in the heart of the settlement.

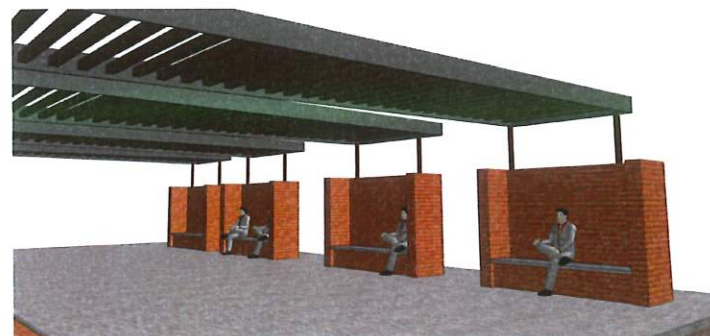
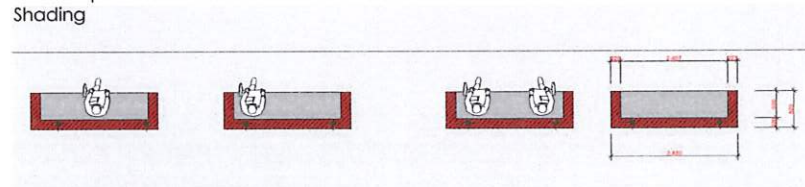


6. Concept

6.3 Building typologies

Daily hawker

Small shaded cubicles
Flexible space
Shading

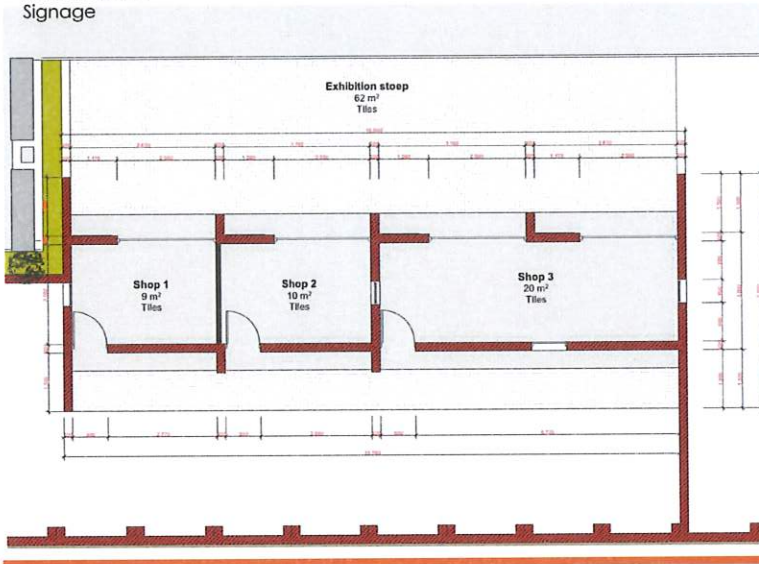


6. Concept

6.3 Building typologies

Typical secure vendor cubicles

- Minimal finishes
- Flexible space
- Signage

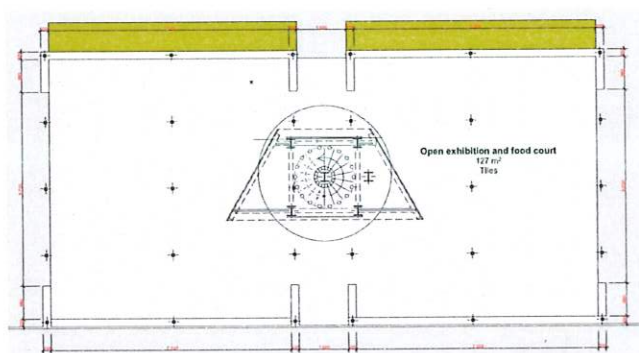


6. Concept

6.3 Building typologies

Food court / Central court

- Open plan
- Flexible space
- Anchor point
- Shading

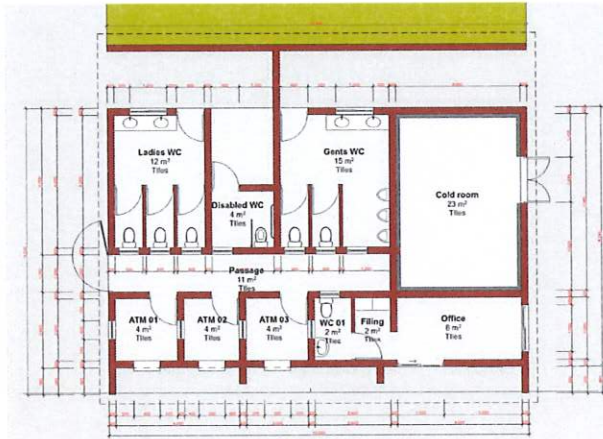


6. Concept

6.3 Building typologies

Anchor building

- Office
- Cold store
- ATMs
- Ablutions

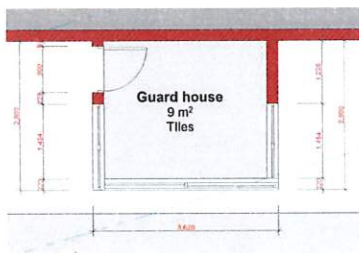


6. Concept

6.3 Building typologies

Guard house

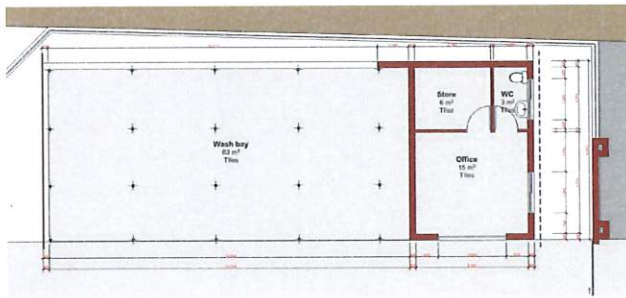
- Office
- Toilet



6. Concept

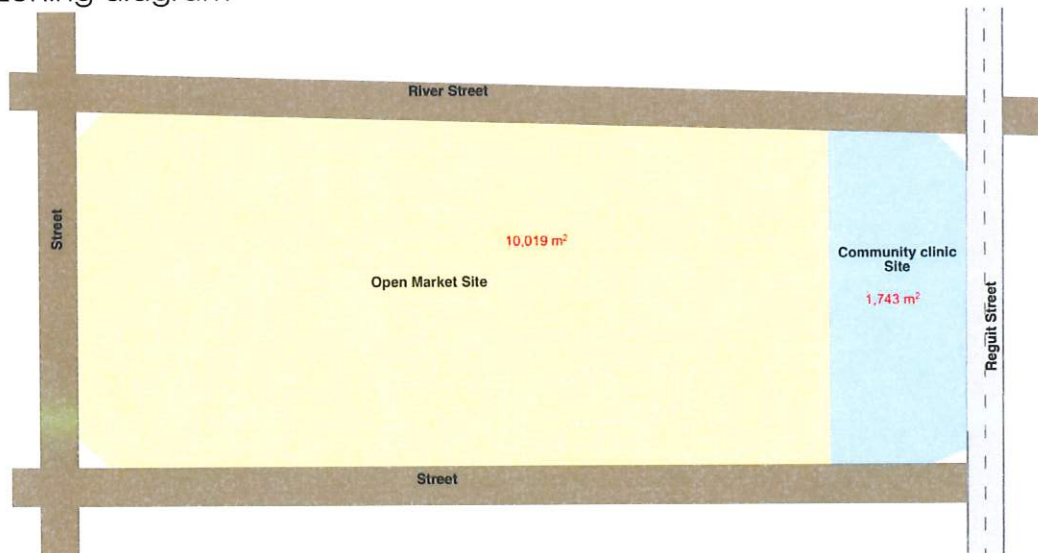
6.3 Building typologies

- Car wash
- Open plan
- Parking
- Office block
- Shading



7. Zoning

Site zoning diagram



10. Artistic visualisations



10. Artistic visualisations

North-East aerial view



10. Artistic visualisations



10. Artistic visualisations



10. Artistic visualisations



10. Artistic visualisations



10. Artistic visualisations



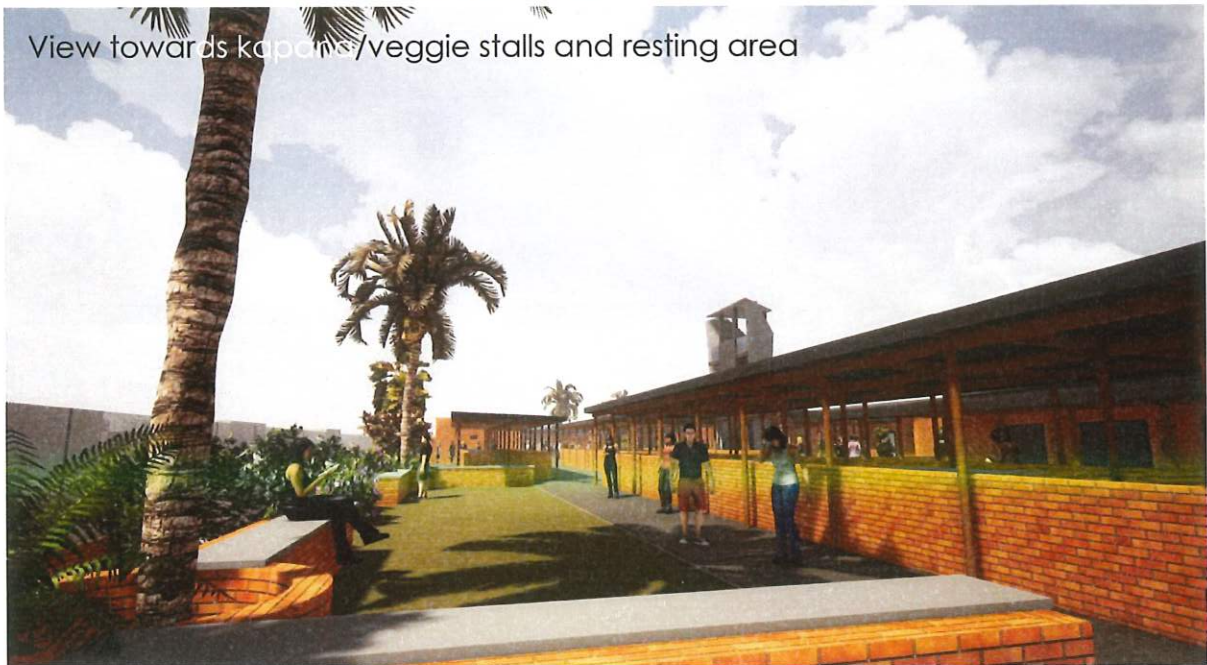
10. Artistic visualisations



10. Artistic visualisations



10. Artistic visualisations



10. Artistic visualisations



10. Artistic visualisations



11. Conclusion

Programmatic rules

What makes the solution universal/replicable?

- **Self-organisation**

A bottom-up process of structuring that derives order from a series of local interactions and generates a larger set of rules. The current organizational structure of the traders in the precedent studies is a good example of what could be considered where the minimal requirement for a group of entrepreneurs to request for assistance from local authorities is predetermined.

The market is administered by the local authority through representatives of the various groups. These representatives speak on behalf of everyone.

The traders are divided into small groups of 3-5 people and work together at the various stations depending on the nature of their current business. Each group is responsible for purchasing their own signage, security equipment, cleaning utilities etc.

- **Legitimacy**

A collective standard in which a group, institution or idea is accepted as having merit or importance. The City of Swakopmund has recognized the importance of a market in this community. The market has the potential to become part of Swakopmund's urban identity and to attract visitors from all over the world. With this in mind one could conclude that the proposed market has succeeded in portraying its legitimacy as an entity.

- **Temporality**

The constant disputation of two or more programs and identities at the same site causing fluidity and adaptability of the usage of space. Providing opportunity for constant change over time. Flexible design of structures allows for this temporal nature common in informal traders.

11. Conclusion

Programmatic rules

What makes the solution universal/replicable?

- **Site selection/Natural market**

Markets or places of buying and selling, inherently happen at points of congestion, such as train stops, schools, civic institutions, beaches, large shopping centers and other openly contested areas. This case study is ideal because of the existing mother and child clinic that draws a considerable amount of pedestrian traffic to the site.

- **Protest against displacement**

The relocation of a program or population as a result of a new program or population being brought onto the site. Can be voluntary or involuntary.

- **Urban renewal/urban revitalisation**

With successful markets it is usually a top-down process to enact large scale change in a city. It is often a shift in mentality that drives the decision-making from impoverished to well-to-do pedestrian to car-centric, local to global, with the end goal of remaking the image of the city or neighbourhood.

- **Appropriation**

The flexible process in which the informal economy approaches itself to the legal frameworks of the formal city and makes this framework its own adaptation.

- **Teamwork makes the dream work**

The assemblage of individual units, into a group or mass. Often the shift from the singular to the multiple involves a self-organised structure.

- **Providing a toolbox of tactics**

The solution provides a toolbox of tactics and design steps that can allow for flexibility and adaptability across a variety of generic scenarios or sites.

- **Urbanism – Local/Global network**

The accumulation of the various nodes and processes that the market/informal economies create.

12. Costing forecast



Richard Frankle & Partners
QUANTITY SURVEYORS

ESTIMATE FOR PROPOSED DRC SWAKOPMUND MARKET


SUMMARY OF PRELIMINARY ESTIMATE NO. 1 (REVISED)
(FOR BUDGETING PURPOSES ONLY)

ESTIMATE DATE: 2021/10/18

PREPARED BY
RICHARD FRANKLE & PARTNERS



12. Costing forecast

|  Richard Frankle & Partners QUANTITY SURVEYORS | | | | | | |
|---|--|------|------------|---------------------|---------------|---------------------|
| ESTIMATE FOR PROPOSED DRC SWAKOPMUND MARKET | | | | | | |
| SUMMARY OF PRELIMINARY ESTIMATE NO. 1 (REVISED) (FOR BUDGETING PURPOSES ONLY) | | | | | | |
| DATE: 2021/10/18 | | | | | | |
| NO | DESCRIPTION | UNIT | AMOUNT | TOTAL EXCLUDING VAT | VAT (15%) | TOTAL INCLUDING VAT |
| 1 | TOTAL ESTIMATED CURRENT BUILDING COST | | | N\$ 23 548 896 | N\$ 3 532 334 | N\$ 27 081 230 |
| A | PHASE 1 (Including Professional Fees) | Item | 10 858 241 | | | |
| B | PHASE 2 (Including Professional Fees) | Item | 7 437 013 | | | |
| C | PHASE 3 (Including Professional Fees) | Item | 5 253 642 | | | |
| 2 | TOTAL CURRENT ESTIMATED PROJECT COST | | | N\$ 23 548 896 | N\$ 3 532 334 | N\$ 27 081 230 |

Notes and Assumptions:

- 1 The finishes are of standard quality.
- 2 Professional fees are calculated on the building cost value inclusive of VAT.
- 3 The costs for all special installations are preliminary.
- 4 **This estimate excludes the following:**
 - 4.1 Any escalation as the project timeline is not known at this stage.
 - 4.2 Loose furniture, joinery fittings and shelving-unless indicated.
 - 4.3 Land cost, plan approval fees and opportunity cost during construction.
 - 4.4 Any Clinic buildings and medical equipment.
 - 4.5 Removal of existing informal structures.
 - 4.6 Abnormal founding conditions.



12. Costing forecast

| | | Richard Frankle & Partners | | | | | | | |
|----------|--|--|----------|----------------|-----------|---------------------|-------------|---------------------|------------|
| | | QUANTITY SURVEYORS | | | | | | | |
| | | ESTIMATE FOR PROPOSED DRC SWAKOPMUND MARKET | | | | | | | |
| | | PRELIMINARY ESTIMATE NO. 1 - REVISED (FOR BUDGETING PURPOSES ONLY) | | | | | DATE: | | 2021/10/18 |
| | | NEW MARKET - GUARHOUSE, ABLUTION & STALLS | | | | | PHASE 1 | | |
| NO | DESCRIPTION | UNIT | QUANTITY | BUILDING WORKS | | TOTAL EXCLUDING VAT | VAT (15%) | TOTAL INCLUDING VAT | |
| | | | | RATE | AMOUNT | | | | |
| A | BUILDING WORKS | | | | | N\$ 4 715 000 | N\$ 707 250 | N\$ 5 422 250 | |
| | Ground Floor | | | | | | | | |
| 1 | Ablution Blocks, Food court | m ² | 209 | 6 500 | 1 368 500 | | | | |
| 2 | Cold Storage Installation | Item | 1 | 300 000 | 300 000 | | | | |
| 3 | Guardhouse | m ² | 11 | 4 500 | 49 500 | | | | |
| 4 | Open Stalls | m ² | 276 | 2 750 | 759 000 | | | | |
| 5 | Stalls | m ² | 394 | 4 500 | 1 773 000 | | | | |
| | | | | | 4 715 000 | | | | |
| B | EXTERNAL WORKS | | | | | N\$ 3 482 250 | N\$ 522 338 | N\$ 4 004 588 | |
| 1 | Paving | m ² | 4305 | 450 | 1 934 250 | | | | |
| 2 | Boundary Wall | m ² | 509 | 2 000 | 1 018 000 | | | | |
| 3 | Landscaping | Item | 1 | 75 000 | 75 000 | | | | |
| 4 | Sewer and Water Reticulation | Item | 1 | 150 000 | 150 000 | | | | |
| 5 | Stormwater drainage | Item | 1 | 75 000 | 75 000 | | | | |
| 6 | Covered seating area | Item | 1 | 200 000 | 200 000 | | | | |
| | | | | | 3 482 250 | | | | |
| C | PRELIMINARIES | | | | | N\$ 655 780 | N\$ 98 367 | N\$ 754 147 | |
| 1 | Preliminaries on items A - B | % | 8% | | 655 780 | | | | |
| D | CONTINGENCIES | | | | | N\$ 885 303 | N\$ 132 795 | N\$ 1 018 098 | |
| 1 | Contingencies on items A - C | % | 10% | | 885 303 | | | | |
| E | PROFESSIONAL FEES | | | | | N\$ 1 119 900 | N\$ 167 986 | N\$ 1 287 886 | |
| 1 | Estimated fees on building cost inclusive of VAT | % | 10% | 1 119 900 | | | | | |
| F | TOTAL ESTIMATED PROJECT COST | | | | | 10 850 241 | 1 628 736 | 12 478 977 | |



12. Costing forecast

| | | Richard Frankle & Partners | | | | | | | |
|----------|--|--|----------|----------------|-----------|---------------------|-------------|---------------------|------------|
| | | QUANTITY SURVEYORS | | | | | | | |
| | | ESTIMATE FOR PROPOSED DRC SWAKOPMUND MARKET | | | | | | | |
| | | PRELIMINARY ESTIMATE NO. 1 - REVISED (FOR BUDGETING PURPOSES ONLY) | | | | | DATE: | | 2021/10/18 |
| | | NEW MARKET - STALLS | | | | | PHASE 2 | | |
| NO | DESCRIPTION | UNIT | QUANTITY | BUILDING WORKS | | TOTAL EXCLUDING VAT | VAT (15%) | TOTAL INCLUDING VAT | |
| | | | | RATE | AMOUNT | | | | |
| A | BUILDING WORKS | | | | | N\$ 3 910 500 | N\$ 586 575 | N\$ 4 497 075 | |
| | Ground Floor | | | | | | | | |
| 1 | Stalls | m ² | 869 | 4 500 | 3 910 500 | | | | |
| | | | | | 3 910 500 | | | | |
| B | EXTERNAL WORKS | | | | | N\$ 1 703 950 | N\$ 255 593 | N\$ 1 959 543 | |
| 1 | Paving | m ² | 3131 | 450 | 1 408 950 | | | | |
| 2 | Landscaping | Item | 1 | 50 000 | 50 000 | | | | |
| 3 | Sewer and Water Reticulation | Item | 1 | 75 000 | 75 000 | | | | |
| 4 | Stormwater drainage | Item | 1 | 20 000 | 20 000 | | | | |
| 5 | Covered seating area | Item | 1 | 150 000 | 150 000 | | | | |
| | | | | | 1 703 950 | | | | |
| C | PRELIMINARIES | | | | | N\$ 449 156 | N\$ 67 373 | N\$ 516 529 | |
| 1 | Preliminaries on items A - B | % | 8% | | 449 156 | | | | |
| D | CONTINGENCIES | | | | | N\$ 606 361 | N\$ 90 954 | N\$ 697 315 | |
| 1 | Contingencies on items A - C | % | 10% | | 606 361 | | | | |
| F | PROFESSIONAL FEES | | | | | N\$ 767 046 | N\$ 115 057 | N\$ 882 103 | |
| 1 | Estimated fees on building cost inclusive of VAT | % | 10% | 767 046 | | | | | |
| F | TOTAL ESTIMATED PROJECT COST | | | | | 7 437 013 | 1 115 552 | 8 552 565 | |



12. Costing forecast

| NO | | DESCRIPTION | UNIT | QUANTITY | BUILDING WORKS | | TOTAL EXCLUDING VAT | VAT (15%) | TOTAL INCLUDING VAT |
|---|--|-------------|----------------|----------|----------------|-----------|---------------------|-------------|---------------------|
| | | | | | RATE | AMOUNT | | | |
| ESTIMATE FOR PROPOSED DRC SWAKOPMUND MARKET PRELIMINARY ESTIMATE NO. 1 - REVISED (FOR BUDGETING PURPOSES ONLY) DATE: 2021/10/18 NEW MARKET - ADMINISTRATION, ABLUTION & STALLS PHASE 3 | | | | | | | | | |
| | | | | | | | N\$ 2 439 500 | N\$ 365 925 | N\$ 2 805 425 |
| A | BUILDING WORKS | | | | | | | | |
| | Ground Floor | | | | | | | | |
| 1 | Ablution Blocks | | m ² | 62 | 6 500 | 403 000 | | | |
| 2 | Carwash and Guardhouse | | m ² | 128 | 4 500 | 576 000 | | | |
| 3 | Stalls | | m ² | 254 | 5 750 | 1 460 500 | | | |
| | | | | | | | 2 439 500 | | |
| B | EXTERNAL WORKS | | | | | | N\$ 1 526 650 | N\$ 228 998 | N\$ 1 755 648 |
| 1 | Paving | | m ² | 2003 | 550 | 1 101 650 | | | |
| 2 | Landscaping | | Item | 1 | 150 000 | 150 000 | | | |
| 3 | Sewer and Water Reticulation | | Item | 1 | 125 000 | 125 000 | | | |
| 4 | Stormwater drainage | | Item | 1 | 50 000 | 50 000 | | | |
| 5 | Covered seating area | | Item | 1 | 100 000 | 100 000 | | | |
| | | | | | | | 1 626 650 | | |
| C | PRELIMINARIES | | | | | | N\$ 317 292 | N\$ 47 594 | N\$ 364 886 |
| 1 | Preliminaries on Items A - B | | % | 6% | | 317 292 | | | |
| D | CONTINGENCIES | | | | | | N\$ 428 344 | N\$ 64 252 | N\$ 492 596 |
| 1 | Contingencies on Items A - C | | % | 10% | | 428 344 | | | |
| E | PROFESSIONAL FEES | | | | | | N\$ 541 856 | N\$ 81 278 | N\$ 623 134 |
| 1 | Estimated fees on building cost inclusive of VAT | | % | 10% | 541 856 | | | | |
| F | TOTAL ESTIMATED PROJECT COST | | | | | | 5 253 642 | 788 047 | 6 041 689 |



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msa

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11.1.2 **CORRECTIONS TO ITEM 11.1.15 OF COUNCIL'S RESOLUTION PASSED ON 30 AUGUST 2021**

(C/M 2022/01/27 - 16/1/4//2/1/14)

Ordinary Management Committee Meeting of 13 January 2022, Addendum 7.2 page 27 refers.

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

1. Introduction

The purpose of this submission is to effect amendments to Council's decision made on **30 August 2021** under item 11.1.15.

For ease of reference, the relevant points of the decision are quoted in the body of this submission and the required amendments are commented on where relevant.

Attachments:

- Annexure "A"** :Complete Item 11.1.15 of Council's meeting held on 30 August 2021
- Annexure "B"** :Map indicating the location of the various blocks which were used for the submission to Council of **30 August 2021**
- Annexure "C"** :The map approved by the Ministry of Land Reform on **16 January 2019** which reflects the correct portion numbers

2. Discussion

Quoted below the relevant points of Council's resolution and proposed corrections:

(e) *That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:*

| Portion | Main Usage | Development |
|---------|---|---|
| 175 | Business & General Residential (mirror the business layout of the townships to the south of the dividing road). | Council |
| 176 | Business & General Residential (mirror the business layout of the townships to the south of the dividing road). | Council |
| 170 | High / Middle Income Erven (previously cemetery) | Council |
| 171 | Cemetery and Park | Council |
| 172 | Middle / Low Income Residential (including large institutional erf) | 10 ha to Namibia Oysters (Pty) Ltd in exchange for Prt 96 |

| Portion | Main Usage | Development |
|---------|-------------------------------------|---|
| 168 | Middle Income Residential | Private developers |
| 167 | Middle Income Residential | Private developers |
| 165 | Low Income Residential / Industrial | Not in line with Structure Plan but is the furthest away so less nuisance |
| 166 ✓ | Low Income Residential | Private developers |
| 166 ✓ | Low Income Residential | Private developers |
| 172 | Low Income Residential | Private developers |
| 174 | Middle Income Residential | Private developers |

Based on the map approved by the Ministry of Land Reform (**Annexure “C”**) considered in conjunction with the map used for the Council decision of **30 August 2021** the allocation is correctly reflected as per tabled below:

| Portion | Main Usage | Development |
|---------|--|--|
| 165 | Low Income Residential / Industrial | As per Structure Plan. |
| 166 | Low Income Residential | Private developers |
| 167 | Middle Income Residential | Private developers |
| 168 | Middle Income Residential | Private developers |
| 169 | Low Income Residential | Private developers |
| 170 | High / Middle Income Erven (previously cemetery) | Council |
| 171 | Cemetery and Park | Council |
| 172 | Middle / Low Income Residential (including large institutional erf) | 10 ha to Namibia Oysters (Pty) Ltd in exchange for Prt 96 |
| 173 | Low Income Residential | Private developers |
| 174 | Middle Income Residential | Private developers |
| 175 | Business & General Residential (mirror the business layout of the townships to the south of the dividing road). | Council |
| 176 | Business & General Residential (mirrors the business layout of the townships to the south of the dividing road). | Howard Holdings (Pty) Ltd and Ministry of Health & Social Services |

A separate submission in this regard is tabled to Management Committee to consider repealing the Management Committee decision passed on **21 October 2020** under item 5.2 (quoted below). The portion to be developed by Council.

Separate submissions in this regard is tabled to Council to consider the allocation of Portion 176 to Howard Holdings (Pty) Ltd and the Ministry of Health and Social Services for 20ha for referral hospital (Council's decision of 26 January 2017 under item 11.1.1)..

* Quoted for ease of reference the Special Management Committee decision made on **21 October 2020** under item 5.2:

- (a) That should Messrs Namibia Oysters (Pty) Ltd insist on developing property on eco-zoned land permission be obtained from the Ministry of Urban and Rural Development in pursuance of their cause.
- (b) That should Messrs Namibia Oysters (Pty) Ltd agree to obtain approved residential zoned land for housing development, the Local Authority exchange the land with the developer.

- (c) That should Messrs Namibia Oysters (Pty) Ltd prefers to opt for option (b) above, such application be submitted to Council for consideration.

It is further necessary to correct point (f) below to read "Portion No 176" instead of "Portion 174":

- (f) That the General Manager: Engineering and Planning Services prioritises the layout design for the first portion No 174 of the Northern Wedge.

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

RECOMMENDED:

- (a) That Council's resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to reflect a correct allocation based on the map approved by the Ministry of Land Reform as follows:

- (e) That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:

| Portion | Main Usage | Development |
|---------|--|--|
| 165 | Low Income Residential / Industrial | As per Structure Plan |
| 166 | Low Income Residential | Relocation / Reception Area |
| 167 | Middle Income Residential | Private Development |
| 168 | Middle Income Residential | Private Development |
| 169 | Low Income Residential | Relocation / Reception Area |
| 170 | High / Middle Income Erven (previously cemetery) | Council |
| 171 | Cemetery and Park | Council |
| 172 | Middle / Low Income Residential (including large institutional erf) | Council |
| 173 | Low Income Residential | Private Developer |
| 174 | Middle Income Residential | Relocation / Reception Area |
| 175 | Business & General Residential (mirror the business layout of the townships to the south of the dividing road). | Council |
| 176 | Business & General Residential (mirrors the business layout of the townships to the south of the dividing road). | Howard Holdings (Pty) Ltd and Ministry of Health & Social Services |

- (b) That point (f) of Councils' resolution passed on 30 August 2021 under Item 11.1.15 point (e) be amended to read "Portion No 176" instead of "Portion 174".

ANNEXURE "A"**11.1.15 DEVELOPMENT CONCEPT: NORTHERN BLOCKS**

(C/M 2021/08/30 - 16/1/4/2/1/14)

RESOLVED:

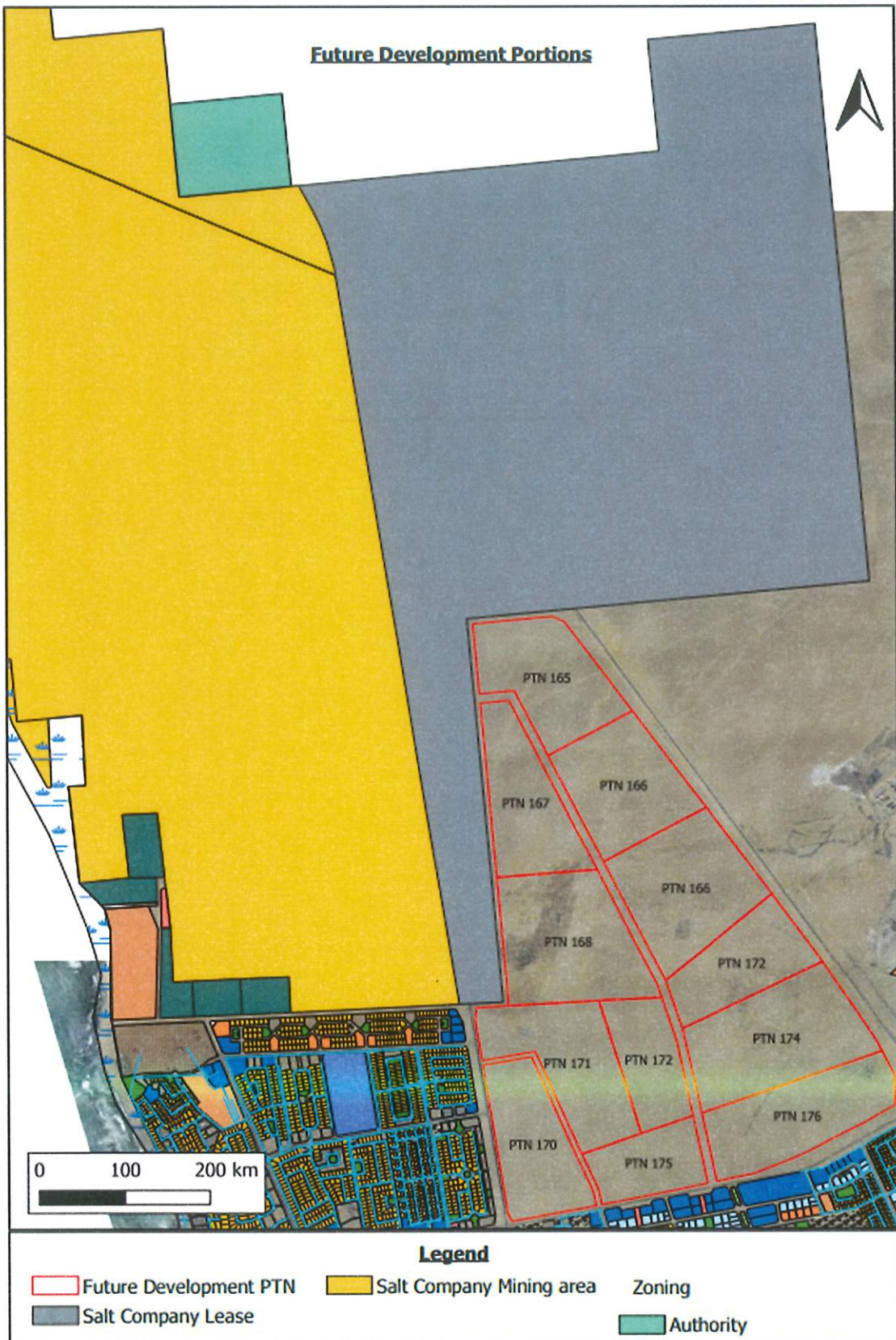
- (a) *That an advert be placed in the newspapers informing the public not to submit unsolicited applications for land since all land will be advertised.*
- (b) *That Council approves the following transparent and easily implementable process for the allocation of land for private developers in terms of section 7 of the Property Policy as follows:*
- (i) *Council directs what type of development it plans in the different unplanned areas for a given period.*
- (ii) *Council identifies land which it intends to reserve for itself to ensure that Council can make good on its mandate to control the development and sale of affordable land and housing.*
- (iii) *Council identifies land in specific areas to make available for private developers.*
- (iv) *The size of the portions to be awarded to developers be confirmed in each area.*
- (v) *Council sets out the qualifying criteria (e.g. the relevant experience of the entity in similar developments, the skill and ability of the professional teams, the content of their proposal, the cost of the housing and the ability of the developer to raise the required finances) that developers need to meet in order to participate in any call for proposals.*
- (vi) *Council confirms what form the application or proposal should take and the manner and method to be used to objectively assess and select successful candidates.*
- (d) *That Council approves that portions of land as per the table below be allocated for the stipulated purposes.*
- (e) *That Council calls for development proposals based on the land identified and the criteria stipulated be issued before the end of October 2021:*

| Portion | Main Usage | Development |
|----------------|--|--------------------|
| 175 | <i>Business & General Residential (mirror the business layout of the townships to the south of the dividing road).</i> | Council |
| 176 | <i>Business & General Residential (mirror the business layout of the townships to the south of the dividing road).</i> | Council |
| 170 | <i>High / Middle Income Erven (previously cemetery)</i> | Council |

| Portion | Main Usage | Development |
|----------------|---|---|
| 171 | Cemetery and Park | Council |
| 172 | Middle / Low Income Residential (including large institutional erf) | 10 ha to Namibia Oysters (Pty) Ltd in exchange for Prt 96 |
| 168 | Middle Income Residential | Private developers |
| 167 | Middle Income Residential | Private developers |
| 165 | Low Income Residential / Industrial | Not in line with Structure Plan but is the furthest away so less nuisance |
| 166 ü | Low Income Residential | Private developers |
| 166 ü | Low Income Residential | Private developers |
| 172 | Low Income Residential | Private developers |
| 174 | Middle Income Residential | Private developers |

- (f) ***That the General Manager: Engineering and Planning Services prioritises the layout design for the first portion No 174 of the Northern Wedge.***
- (g) ***That funds be made available for the layout as required.***
-

ANNEXURE "B"



ANNEXURE "C"



11.1.3 **RECTIFICATION OF THE COUNCIL RESOLUTION NUMBER (C/M 2018/01/25 - E1307) ITEM NUMBER 11.1.22**
(C/M 2022/01/27 - E 1307)

Ordinary Management Committee Meeting of 13 January 2022, Addendum 7.3 page 34 refers.

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

1. Purpose

The purpose of this submission is for Council to revise Council Resolution C/M 2018/01/25, Item No.11.1.22.

2. Introduction and Background

Council at its ordinary meeting held on the 25th January 2018 approved an application from van der Westhuizen Town Planning and Properties, for the rezoning of Portion A of Erf 1307, Swakopmund Extension 6 from "Undetermined" to "Institutional".

Erf 1307, Swakopmund Extension 6 was subdivided into Portion A, now Erf 10035, Swakopmund, Extension 6 and Remainder. Erf 10035, Swakopmund Extension 6 has been sold to SPCA. The application was submitted to the Urban and Regional Planning Board for approval. It was however referred back that:

"refer to Extension 6 throughout the application and on all supporting documents"

It is against this background that the request to rectify the Council Resolution Number (C/M 2018/01/25 - E1307) is being submitted for consideration.

3. Conclusion

The recommendations below refer to Swakopmund plus the extension number, as required by the Urban and Regional Planning Board.

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

RECOMMENDED:

- (a) That the Council resolution of 25 January 2018 under item 11.1.22, be complemented by this resolution.
- (b) That Portion A of Erf 1307, Swakopmund, Extension 6 be rezoned from "Undetermined" to "Institutional".
- (c) That the rezoning of Portion A of Erf 1307, Swakopmund, Extension 6 be included in the next Swakopmund Zoning Scheme.

- (d) That since the land is being sold by Council for an express purpose at a price representative of that purpose, no betterment fee be payable.**
 - (e) That upon successful approval of the rezoning, Portion A of Erf 1307, Swakopmund, Extension 6 be consolidated with Erf 3758, Swakopmund, Extension 6.**
 - (f) That parking be provided on-site in line with the Swakopmund Zoning Scheme.**
-

| Item | Date |
|--|------|
| 112/2020 November 2020 17/4/1/S2 Ext 6 | 18 |

SWAKOPMUND EXTENSION 6: CONSOLIDATION OF ERVEN 3758 AND 10035 (VAN DER WESTHUIZEN TOWN PLANNING AND PROPERTIES) (Swa.A/6-MD-6CA-Z2)

The Board recommended that the matter be referred back to the applicant for the following:

- refer to Extension 6 throughout the application and on all supporting documents;

ANNEXURE B: COUNCIL RESOLUTION

11.1.22 REZONING OF PORTION A OF ERF 1307, SWAKOPMUND FROM
“UNDETERMINED” TO “INSTITUTIONAL”
(C/M 2018/01/25 - E 1307)

RESOLVED:

- (g) That Portion A of Erf 1307, Swakopmund be rezoned from “*Undetermined*” to “*Institutional*”.
 - (h) That the rezoning of Portion A of Erf 1307, Swakopmund be included in the next Swakopmund Amendment Scheme.
 - (i) That since the land is being sold by Council for an express purpose at a price representative of that purpose, no betterment fee be payable.
 - (j) That upon successful approval of the rezoning, Portion A of Erf 1307, Swakopmund be consolidated with Erf 3758, Swakopmund.
 - (e) That parking be provided on-site in line with the Swakopmund Town Planning Scheme.
-

11.1.4 **SEA GULL'S CRY CC (TIGER REEF): APPLICATION FOR COVID-19 RELIEF**

(C/M 2022/01/27 - 3/11/1/2/1/6)

Ordinary Management Committee Meeting of 13 January 2022, Addendum 7.4 page 37 refers.

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

1. Introduction

The purpose of this submission is to consider granting Sea Gull's Cry CC, another establishment being leased from Council by Mr Q Liebenberg the same rental relief as was approved by Council for the Lighthouse Restaurant on **28 October 2021** (the complete resolution is attached as **Annexure "A"**).

Although not stated in the initial application, Mr Q Liebenberg submitted a letter dated **20 October 2021 (Annexure "B")** stating that the request for relief was intended for both Tiger Reef (Sea Gull's Cry CC) and The Lighthouse Restaurant. **Attached as Annexure "C"** is the current statement of account reflecting the monthly rental in the amount of N\$ 9 167.10 plus 15% VAT in the amount of N\$ 1 375.07. The total arrears amount as on 01 December 2021 amounts to N\$ 425 157.79. The General Manager: Finance confirmed that a payment was made which is not yet verified and deducted from the amount.

2. Application

Mr Q Liebenberg of Sea Gull's Cry CC requests the following in the attached letter dated **20 October 2021**:

- ① *That Sea Gulls Cry CC be granted the same rental relief as was approved by Council on **28 October 2021** under item 11.1.27; and*
- ② *assistance with rates, taxes and service charges.*

3. Discussion

With reference to the above application, the following:

- ① It is a reasonable request to be granted exemption for Tiger Reef on the same basis as was approved by Council on **28 October 2021** under item 11.1.27 for The Lighthouse Restaurant as both establishments were closed for the same periods due to the Covid-19 pandemic. Therefore, the following is recommended:

(b) (iv) Rental Relief for Covid-19 Period

That Council waives the rental for the period that the venue was closed ie 14 months and that Finance Department determines the relief that can be granted to all similar lessees.

- ② Assistance with rates, taxes and service charges can unfortunately not be considered as it is Council's statutory income base. Duly motivated applications from Council's lessee can be considered as it is a limited number of individuals / entities; but considering reductions in rates, taxes and service

charges will result in Council being inundated with applications from all rate payers which will severely affect Council's already dwindling liquidity. Council is furthermore not allowed to grant reductions without approval being granted by the honourable Minister of Urban & Rural Development in terms of section 75A under certain circumstances:

Reduction of rates in respect of certain properties

- 75A (1) *A local authority council may, notwithstanding the provisions of this Part, and subject to the approval of the Minister, upon an application of the owner of any rateable property, grant to such owner a rebate on the rate which is payable in respect of the property in terms of section 73(1), if the local authority council is satisfied that a business has been or is to be established on such property, or that a business conducted on such property has been or is to be expanded, and that the establishment or expansion of the business will result in the creation of substantial opportunities for permanent employment in the local authority area.*
- (2) *A rebate under subsection (1) shall be granted subject to such conditions and for such period as the local authority council may determine with the approval of the Minister.*
- (3) *If the owner of any rateable property referred to in subsection (1) is not, or will not be, the beneficial owner of the business conducted or to be conducted on the property, the local authority council may impose under subsection (2) any condition which it may consider necessary for ensuring that the whole or a specified part of the benefit of a rebate granted under subsection (1) will be passed on the owner of the business concerned.*

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

RECOMMENDED:

- (a) That Council takes note of the application by Sea Gull's Cry CC (Tiger Reef) requesting rental relief for the Covid-19 period as was approved by Council on 28 October 2021 under item 11.1.27 for The Lighthouse Restaurant.
- (b) That Council waives the rental for a 8 months period for Sea Gull's Cry CC as both establishments (The Lighthouse Restaurant and Tiger Reef) were closed for the same periods due to the Covid-19 pandemic; as was granted under point (b) (iv) of Council's resolution passed on 28 October 2021 under item 11.1.27:
- (b) (iv) Rental Relief for Covid-19 Period
- That Council waives the rental for the period that the venue was closed ie 14 months and that Finance Department determines the relief that can be granted to all similar lessees.*
- (c) That Council will not consider any applications for relief of paying rates, taxes and service charges.
- (d) That applications from businesses can be condoned up to a maximum period of 8 months on merit.
-

ANNEXURE "A"**11.1.27 RESUBMITTED: AMENDMENT TO LEASE CONDITIONS:
MR QUINTON LIEBENBERG**

(C/M 2021/10/28 - 19.03.08; 13/3/12; E1/3)

RESOLVED:

(a) That the Council takes note of the various issues raised by Mr Q Liebenberg of The Lighthouse Group in his letters dated 10 February 2021 and 28 September 2021 in respect of the renewal of the lease period for the Strand Café.

(b) That the following be approved:

(i) First Option to Renew the Lease Upon Expiry of the Lease Period

Taking into account the huge financial investment made in expanding, renovating and maintaining the building and the limited lease period of 9 years 11 months to recoup the investment, Council allows a first option to renew the lease period for a further 9 years 11 months upon expiry of the current lease on 31 January 2029.

(ii) Amended Rental Amount (Reduction)

That Council provides a 15% discount on the rental amount as from 1 November 2021 in view of the investment which will become Council's asset upon termination of the lease.

(iii) Value of the Building being Donated to Council

This point relates to the rental and is covered under point (b) (ii) above.

(iv) Rental Relief for Covid-19 Period

That Council waives the rental for the period that the venue was closed ie 14 months and that Finance Department determines the relief that can be granted to all similar lessees.

(v) Permitted Trading Hours

That the lessee be allowed to trade until 02:00 in terms of their liquor licence.

Point (d) (iii) of Council's resolution passed on 28 November 2019 under item 11.1.28 be changed:

(d) That the lease be subject to the standard conditions and the following:

(iii) That the lessee not operates later than 22:00

(c) That Mr Quinton Liebenberg t/a The Lighthouse Group t/a Strand Café be requested to accept the above conditions in addition to those approved by Council on 28 November 2018 under item 11.1.28; whereafter the statutory process for the renewal be commenced with.



20 October 2021

The CEO
Mr. A. Benjamin
Municipality of Swakopmund
P O Box 53
Swakopmund
13001



Dear Sir

Clarification of request for COVID 19 relief

Your consideration of our COVID-19 relief request is much appreciated, we are immensely grateful.

I would just like to clarify that we are requesting rental relief for **both Lighthouse as well as Tiger Reef** (Jetty 1905 is up to date) as well as any assistance **with rates and taxes** for **Lighthouse, Tiger Reef and Jetty 1905** (for example service charges like refuse removal).

This is a humble request and any assistance would be gratefully accepted.

Yours sincerely,

Quinton Liebenberg
081 128 2412

ANNEXURE "C"



Municipality of Swakopmund

P.O. Box 53, Swakopmund
Tel (064) 410 4111 Fax (088) 651 9141
ACCOUNT ENQUIRIES FAX: 0886528144 / E-MAIL: enquiries@swkmun.com.na

| |
|---|
| SEAGULLS CRY CC SWAKOP RIVIER MOND P O BOX 7001 SWAKOPMUND 9000 |
|---|

| TAX Invoice | |
|----------------|---------------|
| VAT No. | 0687546-01-5 |
| Statement Date | 2021/11/18 |
| Account Number | 02000100111 |
| Reference | 20211119-1743 |
| Deposit | 300.00 |

| Details/Meter Readings | | | Date | Description | Vat % | Vat charge | Amount (VAT excl) | Amount (VAT incl) |
|------------------------|---------|-------------|--------------|----------------------------|-------|------------|-------------------|-------------------|
| Previous | Present | Consumption | | | | | | |
| 12358 | 12511 | 153.000 | 10/21 | BALANCE B/FWD | | 0.00 | 402888.86 | 402888.86 |
| | | | 10/18 | WA CONSUMPTION BUS | 15% | 645.62 | 4304.10 | 4949.72 |
| | | | 10/18 | RF BUSINESS | 15% | 830.40 | 5536.00 | 6366.40 |
| | | | 10/18 | RENT LAND | | 2375.00 | 9187.50 | 11562.50 |
| | | | 10/18 | SO FIRE BRIGADE SERV - BUS | 15% | 2.48 | 16.50 | 18.98 |
| | | | 10/18 | DISPOSAL FEES BUS | 15% | 30.00 | 200.00 | 230.00 |
| | | | 10/18 | SO CLEANING SERV | EXP | 0.00 | 16.00 | 16.00 |
| | | | 10/18 | WA BASIC 020 104 BUS | 15% | 19.00 | 126.68 | 145.68 |
| | | | Total | | | 2902.57 | 422255.22 | 425157.79 |

| Arranged | Handed Over | 90 Days Plus | 60 Days | 30 Days | Current | Amount Due |
|----------|-------------|--------------|----------|----------|----------|------------|
| 0.00 | 0.00 | 358391.02 | 23509.55 | 20988.29 | 22268.93 | 425157.79 |

MESSAGE

PLEASE NOTE: THE ACCOUNTS ARE PAYABLE ON OR BEFORE 7 DECEMBER 2021.

| Property Information | | | | Details of Property Assessment | |
|----------------------|-----------------------------------|------|---|--------------------------------|--------------|
| Stand No. | 00000001 | Ward | 1 | Valuation | |
| Township | 001.002 S/HOLDINGS | | | Land | Improvements |
| Street Address | ERF 1 SH | | | Building Clause | |
| Portion | 00000 | | | Valuation | Date |
| Area | 1 | | | Annual Levy | |
| Unit | 001/002/00000001/0000/0/0000/0000 | | | | |

KINDLY TEAR OFF AND RETURN WITH PAYMENT



Swakopmund Municipality
P.O. Box 53
Swakopmund

| Name | Due Date | 2021/12/07 |
|-------------------|-------------|-------------|
| SEAGULLS CRY CC | Account No. | 02000100111 |
| REMITTANCE ADVICE | Amount | 425157.79 |

Bank Details: FNB, Swakopmund
Account Number: 62249603300 * Branch Code: 280 472
Fax No for confirmation: 0886519140
E-Mail for confirmation: payments@swkmun.com.na

11.1.5 **SWAKOPMUND PAINTBALL CENTRE & ADVENTURE PARK:
APPLICATION FOR COVID 19 RELIEF**
(C/M 2022/01/27 - 13/3/1/5, 3/11/1/2/1/6, E2747)

Ordinary Management Committee Meeting of 13 January 2022,
Addendum 7.5 page 42 refers.

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

1. **Introduction**

The **attached** application (**Annexure "A"**) was received from the Swakopmund Paintball Centre & Adventure Park (hereinafter referred as Paintball Centre) requesting an exemption of payment of the monthly rental for a period of 6 months as Covid-19 rental relief for the lease of a portion of Erf 2747 and Farm 165, Swakopmund.

According to Mr Peter van Ginkel of the Paintball Centre, due to the lockdown restrictions their business was not operational for the past year and a half hence they could not generated income to pay rent and municipal services. Their business is now in financial crisis and unable pay the salaries of their staff and all their business expenses. It is for this reason they are requesting Council to grant them a rental relief for a period of six months to recover and bring their outstanding rental account up to date. As per statement of account **Annexure "B"** total arrears as on **06 December 2021** amounts to N\$58 842.84.

2. **Background**

Swakopmund Paintball Centre & Adventure Park has been leasing a portion of land located on Erf 2747, Swakopmund and a portion of Farm 165, Swakopmund since **01 November 2010** and established a successful tourist entertainment business over the course of time.

The lease was renewed by Council on **28 November 2019** under item 11.1.4 for a further period of 9 years and 11 months and subsequent the Minister of Urban and Rural Development approved the renewal as per letter dated **12 August 2020**.

3. **Similar Application approved by Council on 28 October 2021**

On **28 October 2021** under item 11.1.27 Council passed the following resolution among others with reference to an application by Mr Q Liebenberg requesting for rental relief for the Lighthouse Restaurant:

(b) (iv) Rental Relief for Covid-19 Period

That Council waives the rental for the period that the venue was closed ie 14 months and that Finance Department determines the relief that can be granted to all similar lessees.

The complete resolution of the above is attached as **Annexure "C"**.

Subsequent to the above resolution, another application was received from Sea Gull's Cry CC (Tiger Reef) requesting a rental relief for the Covid-19 period same as was approved by Council on **28 October 2021** under item 11.1.27. A submission of this application is tabled to Council under a separate item.

4. **Discussion**

An application has been received from Paintball Centre for Council to waive the monthly rental of 6 months for leasing a portion of Erf 2747 and Farm 165, Swakopmund.

As per Council approval, the Paintball Centre operates various tourism related activities. Generally, the Covid-19 pandemic affected every tourist businesses including businesses that sell liquor. Considered that Council waived the rental fee for Lighthouse Restaurant, it is proposed that the Paintball Centre be exempted from paying monthly rental for the lock down period on the same basis as Council approved on **28 October 2021**, under item 11.1.27.

➤ The rental account of Paintball Centre is in arrears in the amount of N\$ 58 842.84 which relates to 6 months' rental. The lessee accordingly is also only requesting a waiver for six months.

Although the activities of the lessee are entertainment related, these are mainly accompanied by the sale of alcohol on which statutory restrictions were place for a number of months. The lessee managed to pay rental since the inception of the Covid-19 pandemic in **March 2020** but fell in arrears for the last six months. It is not stated in the application whether the establishment was closed for extended periods.

It is proposed to afford Mr P van Ginkel of Swakopmund Paintball Centre & Adventure Park the same relief granted under 11.1.27 of **28 October 2021** under (b) (iv) as it can be regarded as "*similar lessees*". Therefore, the 6 months' arrears in the amount of N\$58 842.84 be waived and Mr P van Ginkel be exempted from payment of the rental only for a further period of 8 months as Council's contribution to recover the local economy.

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

(a) That Council approves the application of Swakopmund Paintball Centre & Adventure Park for rental relief for the Covid-19 period same as approved by Council on 28 October 2021 under item 11.1.27 for The Lighthouse Restaurant.

(b) That Council waives the arrears rental for a period of 6 months as requested by the lessee; similar to point (b) (iv) of Council's resolution passed on 28 October 2021 under item 11.1.27:

(b) (iv) Rental Relief for Covid-19 Period

That Council waives the rental for the period that the venue was closed ie 14 months and that Finance Department determines the relief that can be granted to all similar lessees.

(c) That Council waives a further period of 2 months' (8 months' in total) in order to maintain consistent consideration and treatment of Council's lessees of entertainment facilities of which the sale of alcohol is an integral part and who experienced hardship during the Covid-19 pandemic.

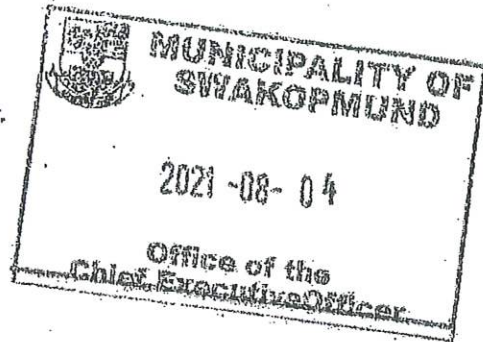
(d) That the Swakopmund Paintball Centre & Adventure Park be informed that Council will not consider any applications for relief of paying rates, taxes and service charges.



ANNEXURE "A"

SWAKOPMUND PAINTBALL CENTRE & ADVENTURE PARK

Peter H Baron van Ginkel
Swakopmund Paintball Centre & Adventure Park.
Cell: 081 124 8191
E-Mail: paintball@iway.na



To the CEO Swakopmund Municipality

Dear Sir

I trust that you are fine, I am not sure how to write this letter but I hereby would like to request an extension on my rent for six months please.

As you know we have been on lock down since almost a year and a half ago and up to now I have paid my rent every month for the last 21 years but since we were in locked down again the last two months with no income at all it is difficult to make all ends meet..

I have throughout Covid not retrenched any of my staff members and they are currently still receiving full pay.

I am confident that we will be able to get back to normal in the next six months.

Therefore I would like to request your council to consider the extension on rent for the next six months , were after I will bring the rent up to date.

I trust you will meet this reqst favourable

Kind Regards.

Peter H Baron van Ginkel









MUNICIPALITY OF SWAKOPMUND


Ref No: E 2747

Enquiries: Ms M Sheehama

 (064) 4104213
 088 614 514
 53 Swakopmund
 NAMIBIA
 www.swkmun.com.na
 msheehama@swkmun.com.na

24 November 2021

Mr P H P van Ginkel
 Swakopmund Paintball Centre & Adventure Park
 P O Box 788
 SWAKOPMUND
 13001

 paintball@jway.na

Dear Sir

**RENTAL RELIEF FOR COVID-19 PERIOD:
LEASING OF A PORTION OF ERF 2747 & PART OF FARM 165**

I acknowledge receipt of your letter dated 05 August 2021 and e-mail dated 22 November 2021 the content whereof is noted.

Your application for rental relief for a period of 6 months is receiving attention. Council is in recess for December, therefore your application will be submitted during 2022.

A further correspondence will be addressed to you as soon as circumstances permit.

For any further enquiries, please do not hesitate to contact Ms M Sheehama at 064-410 4104213.

Yours faithfully,

Ms M Bahr
 GM: Corporate Services & HR (Acting)

Copy: GM: Finance



ANNEXURE "B"**Municipality of Swakopmund**

P.O. Box 53, Swakopmund
Tel (064) 410 4111 Fax (088) 651 9141
ACCOUNT ENQUIRIES FAX: 0886528144 / E-MAIL: enquiries@swkmun.com.na

| |
|---|
| PAINTBALL ADV CENTRE SWK P O BOX 788 SWAKOPMUND 9000 |
|---|

| TAX Invoice | |
|----------------|---------------|
| VAT No. | 0687546-01-5 |
| Statement Date | 2021/11/18 |
| Account Number | 01000043444 |
| Reference | 20211119-6954 |
| Deposit | |

| Details/Meter Readings | | | Date | Description | Vat % | Vat charge | Amount (VAT excl) | Amount (VAT incl) | |
|------------------------|---------|-------------|-------|----------------------------|-------|------------|-------------------|-------------------|--|
| Previous | Present | Consumption | | | | | | | |
| 4998 | 5095 | 97.000 | 10/21 | BALANCE B/FWD | | 0.00 | 47162.15 | 47162.15 | |
| | | | 11/18 | WA CONSUMPTION BUS | 15% | 353.30 | 2355.30 | 2708.60 | |
| | | | 11/18 | LAND PTW ERF 2747 & 1316 S | | 1151.27 | 7675.16 | 8826.43 | |
| | | | 11/18 | WA BASIC 020 M4 BUS | 15% | 19.00 | 126.66 | 145.66 | |
| Meter Readings Dates | | | | | | | | | |
| Previous | | Current | | | | | | | |
| 2021/10/02 | | 2021/11/02 | | Total | | 1523.57 | 57319.27 | 58842.84 | |

| Arranged | Handed Over | 90 Days Plus | 60 Days | 30 Days | Current | Amount Due |
|----------|-------------|--------------|---------|---------|----------|------------|
| 0.00 | 0.00 | 27874.88 | 9449.57 | 9837.70 | 11680.69 | 58842.84 |

MESSAGE

PLEASE NOTE: THE ACCOUNTS ARE PAYABLE ON OR BEFORE 7 DECEMBER 2021.

| Property Information | | | | Details of Property Assessment | |
|----------------------|--|------|---|--------------------------------|--------------|
| Stand No. | 00002747 | Ward | 1 | Valuation | |
| Township | 001 020 SWAKOPMUND SOUTH | | | Land | Improvements |
| Street Address | RENT:LAND PRT OF ERF 2747 & FARM 165 SWK | | | Building Clause | |
| Portion | 00000 | | | Valuation | Date |
| Area | 1 | | | Annual Levy | |
| Unit | 001/020/00002747/00000/0000/0000 | | | | |

KINDLY TEAR OFF AND RETURN WITH PAYMENT



Swakopmund Municipality
P.O. Box 53
Swakopmund

| Name | Due Date | 2021/12/07 |
|---------------------|-------------|-------------|
| PAINTBALL ADV CENTR | Account No. | 01000043444 |
| REMITTANCE ADVICE | Amount | 58842.84 |

Bank Details: FNB, Swakopmund
Account Number: 62249603300 * Branch Code: 280 472
Fax No for confirmation: 0886519140
E-Mail for confirmation: payments@swkmun.com.na

11.1.27 **RESUBMITTED: AMENDMENT TO LEASE CONDITIONS:
MR QUINTON LIEBENBERG**
(C/M 2021/10/28 - 19.03.08; 13/3/12; E1/3)

RESOLVED:**ANNEXURE "C"**

- (a) That the Council takes note of the various issues raised by Mr Q Liebenberg of The Lighthouse Group in his letters dated 10 February 2021 and 28 September 2021 in respect of the renewal of the lease period for the Strand Café.
- (b) That the following be approved:
- (i) First Option to Renew the Lease Upon Expiry of the Lease Period
Taking into account the huge financial investment made in expanding, renovating and maintaining the building and the limited lease period of 9 years 11 months to recoup the investment, Council allows a first option to renew the lease period for a further 9 years 11 months upon expiry of the current lease on 31 January 2029.
- (ii) Amended Rental Amount (Reduction)
That Council provides a 15% discount on the rental amount as from 1 November 2021 in view of the investment which will become Council's asset upon termination of the lease.
- (iii) Value of the Building being Donated to Council
This point relates to the rental and is covered under point (b) (ii) above.
- (iv) Rental Relief for Covid-19 Period
That Council waives the rental for the period that the venue was closed ie 14 months and that Finance Department determines the relief that can be granted to all similar lessees.
- (v) Permitted Trading Hours
That the lessee be allowed to trade until 02:00 in terms of their liquor licence.
Point (d) (iii) of Council's resolution passed on 28 November 2019 under item 11.1.28 be changed:
- (d) *That the lease be subject to the standard conditions and the following:*
- (iii) *That the lessee not operates later than 22:00*
- (c) That Mr Quinton Liebenberg t/a The Lighthouse Group t/a Strand Café be requested to accept the above conditions in addition to those approved by Council on 28 November 2018 under item 11.1.28; whereafter the statutory process for the renewal be commenced with.

11.1.6 **ERONGO RED: TRANSFER OF ERF 4470, MONDESA**
(C/M 2022/01/27 - 5/6/3, M4470)

Ordinary Management Committee Meeting of 13 January 2022,
Addendum 7.6 page 48 refers.

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

1. Introduction

The purpose of this submission is to propose an correction to Council's decision passed on **28 October 2021** under item 11.1.28 with specific reference to Erf 4470.

The decision is quoted below:

- (a) *That the following erven (not forming part of the Asset Transfer Agreement) be alienated to Erongo RED as indicated below:*

| | | |
|------------------|---|---|
| Erf 4423, Ext 12 | : | be donated as the erf was purchased and serviced by Elize Investments (Pty) Ltd who transferred to the erf to Council free of charge and at their cost. |
| Erf 4470, Ext 12 | : | be sold at a purchase price of 120m ² x N\$200.00/m ² = N\$24 000.00. |

- (b) *That all costs for the transactions be for the account of Erongo RED.*
- (c) *That Council applies for approval from the Ministry 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.*
- (d) *That Erongo RED be requested to fence and maintain the substations.*

2. Proposed Amendment to Council's Decision

The recommendation to the Management Committee of **14 October 2021** that Erf 4470, Mondesa must be sold to Erongo RED was based on an erroneous title deed (Deed of Transfer T 560/2021) stating that the erf is located in Extension 3, Mondesa (attached as **Annexure "A"**). It was confirmed that Erf 4470, Mondesa is also located in Extension 12, Mondesa as per General Plan G 231 and Council was accordingly paid for the land by Elize Investments (Pty) Ltd.

Therefore, point (a) of Council's decision passed on **28 October 2021** under item 11.1.28 with reference to Erf 4470, Mondesa must be amended to read that the erf be donated to Erongo RED.

3. Future Alienation of Erven to Erongo RED not Listed in the Asset Transfer Agreement

With reference to future townships and the establishment of new erven for the electrical substations, Council passed a resolution on **31 October 2019** under item 11.1.18 to repeal its decision to donate erven to Erongo RED which do not form part of the asset transfer agreement. A resolution was passed that these erven

must be purchased from Council. Consensus was not reached on this point.

For ease of reference point (g) of the resolution is quoted:

(g) *That the point (b) of Council's resolution passed on 27 June 2013 under item 11.1.9 be **repealed**:*

(b) *That, in future, land be donated to parastatals as new townships develop and that parastatals be required to provide the equivalent value as social responsibility in Swakopmund.*

In terms of point (e) of the above decision, valuations are obtained to determined purchase prices. The entire decision is attached for ease of reference as **Annexure "B"**.

It is necessary that the future sale of erven for substations be discussed by the shareholders of Erongo RED in order to reach consensus in this regard.

Council cannot justify the donation of land to a profit generating entity of which the asset base is increased and income generated in perpetuity, without being compensated for the alienation of these erven.

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

RECOMMENDED:

(a) **That point (a) of Council's decision made on 28 October 2021 under item 11.1.28 be amended with special reference to Erf 4470 to read as follows:**

| | |
|-------------------------|--|
| <i>Erf 4470, Ext 12</i> | <i>be donated as the erf was purchased and serviced by Elize Investments (Pty) Ltd who transferred to the erf to Council free of charge and at their cost.</i> |
|-------------------------|--|

Points (b), (c) and (d) of the decision remain unchanged.

(b) **That the issue regarding the sale of erven not forming part of the Asset Transfer Agreement entered into by and between Council and Erongo RED be discussed at a shareholder's meeting in order to reach consensus.**

ANNEXURE "A"

4.

FOR USE AS AN ELECTRICAL SUBSTATION

1. **CERTAIN** Erf No 4423, MONDESA
(Extension No 12)

SITUATE In the Municipality of SWAKOPMUND
Registration Division "G" ERONGO Region

MEASURING 120 (One Two Nil) Square Metres as indicated on General Plan SG
No. A657/2019

HELD By Deed of Transfer No T4188/2019

2. **CERTAIN** Erf No 4470, MONDESA
(Extension No 3)

SITUATE In the Municipality of SWAKOPMUND
Registration Division "G" ERONGO Region

MEASURING 120 (One Two Nil) Square Metres as indicated on Plan SG No.
A657/2019

HELD By Deed of Transfer No T4188/2019



ANNEXURE "B"

1.1.18

TRANSFER OF ELECTRICAL SUBSTATIONS: ERONGO RED

(C/M 2019/10/31 - A 4/3/1/16, A 4/3/1/16/1, E 2053, E 1394, E 4519, M 1898, E 3618, E 5997, E 6177, E 5978, E 5359, E 2606, T 504, VS 154, E 92)

RESOLVED:

- (a) That Council takes note of the transfer of the existing assets as per Schedule B of the Transfer Agreement.
- (b) That it be noted that Erf 1898, Mondesa is being subdivided by the appointed town planner of Erongo RED; and the correct erf number for the substation listed as "Sud-Strand Str Sub-Station" has not yet been confirmed by Erongo RED.
- (c) That the following erven be transferred to Erongo Regional Electricity Distributor Company (Proprietary) Limited in terms of Schedule B of the Transfer Agreement:

| # | Erf # | Description | Asset Number |
|----|--------|--|--------------|
| 1 | E 2053 | Dr Boss (Welwitchia Switching Stations) - Vineta / Ext 1 | SWNL 0013 |
| 3 | E 4519 | Papaver Sub-Station - Ocean View / Ext 9 | SWNL 0014 |
| 5 | E 3618 | Aukas Sub-Station - Kramersdorf | SWNL 0007 |
| 11 | E 2606 | Diamond Str Sub-Station - Vineta: Ext 8 | SWNL 0020 |
| 14 | VS 154 | Sandpiper Sub-Station - Vogelstrand | SWNL 0085 |

- (d) That the following erven not forming part of the Asset Transfer Agreement be sold to Erongo RED as indicated below:

| # | Erf # | Description | Purchase Price / m ² | Size | Purchase Price |
|----|--------|---|---------------------------------|-------|----------------|
| 7 | E 5997 | Sardine Sub-Station - Mile 4: Ext 19 | N\$ 500.00 | 230 | 115 000.00 |
| 8 | E 6177 | Mussel Sub-Station - Mile 4: Ext 20 | N\$ 500.00 | 146 | 73 000.00 |
| 9 | E 5978 | Pacific Sub-Station - Mile 4: Ext 23 | N\$ 500.00 | 195 | 97 500.00 |
| 10 | E 5359 | Tsavorite Sub-Station - Mile 4: Ext 15 | N\$ 500.00 | 730 | 365 000.00 |
| 12 | T 504 | Franziska van Neel Str Sub-Station - Ocean View / Ext 1 | N\$ 250.00 | 1 593 | 398 250.00 |

- (e) That the purchase price per square metre for the following two erven be approved; the actual size will only be available once the property is subdivided and new erf numbers are available:

| # | Erf # | Description | Purchase Price / m ² |
|----|--------------------------------------|-----------------------------|---------------------------------|
| 4 | M 1898 | Mandume Sub-Station Mondesa | N\$200.00 / m ² |
| 15 | Still to be confirmed by Erongo RED. | Sud-Strand Str Sub-Station | N\$500.00 / m ² |

- (f) That Ministerial approval be requested in terms of Section 30 (1) (t) of the Local Authorities Act 23 of 1992, as amended to proceed with the alienation process.
- (g) That the point (b) of Council's resolution passed on 27 June 2013 under item 11.1.9 be repealed:
- (b) That, in future, land be donated to parastatals as new townships develop and that parastatals be required to provide the equivalent value as social responsibility in Swakopmund.
- (h) That Erongo RED be requested to fence and maintain the substations.

11.1.7 **RENEWAL OF A LEASE AGREEMENT FOR AN UNDEVELOPED OPEN AREA**

(C/M 2022/01/27 - 13/3/1/5,E 4866, E 4867)

Ordinary Management Committee Meeting of 13 January 2022, Addendum 7.7 page 52 refers.

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

1. Introduction

Attached is a letter (**Annexure "A"**) dated **01 November 2021** from Messrs Golden Footsteps Investment cc seeking Council approval to extend the lease of an open space on the townland for a temporary structure to store skip containers for the next 12 months.

2. Background

Messrs Golden Footsteps Investment cc is a local SME involved in various business activities such as construction, paving and interlocking and renting of small skip containers.

Messrs Golden Footsteps Investment initially applied to lease an open area in an isolated environment and has identified various sites such behind Refuse Solution premises, far north of the airport and southeast of landfill site in 2018. The applicant indicates that he would need about 1000 - 1200 m² of un-serviced land to store twenty (20) 2 cubic (m³) skip containers and a trailer. The company elected a temporary fence and roof structure to protect the trailer and the skip containers against the weather. No services (i.e. water and electricity) required. Council on **27 September 2018**, while discussing the above matter, resolved under item 11.1.20,

- (a) *That Council approves the lease of an open area measuring 1200 m² on Townlands either north of the intersection of Henties Bay/Windhoek road and railway or south of the quarry, for rental fee of N\$468.00 per month (VAT exclusive) (i.e. N\$0.39/m² x 1200 m²) to Messrs Golden Footsteps Investment for the storage of skip containers subject to the standard lease conditions.*
- (b) *That Messrs Golden Footsteps Investment be requested to submit plans of the envisaged temporary structure for storage of skip containers and trailer for approval by Engineering Services Department.*
- (c) *That the lease of the site be for a renewable period of 12 months provided that there is no development earmarked for the area.*
- (d) *That Messrs Golden Footsteps Investment be informed that the temporary structure is erected at their own cost and risk and will not be compensated for.*
- (e) *That the applicant restores the area to the satisfaction of the Engineering Services Department after the expiry of the lease.*

In 2020, Messrs Golden Footsteps Investment applied to Council to renew the lease for 12 more months and Council on **28 January 2021**, under item 11.1.5 resolved:

- (a) That Council approves the renewal of lease for an open area measuring 1200m² in extent on Swakopmund Townland, north of the intersection of the Henties Bay / Windhoek road and railway for a rental fee of N\$468.00 per month (VAT exclusive) (i.e. N\$0.39/m² x 1200m²) to Messrs Golden Footsteps Investment for the storage of skip containers subject to the standard lease conditions.
- (b) That Messrs Golden Footsteps Investment be advised to submit a future plan with regards to his business, to avoid inconveniences that might be caused by future development of the area.

In response to Council resolution of January 2021 (b) above, Messrs Golden Footsteps Investments has indicated that the long-term plan is to acquire an industrial land to expand his business (**Annexure "B"**). The applicant plans to include cleaning services, manufacturing of interlocks/pavers and road kerbs and his intention is to provide employment to women and DRC community. The applicant also raised a concern of affordability of industrial land particularly to the SMEs and has requested Council to consider subsidizing industrial land for SMES.

In response to long term plan of the applicant, he was informed of the available industrial properties that were up for sale and was requested to participate in the auction (**Annexure "C"**). For those industrial properties, a registration fee of N\$27000.00 was required (i.e. 0. 75% of highest upset price) to participate in the auction. High registration fees such as the one highlighted above prevent SMEs to participate hence a proposal to have some industrial properties reserved for SMEs on a subsidized rate and fees.

3. Discussion

Messrs Golden Footsteps Investment is therefore requesting for Council's approval to extend the lease period once again for the next 12 months under the existing terms and conditions. Advice was sought from the Engineering department (**Annexure "D"**) to indicate if there is any development earmarked for the area in the next 12 months. GM:ES highlighted that there is a Hydrogen plant that will be established in the same vicinity in the future however indicated that there is no development earmarked for the specific area in the next 12-month period. Property Section has also confirmed that the proposed Hydrogen plant will not take place within the next 12 months and it is also not falling within the area where Messrs Golden Footsteps Investment is occupying (see attached map, **Annexure "E"**).

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

RECOMMENDED:

- (a) That Council approves the renewal of 12 months lease as from 01 November 2021, for an open area measuring 1200m² on Townland, north of the intersection of Henties Bay-Windhoek road and railway for rental fee of N\$468.00 per month (VAT exclusive) (i.e. N\$0.39/m² x 1200 m²) to Messrs Golden Footsteps Investment for the storage of skip containers subject to the standard lease conditions.
 - (b) That the lease of open area of 1200m² on Townland north of the intersection of Henties Bay Windhoek road and railway to Golden Footsteps Investments for the purpose of storing skip containers be renewable for a period of 12 months, provided that there is no development earmarked for the area.
 - (c) That Council reserves a portion of land at Hage Geingob Economic Zone that can be subdivided into smaller portions, on a subsidized rate, to accommodate SMEs in the light industries in the future.
 - (d) That a report be submitted on the court matter for records.
-

ANNEXURE "A"

13/3/15



GOLDEN FOOTSTEPS INVESTMENT CC

CC2013/05528,

VAT.REG:6096542-01-5

PO BOX 1137, SWAKOPMUND

CELL: 0811226312

01-11-2021

TO: THE CHIEF EXECUTIVE OFFICER, MUNICIPALITY OF SWAKOPMUND

PO BOX 53

SWAKOPMUND, NAMIBIA

**RE: EXTENSION OF LEASE AGREEMENT:**

Firstly, we like to thank you for giving golden footsteps investment cc once again this opportunity.

On 27 September 2018 the council approved the lease of an undeveloped open area south of the of quarry, for rental under item 11.1.20 to **Golden Footsteps Investment CC** for the storage of skip containers.

Golden Footsteps Investment CC however would like to request respectfully for the extension of the same lease agreement under the original terms and conditions for the next 12 months. As an SME we will appreciate this opportunity, because of the Covid- 19 pandemic and the economic down time in construction we could not develop much in the last 12 months.

We are looking forward to your great response

Yours, sincerely

Golden footsteps investment cc

Mr ETHIEN KAMESIEPO

0811226312

shaunk@iway.na



ANNEXURE "B"

13/3/21

21



Golden Footsteps Investment CC

CC2013/05528

VAT.REG:6096542-01-5

PO BOX 1137

SWAKOPMUND

02 March 2021

**Future Plans Regarding Golden Footsteps CC****To: Chief Executive Officer**

Thank you once again for extending my lease contract for the undeveloped land in the open area measuring 1200m² in extent on Swakopmund Townland, north of the intersection of the Henties Bay/Windhoek road under item 11.1.20 to Messrs Golden Footsteps Investment CC.

My future plans are to purchase industrial land, if possible, and to expand my business in skip rental, cleaning services manufacturing of interlocks/pavers and road kerbs. I also intend to employ more workers with special preference to women and the DRC community.

The town of Swakopmund is growing with a lot of challenges and there is a need to keep our town clean, to reduce unemployment and poverty in our town. To contribute to the revenue of town and the country.

However, I would appreciate it very much if the Municipality of Swakopmund can avail and subsidize industrial land specifically for SMEs at a reasonable price. This is due to the fact that we find it very difficult to compete with larger companies to acquire Industrial land when bidding.

Currently all or some SMEs are accommodated at the brickmaking area renting for years and some still on the waiting list for years.

I want to get out of renting and have my own Industrial area and give space for other upcoming SMEs to grow. With your help it will be possible for SMEs to grow and develop.

Rauna Shipunda

From: Clarence McClune
Sent: Tuesday, 09 November 2021 12:23
To: Rauna Shipunda
Cc: Michelle Uwites; Vilho Kaulinge
Subject: RE: Extension of Lease agreement on Town Land

Dear Ms. Shipunda,

Please note that there is plans to develop a Hydrogen plant in that area and can mean that the lease site will fall within the proposed hydrogen plant site.

Please engage with properties just to confirm timelines.

It might be that the lease can continue because development of the plant might only take place sometime next year.

Regards.

Clarence McClune | General Manager: Engineering & Planning Services | Engineering & Planning Services | 4401

From: Rauna Shipunda <rshipunda@swkmun.com.na>
Sent: Tuesday, 09 November 2021 10:31 AM
To: Clarence McClune <cmclune@swkmun.com.na>
Cc: Michelle Uwites <muwites@swkmun.com.na>; Vilho Kaulinge <vkaulinge@swkmun.com.na>
Subject: Extension of Lease agreement on Town Land

Dear Mr McClune

Council on 27 September 2018, while discussing the above matter, resolved under item 11.1.20,

- (a) *That Council approves the lease of an open area measuring 1200 m² on Townlands either north of the intersection of Henties Bay/Windhoek road and railway or south of the quarry, for rental fee of N\$468.00 per month (VAT exclusive) (i.e. N\$0.39/m² x 1200 m²) to Messrs Golden Footsteps Investment for the storage of skip containers subject to the standard lease conditions.*
- (b) *That Messrs Golden Footsteps Investment be requested to submit plans of the envisaged temporary structure for storage of skip containers and trailer for approval by Engineering Services Department.*
- (c) *That the lease of the site be for a renewable period of 12 months provided that there is no development earmarked for the area.*
- (d) *That Messrs Golden Footsteps Investment be informed that the temporary structure is erected at their own cost and risk and will not be compensated for.*
- (e) *That the applicant restores the area to the satisfaction of the Engineering Services Department after the expiry of the lease.*

The applicants has applied to extend the lease agreement as per the attached correspondence. Kindly advise if there is any development earmarked for that area for the next 12 months.

We would like to submit the item to Council to request for extension of lease.

Kind regards

ANNEXURE "D"



MUNICIPALITY OF SWAKOPMUND

☎ (064) 4104212

☎ 088 614 514

☎ 53 Swakopmund

13/3/1/5, E 4813 Re, E 4843 Re, E 4869,
E 4873, E 4874, E 4889, E 4895, E 4899,
E 4901

NAMIBIA

🌐 www.swkmun.com.na✉ sbruwer@swkmun.com.na

Enquiries: Ms S Bruwer

15 June 2021

Golden Footstep Investment CC
P O Box 1137
SWAKOPMUND
13001

Attention: Mr Ethien Kamesiepo

✉ shaunk@iway.na

Dear Sir

FUTURE PLANS REGARDING GOLDEN FOOTSTEPS CC: INDUSTRIAL LAND

Your letter dated 02 March 2021 regarding the abovementioned refers.

On 25 March 2021 Council passed the following resolution under item 11.1.18 regarding the sale of available erven zoned "industrial":

- That Council takes note that only a small percentage of the industrial erven have been fully developed.
- That due to the effects of the Covid-19 pandemic, the local economy requires an injection and especially the building construction sector.
- That Council can encourage developers to construct new businesses by providing favourable conditions of sale.
- That a closed bid sale be arranged for the erven listed under point (e) below.
- That the upset prices for the erven be N\$236.00/m² (excluding 15% VAT) as set-out below:

| | Erf No | Zoning | m ² | Upset Price @ N\$236.00/m ² (excl 15% VAT) |
|---|---------|--------------------|----------------|--|
| 1 | 4813 Re | Light Industrial | 2 810 | 663 160.00 |
| 2 | 4843 Re | Light Industrial | 1 558 | 367 688.00 |
| 3 | 4869 | General Industrial | 6 428 | 1 517 008.00 |
| 4 | 4895 | General Industrial | 5 615 | 1 325 140.00 |
| 5 | 4899 | General Industrial | 20 035 | 4 728 260.00 |
| 6 | 4901 | General Industrial | 13 298 | 3 138 328.00 |
| 7 | 4873 | General Industrial | 7 403 | 1 747 108.00 |
| 8 | 4874 | General Industrial | 15 140 | 3 573 040.00 |
| 9 | 4889 | General Industrial | 10 782 | 2 544 552.00 |
| | | Total | | 19 604 284.00 |

All correspondence must be addressed to the Chief Executive Officer

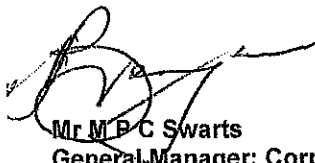
- (f) That bids submitted on the following conditions:
- (i) *The upset price be N\$236.00/m²*
 - (ii) *No rates and taxes be levied for a period of 24 months from date of sale / until date of a completion certificate being issued (whatever is later in time).*
 - (iii) *The properties may not be alienated unless a completion certificate has been issued in respect of the structural improvements referred to in (i) below. This restraint of alienation is to be registered against the title deed of the respective properties.*
 - (iv) *That instead of the standard 120 days to secure the purchase price, the purchase price be secured within 90 days.*
- (g) That a refundable registration fee of N\$27 000.00 be payable per bidder being 0.75% of the highest upset price of N\$3 706 475.00.
- (h) That the properties are 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 properties or any improvements thereon. The Council also does not warrant that the services installed at the properties are suitable for the use intended by the purchasers. It is therefore the obligation of the purchasers to verify that the installed electricity, sewage and water connections are suitable for the intended use of the properties.
- (i) That the purchasers must construct structural improvements worth at least 1 time the Municipal valuation of the property *(as provided for in the Conditions of Establishment for Extension 10)*. 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.
- (j) That in the event that the purchaser of a property is a close corporation, a company or a trust, then, the members interest in the close corporation or shareholding in the company or interest in the trust, as the case may be, may not be changed without the prior written approval of Council.
- (k) That Council shall not accept under any circumstances any process whereby the purchaser of a property will be allowed to nominate a third party as the eventual purchaser of the property. To be more specific, the Council shall not entertain any agent bidding on behalf of a principal or any nominee acting on behalf of a legal entity still to be incorporated.
- (l) That such caveats be registered against the title deeds of the properties to prevent any contravention of these conditions.
- (m) That the connected parties defined as per the Income and VAT Act can only bid for one property.
- (n) That Council's other standard conditions of sale be applicable.
- (o) That the income be shared with Erongo RED *pro rata* according to their contribution.
- (p) That an incentive of 15% on purchase price (excluding VAT) discount be offered to developers who develop the erven in a period of 2 years.

Depending on the Covid-19 regulations a date for the sale of the above 9 erven will be scheduled and published in the Namib Times and Namibian.

In conclusion as explained by our Economic Development Services, Council is in the process of compiling an SME Policy which will facilitate the acquisition of land.

Should you have any enquiries, please do not hesitate to contact Ms S Bruwer at ☎ 064-4104212.

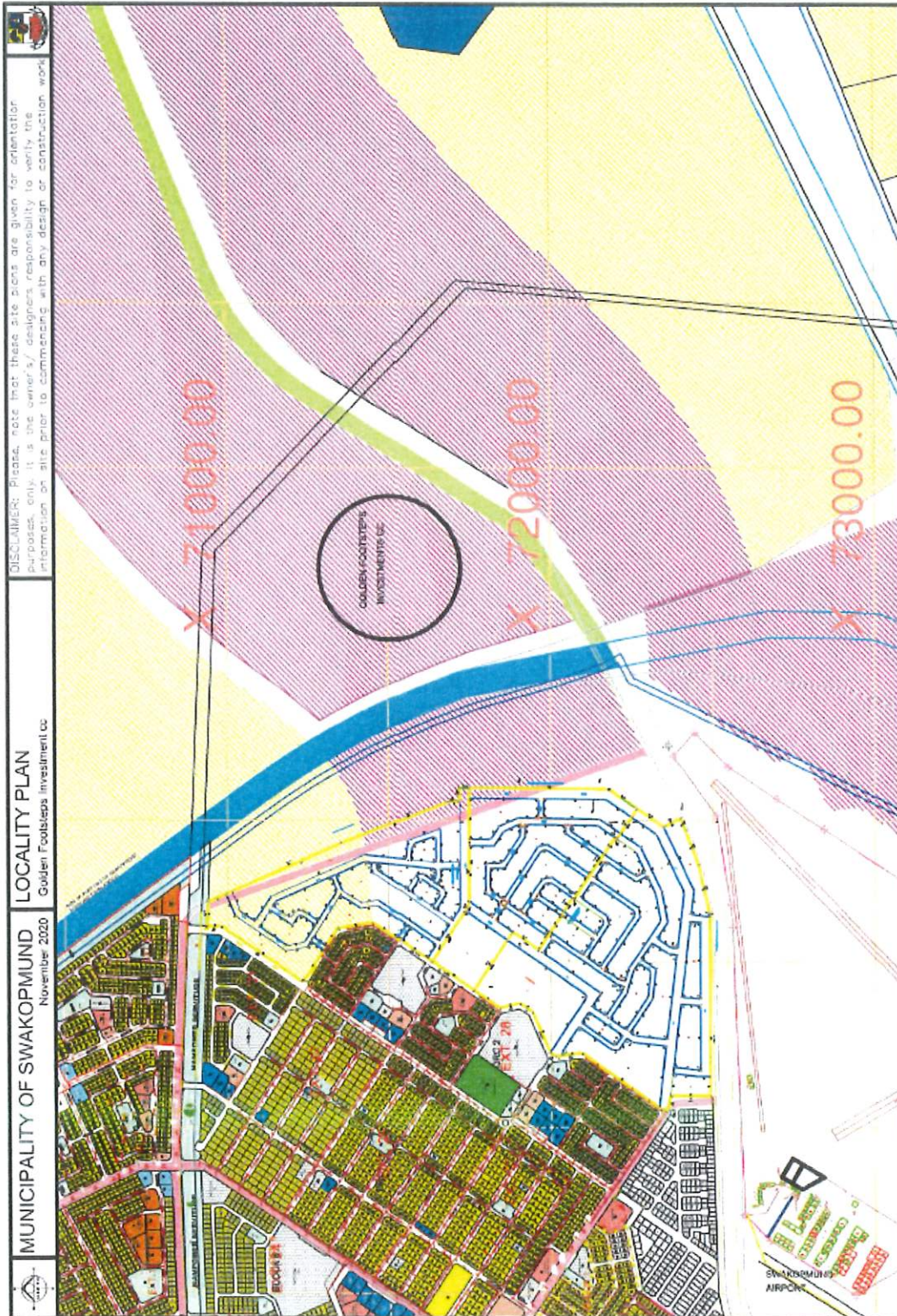
Yours faithfully



Mr. M. P. C. Swarts
General Manager: Corporate Services & Human Capital

/sb

ANNEXURE "E"



11.1.8 **APPLICATION FOR TRANSFER OF RIGHT OF USE TO RELATIVES REMAINING ON ERVEN IN THE DRC**
(C/M 2022/01/27 - 16/1/4/2/1/14)

Ordinary Management Committee Meeting of 13 January 2022, Addendum 7.8 page 60 refers.

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

1. INTRODUCTION

The purpose of this addendum is for Council to consider approving the applications of direct relatives and distant relatives who reside on erven in DRC for many years after the registered tenants passed away as well as some registered tenants who permanently relocated from Swakopmund. The owners submitted affidavits for change of ownership in order that the residents who resided with them to take-over their erven.

Point 3 below contains tables indicating: Direct Relatives (**Annexure A-L**) and Distant Relatives (**Annexure M-X**).

2. BACKGROUND

The Housing Section receives many applications for a change of ownership of erven in the DRC Informal Settlement due to the passing of the registered tenants. On **01 July 2021**, while discussing the matter, Council adopted the following DRC Planning Committee resolution under item 11.1.9:

(a) *That Council considers adopting the resolution of the previous DRC Planning Committee as follows:*

That the committee approves the transfer of use of rights where an applicant is deceased to the following family members on condition that sufficient proof be provided:

- (i) Spouse
- (ii) Adult children
- (iii) Legal guardian of minor children who resides with them on the same erf
- (iv) Dependent parents

(b)

(c) *That Council approves the transfer of the following erven, to distant relatives who have occupied the erven for many years after it is determined that there are no direct relatives, as per table below:*

DISTANT RELATIVES

| | | | | |
|-----|----------------------------|------------------------|----------|--------------------------------------|
| 427 | Timoteus Kandyimwena | Helena Haixwema | Uncle | Resided with the deceased since 2002 |
| 450 | George Gaweseb | Letisia Gaweses | Uncle | Reside on the erf since 2019 |
| 460 | Ndamonako Kandjambanga | Friedriga Kandjambanga | Brother | Resided with the deceased since 2000 |
| 714 | Paulus Sheelekeni Shoopala | Aupindi Etuna Immanuel | Relative | Reside on the erf since 2006 |

3. DISCUSSION

In light of the above resolution, new applications for change of ownership of distant relatives (**Annexure M-X**) and direct relatives (**Annexure A-L**) are received and submitted for approval with the following supporting documents:

a death certificate, full birth certificate, a marriage certificate, id and affidavits for the application of change of ownership.

TABLE OF DIRECT RELATIVES

| <i>Erf No</i> | <i>Name of Deceased</i> | <i>Name & Surname of Applicant</i> | <i>Relationship to the Deceased</i> | <i>Comments</i> |
|---------------|-------------------------|--|-------------------------------------|--|
| 1077 | Sylvia Jekonia | George Ashilelo | Mother | Copies of death certificate and full birth certificate |
| 765 | Samuel Joseph | Tresia Lyamanguluka Ingungula | Father | Copies of death certificate and full birth certificate |
| 395 | Blasius Alfred | Heinrich lithete Blasius | Father | A copy of death certificate, fu |
| 261 | Baslius Sindimba | Eveline Kushamuna Harupe | Father | A copy of death certificate, No full birth certificate |
| 290 | Maria Tjindo Uaeta | Else Kandjambi Uaeta | Mother | A copy of death certificate and full birth certificate |
| 1293 | Terline Gorases | Jacqueline Gorases | Mother | A copy of death certificate and full birth certificate |
| 1074 | Benfasfungo Dingi | Ruth Daniel | Father | A copy of death certificate , no full birth certificate |
| 459 | Fillemon Paulus | Helena Simon | Guardian | Copies of full birth certificate, death certificate, court order submitted |
| 308 | Trooi Marietjie Seibes | Arnoldus Donovan Seibeb | Mother | A copy of death certificate and full birth certificate |
| 609 | Albertus Suriob Nowaseb | Adison Kharuchab | Father | A copy of death certificate and full birth certificate |
| 298 | Siegfried Naweseb | Margaret Eiqas | Father | A copy of death certificate and full birth certificate |
| 1131 | Ella Priscilla Simosi | Anna Moreen Howoses | Guardian | Court Order and death certificate |

It should be noted, that some applicants on the list below are distant relatives who have occupied the erf for years. These applicants too need to be considered to become owners of the erven.

TABLE OF DISTANT RELATIVES

| | | | | |
|------|-------------------------|-----------------------|----------|------------------------------------|
| 380 | Samuel Gaxab | Welma Patricia Huises | Relative | Copies of death certificate and ID |
| 595 | Josef Hainyondo | Israel Loteni Nashana | Uncle | A copy of death certificate and ID |
| 126 | Hashipala Shikongo | Teofilus Tomas | Uncle | A copy of death certificate |
| 325 | Maria Magdalena Job | Petrus Angamba | Niece | A copy of death certificate |
| 183 | Fillimon Nghifefengelwa | Matheus T I Shiweda | Uncle | A copy of death certificate |
| 1067 | Rainhord Gideon | Maria Magano Angombe | Uncle | A copy of death certificate |

| | | | | |
|------|-------------------------|---------------------------------|-------------|-----------------------------|
| 399 | Bartholomeus Tuhemwe | Fabianus Kapinga | Uncle | A copy of death certificate |
| 199 | Johannes D Kambogho | Benhard Dighomba | Uncle | A copy of death certificate |
| 561 | Tiofelus Daniel | Diina Ndatutengeumbo Nddashaala | Brother | A copy of death certificate |
| 806 | Josef Hafienanye | Johannes Kashululu | Relative | A copy of death certificate |
| 1188 | Wilhem Nghimodino Mikka | Efraim NG Joseph | Cousin | A copy of death certificate |
| 113 | David Angula | Immanuel Aikela | Grandfather | A copy of death certificate |
| 195 | Pieter Hoeb | Theopolitine Tanises | Brother | A copy of death certificate |

4. Proposal

To ensure transparency it is proposed place an advert in 2 newspapers calling for any relatives of the deceased to come forward within 60 days failing which Council will award the erf to the next applicant.

It is proposed that the Management Committee considers approving the following applications:

- Application of surviving direct families and distant relatives who has submitted sufficient proof and after it is confirmed through the newspaper adverts that there are no direct families.

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

RECOMMENDED:

- That Council approves the applicants who submitted the required and satisfactory documentation for the application of the change of ownership.
- That the applicants (direct relatives) in the table below be approved and be informed to visit the Housing Section in order to select the type of social houses they can afford:

DIRECT RELATIVES

| Erf No | Name of Deceased | Name & Surname of Applicant | Relationship to the Deceased | Comments |
|--------|--------------------|-------------------------------|------------------------------|--|
| 1077 | Sylvia Jekonia | George Ashilelo | Mother | Copies of death certificate and full birth certificate |
| 765 | Samuel Joseph | Tresia Lyamanguluka Ingungula | Father | Copies of death certificate and full birth certificate |
| 395 | Blasius Alfred | Heinrich lithete Blasius | Father | Copies of death certificate and full birth certificate submitted |
| 261 | Baslius Sindimba | Eveline Kushamuna Harupe | Father | A copy of death certificate, No full birth certificate |
| 290 | Maria Tjindo Uaeta | Else Kandjambi Uaeta | Mother | A copy of death certificate and full birth certificate |
| 1293 | Terline Gorases | Jacqueline Gorases | Mother | A copy of death certificate and full birth certificate |
| 1074 | Benfasfungo Dingi | Ruth Daniel | Father | A copy of death certificate , no full birth certificate |

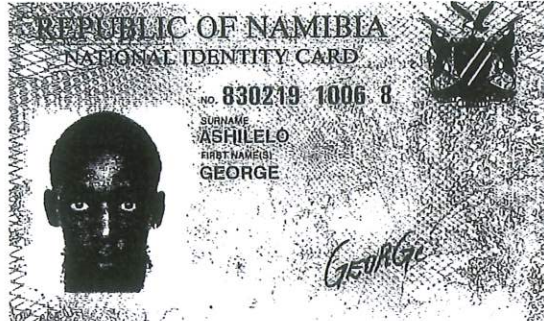
| | | | | |
|------|-------------------------|-------------------------|----------|--|
| 459 | Fillemon Paulus | Helena Simon | Guardian | Copies of full birth certificate, death certificate, court order submitted |
| 308 | Trooi Marietjie Seibes | Arnoldus Donovin Seibeb | Mother | Copies of death certificate and full birth certificate submitted |
| 609 | Albertus Suriob Nowaseb | Adison Kharuchab | Father | Copies of death certificate and full birth certificate submitted |
| 298 | Siegfried Naweseb | Margaret Eigas | Father | Copies of death certificate and full birth certificate submitted |
| 1131 | Ella Priscilla Simosi | Anna Moreen Howoses | Guardian | Court Order and death certificate |

- (c) That Council approves the transfer of the following erven to distant relatives who have occupied the erven for many years, after it is determined that there are no direct relatives:

DISTANT RELATIVES

| Erf No | Name of Deceased | Name & Surname of Applicant | Relationship to the Deceased | Comments |
|--------|-------------------------|---------------------------------|------------------------------|-----------------------------|
| 380 | Samuel Gaxab | Welma Patricia Huises | Relative | A copy of death certificate |
| 595 | Josef Hainyondo | Israel Loteni Nashana | Uncle | A copy of death certificate |
| 126 | Hashipala Shikongo | Teofilus Tomas | Uncle | A copy of death certificate |
| 325 | Maria Magdalena Job | Petrus Angamba | Niece | A copy of death certificate |
| 183 | Fillimon Nghifefengelwa | Matheus T I Shiweda | Uncle | A copy of death certificate |
| 1067 | Rainhord Gideon | Maria Magano Angombe | Uncle | A copy of death certificate |
| 399 | Bartholomeus Tuhemwe | Fabianus Kapinga | Uncle | A copy of death certificate |
| 199 | Johannes D Kambogho | Benhard Dighomba | Uncle | A copy of death certificate |
| 561 | Tiofelus Daniel | Diina Ndatutengeumbo Nddashaala | Brother | A copy of death certificate |
| 806 | Josef Hafienanye | Johannes Kashululu | Relative | A copy of death certificate |
| 1188 | Wilhem Nghimodino Mikka | Efraim NG Joseph | Cousin | A copy of death certificate |
| 113 | David Angula | Immanuel Aikela | Grandfather | A copy of death certificate |
| 195 | Pieter Hoeb | Theopoltine Tanises | Brother | A copy of death certificate |

ANNEXURE "A"



Thomas Brilleme

JUSTICE OF PEACE COMMISSIONER OF OTJANA
 SECTION 2 OF 1988 (ACT) 2 OF 1981
 (THE MUNICIPALITY OF SWAKOPMUND)
 HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE REPRODUCTION COPY
 RW THE GOVERNMENT SERVICE ACT 1980 (ACT) 2 OF 1981
 OF THE ORIGINAL WHICH WAS EXAMINED BY ME AND THAT FROM
 OBSERVATIONS THE ORIGINAL HAS NOT BEEN ALTERED IN ANY MANNER



REPUBLIC OF NAMIBIA
 MINISTRY OF HOME AFFAIRS AND IMMIGRATION
DEATH CERTIFICATE

AD 0073418

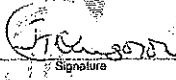
Application form number: D14091006164

PARTICULARS OF DECEASED:

Identity/Passport number: 58082100247 Birth registration entry number: _____
 Surname: JEKONIA First name(s): SYLVIA
 Gender: FEMALE Date of death: 2020/07/24
 Constituency of death: ENGELA Region of death: OHANGWENA
 Date of birth: 1956/08/21 Marital status: SINGLE
 Cause of death: _____

INFORMANT

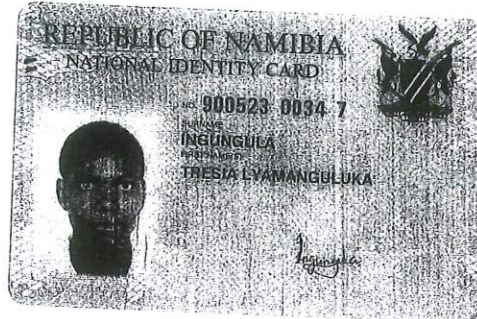
Relationship to deceased: COUSIN Full name: SHIKOKOLA ELJA
 Identity/Passport number: 79101200259 Full name of registrar: JULIA NANGOLO
 Place: ENGELA HOSPITAL Date: 2020/07/27

Registrar of Deaths:  _____
Signature

AD0073418
 © Republic of Namibia
 Option 2011

ANNEXURE "B"

Ef 165
081 7604945



NAMIBIAN POLICE
ONDANGWA

19 JAN 2021

CHARGE OFFICE
OSHANA REGION

[Faint, illegible text and signature]

ANNEXURE "C"

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD



NO 990815 0050 3
SURNAME
BLASIUS
FIRST NAME(S)
HEINRICH IITHETE

Blasius

DATE OF BIRTH
1999-08-15
PLACE/COUNTRY OF BIRTH
OSHIKUSHASHIPYA
CITIZENSHIP
CITIZEN
GENDER HEIGHT/IN EYE COLOUR
MALE 1.70 BROWN
DATE OF ISSUE
2017-01-05
APPL. NO.
AH7469



99081500503



REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS AND IMMIGRATION

DEATH CERTIFICATE

A 550782

Identity Number: 711227 00 538 -

Surname: Alfred

Christian names: Blasius


Date of death: 27-06-2014 Region of death: Khomas

Gender: male

Date of birth: 27-12-1971 Marital status: single

Cause of death: Cardiovascular accident
(CVA)

Certified to be a true extract from the Death Register.


Register of Deaths

MINISTRY OF HOME AFFAIRS
& IMMIGRATION
PRIVATE BAG 13212 WINDHOEK
CIVIL REGISTRATION

Place: _____
Date: 2014-06-27 NO. 1


Entry Number: 002/14/1850

KHOMAS REGIONAL OFFICE
DEATH REGISTRATION

ANNEXURE "D"


NAMIBIAN POLICE
WINDHESA
2019-10-13
CHARGE OFFICE

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD

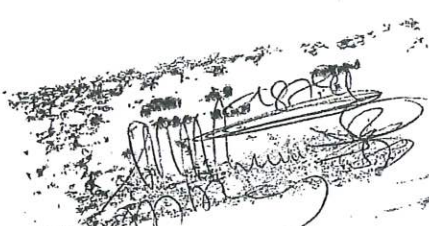


NO 860315 0060 4

SURNAME
HARUPE
FIRST NAME(S)
EVELINE KUSHAMUNA



K. Eveline



DATE OF BIRTH
1986-03-15

PLACE / COUNTRY OF BIRTH
SAMBYU



CITIZENSHIP
CITIZEN

GENDER HEIGHT/m
FEMALE 1,65

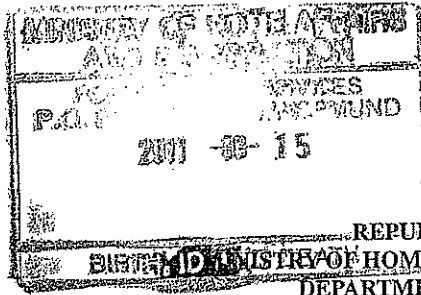
EYE COLOUR
BROWN

DATE OF ISSUE
2006-04-15

APPL-NO
Q87468



86031500604



3-1/0045

DEATH CERTIFICATE

A 387148

Identity Number

| | | | | | |
|---|---|---|---|---|---|
| 5 | 7 | 0 | 2 | 1 | 4 |
|---|---|---|---|---|---|

| | |
|---|---|
| 0 | 7 |
|---|---|

| | | | |
|---|---|---|---|
| 0 | 0 | 4 | 2 |
|---|---|---|---|

| |
|---|
| 5 |
|---|

Surname: Sindimba

Christian names: Basilius

Date of death: 09/09/2011 District of death: Swakopmund

Sex: Male

Date of birth: 1957/02/14 Marital status: Married

Causes of death: Cardiac Arrest

Certified to be a true extract from the death register.

U. N. K. G. S.
 Registrar of Deaths
0024/11/283

Place: Swakopmund

Date: 20/09/15

Entry number: 0024/11/283

* Delete whichever is not applicable.

Printed by Namprint 2033431

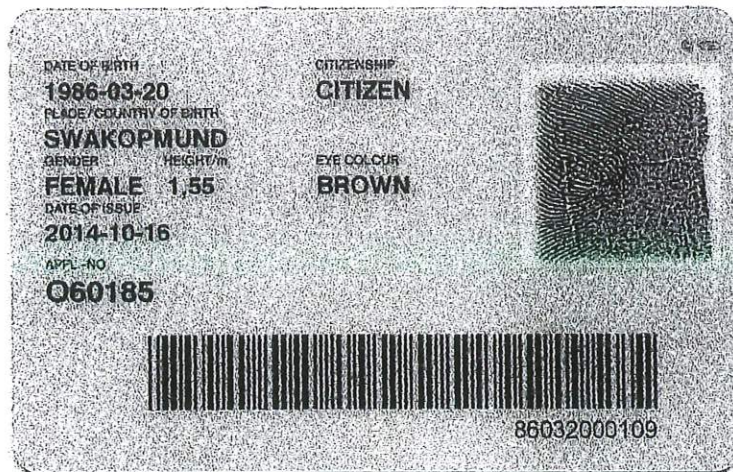
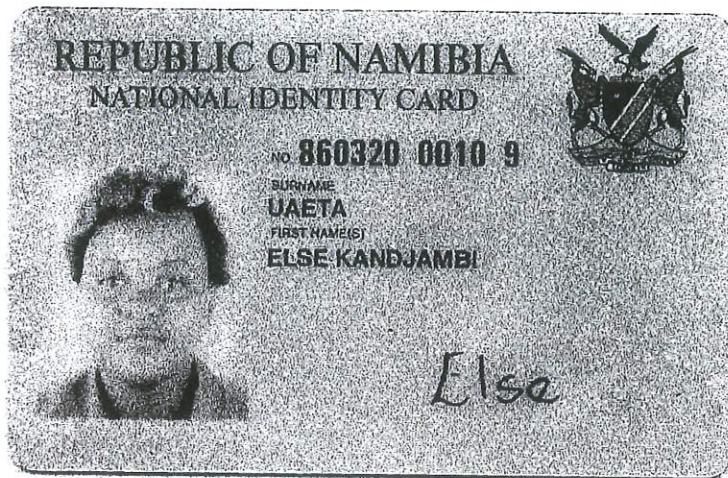
I certify that this document is a true reproduction
 copy of the original which was examined
 by me and that from my observations the
 original has not been altered in any manner

Signature: [Signature]

2011-09-21

ERONGON REGION

ANNEXURE "E"



26 JAN 2019
CHARGE OFFICE

REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS AND IMMIGRATION
DEATH CERTIFICATE
AD 0108258

PARTICULARS OF DECEASED:

Application D180570004
form number:

Identity/Passport number: 76040510110 Birth registration entry number:
Surname: GORASES First name(s): TERLINE
Gender: FEMALE Date of death: 2017/06/23
Constituency of death: SWAKOPMUND Region of death: ERONGO
Date of birth: 1976/04/05 Marital status: SINGLE
Cause of death:
TUBERCULOSIS

INFORMANT

Relationship to deceased: FATHER Full name: EISEB FERDINAND FERDIE JARETH
Identity/Passport number: 59052900256 Full name of registrar: SHARON IURIS
Place: SWAKOPMUND RO Date: 2017/07/11

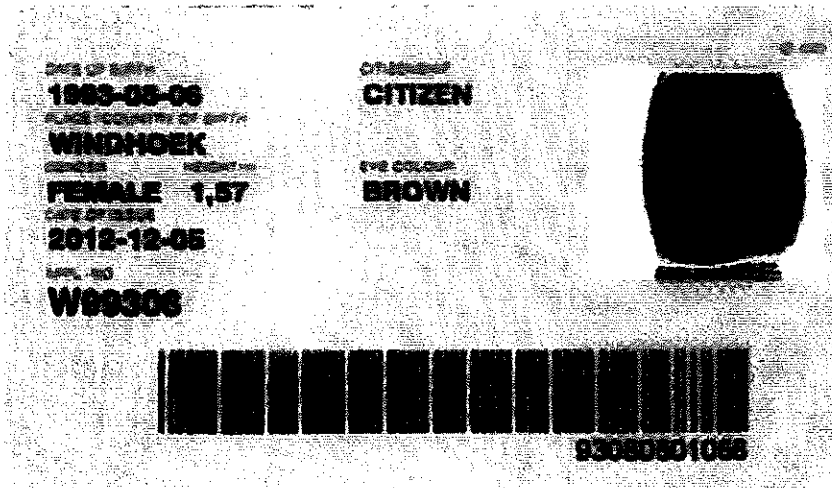
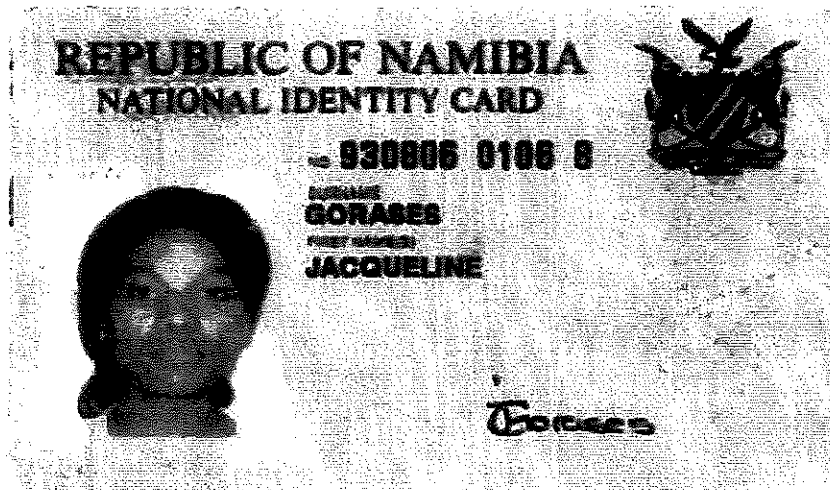
Registrar of Deaths:

[Signature]
Signature

[Signature]
Signature

AD0108258

© Republic of Namibia
Option 2011





REPUBLIC OF NAMIBIA A 834013

MINISTRY OF HOME AFFAIRS AND IMMIGRATION
DEPARTMENT OF CIVIC AFFAIRS

FULL BIRTH CERTIFICATE

Certified a true extract from the birth register of:

A. Particulars of Child

1. Surname: GORCISES 2. First names: Jacqueline

3. Date of Birth:

| | | |
|-----|-------|------|
| Day | Month | Year |
| 06 | 08 | 1993 |

4. Identity Number:

| | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

5. Sex: Female 6. Place of Birth: Windhoek

7. Country of Birth: Namibia 8. Entry Number: 002199100777

B. Particulars of child's father

9. Surname: _____ 10. First names: _____

11. Date of Birth:

| | | |
|-----|-------|------|
| Day | Month | Year |
| | | |

12. Place of Birth: _____ 13. Country: _____

C. Particulars of child's mother

14. Surname: GORCISES 15. First names: Terline

16. Date of Birth:

| | | |
|-----|-------|------|
| Day | Month | Year |
| 05 | 04 | 1976 |

17. Place of Birth: Windhoek 18. Country: Namibia

D. General Information

19. Are the parents indicated under items B and C married to each other? (Yes or No) Yes

Place: _____ Date: _____

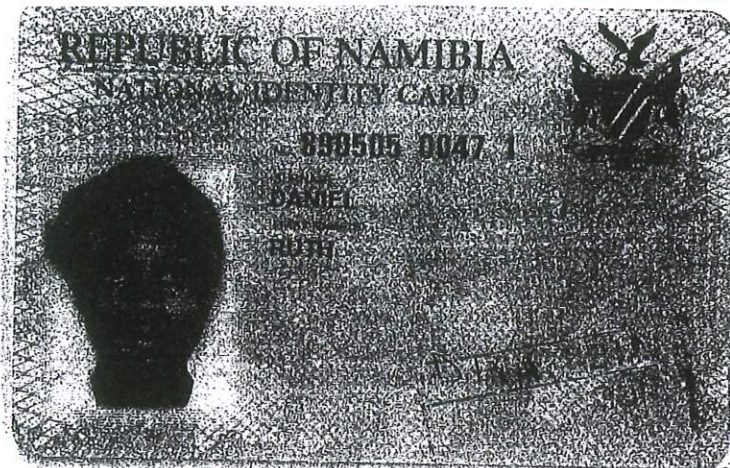
E. Informant

20. Capacity: Mother 21. Signed by: Mother

OFFICE STAMP
2012-07-30


FOR MINISTRY OF HOME AFFAIRS AND IMMIGRATION

ANNEXURE "G"



[Handwritten signature]
05/02
08024/
Hmachado




REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS AND IMMIGRATION

A 552901

DEATH CERTIFICATE

Identity Number: 641014 00 334 - -

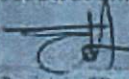
Surname: Dingji
 Christian names: Benfastungo

Date of death: 2014-01-10 Region of death: Khomas

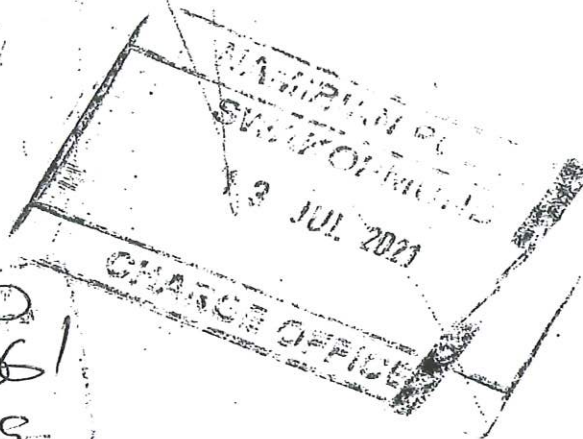
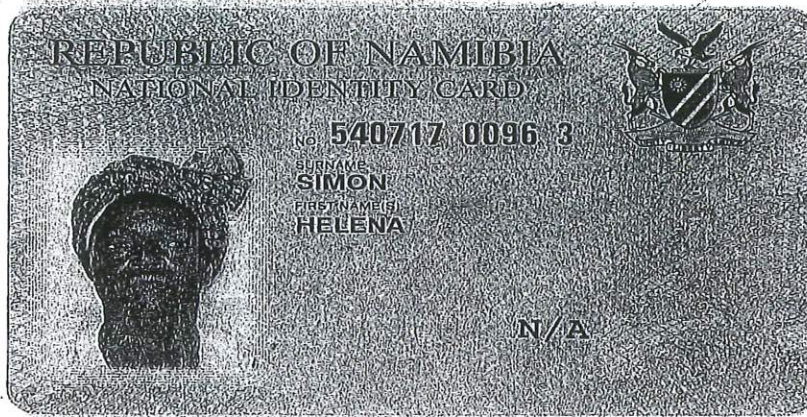
Gender: Male

Date of birth: 1964.10.14 Marital status: Single

Cause of death: Disseminated TB (pt-B + Abd)

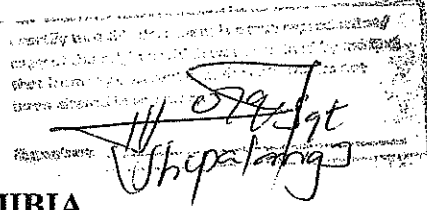
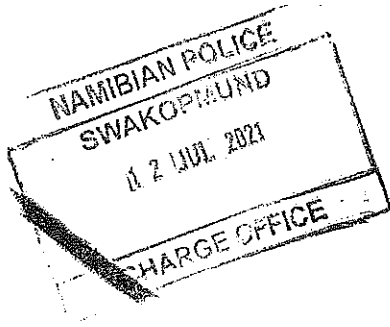
| | |
|---|---|
| <p>Certified to be a true extract from the Death Register.</p> <p style="text-align: center;"> Register of Deaths</p> <p>Entry Number: <u>0021/14/013</u></p> | <p style="text-align: center;">MINISTRY OF HOME AFFAIRS & IMMIGRATION</p> <p style="text-align: center;">PRIVATE BAG 13212 WINDHOLEK CIVIL REGISTRATION</p> <p>Place: _____ Date: <u>2014 -01- 13 NO.1</u></p> <p style="text-align: center;">KHOMAS REGIONAL OFFICE DEATH REGISTRATION (Fees 04201)</p> |
|---|---|

ANNEXURE "H"



Handwritten notes:
W/O
07961
1 plus 1079





**REPUBLIC OF NAMIBIA
LETTERS OF AUTHORITY**

[Section 18(3) of the Administration of Estates Act, No. 66 of 1965 (as amended)]
No: 1/7/2 – 28/2021

THIS IS TO CERTIFY THAT:

HELENA SIMON - 540717 0006 3

has/ have been duly authorized act as Estate Representative(s) to take control of assets of the Estate of the late: **KAROLINA VILHO**

Date of Birth: **800723 1003 0** who died on: **03/07/2021**

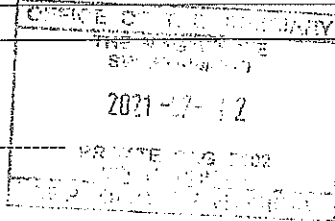
And his surviving spouse: **SINGLE**

To whom he/she was married in community of property.

As indicated on this Letters of Authority, to pay the debts, and to transfer the residue of the Estate to the heir/heirs entitled thereto by law. The sale of immovable property must be made subject to the Magistrate's approval.

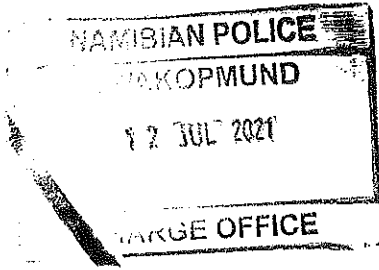
| Assets | Value N\$ |
|--|--------------------|
| 1. NAMPOST ACCOUNT 911159446328 | N\$1 439.05 |
| TOTAL | N\$1 439.05 |

MAGISTRATE



DATE STAMP

P.s: In cases involving immovable property, it must be borne in mind that transfer thereof must be registered in the Deeds Office. Firearms must be properly licensed.



308700

3-1/0046

REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS
AND IMMIGRATION

REMOVAL/BURIAL ORDER
PARTICULARS OF DECEASED

- * 1. Identity number 760216 00 219 - 0
- * 2. Surname PAULUS
- * 3 First name/s FILLEMEN
- 4. Date of birth Day 16 Month 02 Year 1976 Sex MALE
- 6. Causes of death PERSTEIN ENEMT

7. I do hereby authorised the burial of the above-mentioned person in the cemetery at Swakop

N.B.: This authority also covers the removal of the body, if necessary, from or through any urban area to any other area for the purpose of burial.

[Signature]
Registrar of deaths/ Police Officer

| | |
|---|------------|
| P. O. BOX | SWAKOPMUND |
| 02 JUN 2014 | |
| CIVIL REGISTRATION NOL 3 Official date stamp | |

- 8. Force number: 0034/14/129.
- 9. Order handed to: Vilho Koobing
- Address 02 June - DRC Swakopmund

Quick Printing cc

*NOT APPLICABLE FOR STILL-BIRTHS

[Signature]
579 Sgt
(Mupalanga)

3-1/0045



REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS
DEPARTMENT OF CIVIC AFFAIRS

DEATH CERTIFICATE

A 204322

Identity Number: 600928 00 203- -

Surname: Seibes

Christian names: Troni Marietjie

Date of death: 2003-12-04 District of death: Swakopmund

Sex: Female

Date of birth: 1960-09-28 Marital status: Single

Causes of death: Hepatitis (Hepatic failure)

Certified to be a true extract from the death register

Registrar of Deaths

Force number: 0034/03/310

| |
|--|
| MINISTRY OF HOME AFFAIRS REGIONAL OFFICE SWAKOPMUND |
| Place: DECEASED |
| Date: 05 DEC 2003 |
| DEPT OF CIVIC AFFAIRS |

* Delete whichever is not applicable

3-1/0045



REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS AND IMMIGRATION

DEATH CERTIFICATE

A

449704

Identity Number

| | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|

Surname:

Nowaseb

Christian names:

Albertus Suriob

Date of death:

2011-02-26

Region of death:

Windhoek

Gender:

Male

Date of Birth:

1961-03-16

Marital status:

Single

Causes of death:

Being Investigated

Certified to be a true extract from the death register.

(Signature)

Register of Deaths

Place:

| |
|---|
| MINISTRY OF HOME AFFAIRS AND IMMIGRATION |
| POPULATION SERVICES P/BAG 13200 WINDHOEK |
| Date: 2011-03-10 |

Date:

Entry number:

0021/11/558

BIRTH, ID AND DEATH Scitelle Press #7922

* Delete whichever is not applicable.

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD



NO. 870615 0053 0

SURNAME
KHARUCHAB
FIRST NAME(S)
ADISON

Adison

DATE OF BIRTH
1987-06-15
PLACE/COUNTRY OF BIRTH
OTJIMBINGWE
GENDER HEIGHT/m
MALE 1,70
DATE OF ISSUE
2006-11-09
APPL-NO.
R80539

CITIZENSHIP
CITIZEN
EYE COLOUR
BROWN



87061500530



REPUBLIC OF NAMIBIA A 940353

MINISTRY OF HOME AFFAIRS AND IMMIGRATION
CIVIL REGISTRATION

FULL BIRTH CERTIFICATE

Certified a true extract from the birth register of:

A. Particulars of Child

1. Surname: Kheruchab 2. First names: Adison

3. Date of Birth

| | | |
|-----|-------|------|
| Day | Month | Year |
| 15 | 06 | 1987 |

4. Identity Number

5. Sex: Male 6. Place of Birth: Ojimbingwe

7. Country of Birth: Namibia 8. Entry Number: 0031/95/504

B. Particulars of child's father

9. Surname: Nowaseb 10. First names: Albertus

11. Date of Birth

| | | |
|-----|-------|------|
| Day | Month | Year |
| 16 | 03 | 1961 |

12. Place of Birth: Ojimbingwe Country: Namibia

C. Particulars of child's mother

14. Surname: Kheruchas 15. First names: Magdalena

16. Date of Birth

| | | |
|-----|-------|------|
| Day | Month | Year |
| 16 | 05 | 1956 |

17. Place of Birth: Ojimbingwe 18. Country: Namibia

D. General Information

19. Are the parents indicated under items B and C married to each other? (Yes or No) No

Place: _____ Date: _____

E. Informant

21. Signed by: Maather

Ministry of Home Affairs
AND IMMIGRATION
POPULATION SERVICES
P.O. OFFICE STAMPEMUND
2013 -06- 03

FOR MINISTRY OF HOME AFFAIRS AND IMMIGRATION

ANNEXURE "K"

NAMIBIA POLICE
SWARTKOP
2022-01-27
3-1/0045



REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS AND IMMIGRATION
DEPARTMENT OF CIVIC AFFAIRS

DEATH CERTIFICATE

A 12075

Identity Number

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 5 | 1 | 1 | 0 | 3 | 0 | 0 | 0 | 4 | 7 | 0 | 0 |
|---|---|---|---|---|---|---|---|---|---|---|---|

Surname: Namaseeb

Christian names: Siegfried

Date of death: 18/06/2011 District of death: Shakapomund

Sex: Male

Date of birth: 1951/10/30 Marital status: Single

Causes of death: Being investigated

Certified to be a true extract from the death register.

[Signature]
Registrar of Deaths

Place: Shakapomund
Date: 22/10/20

Entry number: 0031111180

Delete whichever is not applicable.

Printed by Namprint 2033-431


11/11/2011
015415
[Signature]

17/1/2022

2012-2022


REPUBLIC OF NAMIBIA

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD



NO 820414 1026 4

SURNAME
EIGAS
FIRST NAME(S)
MARGARET



MARGAS

018624
S-T. Mwanbu

DATE OF BIRTH
1982-04-14

PLACE/COUNTRY OF BIRTH
WINDHOEK



GENDER FEMALE HEIGHT/m 1,50

DATE OF ISSUE
2002-05-03

APPL. NO.
040120

CITIZENSHIP
CITIZEN

EYE COLOUR
BROWN

82041410264



REPUBLIC OF NAMIBIA A 1061087

MINISTRY OF HOME AFFAIRS AND IMMIGRATION
CIVIL REGISTRATION

FULL BIRTH CERTIFICATE

Certified a true extract from the birth register of:
A. Particulars of Child

1. Surname: EIGAS 2. First names: MARGARET

3. Date of Birth

| | | |
|-----|-------|------|
| Day | Month | Year |
| 14 | 04 | 1982 |

4. Identity Number 82041410264

5. Sex: FEMALE 6. Place of Birth WINDHOEK

7. Country of Birth: NAMIBIA Entry Number: 401/1982/597

B. Particulars of child's father

9. Surname: _____ 10. First names: _____

11. Date of Birth

| | | |
|-----|-------|------|
| Day | Month | Year |
| | | |

12. Place of Birth: _____ 13. Country: _____

C. Particulars of child's mother

14. Surname: EIGAS 15. First names: MAGDALENA

16. Date of Birth

| | | |
|-----|-------|------|
| Day | Month | Year |
| 10 | 03 | 1957 |

17. Place of Birth: WINDHOEK 18. Country: NAMIBIA

D. General Information

19. Are the parents indicated under items B and C married to each other? (Yes or No) No

Place: _____ Date: _____

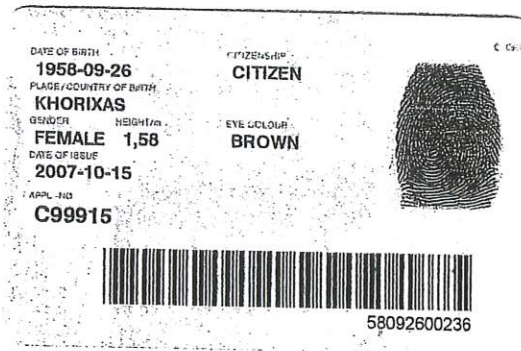
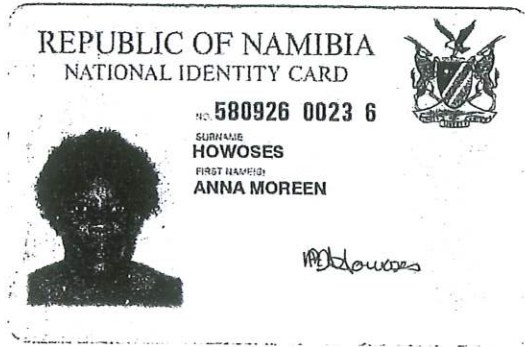
E. Informant

20. Capacity: MOTHER 21. Signed by: MOTHER

AND IMMIGRATION
P.O. BOX 1898, SWAKOPMUND
OFFICE STAMP
2013-09-05

FOR MINISTRY OF HOME AFFAIRS AND IMMIGRATION
Issued by: **POPULATION SERVICES**

ANNEXURE "L"



NAMIBIA
2021-01-26
KUNENE REGION

26/01/2021
Riana P.R. K...
R.P.R. K...
R.P.R. K...

DUPLICATE

REF. NO. 14/1/4 - 4/2014

REPUBLIC OF NAMIA
 MINISTRY OF HEALTH AND SOCIAL SERVICES
 CHILDREN'S ACT, 1960 (ACT NO, 33 OF 1960)
 COURT ORDER IN TERMS OF SECTION 31 (1), (2) OR (4):

IN THE CHILDREN'S COURT FOR THE DISTRICT OF KHORIXAS
 HELD AT KHORIXAS

IN THE MATTER OF AN ENQUIRY IN RESPECT OF:

SIMOSI ADAGOOSI PAULLA PAULLET
 (full name)

A child alleged to be in need of care of whom:

ANNA MOREEN HOWSES 58092600236
 Full names

are/is the parents/guardians

BEFORE: HAUWANGA I. D.

Commissioner of child welfare, on the 28TH day of OCTOBER 2014
 after bearing (Court Assistant)

and (1) MS JOYCE SIMATAA (SOCIAL WORKER)
 (2) ANNA MOREEN HOWSES
 (3) SIMOSI ADAGOOSI PAULLA PAULLET

(parties or representatives) and having considered the evidence adduced and having found that the said child was born on the 11TH day of NOVEMBER 2005 and the Court being satisfied that the said child in need of care.

IT IS ORDERED:

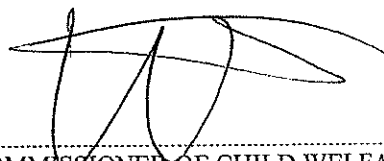
1. (*) that the said child:
 - (a) be placed in the custody of ANNA MOREEN HOWSES I.D. 58092600236
 - (b) be placed under the control of
 - (c) be sent to designated in terms of section thirty five.
2. (*) and that the said child:
 - (a) be placed under the supervision of SOCIAL WORKER (M.G.E.C.W.)

- (b) be placed on probation from N/A to N/A and
 - (c) shall during the period of probation comply with the requirements set out on Annexure N/A
3. (*) and that N/A the parents/guardian of the said child shall during the period of probation of the child, comply with the requirements set out in Annexure N/A

And take notice that in the event of failure to comply with the stated requirements, the child, on conviction may be cautioned or reprimanded or sentenced to a fine not exceeding fifty N\$ or a moderate whipping and the parents/guardian, on conviction, may be sentence to a fine not exceeding two hundred N\$ or, in default of payment of the fine, to imprisonment for a period not exceeding one year, or to such imprisonment without the option of a fine.

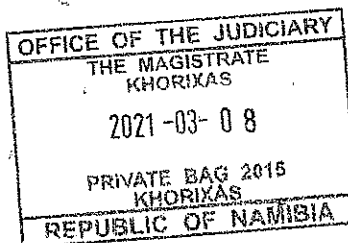
Given at KHORIXAS

This ...28TH... day of OCTOBER 20 ..14.....



.....
COMMISSIONER OF CHILD WELFARE

(*)DELETE WHICH EVER IS NOT APPLICABLE





REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS AND IMMIGRATION

DEATH CERTIFICATE

A 511756

Identity Number:

| | | | | | |
|---|---|---|---|---|---|
| 7 | 0 | 9 | 4 | 2 | 9 |
|---|---|---|---|---|---|

| | | | |
|----|---|---|---|
| 00 | 3 | 3 | 6 |
|----|---|---|---|

| |
|--|
| |
|--|

Surname: Gaxab

Christian names: Samuel

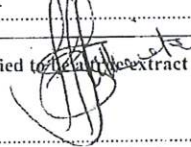
Date of death: 2016/07/11 Region of death: Swakopmund

Gender: Male

Date of Birth: 1970-04-29 Marital status: Single

Causes of death: Tuberculosis

Certified to be a true extract from the death register.



Register of Deaths

Place:

Date:

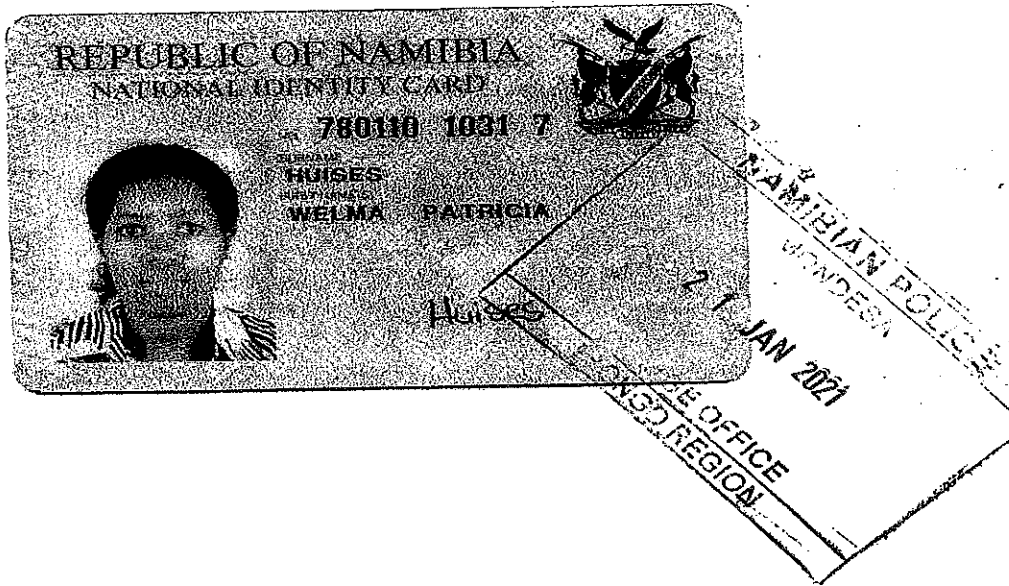
MINISTRY OF HOME AFFAIRS & IMMIGRATION
Department: Civil Registration
Erongo Regional Office

2016-07-12 NO. 2

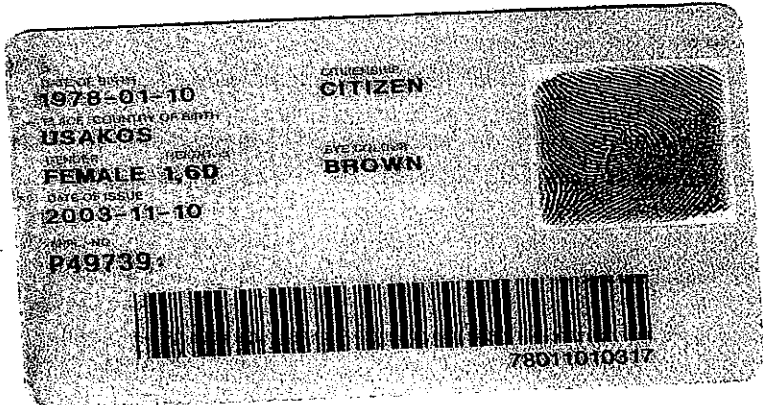
Private Bag 1838 - Swakopmund
Birth, ID and Death

Entry number: 0034/16/91

*Delete whichever is not applicable.



[Handwritten signature]
I hereby declare that the information provided is true and correct to the best of my knowledge and belief and that I am not a member of any other political party.





REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS AND IMMIGRATION

DEATH CERTIFICATE

A 444862

Identity Number: 440204 00 237-7

Surname: Haiyondo

Christian names: Josef

Date of death: 2012-06-07 Region of death: Swakopmund

Gender: Male

Date of Birth: 1944-02-04 Marital status: Single

Causes of death: Heart attack

Certified to be a true extract from the death register.

[Signature]
Register of Deaths

Place: _____

Date: 2012-06-07

Entry number: 0034/2012/151

* Delete whichever is not applicable.

OUTAPI POLICE STATION

30-04-2021

NAMIBIAN POLICE

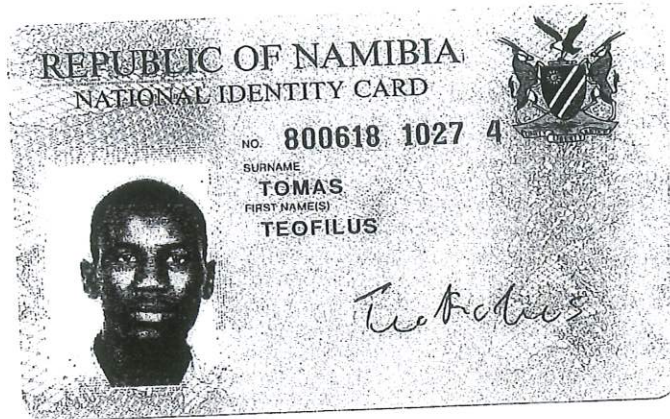
I certify that this document is a true copy of the original which was examined that, from my observations, the same has not been altered in any manner.

[Signature]

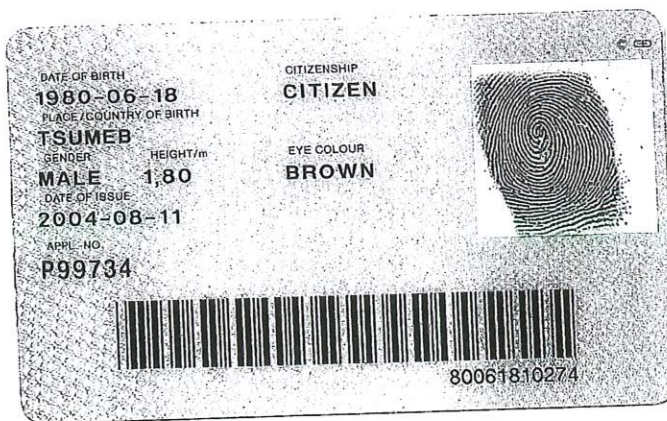
Signature: _____

[Signature]

ANNEXURE "O"



~~(E. Nodalla)~~ CSO 08955





REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS AND IMMIGRATION

DEATH CERTIFICATE

A 452957

Identity Number: 501610 00 138- []

Surname: Shikongo

Christian names: Hashipala

Date of death: 2014-11-06 • Region of death: Swakopmund

Gender: Male

Date of Birth: 1980-10-10 • Marital status: Single

Causes of death: Gastroenteritis Encephalopathy

Certified to be a true extract from the death register

Register of Deaths

MINISTRY OF HOME AFFAIRS AND IMMIGRATION
P. O. BOX 1888, SWAKOPMUND

Place: 06 NOV 2014

Date:

CIVIL REGISTRATION NO. 2

Entry number: 0034/14/309

* Delete whichever is not applicable.

Scitsole Press #7922

I certify that this document is a true reproduction/ copy of the original and that from my observations the original has not been altered in any manner

K. Timotheus CARLOS CSF

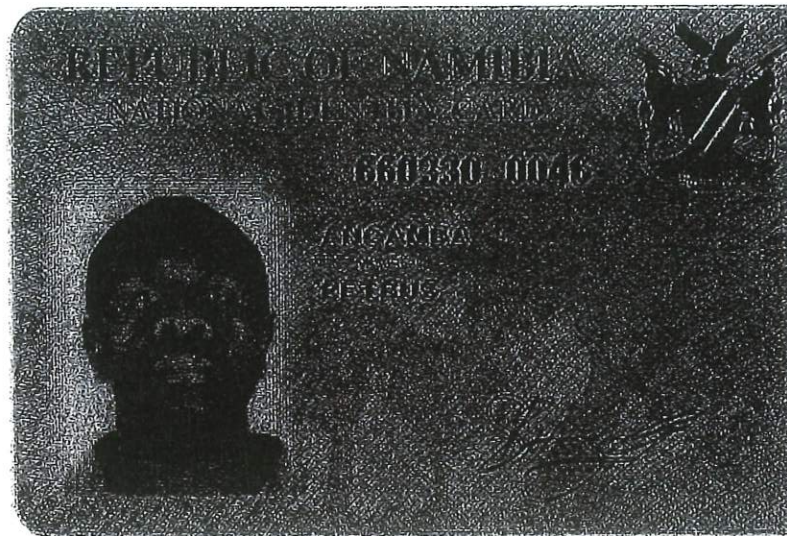
Signature: K. CARLOS

NAMIBIAN POLICE
SPECIA. FIELD FORCE

2014 -11- 08

OMUTUWANAKASHOLE POST
OHANGWENA REGION

ANNEXURE "P"





AD 0154995

Application form number: D180570041

PARTICULARS OF DECEASED:

Identity/Passport number: 50112000304 Birth registration entry number: _____
 Surname: JOB First name(s): MARIA MAGDALENA
 Gender: FEMALE Date of death: 2021/05/04
 Constituency of death: SWAKOPMUND Region of death: ERONGO
 Date of birth: 1950/11/20 Marital status: SINGLE
 Cause of death: _____

INFORMANT

Relationship to deceased: NIECE Full name: TARENIPO ELIZABETH M
 Identity/Passport number: 59010700038 Full name of registrar: SHARON I JURIS
 Place: SWAKOPMUND REGIONAL OFFICE Date: 2021/05/05

AD0154995

Registrar of Deaths: _____

Signature

© Republic of Namibia
Option 2011

Notice that this document is a true copy of the original as certified by the Registrar of Deaths.

Signature

NAMIBIAN POLICE
SWAKOPMUND
08 MAY 2021
POLICE OFFICE

ANNEXURE "Q"

REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS AND IMMIGRATION

DEATH CERTIFICATE

AD 0110180

Application form number: 100340128

PARTICULARS OF DECEASED:

Identity/Passport number: 54060500283 Birth registration entry number: _____
 Surname: FILLIMON First name(s): NGHIFEFENGELWA
 Gender: MALE Date of death: 2012/01/16
 Constituency of death: SWAKOPMUND Region of death: ERONGO
 Date of birth: 1954/06/05 Marital status: MARRIED
 Cause of death: _____

INFORMANT:

Relationship to deceased: NEPHEW Full name: JOSEF NAMWEYA
 Identity/Passport number: 87041500427 Full name of registrar: MAGNAEMI LUVINGA
 Place: SWAKOPMUND REGIONAL OFFICE Date: 2021/05/28


Registrar of Deaths:  Signature

AD0110180
© Republic of Namibia
Option 2011



Handwritten signature

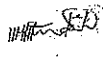

REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD



NO. 940329 0007 8

SURNAME
SHIWEDA

FIRST NAME(S)
MATHEUS TUNGAEUMBO IYALOO



DATE OF BIRTH
1994-03-29

PLACE / COUNTRY OF BIRTH
OHADIWA



GENDER MALE HEIGHT/m 1,70

DATE OF ISSUE
2010-08-02

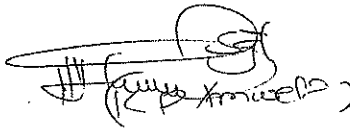
APPL. NO.
V81987

CITIZENSHIP
CITIZEN

EYE COLOUR
BROWN



94032900078



(R. P. Amwele)

ANNEXURE "R"

REPUBLIC OF NAMIBIA
 MINISTRY OF HOME AFFAIRS AND IMMIGRATION
DEATH CERTIFICATE

Application form number: **015000003323**
 AD 0268529

PARTICULARS OF DECEASED

Identity/Passport number: **58110900240** Birth registration entry number: **RAINHORD**

Surname: **GIJEON** First name(s): **RAINHORD**

Gender: **MALE** Date of death: **2020/09/30**

Constituency of death: **ONIPA** Region of death: **OSHANOTO**

Date of birth: **1959/11/09** Marital status: **SINGLE**

Cause of death: _____

Relationship to deceased: **NIECE** Informant: **KALUMBEI FENNI TEGELELA T DITSONJUNJO**

Identity/Passport number: **85102211467** Full name of registrar: **BETHELEHEN IMUAFI**

Place: **OMUHITVA RD** Date: **2020/09/30**

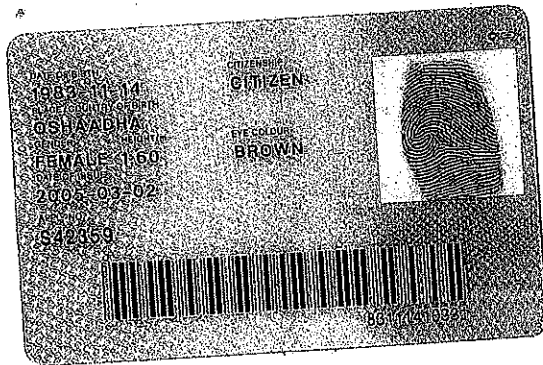
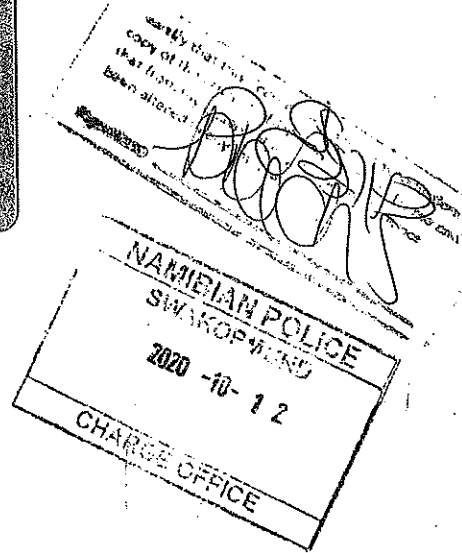
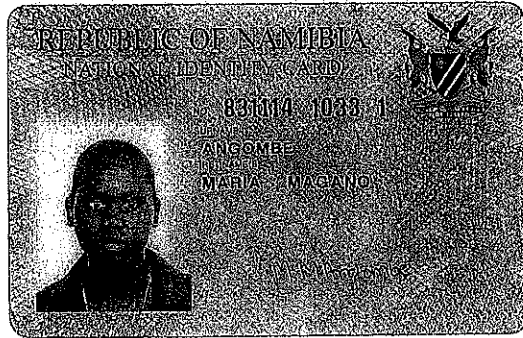
Registrar of Deaths: *[Signature]*

AD0268529
 © Republic of Namibia
 October 2011

... to be ...
 ... which was ...
 ... the original ...
 ... in any ...
 ...

2020-09-30

NAMIBIAN POLICE
OSHANOTO
30-09-2020
CHARGE OFFICE



COPY OF ORIGINAL

REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS AND IMMIGRATION

DEATH CERTIFICATE

AD 0039443


Application form number: D160606473

PARTICULARS OF DECEASED:

Identity/Passport number: 59030300329 Birth registration entry number:
 Surname: TUHEMWE First name(s): BARTHOLOMEUS
 Gender: MALE Date of death: 2020/11/15
 Constituency of death: RUNDU URBAN Region of death: KAVANGO EAST
 Date of birth: 1959/03/03 Marital status: SINGLE
 Cause of death:

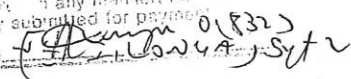
INFORMANT

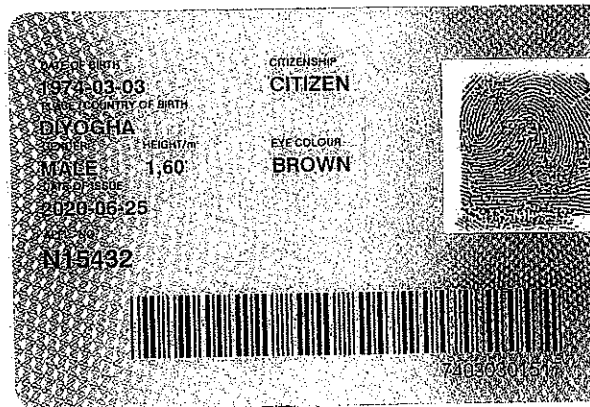
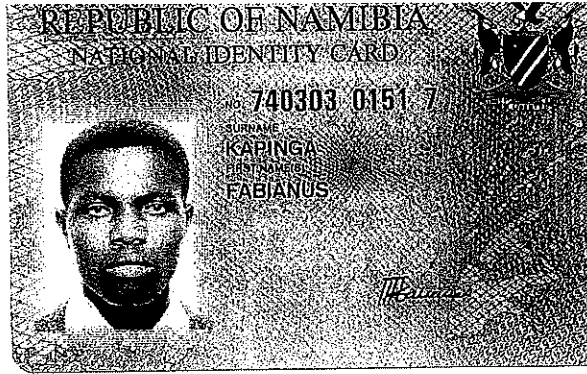
Relationship to deceased: NIECE Full name: VERONIKA KAROWA HAUSHIKU
 Identity/Passport number: 80072900024 Full name of registrar: JOSEPH MATHIAS
 Place: RUNDU HOSPITAL Date: 2020/11/15

Registrar of Deaths:  Signature

AD0039443
© Republic of Namibia
Opinion 2011

I certify that this document is a true and correct copy of the original which was submitted to me that, from my observations, it has not been altered in any manner, and it has previously submitted for payment.

Signature:  01/13/22



of the original which was generated by me and
 that, from my observations, the original has not
 been altered in any manner. It was previously
 submitted for payment. (Hawo Nkulu CSX
 PPS 10725709100)



REPUBLIC OF NAMIBIA
 MINISTRY OF HOME AFFAIRS AND IMMIGRATION

DEATH CERTIFICATE A 579618

Identity Number: 5705110 00 3300

Surname: KAMBOGHO

Christian names: JOHANNES DI-JERENGIE

Date of death: 2017.01.25 Region of death: KAWANGO EAST

Gender: MALE

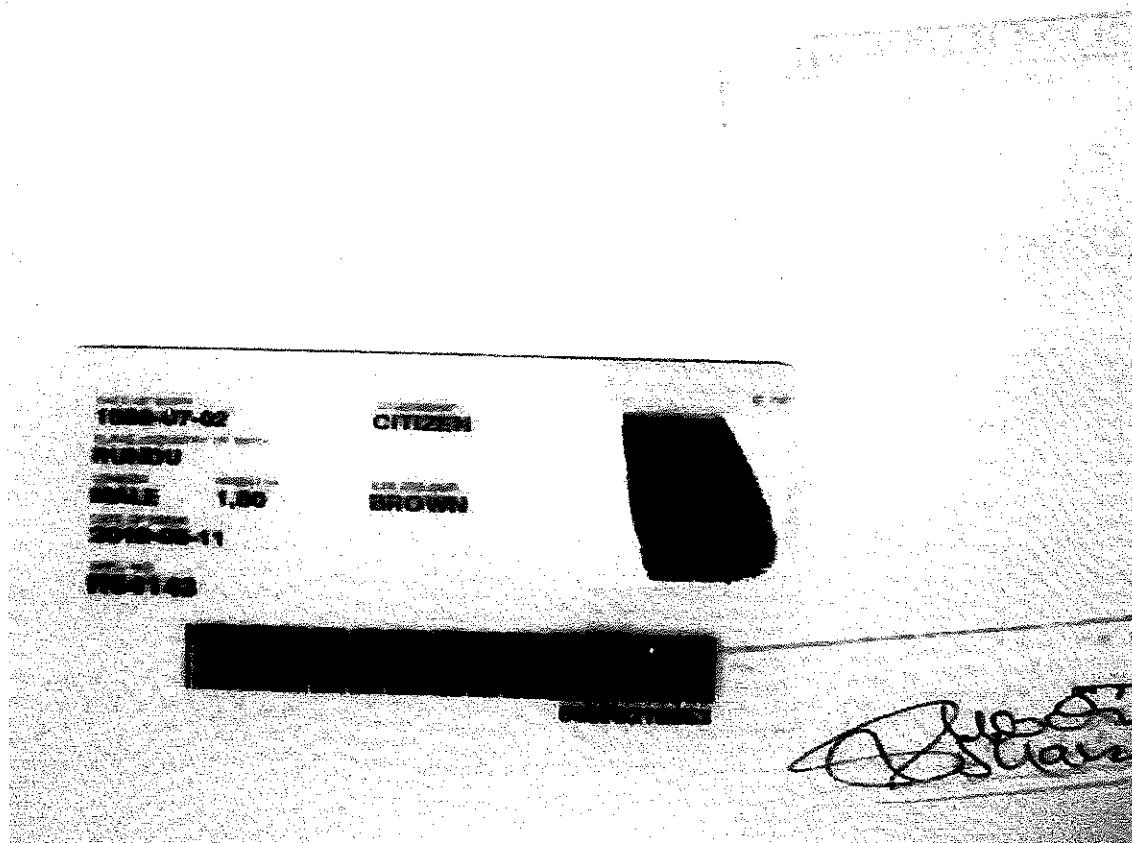
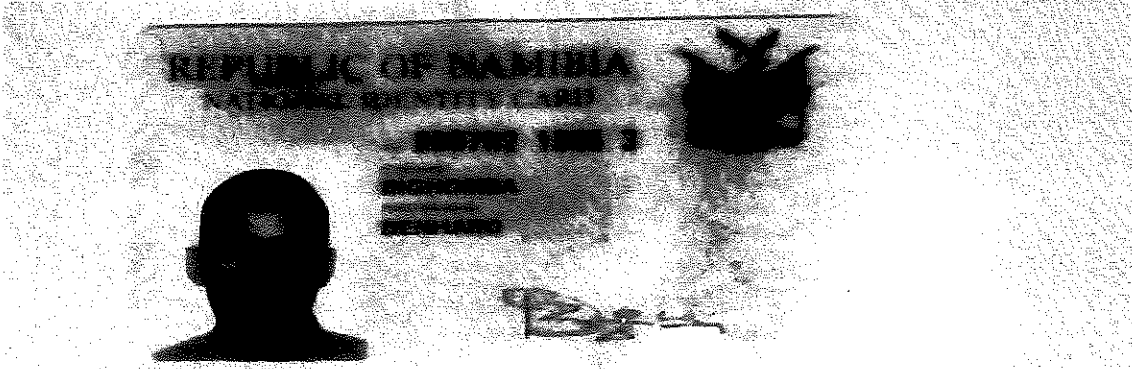
Date of birth: 1957.05.10 Marital status: SINGLE

Cause of death: HEPATIC COMP. IMPLIND SUPPRESS-
 IDN


Certified to be a true extract from the Death Register

ELISABETH PETRUS
 Register of Deaths
 Department of Civil Registration
 Ancara Hospital Office

Entry Number: 00531410370
 Date: 2017 01 27
 NO.1




REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD



NO: **710505 0119 5**

SURNAME
NDASHAALA

FIRST NAME(S)
DIINA NDATUTENGEUMBO



DATE OF BIRTH
1971-05-05

PLACE / COUNTRY OF BIRTH
ONHELEIWA



GENDER HEIGHT/CM
FEMALE 1,47

DATE OF ISSUE
2007-02-21

APPLICANT NO
L14058

CITIZENSHIP
CITIZEN

EYE COLOUR
BROWN



71050501195



3-1/0045

REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS
DEPARTMENT OF CIVIC AFFAIRS

DEATH CERTIFICATE

A 188576

Identity Number: 620103 00 813

Surname: DANIEL

Christian names: TIOFELUS

Date of death: 23. 02. 2002 District of death: OMUSATI

Sex: MALE

Date of birth: 03. 01. 1962 Marital status: MARRIED

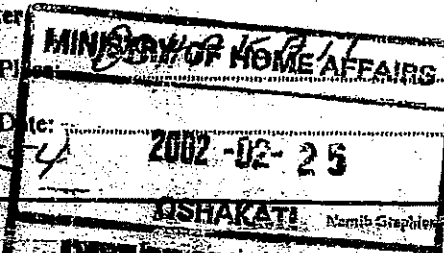
Causes of death: MILIARY TB BACTERIAL COXITIS? TB COXITIS

Certified to be a true extract from the death register

N. MBANGULA

Registrar of Deaths

Force number: 0052/02/1554



* Delete whichever is not applicable.

[Handwritten signature]

ANNEXURE "T"



I certify that this document is a true reproduction/ copy of the original which was examined by me and that from my observations, the original has not been altered in any manner.

Signature *[Handwritten Signature]*

NAMIBIAN POLICE
SWAKOPMUND
2020 -08- 10
CHARGE OFFICE





REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS AND IMMIGRATION

DEATH CERTIFICATE

A 561027

Identity Number: 490803 11 0011 11

Surname: Hafienanye

Christian names: Josef

Date of death: 22-09-2015 Region of death: Oshana

Gender: male

Date of birth: 03-08-1949 Marital status: single

Cause of death: Natural death

Certified to be a true extract from the Death Register.

[Signature]
Register of Deaths

Entry Number: 0052/15/291

MINISTRY OF HOME AFFAIRS
& IMMIGRATION

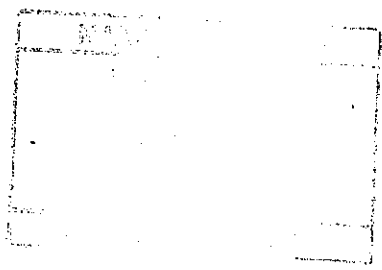
Department: Civil Registration
Ondangwa Sub-Regional Office

Place: Ondangwa
Date: 2015-09-24 NO. 1

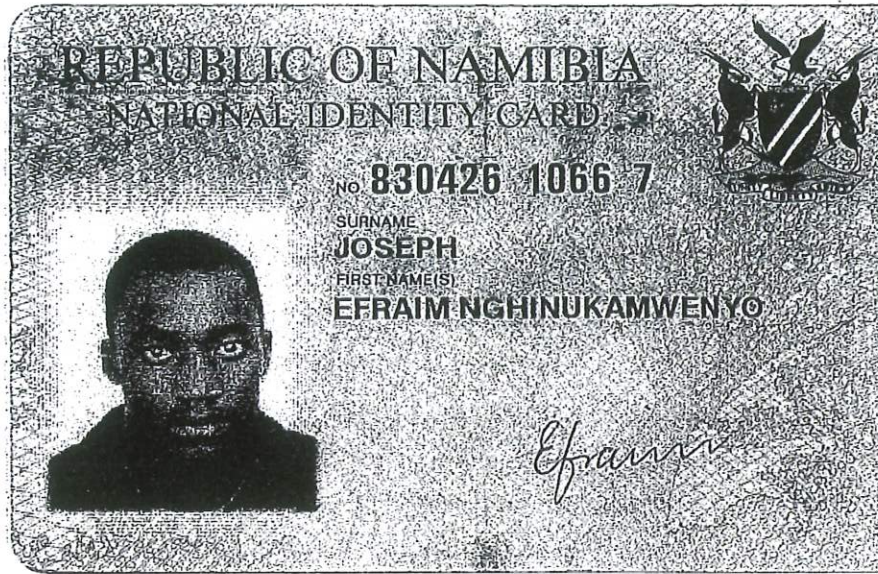
Private Bag 2007 • Ondangwa
Birth, ID and Death

prima press 082013

[Signature]
082013



ANNEXURE "U"



REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS AND IMMIGRATION

DEATH CERTIFICATE

AD 0154625

Application form number: D18057002

PARTICULARS OF DECEASED:

Identity/Passport number: 75080400749 Birth registration entry number:

Surname: MIKKA First name(s): WILHELM NGHIMODINO

Gender: MALE Date of death: 2020/09/26

Constituency of death: SWAKOPMUND Region of death: ERONGO

Date of birth: 1975/08/04 Marital status: SINGLE

Cause of death:

INFORMANT

Relationship to deceased: POLICE Full name: GOMES GOMES

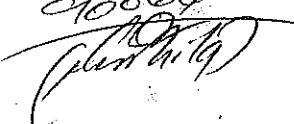
Identity/Passport number: 85061010345 Full name of registrar: SHARON LAURIS

Place: SWAKOPMUND RO Date: 2020/10/02

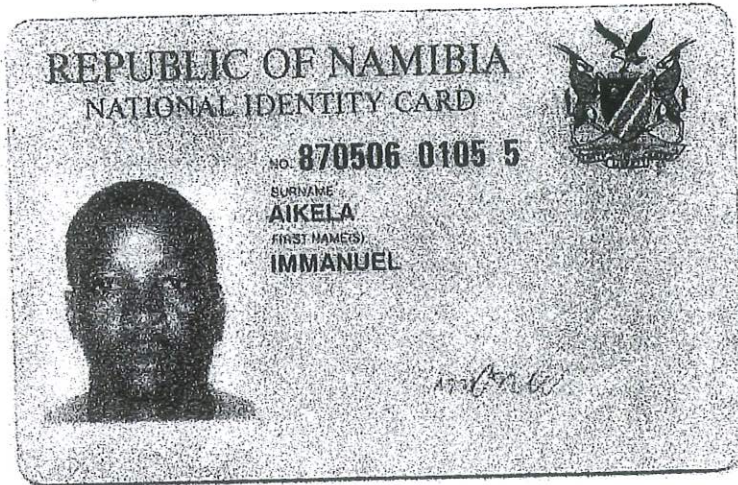
Registrar of Deaths:  Signature

AD0154625

© Republic of Namibia
Option 2011

010869

 (plus 0119)

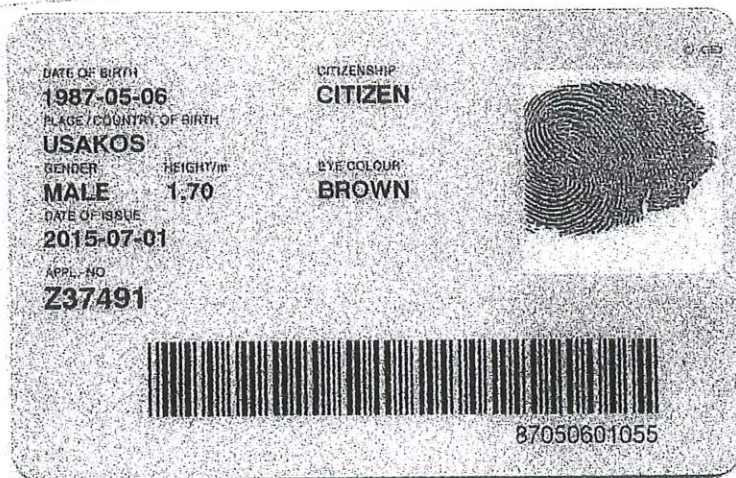
ANNEXURE "V"



BY THE SIGNATURE FROM MY DISCRETION
I HAVE NOT BEEN ISSUED IN ANY MANNER

Immanuel

Signature





REPUBLIC OF NAMIBIA
MINISTRY OF HOME AFFAIRS AND IMMIGRATION

Dupl.

DEATH CERTIFICATE

A 444761

Identity Number: 730805 00 571 - -

Surname: Hebe

Christian names: Pieter

Date of death: 2002-11-30 Region of death: Swakopmund

Gender: Male

Date of Birth: 1973-08-05 Marital status: Single

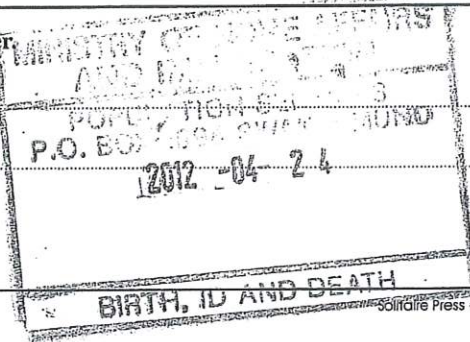
Causes of death: Being Investigated

I to be a true extract from the death register.

Register of Deaths

Place:

Date:



Entry number:

03402/248

* Delete whichever is not applicable.

NAMIBIAN POLICE
 MONDESA
 2012-03-09
 CHARGE OFFICER

REPUBLIC OF NAMIBIA
 NATIONAL IDENTITY CARD



NO. 820409 1080 8

SURNAME
 TANISES
 FIRST NAME(S)
 THEOPALTINE



T. Tanises

(Handwritten notes and signatures)
 TO: 077386...
 (Mg...)
 (etc)

DATE OF BIRTH
 1982-04-09

CITIZENSHIP
 CITIZEN

PLACE / COUNTRY OF BIRTH
 SESFONTEIN



GENDER HEIGHT/m
 FEMALE 1,62

EYE COLOUR
 BROWN

DATE OF ISSUE
 2006-02-20

APPL. NO.
 092998



82040910808

ANNEXURE " X"

SWORN DECLARATION UNDER OATH

FULL NAME: Andreas Tuhafeni
 IDENTITY NUMBER: 86111700103 NATIONALITY: Namibian
 SEX: male AGE: 36 OCCUPATION: Unemployed
 RESIDENTIAL ADDRESS: Okyatoko - Ondobe
 TEL NO: (H) N/A (W) N/A FULL WORK ADDRESS: N/A
 CELL: 0815825897 LANGUAGE: Oshwambo BUT I DECLARE IN ENGLISH.

I hereby declare under oath in the presence of the police official that I am the law-
ful owner of the plot, Erf no: 903 whi-
ch is at Swakopmund DRC Location
that I would like to transfer the owner-
ship to my Biological sister Andreas nda-
hekeleka ID no: 90031500730. I am
therefore requesting your office to assist
me in this matter.

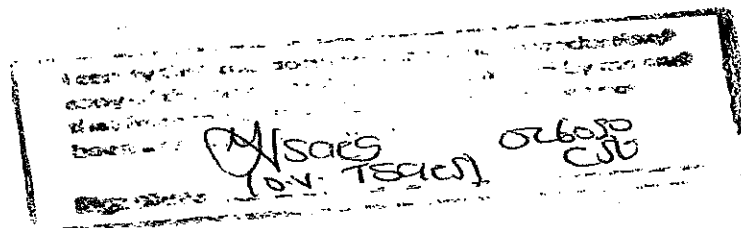
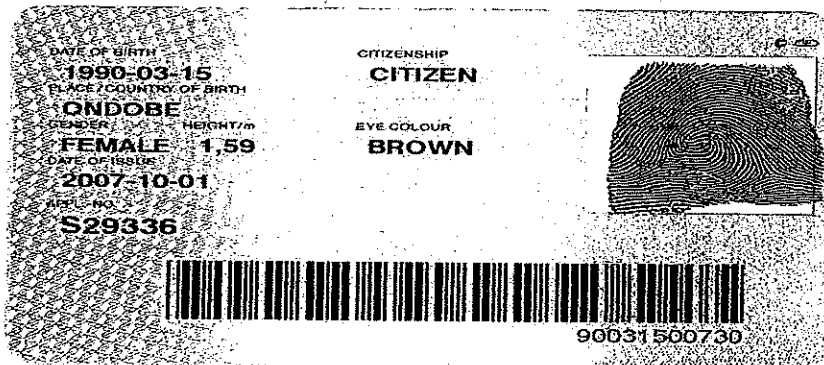
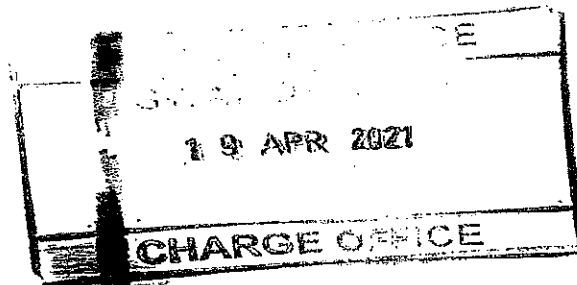
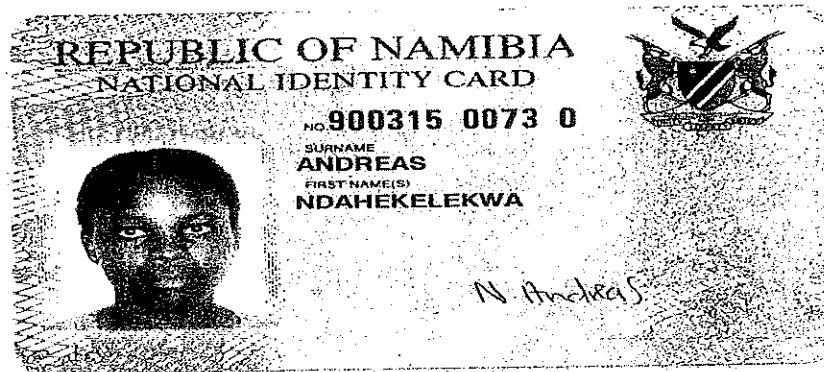
I KNOW AND UNDERSTAND THE CONTENT OF THIS DECLARATION. I HAVE NO OBJECTION IN TAKING THE PRESCRIBED OATH, I CONSIDER THE OATH AS BINDING ON MY CONSCIENCE.

PLACE: Ondobe
 DATE: 09.04.2021 DEPONENT & Andreel T.
 TIME: 11:01

I CERTIFY THAT THE DEPONENT HAVE ACKNOWLEDGED THAT HE/SHE KNOWS AND UNDERSTAND THE CONTENTS OF THE DECLARATION, THIS DECLARATION WAS SWORN/AFFIRMED, BEFORE ME AND HE/SHE PLACED HIS/HER SIGNATURE/THUMBPRINT THEREON IN MY PRESENCE ON THIS; 09 DAY OF; 04 2021 AT ONDOBE POLICE STATION.

09 APR 2021
 CHARGE OFFICE

CST Susan Kaathilewa
 SIGNATURE
 COMMISSION OF OATH
 FULL NAME
 RANK: CST
 NAMIBIAN POLICE
 ONDOBE POLICE STATION
 OHANGWENA REGION
 TEL: 065- 262402



ANNEXURE "Y"



NAME: Monyo boultanus Mukeya STATES UNDER OATH
 ID.NO/D.O.B: 83121211374 CITIZENSHIP: Namibian SEX: Male
 AGE: 38 OCCUPATION: Unemployed RESIDENTIAL ADDRESS: Shinyungwe village
 TEL NO: 0812598098 WORK ADDRESS: None
 TEL NO: None HOME LANGUAGE: Nambyo

BUT I DECLARE IN ENGLISH.

I here by declare under Oath in the presence of a police officer that while I was staying in Swakopmund, I was given a plot land, Suiyapo Gabriel Hamatwi JP no: 7020700362 ERF No: 569 SWKP which I registered on my name. Now I am requesting the Municipality of Swakopmund to register the plot ERF no 569 back to the rightful owner MR. SUIYAPO GABRIEL HAMATWI who is still residing in Swakopmund. That is all I can declare.

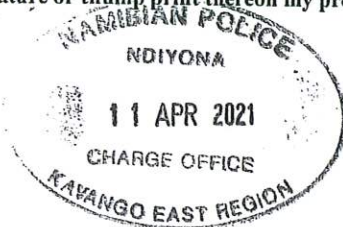
I know and understand the content of this statement.
 I have no objection in taking the prescribed oath.
 I consider the prescribed oath is binding into my conscience.

DATE: 11/04/2021
 PLACE: Ndiyona
 TIME: 08:12

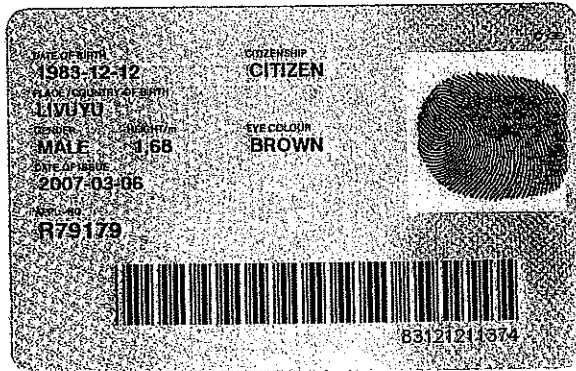
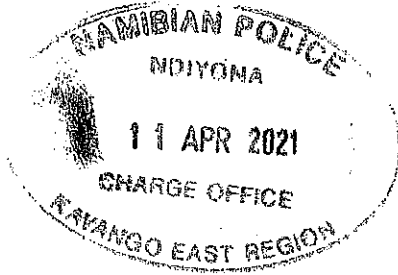
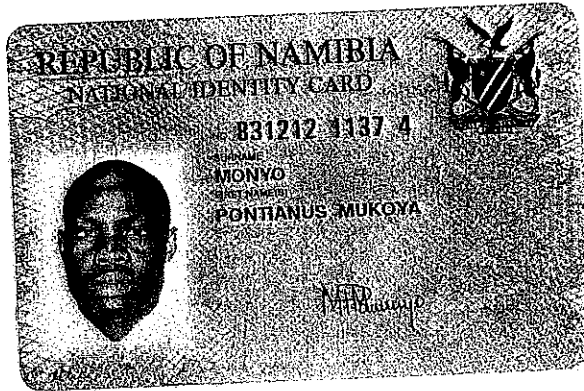
DEPONENT: Monyo

BEFORE ME

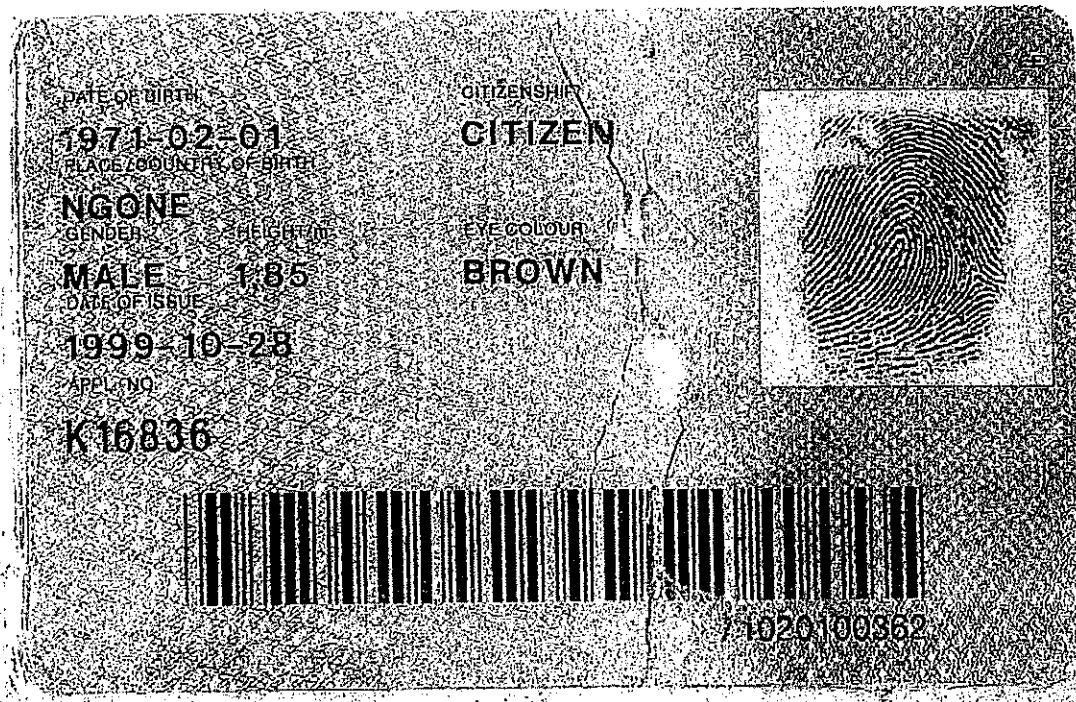
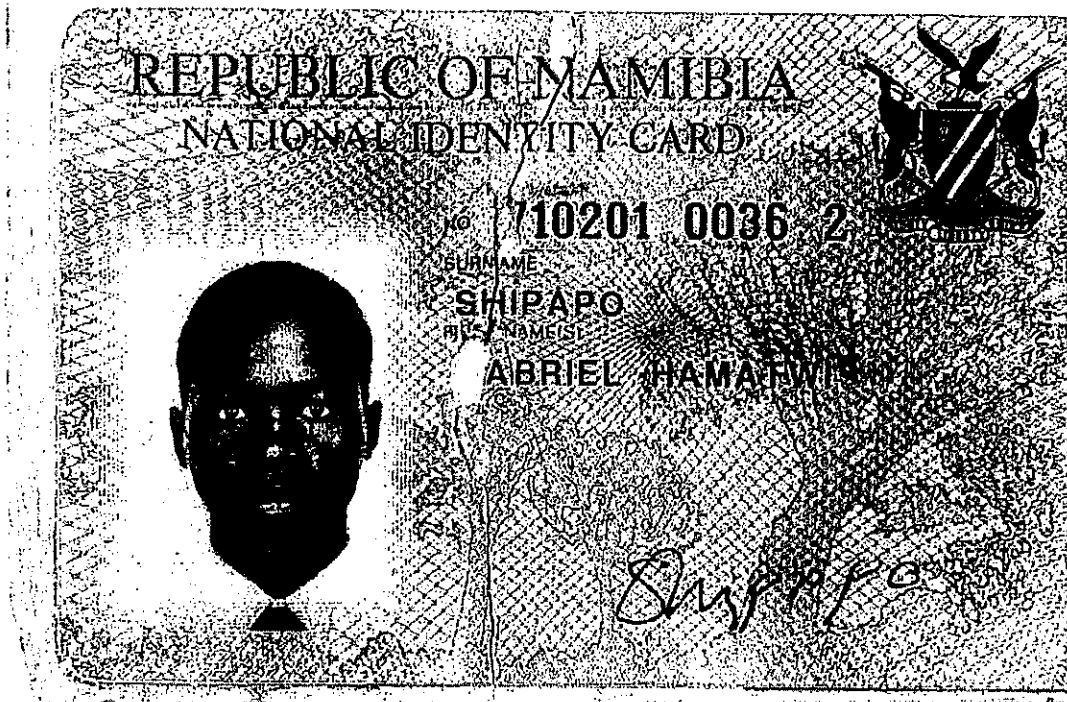
I certify that the deponent acknowledged that he/she knows and understand the content of this statement which was sworn before me. After he/she read through the statement and placed his/her signature or thump print thereon my presence.



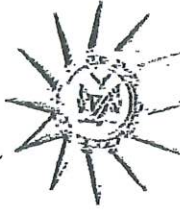
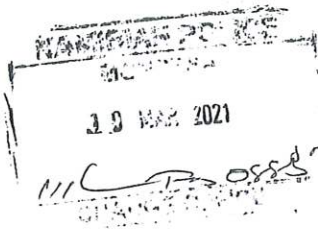
COMMISSIONER OF OATH
Dinyando PATRIC. H
 NAMIBIAN POLICE FORCE
 NDIYONA POLICE STATION
 TEL NO: +264 66 258221



[Faint, illegible text]
[Handwritten signature]
[Handwritten initials]



ANNEXURE "Z"



withly that this...
technology of...
by the and the...
not been...
Signature

NAMIBIAN POLICE

SWORN DECLARATION

Full Name: Amuntti Thomas
ID: 7304021049 Namibia Age: 48
Occupation: Jobless Work Address: _____
Tel: 0818391251 Home Address: Umunute village -
Home Language: Oshiwambo But I state in English.

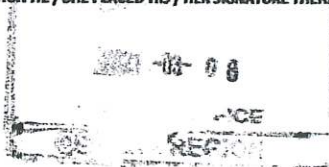
I declare under oath in the present of the police officer that I am lawful owner of erf 1211 on DRC Swagop street of Nalibungwe street as I am of Ushiwambo and I would like to be transfer to my cousin Benjamin Wittilwa Stefany of ID card 65070910469 in his name assist in this issue to register it to his name

I KNOW AND UNDERSTAND THE CONTENT OF THIS DECLARATION I HAVE NO OBJECTION OF THIS DECLARATION I CONSIDER THE OATH AS BINDING ON MY CONSCIENCE.

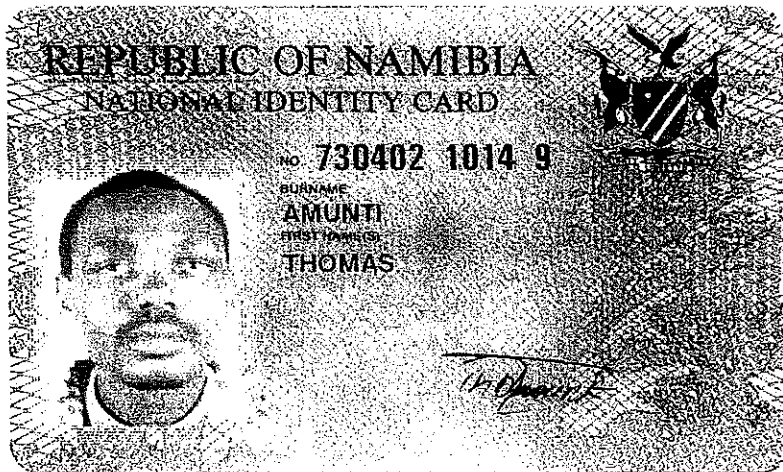
PLACE: Sdangan
DATE: 19.03.2021
TIME: 15:40

DEPONENT: Amuntti
BEFORE ME: 0818391251

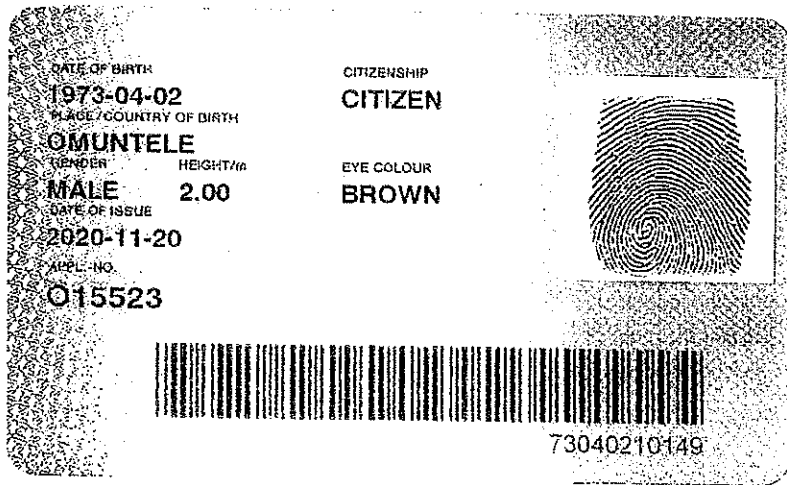
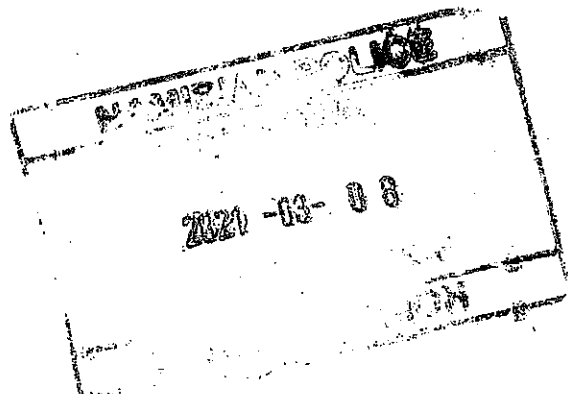
I CERTIFY THAT THE DEPONENT KNOWS AND UNDERSTANDS THE CONTENT OF THE DECLARATION AFTER HE / SHE READ THROUGH THE DECLARATION HE / SHE PLACED HIS / HER SIGNATURE THEREON IN MY PRESENCE AT _____ ON _____ / 2021

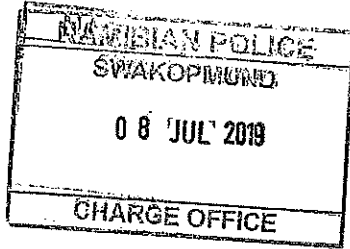
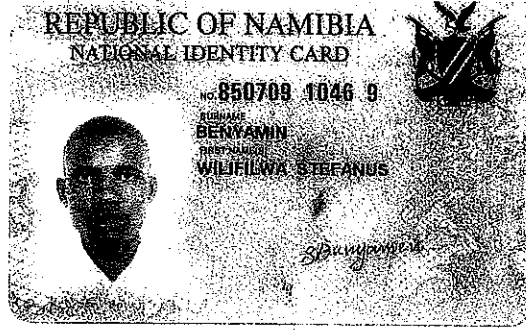


COMMISSIONER OF OATHS
FULL NAMES: Thomas Amuntti
NAMPOL ONDANGWA
P O BOX 116, TEL 065 - 242663
0818391251



H. Munday





I certify that this document is a true reproduction/
copy of the original which was examined by me and
that from my observations, the original has not
been altered in any manner.

591 015651
[Signature]



SWORN STATEMENT/AFFIRMED STATEMENT

SURNAME van Wyk FULLNAME Lhehellyn

ID.NO 1979/02/09

SEX male AGE 42 OCCUPATION N/A

HOME ADDRESS Hno 1334 DRC CELL/TEL 0815772268

BUSSINES ADDRESS N/A CELL/TEL _____

MY HOME LANGUAGE AFriKans BUT I DECLARE IN ENGLISH.

I HEREBY declare that I am the lawful
owner of Hno 1334 DRC but I want to transfer
my sister on this erf Her name is ROMIEA M/OMARIE
platt ID no 72040400532

I KNOW AND UNDERSTAND THE CONTENTS OF THIS DECLARATION
I HAVE NO OBJECTION TO TAKING THE PRESCRIBED OATH
I CONSIDER THE PRESCRIBED OATH AS BINDING ON MY CONSCIENCE

PLACE Mondesa

DATE 2021/01/26

TIME 10:10


SIGNATURE

I CERTIFY THAT THE DEPONENT ACKNOWLEDGE THAT HE/SHE KNOW AND UNDERSTAND THE CONTENT OF THIS
DECLARATION, WHICH WAS READ THROUGH, SWORN TO AND SIGNED IN MY PRESENCE AT MONDESA ON THIS _____ DAY OF
_____ 20 _____ AT ABOUT _____

M. Coetzee
COMMISSIONER OF OATH

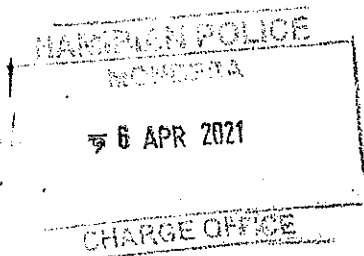
NAME: Monica Jones

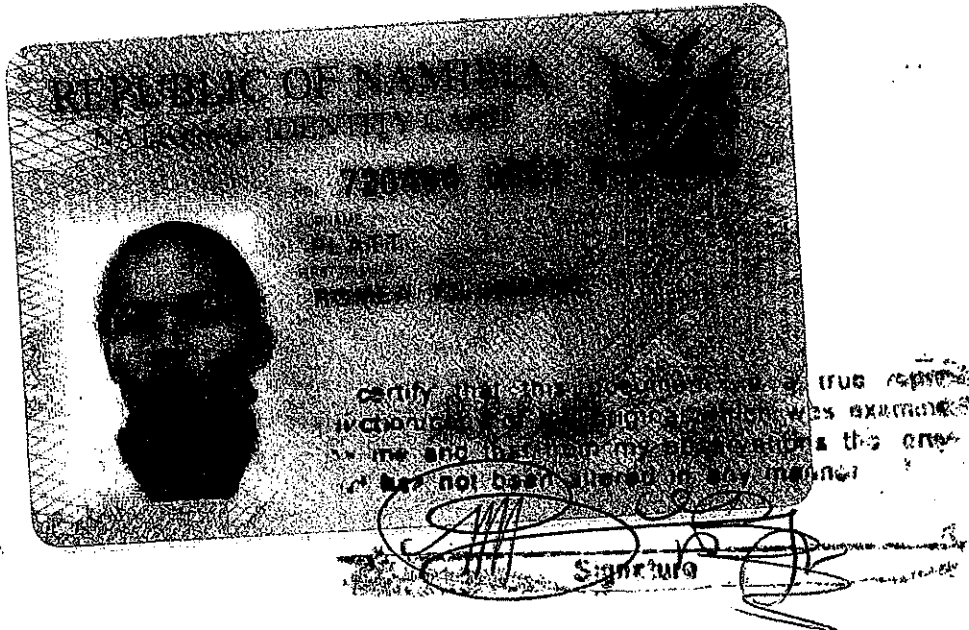
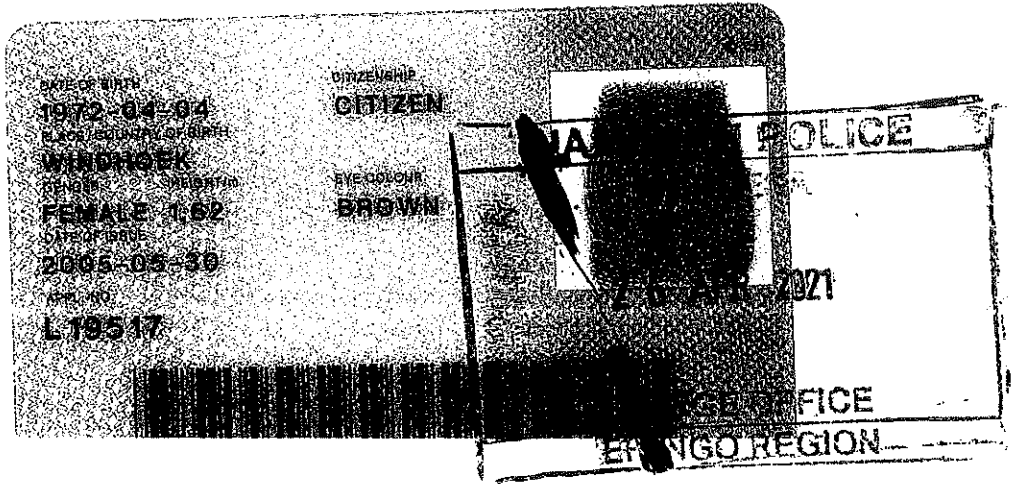
RANK: SUP

FORCE NO: 082113

ADDRESS: Mondesa

TEL: 064 415007



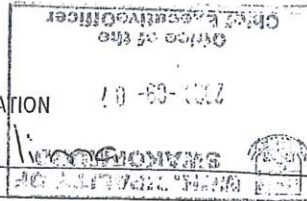


ANNEXURE "A2"

Witness of the Oath

14/1/22

20



SWORN / AFFIRMED DECLARATION

SURNAME: Silas FULL NAMES: Vilima Silas

ID NO.: 691100610194 SEX: female AGE: 47
OCCUPATION: Unemployed
HOME ADDRESS: H/No: 262, Katanga Street TEL: 0817454925
BUSINESS ADDRESS: N/A TEL: N/A
HOME LANGUAGE Oshiwambo BUT I STATE IN ENGLISH

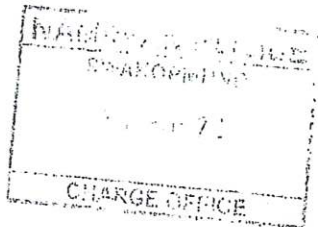
I'm hereby declare Under oath that I'm the owner of this ERF no: 262, Katanga Street, DRC, Swakopmund. and I would like Fiina Nakkel Shikongo ID no: 82091211042 to take over this, ERF no: 262 because I'm Unemployed. Fiina earn R 388.68 per month.

NOW AND UNDERSTAND THE CONTENTS OF THIS DECLARATION. I HAVE NO OBJECTION IN TAKING THE PRESCRIBED OATH. I CONSIDER THE PRESCRIBED OATH AS BINDING TO MY CONSCIENCE.

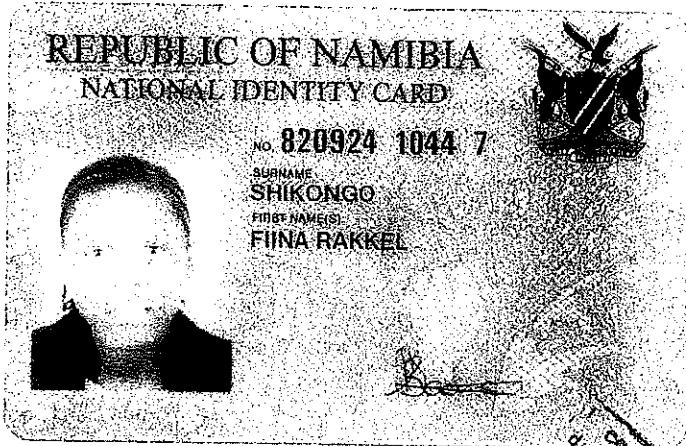
PLACE: Swakopmund
DATE: 2016-11-22
TIME: 10:42

Vilima Silas
SIGNATURE

I certify that the deponent acknowledge that he/she know and understand the contents of this declaration, which was read through, sworn to and signed in my presence at Swakopmund on this 22 day of NOV 2016 about 10:42



[Signature]
COMMISSIONER OF OATH
NAME: Otilie Fenuel
RANK: Sergeant
FORCE NO: 020348
ADDRESS: Nampol - Swakopmund
TEL NO: 064-415004



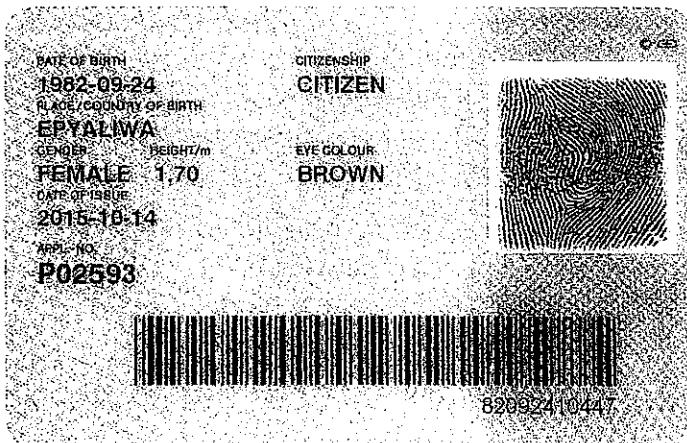
NAMIBIAN POLICE FORCE
ONANDJABA POLICE STATION

09 JUN 2021

CHARGE OFFICE
OMUSATI REGION

I certify that this document is a true and correct copy of the original which was examined by me and that from my observations the only real life one has been altered in any manner.

[Signature]



ANNEXURE "A3"

DECLARATION FORM

FULL NAME: KUDUMO ALFONS HAUSIKU ID NO: 850305 1092 3
 RESIDENTIAL ADDRESS: ASAB, MARIENTAL
 WORK ADDRESS: ASAB, MARIENTAL
 CELL PHONE: 0813192834 TEL (W): N/A
 GENDER: MALE AGE: 32
 LANGUAGE: RUKWANGALI
 CITIZENSHIP: NAMIBIAN OCCUPATION: OPERATOR

DECLARE UNDER OATH
 I THE ABOVE MENTION PERSON HEREBY DECLARE UNDER OATH THAT I HAVE A PLOT IN SWAKOPMUND PARTICULARLY DRC LOCATION, THEREFORE I WOULD LIKE TO TRANSFER / CHANGE OWNERSHIP OF MY PLOT AS IT WAS UNDER MY NAME TO MY SISTER'S NAME. SHE IS DANIEL ELIZA ID NO: 791225 11165. THATS ALL I DECLARE.

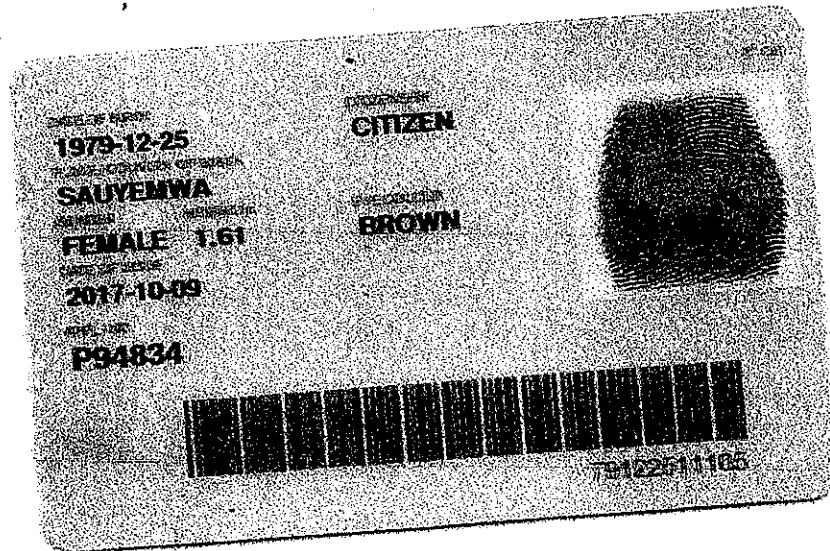
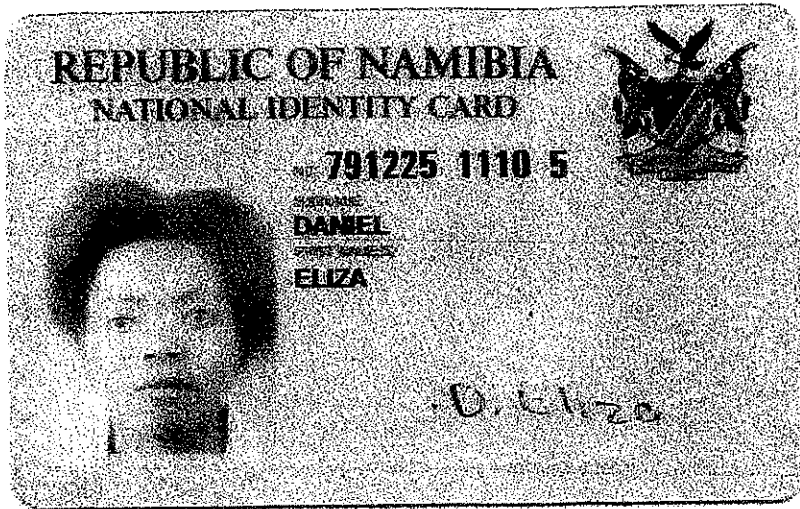
I know and understand the contents of this declaration. I have no objection in taking the prescribed oath. I consider the prescribed oath as binding to my conscience.

Place: MARIENTAL
 Date: 26/07/2021
 Time: 12h53

Deponent: [Signature]
 Before me: [Signature] 023398
[Signature]
(O. Masuye)

I certify that the statement was read back and the deponent has acknowledge that he/she knows and understand the contents of this statement which was sworn to/affirmed before me and the deponent's sign/thumb print/mark was placed thereon in my presence.

[Signature] 023398
 COMMISSIONER OF OATHS
Masuye O. Masuye
 NAMIBIAN POLICE
 MARIENTAL
 HARDAP REGION
 TEL: 063-345000



ANNEXURE "A4"



NAME: KASANGA NELSON DECLARE UNDER OATH
 ID NO: 7605251010 CITIZENSHIP: NAMIBIAN SEX: MALE
 AGE: 45 YRS OCCUPATION: UNEMPLOYED RESIDING: NDAMA
 TEL(H): 0812529497 WORK ADDRESS: NONE TEL(W): NONE
 HOME LANGUAGE: NYERBA BUT I DECLARE IN ENGLISH

T THE ABOVE MENTIONED DECLARED
 UNDER OATH IN THE PRESENCE OF THE
 POLICE OFFICER: THEREFORE JOSEPH
 ANDEAS (MUNINGA ID NO: 89210102386
 IS MY NEPHEW, I THEREFORE WITH
 MY CONSENT GIVING MY PLOT ERF NO:
 883 DRC SWAKOPMUND, TO HIM, TO
 BE HIS LAWFUL PLOT ERF NO: 883 DRC
 SWAKOPMUND. I THEREFORE GIVE
 CONSENT. THIS ALL I DECLARE.

I KNOW AND UNDERSTAND THE CONTENT OF THIS DECLARATION
 I HAVE NO OBJECTION IN TAKING THE PRESCRIBED OATH
 I CONSIDER THE PRESCRIBED OATH TO BE BINDING ON MY CONSCIENCE

DATE: 06/10/2021

DEPONENT: [Signature]

TIME: 09:21

BEFORE ME: [Signature]

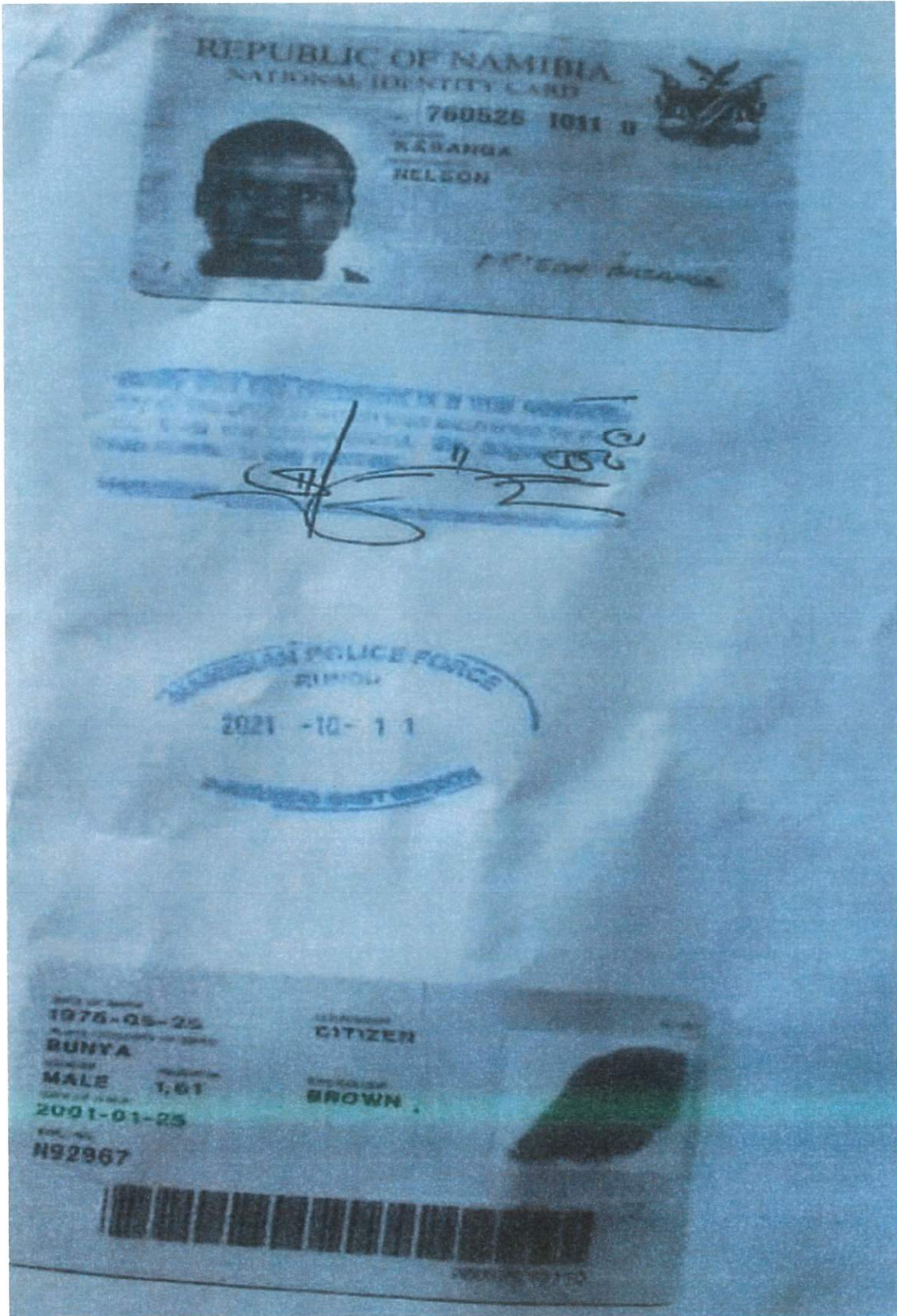
I CERTIFY THAT THE DEPONENT ACKNOWLEDGE THAT HE/SHE KNOWS AND UNDERSTAND THE CONTENT OF THIS DECLARATION WHICH WAS SWORN BEFORE ME AND HE/SHE PLACE HIS/HER SIGNATURE AFTER READING THROUGH THE DECLARATION IN MY PRESENCE THEREON AT RUNDU

SIGNATURE: [Signature]


COMMISSIONER OF OATH
MUYENGA AUGUSTINUS



NAMIBIAN POLICE FORCE
 TEL: 066-266300
 P/BAG 2086
 RUNDU
 KAVANGO EAST REGION





REPUBLIC OF NAMIBIA
NATIONAL IDENTITY CARD



NO **890101 0238 6**

SURNAME
JOSEPH

FIRST NAME(S)
CHIHINGA ANDREAS



[Faint, illegible text, possibly a stamp or signature]

DATE OF BIRTH
1989-01-01

PLACE, COUNTRY OF BIRTH
SIGONE

SEX
MALE



HEIGHT
1,60

DATE OF ISSUE
2011-03-07

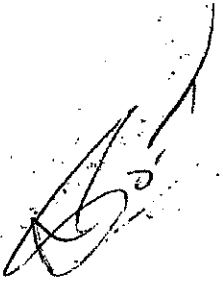
IDENTIFICATION NUMBER
V34546

CITIZENSHIP
CITIZEN

EYE COLOUR
BROWN



89010102386



11.1.9 **ALLOCATION OF ERVEN TO DISTANT RELATIVES**
(C/M 2022/01/27 - 16/1/4/2/1/14)

Ordinary Management Committee Meeting of 13 January 2022,
Addendum 7.9 page 143 refers.

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

1. INTRODUCTION

This submission is to share with the Management Committee of the outcome after the placement of advert in the newspapers for distant relatives.

2. BACKGROUND

The applications of the following distant relatives were submitted for approval:

DISTANT RELATIVES

| Erf | Name | Name | Relatives | Comments |
|-----|----------------------------|------------------------|-----------|--------------------------------------|
| 427 | Timoteus Kandyimwena | Helena Haixwema | Uncle | Resided with the deceased since 2002 |
| 450 | George Gaweseb | Letisia Gaweses | Uncle | Reside on the erf since 2019 |
| 460 | Ndamonako Kandjambang a | Friedriga Kandjabanga | Brother | Resided with the deceased since 2000 |
| 714 | Paulus Sheelekeni Shoopala | Aupindi Etuna Immanuel | Relative | Reside on the erf since 2006 |

On **01 July 2021** Council adopted the following DRC Planning Committee resolution under item 11.1.9:

- (a) That Council considers adopting the resolution of the previous DRC Planning Committee as follows:

That the committee approves the transfer of use of rights where an applicant is deceased to the following family members on condition that sufficient proof be provided:

- (i) Spouse
- (ii) Adult children
- (iii) Legal guardian of minor children who resides with them on the same erf
- (iv) Dependant parents

- (b).....

- (c) That Council approves the transfer of the following erven, to distant relatives who have occupied the erven for many years after it is determined that there are no direct relatives, as per table below:

DISTANT RELATIVES

| | | | | |
|-----|----------------------------------|---------------------------|----------|--|
| 427 | Timoteus Kandyimwena | Helena Haixwema | Uncle | Resided with the deceased since 2002 |
| 450 | George Gaweseb | Letisia Gaweses | Uncle | Reside on the erf since 2019 |
| 460 | Ndamonako Kandjambanga | Friedriga Kandjabanga | Brother | Resided with the deceased since 2000 |
| 714 | Paulus Sheelekeni Shoopala | Aupindi Etuna Immanuel | Relative | Reside on the erf since 2006 |

The Housing Section placed adverts, (**Annexure "A"**) on **23 July 2021** inviting any direct relatives residing in Namibia to visit the office for verification purposes. No direct relatives came forward before lapsing of the 60 days or on date of drafting this submission.

3. PROPOSAL

It is proposed that the Management Committee approves the allocation of the erven of the abovementioned distant relatives as no direct family came forth to claim after the placement of advert in the newspapers.

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

RECOMMENDED:

- (a) That Council approves the allocation of the erven to distant relatives as per the table below:

DISTANT RELATIVES

| <i>Erf No</i> | <i>Name of Deceased</i> | <i>Name & Surname of Applicant</i> | <i>Relationship to the Deceased</i> | <i>Comments</i> |
|---------------|----------------------------------|--|-------------------------------------|---|
| 427 | Timoteus Kandyimwena | Helena Haixwema | Uncle | Resided with the deceased since 2002 |
| 450 | George Gaweseb | Letisia Gaweses | Uncle | Reside on the erf since 2019 |
| 460 | Ndamonako Kandjambanga | Friedriga Kandjabanga | Brother | Resided with the deceased since 2000 |
| 714 | Paulus Sheelekeni Shoopala | Aupindi Etuna Immanuel | Relative | Reside on the erf since 2006 |

- (b) That the applicants be informed to visit the Housing Section in order to select the type of social houses they can afford.
-

ANNEXURE "A"



Municipality of Swakopmund

NOTICE FOR DIRECT RELATIVES TO REPORT TO THE MUNICIPALITY OF SWAKOPMUND, HOUSING SECTION

Any of the direct relatives as per the category mentioned below are requested to contact Housing Officer, Mr C Awaseb at 064 4104231 or report to the Municipality of Swakopmund, Housing Section at the Cnr of Rakotoka Street and Daniel Kamho Avenue before end of July 2021.

They are as follows: Spouse or Adult Children or Legal Guardian of minor children or Dependent parents of the following deceased persons:

| | | |
|----------------------------|-----------------|-------------|
| Timotheus Kandyimwena | ID: 79011210042 | Erf 427 DRC |
| George Gaweseb | ID: 73061110027 | Erf 450 DRC |
| Ndamonako Kandjambanga | ID: 76060600328 | Erf 460 DRC |
| Paulus Sheelekeni Shoopala | ID: 71020500883 | Erf 714 DRC |

Notice No: 44/2021

Sam: 23/1/21

A Benjamin
Chief Executive Officer



MUNICIPALITY OF SWAKOPMUND

NOTICE FOR DIRECT RELATIVES TO REPORT TO THE MUNICIPALITY OF SWAKOPMUND, HOUSING SECTION

Any of the direct relatives as per the category mentioned below are requested to contact Housing Officer, Mr C Awaseb at 064 4104231 or report to the Municipality of Swakopmund, Housing Section at the Cnr of Rakotoka Street and Daniel Kamho Avenue before end of July 2021.

They are as follows: Spouse or Adult Children or Legal Guardian of minor children or Dependent parents of the following deceased persons:

| | | |
|----------------------------|-----------------|-------------|
| Timotheus Kandyimwena | ID: 79011210042 | Erf 427 DRC |
| George Gaweseb | ID: 73061110027 | Erf 450 DRC |
| Ndamonako Kandjambanga | ID: 76060600328 | Erf 460 DRC |
| Paulus Sheelekeni Shoopala | ID: 71020500883 | Erf 714 DRC |

Notice No: 44/2021

NT 23/1/21

A Benjamin
Chief Executive Officer

- 11.1.10 **CANCELLATION OF PURCHASE ERF 10034, EXTENSION 15, SWAKOPMUND BY VINETA DEVELOPMENT (PTY) LTD AND FUTURE SALE THEREOF**
(C/M 2022/01/27 - E 10034, Re E 5360)

Ordinary Management Committee Meeting of 13 January 2022, Addendum **7.10** page **146** refers.

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

1. Introduction

The purpose of this submission is to inform Council of the cancellation of the purchase transaction of Erf 10034, Extension 15, Swakopmund (a portion of Erf 5360) by Vineta Development (Pty) Ltd (hereinafter VD (Pty) Ltd).

The attached e-mail dated **12 November 2020 (Annexure "A")** was received from VD (Pty) Ltd informing Council that they no longer intend to purchase of Erf 10034, Swakopmund. Their e-mail was acknowledged on **18 January 2021**.

Erf 10034, Swakopmund measures 7 000m² in extent, is zoned "General Business" and is situated in Extension 15, Swakopmund. Council can now consider the future sale of Erf 10034, Swakopmund. Attached as **Annexure "B"** is the locality plan of Erf 10034, Swakopmund.

2. Background

The sale of Erf 10034, Swakopmund (previously known as a portion of Erf 5360, Swakopmund) to VD (Pty) Ltd started in 2008. On **24 November 2009**, Council approved the purchase price of the portion at **N\$100.00/m²** based on the valuation obtained from the Trust & Estate Co.

Various delays were encountered with the transactions, among other the subdivision and rezoning of the portion. In line with the Property Policy, Council in **2016** obtained fresh valuations as the 5 years lapsed since the price of N\$100.00 / m² was approved. Council approved the purchase price on **27 October 2016** at a rate of N\$825.00 / m².

VD (Pty) Ltd was only able to finalize the statutory process i.e. subdivision and rezoning of the erf in 2019. In terms of the Property Policy, the purchase price escalates annually with 5%, hence the purchase price of N\$825.00 / m² which was approved in **October 2016** increased to N\$955.00 / m² in **October 2019**.

On **26 March 2020** under item 11.1.17, Council approved the sale of another portion of the Remainder of Erf 5360, Swakopmund measuring 1000m² at N\$ 955.00 / m² to Paratus Telecommunication (Pty) Ltd.

In September 2020, VD (Pty) Ltd again applied for a reduction in the purchase price for Erf 10034, Swakopmund from N\$825.00 / m² to N\$800.00 / m² based on their valuation obtained from Ludwig Schroeder Estate Agents CC. Their application was submitted to Council on **29 October 2020** and the following was resolved under item 11.1.11:

- (a) *That the application of Messrs Vineta Development (Pty) Ltd for the reduction in the purchase price of Erf 10034, Extension 15, Swakopmund from N\$825.00 to N\$800.00/m² not be approved.*
- (b) *That Council does not waive the 5% increase on the purchase price of Erf 10034, Swakopmund and that the transfer of the erf is completed before December 2020.*

The above resolution was conveyed to VD (Pty) Ltd and a deed of sale was forwarded to VD (Pty) Ltd on 02 November 2020 for signature. Subsequently to the above, an e-mail was received from Mr Ingo Woermann of VD (Pty) Ltd on **12 November 2020** that they are considering other options of buying properties elsewhere; hence they are no longer interested to purchase of Erf 10034, Swakopmund.

3. Previous applications received to purchase a portion of Erf 5360, Swakopmund (Annexure "C")

Listed are applications received in the past to purchase a portion of the Remainder of Erf 5360, Swakopmund (of which Erf 10034, Swakopmund is a portion):

| <i>Name of Applicant</i> | <i>Date of Application</i> | <i>Proposed Development</i> | <i>Remarks</i> |
|--|----------------------------|---|---|
| <i>Turnkey Building and Engineering Consultants CC</i> | <i>07 March 2017</i> | <i>Mixture of business and residential units</i> | <i>Applicant was informed 20 April 2017 that their application will be considered at a later stage once the layout of the subdivision of the erf is finalized.</i> |
| <i>Aradio Concrete Developer (Pty) Ltd</i> | <i>06 September 2017</i> | <i>Develop town houses</i> | <i>Applicant was informed 09 October 2017 that their application will be considered at a later stage once the layout of the subdivision of the erf is finalized and Council has decided on the future sale thereof.</i> |
| <i>Paratus Telecommunication (Pty) Ltd</i> | <i>05 March 2020</i> | <i>A portion measuring 1 000m² to construct a facility to house and maintain a fibre optical cable for</i> | <i>Application approved by Council on 26 March 2020 and Ministerial approval was granted on 29 September 2020 to proceed with the sale.</i> |

| Name of Applicant | Date of Application | Proposed Development | Remarks |
|---|----------------------------|--------------------------------------|--|
| | | internet service delivery | |
| R & S Property Developers and Construction CC | 12 January 2021 | Vacant land for business development | Applicant was informed 18 January 2021 that their application will be consider at later stage once the layout of the subdivision of the erf is finalized and Council has decided on the future sale thereof. |

4. **Further Subdivision of the Remainder of Erf 5360 (excluding Erf 10034)**

In order to meet the demand of business erven and other uses, Council approved the subdivision of the Remainder of Erf 5360, Swakopmund on **29 April 2021**, under item 11.1.11:

- (a) That the subdivision of the Remainder of Erf 5360, Swakopmund Extension 15 into seven (7) Portions and Remainder be approved.
- (b) That the rezoning of Portions 1, 4, 5 and Remainder 5360 Swakopmund from General Business to Public Open Space, Parking, Parastatal and Street, respectively, be approved.
- (c) That the rezoning of Portions 1, 4, 5 and Remainder 5360 Swakopmund from General Business to Public Open Space, Parking, Parastatal and Street, respectively, be included in the next Swakopmund Zoning Scheme.
- (d) That all the parking be provide on-site in line with the Swakopmund Zoning Planning Scheme.

A layout of the approved subdivision is attached as **Annexure "D"**. The process of the proposed subdivision of the Re of Erf 5360, Swakopmund is still not finalized, hence the proposed erven are not available for sale.

5. **Two Other Erven available for Sale in the Vicinity (Annexure "E")**

Erf 365 zoned "General Business" and Erf 406 zoned "General Residential" are located to the north east of Erf 10034, Swakopmund across the road in Extension 1, Mile 4. With reference to Erf 365, Mile 4, Council on **29 April 2021**, Council passed the following resolution under item 11.1.16:

- (a) That Council confirms its decision passed on 29 October 2020 under item 11.1.3 point (a) and cancel the sale of Erf 365, Mile 4 allocated to Namibia Desert Giant Group (Pty) Ltd.
- (b) That the Finance Department recovers the outstanding rates and taxes from Desert Giant Group (Pty) Ltd.
- (c) That Erf 365, Mile 4 be sold in future at an upset price of N\$ 3 500 000.00.
- (d) That should the purchaser (Trecon Development (Pty) Ltd) of Erf 406, Mile 4 not perform by 30 September 2021 the transaction be submitted to Council for consideration of the cancellation and be sold together with Erf 365, Mile 4 at a closed bid sale.

With reference to Erf 406, Mile 4, it was also confirmed that Trecon Development (PTY) Ltd did not perform to pay/ secure the purchase price on 30 September 2021. On 28 October 2021, under item 11.1.14, Council passed the following resolution:

- (a) That Council confirms its decision passed on 29 April 2021 under item 11.1.16 point (d) and cancel the sale of Erf 406, Mile 4 allocated to Trecon Development (Pty) Ltd.
- (b) That the Finance Department recovers the outstanding rates and taxes from Trecon Development (Pty) Ltd.
- (c) That Erf 406, Mile 4 be sold at a closed bid sale together with Erf 365, Mile 4 as resolved by Council on 29 April 2021.
- (d) That Erf 406, Mile 4 be offered for sale at an upset price of N\$4 203 000.00 (N\$1 000.00/m²).

6. Valuation

6.1 A valuation was requested from The Trust & Estate Co (Pty) Ltd to determine the market value and the upset price for Erf 10034, Swakopmund, being:

- ① the market value : N\$ 4 900 000.00 (N\$ 700.00/m²)
- ② an upset price : N\$ 2 800 000.00 (N\$ 400.00/m²)

According to Mr Hite of The Trust & Estate Co (Pty) Ltd, the valuations are based on the current property market and economy of the country as whole.

6.2 On **28 October 2021**, under item 11.1.14, Council approved an upset price for N\$ 1000.00/m² (4 203 m² x N\$1 000.00/m² = N\$4 203 000.00) for Erf 406, Mile 4 which is zoned "general residential".

6.3 Based on the valuation received, it is reasonable to sell Erf 10034, Swakopmund at the market value of N\$700.00/m² which is N\$100.00 less the price that was approved by Council on **29 October 2020** to VD (Pty) Ltd.

It is therefore proposed that Erf 10034, Swakopmund, Extension 15 be sold together with Erven 365 and 406, Mile 4 by closed bid.

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

RECOMMENDED:

- (a) That Council takes note that Messrs Vineta Development (Pty) Ltd cancelled the purchase of Erf 10034, Extension 15, Swakopmund.
 - (b) That Council sells Erf 10034, Extension 15, Swakopmund at an upset price of N\$4 900,000.00 (7000m² X N\$700.00/m²), exclusive 15% VAT together with Erven 365 and 406, Extension 1, Mile 4 at a closed bid sale.
-

Margaret Sheehama

From: Ingo Woermann <iwoermann@wbswakop.com>
Sent: Thursday, 12 November 2020 11:06
To: Margaret Sheehama; WBPROPERTIES; 'Woerma
Cc: 'Hilke Ahrens'; Stephny Bruwer; marlenev@kinglaw.com.na; 'Woermann Properties'
Subject: Re: Sale of ERF 10034 (Portion of 5360) Swakopmund Extension 15

ANNEXURE "A"

Good morning Margaret,

thank you for reminding us, I had prepared a document which did not get the final attention as it lay in the draft box, PLEASE do excuse this lasps, kind regards Ingo

Good day Mrs Sheehama,

thank you for all the effort made,

You will recall that this particular project has taken well over 10 years now. WBS has in the mean time been on the look out for other options that are more interesting. We thus unfortunately have to inform you that we are no longer interested in this particular property.

we want to point out that Municipality still hs the N\$ 100 thousand down payment requested with the initial intent of purchase and do sincerely hope that these monies will be considered for other projects we will hopefully have in future.

We are sure that there will be many other interested parties.

Kind regards

Ingo Woermann

On 02/11/2020 4:20 pm, Margaret Sheehama wrote:

Dear Ms Gemma
 ?
 Attached a letter for your urgent attention.
 ?
 ?
 Regards
 ?
 Margaret
 ?

From: WBPROPERTIES [<mailto:wproperties@wbswakop.com>]
Sent: Tuesday, 08 September 2020 02:16 PM
To: Margaret Sheehama; iwoermann@wbswakop.com



MUNICIPALITY OF SWAKOPMUND

Ref No: E 5360 & E10034

Enquiries: Ms M Sheehama

(064) 4104213

088614514

53 Swakopmund

NAMIBIA

www.swkmun.com.na

msheehama@swkmun.com.na

18 January 2021

Messrs Vineta Development (Pty) Ltd
Mr Ingo Woermann
P O Box 12
SWAKOPMUND

wbproperties@wbswakop.com / iwoermann@wbswakop.com

Dear Sir

CANCELLATION OF THE TRANSACTION TO PURCHASE ERF 10034 (A PORTION OF 5360), SWAKOPMUN, EXTENSION 15

I acknowledge receipt of your e-mail dated 12 November 2020, in which you confirm that you no longer intend to proceed with the purchase of Erf 10034, Swakopmund. The cancellation will accordingly be submitted to Council for information.

Council will refund the balance from N\$ 100 000.00 which was paid on 29 January 2010, receipt 159846 once the following expenses are deducted:

- ✓ N\$ 3 500.00 - cost of publication of 2 x notices for the sale of Erf 5360, Swakopmund (notice-07/2010)
- ✓ Kinghorn Associates Tax Invoices plus 15% VAT = **N\$ 33 3780.75**
 - N\$ 11 730.00 (AW1007848 dated 02 December 2014)
Compilation of the Deed of Sale.
 - N\$ 14 748.75 (AST012793 dated 17 December 2019)
Revising the Deed of Sale.
 - N\$ 6 900.00 (MDJ0136273 dated 27 November 2020)
Revising the Deed of Sale.
- ✓ Valuation cost by Ludwig Schroder Estate Agents CC
Invoice No 6585 dated 04 August 2016 -**N\$ 2 817.50**
- ✓ N\$ 1 000.00 - being a 1% admin cost levied on the N\$ 100 000.00 deposit

All correspondence must be addressed to the **Chief Executive Officer**

Please note that the above expenses in total amount to N\$ 40 696.25. Any other expenses will be confirmed with our Finance Department whereafter the balance will be refunded to you. Kindly provide your bank details for payment.

For any enquiries, please do not hesitate to contact Ms M Sheehama at ☎ 064-4104213.

Yours faithfully



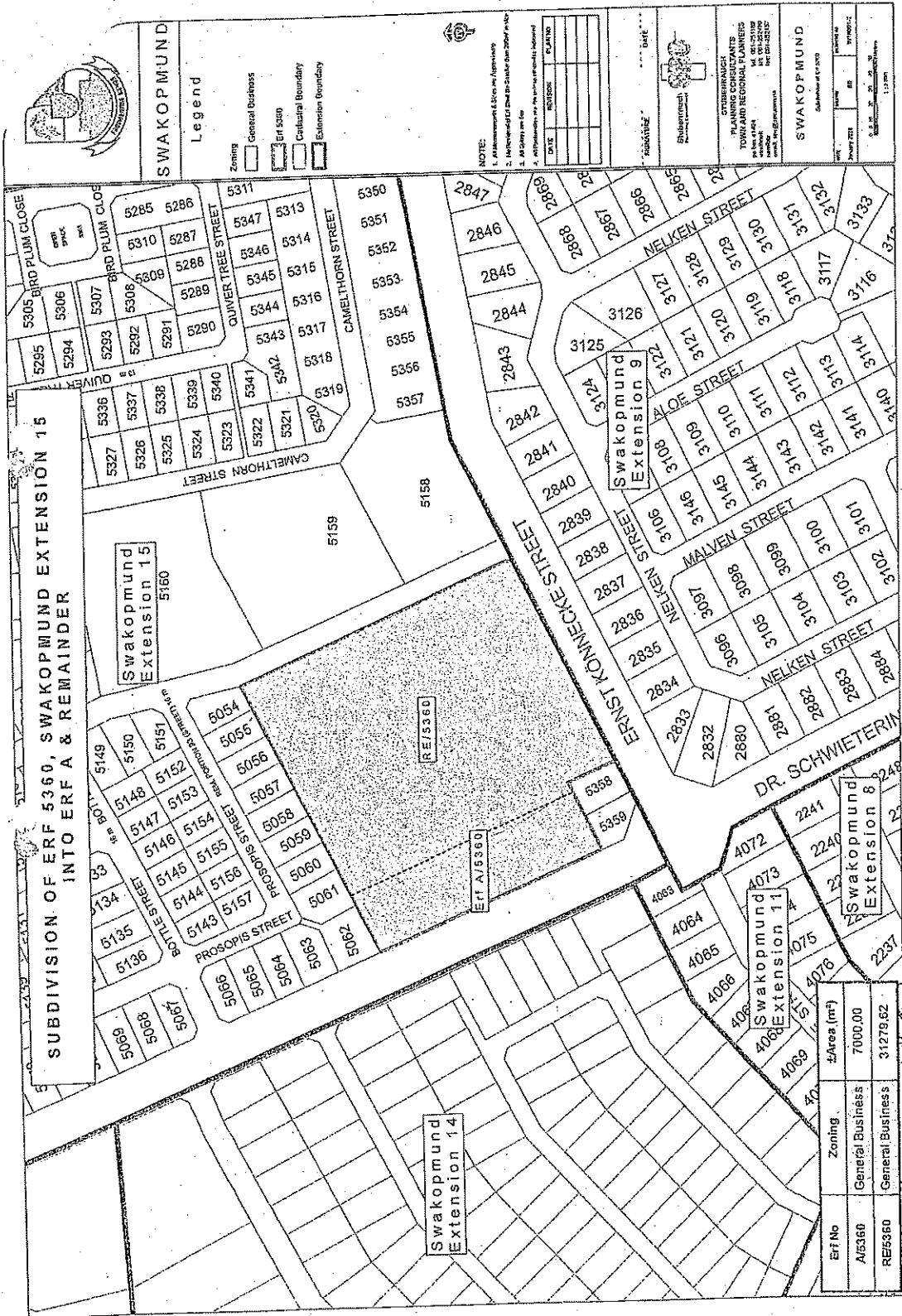
MPC SWARTS
GM: CORPORATE SERVICES & HC

/ms

Copies: GM: Finance
Kinghorn Associates: Ms H Ahrens



| Approved 23 APR 2019 for SURVEYOR-GENERAL | | ANNEXURE "B" | | | | |
|---|--|--|------------|---|------------|--------|
| SHEET 1 OF 1 SHEETS | | | | | | |
| SIDES metres | ANGLES OF DIRECTION | CO-ORDINATES Y System: Lo 22/15 X | | Designation | | |
| | | Constants | 0,00 | 0,00 | | |
| A B | 42,77 | 243.19.50 | A | +48 128,35 | +70 154,47 | BL6-14 |
| B C | 163,90 | 336.59.20 | B | +48 090,13 | +70 135,27 | wb1 |
| C D | 42,78 | 63.03.40 | C | +48 026,07 | +70 286,13 | wb2 |
| D A | 164,10 | 156.59.20 | D | +48 064,21 | +70 305,52 | BL6-15 |
| Reference marks | | | | | | |
| RM512 | | ⊕ | +47 873,46 | +70 247,60 | | |
| RM507 | | ⊕ | +48 062,64 | +70 301,49 | | |
| | | | | | | |
| Description of Beacons: A-D..... 16mm iron peg | | | | | | |
| The figure A B C D represents 7 000 square metres of land being ERF No. 10034(formerly Public Open Space), Swakopmund Extension 15 Situate in the Municipality of Swakopmund Registration Division G Erongo Region, Namibia | | | | | | |
| Surveyed in December 2019 | | | | CG Pieterse Professional Land Surveyor by me Registration Number: PLS 025 | | |
| This Diagram is annexed to No. d.d. Registrar of Deeds | The original diagram is S.G. No. A386/2010 Transfer No. KW-PlanDeedNo Dated: | File:SW.-A15 S.R. No.:E59/2019 G.P.No.G158 Noting Sheet:MD-6CA/V2 | | | | |





TURNKEY BUILDING AND ENGINEERING CONSULTANTS CC

* CIVIL, ROADS AND BUILDING RESEARCH
* CONSULTING ENGINEERS: CIVIL, ROADS,
STRUCTURES, MECHANICAL AND ELECTRICAL

* ARCHITECTURAL
* QUANTITY
SURVEYING

Unit 8, Schlosser Street, Mondesa, SWK
P.O. Box 1995, SWK
E-MAIL: info@tbec.com.na

CELL: 0812032103
FAX: N/A
CC/2013/03803

Enquiries: Miss. Aune N Amutenya
aamutenya@tbec.com.na

07 March 2017

ANNEXURE "C"

The Acting Chief Executive Officer
Municipality of Swakopmund
P.O. Box 53
Swakopmund

Dear Mr. M.P.C. Swarts

**RE: APPLICATION FOR VACANT PORTION OF ERF 5360 SWAKOPMUND (12063 m²)
THROUGH PRIVATE TREATY**

Turnkey Building and Engineering Consultants (TBEC) cc is a bona-fide Namibian company built on sound business principles, and 100% owned by young previously disadvantaged Individuals with Town Planning and Engineering background. Our core business is in Turnkey Industries and Projects, hence our business interests through our subsidiaries range from Building and Engineering Consultations, Construction, Land and Property Development and Manufacturing.

It is with the above in mind and the trust we bestow on the Municipality in supporting young previously disadvantaged individuals from the Local Community, that we feel it right, both socially and business wise to make this application.

We would like to acquire the remaining portion of Erf 5360 Swakopmund, as is left open after Messrs Vineta Development (Pty) Ltd opted to only buy 26036m² of the Property. Bearing in mind the rate for that sale, we are prepared to add 35% to their rate of N\$ 825-00; hence we are willing to pay N\$ 1115-00/ m² of the Property. Hence 12000 x N\$ 1115-00/ m² = N\$ 13 380 000-00 (15 % V.A.T excluded). This offer is almost N\$ 3 500 00-00 better than what was previously offered for the land.

Our aim is to develop a mixture of Business Properties at lower levels; with a possibility of Residential units should it be feasible, with our main focus being on having Facilities for the Public, i.e.

TUNRNKEY BUILDING AND ENGINEERING CONSULTANTS CC

{ 1/2 }

swimming Pool or Park (for public use) at the Centre of the development since the land was originally earmarked for public use. More detailed planning can be furnished on request.

We await your positive response on this matter and look forward to building a positive relationship.

Yours Sincerely

Aune N Amutenya



MUNICIPALITY OF SWAKOPMUND

Ref No: E 5360

(064) 4104213

088 614 514

53 Swakopmund

NAMIBIA

www.swkmun.com.na

msheehama@swkmun.com.na

Enquiries: Ms M Sheehama

20 April 2017

Messrs Turnkey Building and Engineering Consultants CC
P O Box 1995
SWAKOPMUND

Attention: Ms Aune N Amutenya

info@tbec.com.na /
aamutenya@tbec.com.na

Dear Madam

APPLICATION TO PURCHASE A PORTION OF ERF 5360, SWAKOPMUND

Your letter dated 07 March 2017 refers.

Although Council approved to sell a portion of Erf 5360, Swakopmund to Messrs Vineta Development (Pty) Ltd, the lay-out thereof has not yet been agreed on and finalized.

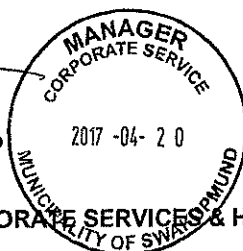
Your application to purchase a portion of Erf 5360, Swakopmund can accordingly only be considered at a later stage.

Should you have any enquiries please do not hesitate to contact Ms Sheehama at
☎ 064-4104213.

Yours faithfully

A PLAATJIE
ACTING GM: CORPORATE SERVICES & HR

ms/15





ARADIO. CONCRETE DEVELOPER PTY (LTD)

P O BOX 4276 VINETA
VINETA SWAKOPMUND

06 September 2017

The Acting Chief Executive Officer
Municipality of Swakopmund
P. O. Box 53
SWAKOPMUND



Dear Sir

ENQUIRE LAND FOR THE CONSTRUCTION OF TOWN HOUSES

Messrs ARADIO. CONCRETE DEVELOPER (Pty) Ltd would hereby like an audience with Council to present proposals for the servicing of land (at own cost) and constructing free Town houses and recreational facilities, playing ground (for children) middle and upper class clients.

We would hereby humbly request the Municipality to avail **Open Space 5360**.

We have financing at our disposal and willing to go on under Private Public Partnership agreement with Municipality.

It is against this background that a formal request is made to the Swakopmund Municipal Council for an audience in order to communicate our vision and concept, aimed at housing provision.

We believe our approach will play a significant part in economic development and the urbanisation process of the town, and also support the HPP.

Kindly take note that we await confirmation of a suitable date for the envisaged presentation to Council.

Yours faithfully

Mr Andries Skrywer – Mobile: 081 299 0440 / 081 349 9940
E-Mail: andriesskrywer1@gmail.com
Managing Member

CC: Her Worship The Mayor
CC: Chairperson of Management Committee
CC: All Councillors
CC: Acting Chief Executive Officer





MUNICIPALITY OF SWAKOPMUND

Ref No: E 5360

☎ (064) 4104213
 📠 088 614 514
 📄 53 Swakopmund
 NAMIBIA
 🌐 www.swkmun.com.na
 ✉ msheehama@swkmun.com.na

Enquiries: Ms M Sheehama

09 October 2017

Messrs Aradio. Concrete Developer (PTY) Ltd
 P O Box 4276
 SWAKOPMUND

Attention: Mr Andries Skrywer

✉ andrieaakrywer@gmail.com

Dear Sir

APPLICATION TO PURCHASE ERF 5360, SWAKOPMUND TO CONSTRUCT TOWN HOUSES

Your letter dated 06 September 2017 refers.

Kindly be informed that Council approved the sale of a portion of Erf 5360, Swakopmund to Messrs Vineta Development (Pty) Ltd. The lay-out for the portion sold to Messrs Vineta Development (Pty) Ltd is not yet finalized. Once the layout is finalized, Council will decide on the future use of the the remaining portion.

Your application to purchase a portion of Erf 5360, Swakopmund cannot be considered at this stage.

Should you have any enquiries please do not hesitate to contact Ms Sheehama at ☎ 064-4104213.

Yours faithfully

A PLAATJIE
 ACTING GM: CORPORATE SERVICES & HR

ms/

All correspondence must be addressed to the **Chief Executive Officer**



ATT: The Office of the CEO
Alpheus A Benjamin
Municipality of Swakopmund
P. O. Box 53
Swakopmund
Namibia

Via email: abenjamin@swkmun.com.na

RE: APPLICATION FOR ERF

Dear Mr. Benjamin,

Paratus Telecommunications (Pty) Ltd ("Paratus") is the holder – in terms of the Communications Act, No. 8 of 2009 ("the Act") – of a Class Comprehensive Telecommunications Service License ECS & ECNS (attached hereto as **Annexure A**). Paratus has been operational in the ICT industry in Namibia for the past 15 years although the key leadership team of the company has been operating in the ICT industry for more than 25 years.

In the exercise of its powers, duties and functions as a carrier as well as its rights under Part 5 of the Act, Paratus has been investing in the ICT infrastructure development in Swakopmund. We have deployed a Fiber ring and already have some high tower sites. We would like to do a further substantial investment in Swakopmund to provide the residents with more consumer choice in terms of Internet services.

In light of the above we would therefore like to request to buy an erf in Swakopmund, as discussed with your office, in order to build a facility to house our equipment for a new undersea cable system. Due to the sensitivity and protection of the cable, we are required to have this physically separate from any other current undersea cable systems on our West coast. Our recent study shows that the cable can only be brought to land close to Platz Am Meer (as indicated on Google Earth and attached hereto as **Annexure B**) and would need to enter a Cable Landing Manhole of no less than 2x2 meters in size. As there are no erven

Paratus Telecommunications (PTY) Ltd
Reg No: 2007/0100
102-106 Nickel Street, Prosperita, Windhoek
T: +264(83) 300 1000, info.na@paratus.africa
Directors: HB Gerdes (Chair), A Hall (MD), SLV Erasmus (COO), Si de Bruin (CFO), BRJ Harmse (CEO), JNN Shikongo+,
MR Mostert+, JJ Esterhuyse+*, S Blich+*
na.paratus.africa
+ Non-executive
* South African



with Business zoning available close to the landing site and as per our further discussions with your office, we hereby include a way-leave application for erf re/5360 (attached hereto as ***Annexure C***). The area proposed by your kind office is situated at the corner of Kiaat and Ernst Könnecke Street (Re/5360), as extended from Tavorite street.

It is our preference to purchase the Erf as opposed to leasing; considering the investment and the third parties involved in building the undersea cable system.

It is prudent to note that we also have considered our role as a corporate citizen and have since 2008 been driving prices of Internet access down with various different ground-breaking technologies. As part of this responsibility we have also invested in infrastructure situated in Tamariskia and Mondesa, providing access to the marginalised communities. We thus remain cognisant of our responsibility and assure you that we will maintain inclusivity for these communities as part of our expansion of services.

We humbly request your kind office to favourably consider this application in view of the urgency to secure the facility space for the planning phases to be confirmed as early as possible. We kindly bring to your attention that approval is required prior to May 2020 so as to confirm building specifications for the facility with all relevant parties, including your relevant and associated teams.

We remain available to meet your kind office for any discussions pertaining to the above matter.

Yours faithfully,


Gert Duvenhage
Executive: Infrastructure



MUNICIPALITY OF SWAKOPMUND

 (064) 4104214
 088 614 514
 53 Swakopmund
 NAMIBIA
 www.swkmun.com.na
 nkandjengo@swkmun.com.na

16/1/4/2/1/5 & Re E 5360

Enquiries: Ms N Gustaf

27 March 2020

Paratus Telecommunication (Pty) Ltd
 P O Box 90140
 Klein Windhoek
 10012

Att: Mr Gert Duvenhage

Dear Sir

APPLICATION TO PURCHASE A PORTION OF THE REMAINDER OF ERF 5360, SWAKOPMUND

The abovementioned refers.

Your application dated 05 March 2020 was considered by Council on 26 March 2020 under item 11.1.17 and the following was resolved:

- (a) That Council approves the application by Paratus Telecommunication (Pty) Ltd to purchase a portion of land measuring approximately 1 000m² located at the eastern boundary of the Remainder of Erf 5360, Swakopmund for the establishment of a facility to house and maintain a fibre optic cable, subject to point (h) (v) below.
- (b) That the sale of the portion of land be for the development and establishment of a facility to house and maintain an undersea fibre optic cable and the requirements for the zoning of "General Business" be complied with (such as onsite parking).
- (c) That the purchase price of a portion of land be N\$955 040.00 (N\$955.00/m²), 15% VAT excluded; subject to a 5% escalation per annum.
- (d) That the lease of the said portion of land be approved for the interim period until the finalization of the purchase transaction at a lease tariff of N\$40.76 / m² / month; i.e. 1 000m² x N\$40.76 plus 15% VAT in the amount of N\$6 114.00 which amounts to N\$46 874.00 / month; subject to Council's standard conditions.
- (e) That permission be granted to Paratus Telecommunication (Pty) Ltd to commence with the construction of the building at their cost and risk of approvals being granted by the relevant authorities.

All correspondence must be addressed to the **Chief Executive Officer**

- (f) That Paratus Telecommunication (Pty) appoints a town planner to attend to the subdivision of the portion of land from the Remainder of Erf 5360, Swakopmund.
- (g) That the following conditions be registered against the title deed of the newly created erf:
- (i) *That the portion of land be used for the construction of a facility for the management and maintenance of an undersea fibre optic cable.*
 - (ii) *That the property may not be alienated (which include a change in shareholding / members) unless a completion certificate is issued in respect of the structural improvements, referred to in (g) (xii) below.*
 - (iii) *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.*
- (h) That the transaction be subject to Council's standard conditions of sale by private treaty:
- (i) *That the purchaser pays a deposit of N\$50 000.00 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, 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 Council proceeds with the publication of the proposed lease and purchase in terms of the Local Authorities Act 23 of 1992; whereafter approval from the Ministry of Urban and Rural Development be applied for.*
 - (vi) *That the transaction be concluded within 120 days from a diagram being issued by the Surveyor General indicating the property description.*
 - (vii) *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 a diagram being issued by the Surveyor-General.*
 - (aa) *Failure to secure the purchase price within the required period will result in cancellation without the need to place the purchaser on terms.*
 - (bb) *Should the purchase price be secured by a bank guarantee the transfer must be effected on / before the 120th day, else interest will be levied as from the date of a diagram being issued by the Surveyor-General (date of sale) until the date of registration of transfer at a rate as confirmed with Council's bank on the date of sale.*
 - (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 portion of land 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.*
 - (xi) *That the portion of land be property fenced in.*
 - (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 (point (h) (vi) above).*
 - (xvi) *The agreement of sale be signed and returned to the Swakopmund Municipality, by the purchaser within 21 days of receipt thereof by the purchaser.*
 - (xiv) *That the purchaser indemnifies Council against any claims resulting from blasting, should blasting need to be done.*
 - (xv) *That the purchaser provides the registration documentation of the entity (Council resolution of 27 April 2017 under item 11.1.10) and 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.*
- (i) **That the following additional conditions be applicable:**
- (i) *That the following statutory processes be finalized by the developer within 24 months after approval being obtained by Council in terms of point (g) (v) above:*
 - (1) *Subdivision of the portion of land.*
 - (2) *That an environmental clearance certificate be obtained in terms of the Environmental Management Act of 2007.*
- (j) **That permission be granted to Paratus Telecommunication (Pty) to trench a route indicated as per Annexure "B" (on file).**

Please familiarize yourself with the content of the above resolution and confirm acceptance in writing of the purchase price and the conditions of sale by **Friday, 08 May 2020**.

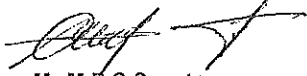
The sequence of events is summarized for ease of reference:

- ↳ You are required to pay the N\$50 000.00 deposit on / before **Wednesday, 24 June 2020** (refer to point (g) (i) and (ii)). Attached is Council's banking details. Please e-mail proof of payment to Ms N Gustaf at nkandjengo@swkmun.com.na;
- ↳ Once acceptance of the purchase price and conditions of sale is received in writing and the required deposit is paid, Council will apply to the Ministry of Urban and Rural Development in terms of section 30 (1) (t) of the Local Authorities Act 23 of 1992, as amended, for approval to proceed with the transaction (refer to point (g) (v));
- ↳ Subsequent to approval being obtained from the Ministry of Urban and Rural Development you are responsible to attend to point (i) of the above Council resolution within 24 months from the said approval being received (refer point i);

- ↳ Following completion of the above statutory processes by you, the purchase price becomes payable within 120 days from a diagrams being issued by the Surveyor-General for the portion of land (refer to point (g) (vi) and (vii));
- ↳ You are required to construct structural improvements worth at least equal to the municipal valuation of the property within 24 months from date of transfer of the portion of land (refer to point (g) (xii) and (xiii)).

Should you have any further enquiries, please do not hesitate to contact Ms N Gustaf at ☎ 064-4104214.

Yours faithfully



Mr M P C Swarts
GM: Corporate Services & HC

/ng





Republic of Namibia

Ministry of Urban and Rural Development

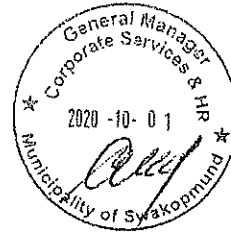
Enquiries: J. Ishila (Mr)
Tel: (+264+61) 297-5192
Fax: (+264+61) 297-5305

Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref: 14/17/3/S2
Your Ref:

Mr. A. Benjamin
Chief Executive Officer
Swakopmund Municipality
P. O. Box 53
SWAKOPMUND



Dear Mr. Benjamin,

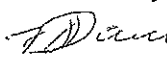
SUBJECT: SWAKOPMUND; APPROVAL TO PROCEED WITH THE INTERIM LEASE AND SUBSEQUENT SALE OF PORTION OF THE REMAINDER OF ERF 5360, SWAKOPMUND

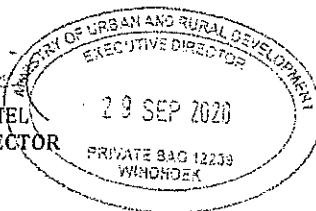
Your letter dated 12 August 2020 has reference.

Approval has been granted to the Municipality of Swakopmund in terms of the provision of Section 30(1) (t) read together with Section 63 (2) (b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended, to proceed with the interim lease and subsequent sale of a Portion of the Remainder of Erf 5360, Swakopmund (zoned general residential) measuring 1 000 m² to Paratus Telecommunication (Pty) Ltd to construct a facility to house their equipment for a new undersea cable system.

The lease tariff will amount to N\$ 40 760.00 plus 15% VAT in the amount of N\$ 6114.00 which give a total amount of N\$ 46 874.00 per month while the total purchase price is N\$ 955.00/m² which amounts to N\$ 1 098 296.72 plus 15% VAT (143 256.09) included.

Yours faithfully,


NGHIDINUA DANELA
EXECUTIVE DIRECTOR




PROPERTY DEVELOPERS AND CONSTRUCTION CC

Reg. No. cc/98/1031

VAT No. 2216417

P.O.Box 1747, Swakopmund • Tel: 064-463666 • Cell: 0855905577/ 0817920694 • E-mail: rgrazavi8@gmail.com

January 12, 2021

To : Mr. Alfeus Benjamin
CEO, Municipality of Swakopmund
P.O. BOX 53
Swakopmund

Re.: Application for business vacant land

Dear Mr. Benjamin

With regards to our zoom meeting dated 17th November 2020 in the Management Committee room together with my son in law Mr. Jean-Pierre Mongellaz, I would like to mention the following:

I was able to travel to Swakopmund on 9th of December for a period of four weeks. I tried and requested to have another meeting with you but unfortunately it wasn't possible. However, Mr. Mongellaz and myself were able to meet with Mr. Heita as well as Mr. Andre Pliitjies regarding the vacant business lands and according to Mr. Pliitjies almost all business vacant lands were allocated since years ago. According to Mr. Pliitjies most portion of erf 5360 is still available.

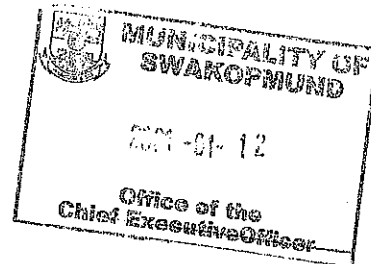
Therefore, I hereby would like to apply for a section of erf 5360 along Dr. Schwietering Street which is next to erf 5359(sub-station) and erf 5358 (Cellphone tower).

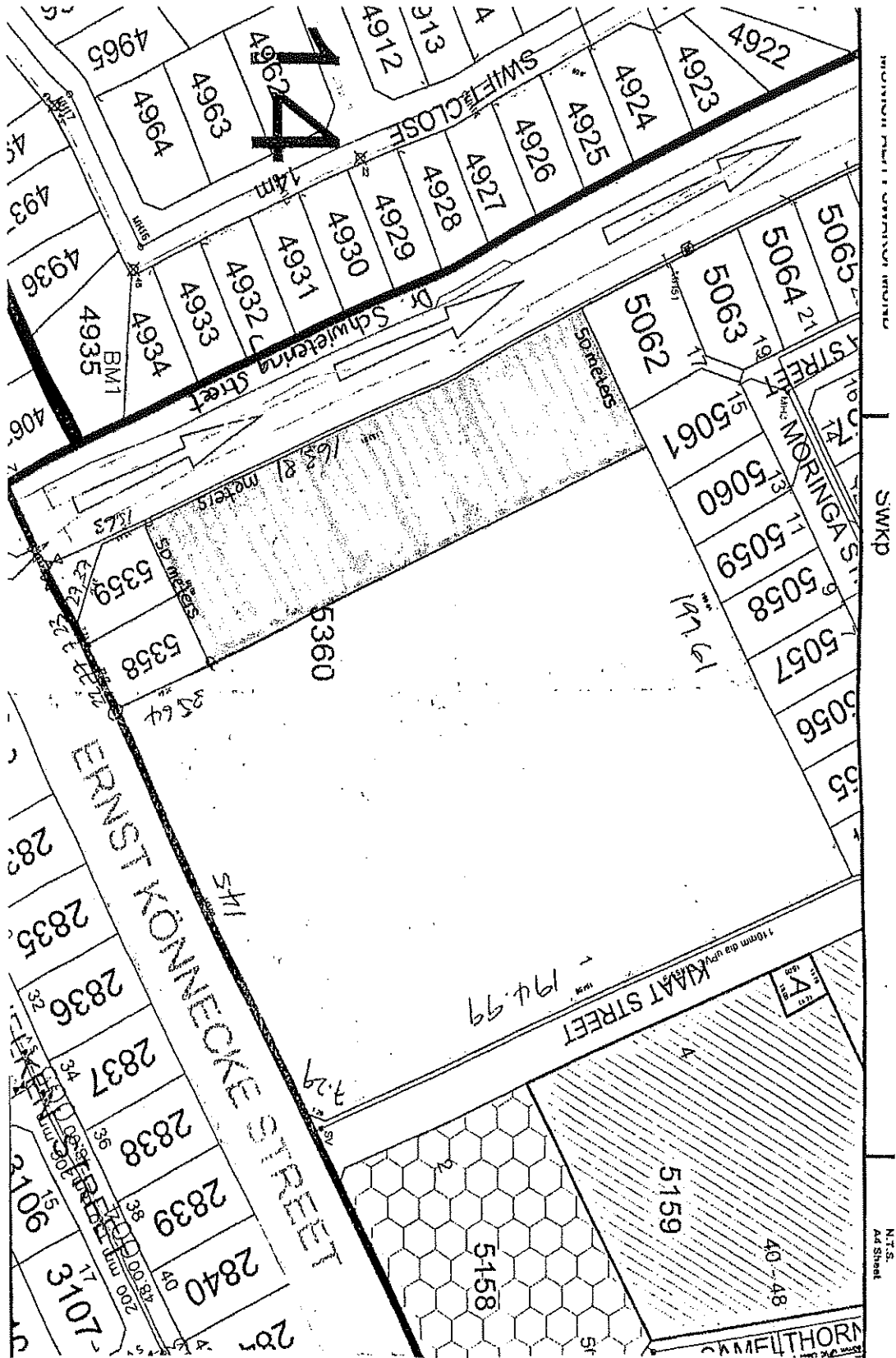
Based on the map provided by the building inspector, the combination of northern size of two erven 5358 and 5359 and 50 meters and the length along Dr. Schwietering Street is 163.81 meters. That makes it a total of 8190.5 m2.

Please do not hesitate to contact me or Mr. Jean-Pierre Mongellaz for any further information.

Thank you with regards

R. G. Razavi
Owner: R and S Property Developers and Construction CC





N.T.S.
As Shown



MUNICIPALITY OF SWAKOPMUND

(064) 4104213
088 614 514
53 Swakopmund
NAMIBIA
www.swkmun.com.na
msheehama@swkmun.com.na

Enquiries: Ms M Sheehama

18 January 2021

Messrs R & S Property Developers and Construction CC
P O Box 1747
SWAKOPMUND
13001

Attention: Mr R G Razavi

rgrazavi8@gmail.com

Dear Sir

APPLICATION TO PURCHASE A PORTION OF ERF 5360, (EXTENSION 15), SWAKOPMUND

I acknowledge receipt of your letter dated 12 January 2021 and wish to inform you that all applications received to purchase a portion of Erf 5360, Swakopmund will be submitted to Council for consideration and to decide on the future use of the remaining portion.

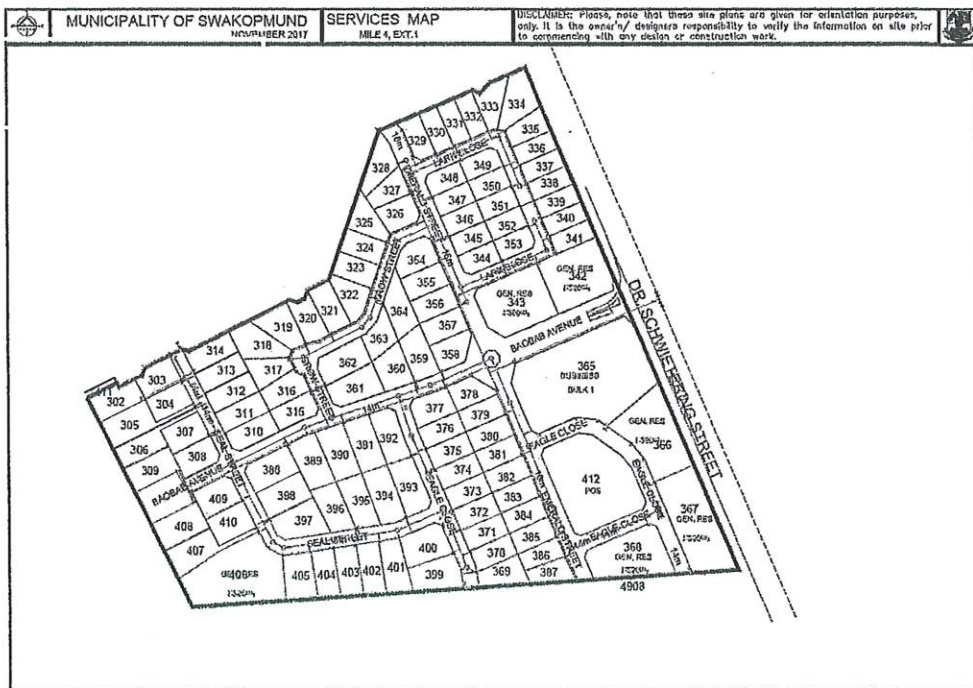
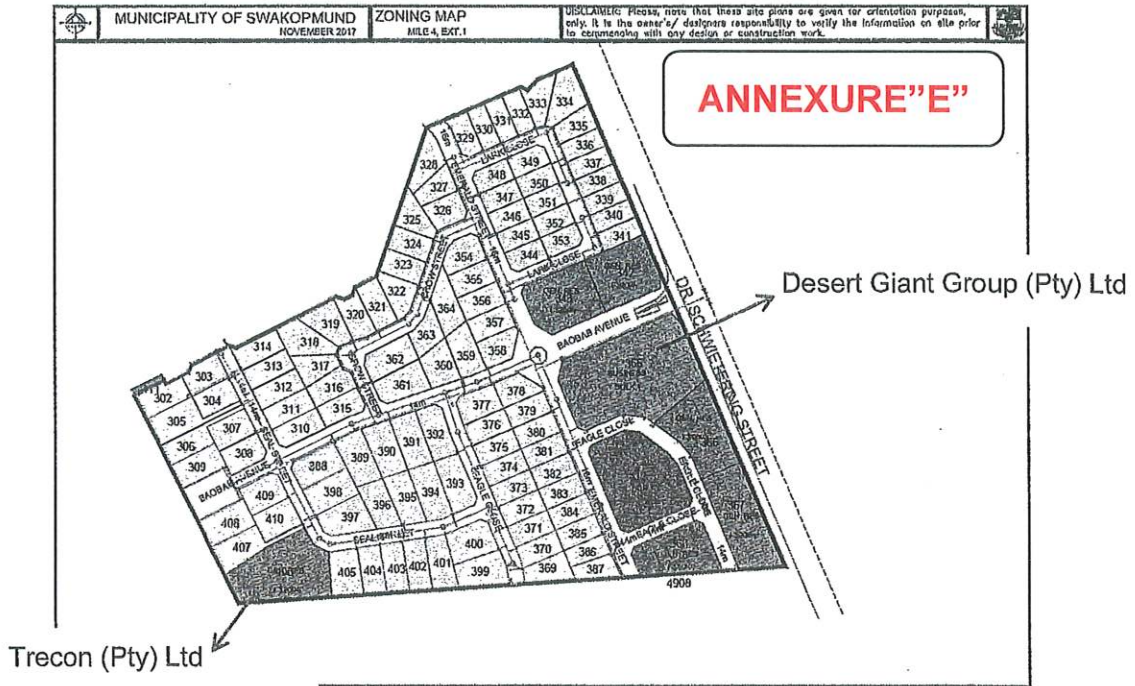
Once a decision is taken you will be informed accordingly.

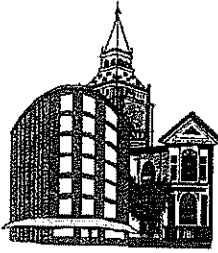
Should you have any enquiries please do not hesitate to contact Ms M Sheehama at 064-4104213.

Yours faithfully

M PC SWARTS
GM: CORPORATE SERVICES & HC

/ms





The Trust & Estate Co (Pty) Ltd

• LAND AND ESTATE AGENTS - VALUERS • EIENDOMSAGENTE - WAARDEERders

☎ 061-231 224

Bishops Close Street, Klein Windhoek

☎ 18

✉ dhite@afol.com.na

WINDHOEK, NAMIBIA

**CHIEF EXECUTIVE OFFICER
MUNICIPALITY OF SWAKOPMUND
P. O. BOX 53
SWAKOPMUND**

25th October, 2021

ATT: STEPHNY BRUWER

RE: UPSET PRICE OF ERF 10034 SWAKOPMUND

Your email refers.

Taking into consideration the current property market and economy of the country as a whole, I estimate the probable market value of the subject property as follows:

Market Value : NS 4 900 000

Upset Price : NS 2 800 000

If you need any further information please contact me.

Kind Regards,

D HITE/VALUER

25th October, 2021