

Municipality of Swakopmund

AGENDA NO. 2 ORDINARY COUNCIL MEETING ON THURSDAY 27 APRIL 2023 AT 19:00



CONTACT US:

Telephone: +264 64 410 4206

Email: akahuika@swkmun.com.na

Website: www.swkmun.com.na

11. **RECOMMENDATION OF THE MANAGEMENT COMMITTEE**11.1 **MANAGEMENT COMMITTEE MEETINGS HELD ON 13 APRIL 2023**

ITEM NO	SUBJECT	REF NO	PAGE
11.1.11	Pro-Ed Akademie Riverside Premises: Correction Of Erf Numbers	E 4235, E 4236, E 4237, 3/4/1/2	3
11.1.12	Request For Sponsorship: Reiter Verein Swakopmund	3/15/1/6/1	10
11.1.13	Application To Rent One Parking Space On Erf 3664 Swakopmund (Next To The Palm Tree At Corner)	E 3664	27
11.1.14	Endorsement Of New Committees Members In The Various Extensions Of DRC	14/2/1/2	32
11.1.15	Loans For Build Together Phase 3 (80 Houses)	14/2/1/1	48
11.1.16	Analysis Of 40/40 Housing Construction Project	14/2/1/2	50
11.1.17	Lease Of A Construction Site By China Gezhouba Investment Group (Namibia) Pty Ltd: Donation To Council	13/3/1/5	90
11.1.18	Request For Reduced Monthly Accommodation Rate For Medical Interns	14/2/7/1/2	97
11.1.19	Momporis Trading Enterprises (Pty) Ltd - Alternative Township For Development	16/1/4/2/1/14	101
11.1.20	Coastline Development Proposal	16/2/10/1	111

11.1.11 **PRO-ED AKADEMIE RIVERSIDE PREMISES: CORRECTION OF ERF NUMBERS**

(C/M 2023/04/27 - E 4235, E 4236, E 4237, 3/4/1/2)

Ordinary Management Committee Meeting of 13 April 2023, Addendum 7.12 page 119 refers.

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

1. PURPOSE

The purpose of this submission is to inform Council that Riverside Private School applied for exemption from assessment rates for erven 4325,4326 and 4327, Swakopmund instead of 4235,4236 and 4237, Swakopmund.

2. BACKGROUND

Riverside Private School applied for exemption from assessment rates via email on **29 April 2022 (Annexure "A")** i.e., prior to 31 May as prescribed by the Local Authority Act 23 of 1992. However, their application form reflected incorrect erf numbers and Council approved the exemption on those incorrect erf numbers as per item 11.1.33 on **31 August 2022**

That Council approves the exemption of Riverside Private School for Erven 4325, 4326 and 4327 from the payment of assessment rates for the year 2022 / 2023.

After Council approved the exemption, a memo was sent to Finance Department on **01 September 2022** to exempt Riverside Private School on erven 4325,4326 and 4327, Swakopmund (as per their application) (**Annexure "B"**). On the same date a letter was addressed to Riverside Private School to inform them of Council's decision (**Annexure "C"**). On **13 March 2023** Council received a letter from Riverside Private School claiming that their premises are in fact 4235,4236 and 4237, Swakopmund and not 4325,4326 and 4327, Swakopmund as approved by Council (**Annexure "D"**).

3. PROPOSAL

It is proposed that Council amends the erf numbers to read 4235,4236 and 4237, Swakopmund instead of 4325,4326 and 4327, Swakopmund.

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

RECOMMENDED:

That the Council resolution of 31 August 2022 under item 11.1.33 be amended to read:

That Council approves the exemption of Riverside Private School for Erven 4235, 4236 and 4237 from the payment of assessment rates for the year 2022 / 2023.

ANNEXURE "A"



MUNICIPALITY OF SWAKOPMUND

☎ (064) 4104219

0553

☎ 088 814 514

SWAKOPMUND

APPLICATION FOR EXEMPTION FROM THE PAYMENT OF ASSESSMENT RATES

Return to the Corporate Services Department, Municipal Office Building, Room BO-21 A
for the attention of Ms F Namukwambi Swakopmund Municipality on/before Tuesday,
31 May 2022.

1. I, the undersigned, Ernest Olivier
in my capacity as Principal of Riverside Private School
do hereby make application for the exemption from the payment of assessment rates in
respect of Erf No 4325 / 4326 / 4327 situated in the Township of Swakopmund, for the
period from 01 July 2022 until 30 June 2023, in terms of Section 75 of the Local
Authority Act 23 of 1992, as amended.
2. I hereby certify:
 - (a) that the said property will be used exclusively and not for any other purpose but that
which it has been set aside for being Educational - Teaching and
learning throughout the period from 01 July 2022 until 30 June 2023
 - (b) the undertaking is not conducted for the private pecuniary profit of any person
whether as a shareholder of a company or otherwise,
 - (c) that if the said property is being used exclusively for amateur sport, no licensed trade
will be carried on. If a licensed trade is carried on, the area used for that purpose will
be assessed separately.

Dated at Swakopmund on this 29th day of April 2022

Postal Address 8373 Swakopmund Telephone No 064 463 421

[Signature]
SIGNATURE OF THE OWNER AND STAMP

[Signature]
SIGNATURE OF OCCUPIER (IF NOT OWNER)

Administration

Received

Municipal Date stamp

Fredrik Namukwambi

From: Rockzaan Wagner <office@rps.edu.na>
Sent: 29 April 2022 09:44 AM
To: Fredrik Namukwambi
Subject: RE: Request- Exemption Rates and Taxes Form
Attachments: Applic. For Exemption MUNS.pdf

Good morning Fredrik Namukwambi

Trust this request finds you well.

Attached our completed "Application for Exemption from the Payment of Assessment rates" form.

Thank you!

Yours in Education

Rockzaan Wagner

Personal Assistant to Principal

Riverside Private School

084-463 421

From: Fredrik Namukwambi [mailto:fnamukwambi@swkmun.com.na]
Sent: Thursday, 31 March 2022 11:02
To: Rockzaan Wagner <office@rps.edu.na>
Subject: RE: Request- Exemption Rates and Taxes Form

Good day

Kindly find the attached form

Regards



Fredrik Namukwambi
 Property Clerk | Corporate Services & Human
 Capital
 Municipality Swakopmund

on Rakotzke Street & Daniel Karitho Avenue | Swakopmund | Erongo
 Office | Email: fnamukwambi@swakmun.com.na
 Website: www.swakmun.com.na

Thank you for considering the environmental impact of printing emails



Customs and
Excise



Directorate of
Revenue Administration



Ministry of
Finance and Economic Affairs



Ministry of
Education, Youth and Sports

From: Rockzaan Wagner [mailto:office@rps.edu.na]
Sent: 31 March 2022 10:00 AM
To: Fredrik Namukwambi
Subject: Request- Exemption Rates and Taxes Form

Good morning

Kindly send us the required application form for the Exemption from Rates & Taxes.
Thank you.

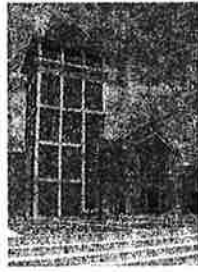
Yours in Education
Rockraan Wagner
Personal Assistant to Principal
Riverside Private School

064-463 421

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast Ltd, an Innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specialising in: Security, archiving and compliance. To find out more [Click here](#)



MEMORANDUM

CORPORATE SERVICES & HR

To : General Manager: Finance
Attention : Accountant: Admin & Prop
From : General Manager: Corporate Services & HC (Acting)
Date : 01 September 2022
Reference No : E 4325, E 4326, E 4327 & 3/4/1/2

EXEMPTION FROM PAYMENT OF ASSESSMENT RATES - RIVERSIDE PRIVATE SCHOOL

In addition to our memo dated 29 July 2022, Council approved the exemption application of Messrs Riverside Private School from payment of assessment rate for the year 2022 /2023 and passed the following resolution on **31 August 2022**, under item 11.1.33:

That Council approves the exemption of Riverside Private School for Erven 4325, 4326 and 4327 from the payment of assessment rates for the year 2022 / 2023.

Taking into consideration the above resolution, you are kindly requested to exempt Messrs Riverside Private School from paying assessment rates for the year 2022/2023 in respect of Erven 4325, 4326 and 4327 Swakopmund.

Mr A Platjie
GM: CORPORATE SERVICES & HC (Acting)
/ms

ANNEXURE "C"



MUNICIPALITY OF SWAKOPMUND

Ref No: E 4325, 4326, 4327 & 3/4/1/2

Enquiries: Ms F Namukwambi

The Principal
Riverside Private School
P O Box 8373
Swakopmund
13001

Attention: Mr Ernest Olivier

(064) 4104215
088 614 514
53 Swakopmund
NAMIBIA
www.swkmun.com.na
fnamukwambi@swkmun.com.na

01 September 2022

Dear Sir

office@rps.edu.na

APPLICATION FOR EXEMPTION FROM THE PAYMENT OF ASSESSMENT RATES

Your application to be exempted from payment of assessment rates was submitted to Council for consideration and the following was resolved on **31 August 2022** under item **11.1.33**:

That Council approves the exemption of Riverside Private School for Erven 4325, 4326 and 4327 from the payment of assessment rates for the year 2022 / 2023.

Taking the above into consideration, your application is therefore approved. Our Finance Department has been informed to execute the above decision accordingly.

For any further enquiries, please do not hesitate to contact Ms F Namukwambi at ☎ 064-4104215.

Yours faithfully


Mr A Plaatje
General Manager: Corporate Services & HC (Acting)

/ms

Copy: GM: Finance (Attention: Accountant: Admin & Prop)

All correspondence must be addressed to the Chief Executive Officer

16

3/4/23

PRO-ED AKADEMIE

Pro-Ed Akademie
 n Skool met n verskil / a School with a difference...

Kennis Ywer Geloof

13 March 2023

MUNICIPALITY OF SWAKOPMUND
 13 MAR 2023
 Office of the Chief Executive Officer

The Chief Executive Officer
 Mr A. Benjamin
 Municipality of Swakopmund
 PO Box 53
 SWAKOPMUND

Dear Mr Benjamin

PRO-ED AKADEMIE RIVERSIDE PREMISES : Erven 4235/6/7

With reference to annual application for exemption on rates & taxes. Riverside Private School rents the Riverside property from Pro-Ed Akademie for several years now. As such, they filed an application for exemption, duly signed by Pro-Ed Akademie as the lesser for the financial year 2022/2023.

Given the layout of the application, we implied that the application for exemption will also cover the rates & taxes levied on Pro-Ed Akademie's accounts as the property owner (10423500027/10423600010/10423700020). Exemption on this application was granted, but the exemption was not applied to Pro-Ed Akademie's accounts and billing of rates & taxes continued on the mentioned accounts. E-mail correspondence was addressed to several parties at the Municipality over a period of time, but without receiving any conclusion regarding the matter.

Despite maintaining a limited budget and curbing expenses, we are still recovering, as the effect of Covid-19 on the school's finances was tremendous. We already had to amend long term financial planning to curb loss of income. Pro-Ed Akademie debtor's turnover weakened enormously over the past three years, putting cash flow under tremendous strain. Buildings and developments on Extension 21 is financed by mortgages, thus rental received is not allocated for expansion or operational expenditures, but only to service mortgage payments.

Pro-Ed Akademie herewith call on your esteemed establishment to favourably consider review on the said rates and taxes for the financial year 2022/2023. It would be appreciated if you can assist us in any way possible.

Pro-Ed Akademie remains committed to the Swakopmund community and as such, curbing expenses to ensure Pro-Ed Akademie remains in a position to sustain the schools future.

Awaiting your favourable response.

Kind Regards

Yolandi Murray-Fourie

Yolandi Murray-Fourie
 Financial Manager
 Pro-Ed Akademie

Page 1 of 1

Skoolhoof / Principal: pro-ed@lway.na
Sekretaresse / Secretary: pro-edkantoor@lway.na [Laerskool / Primary School]
Sekretaresse / Secretary: pro-edkantoor2@lway.na [Hoërskool / High School]

+264 64 46 4023
Posbus / PO Box 2085, Swakopmund
www.proedakademie.com

11.1.12 **REQUEST FOR SPONSORSHIP: REITER VEREIN SWAKOPMUND**
(C/M 2023/04/27 - 3/15/1/6/1)

Ordinary Management Committee Meeting of 13 April 2023,
Addendum 7.13 page 126 refers.

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

1. Introduction

Attached letter dated **15 January 2023** from Reiter Verein Swakopmund (RVS) Committee. They are requesting sponsorship towards hosting a Dressage and Show Jumping tournament scheduled to take place from **24-26 March 2023** in Swakopmund.

2. Background

The Reiter Verein Swakopmund is an equestrian club from Swakopmund which is aiming at hosting a tournament on Dressage and Show Jumping with the aim of celebrating the Swakopmund's 130th anniversary (since **4 August 2022**).

3. Discussion

The Reiter Verein Swakopmund assists the Municipality of Swakopmund's Urban Agriculture Garden Project with free manure throughout the year. The Reiter Verein Swakopmund in their letter states that the tournament will be very costly because they have running expenses such as paying of ambulance services, officials, renting of tents and refuse removal. The entrance at the gate is free of charge for the residents and visitors.

It should be noted that Reiter Verein Swakopmund will generate revenue via entry fees, from the participants, as listed below:

Entry fee:	N\$150.00 per class (1,11,16)
	N\$90.00 per class (12,15)
Medical fee:	N\$150.00 per Horse
Official fee:	N\$100.00 per Rider
Ground levy:	N\$100.00 per Rider
Stabling:	N\$70.00 per Night
Grass:	N\$100.00 per Bale

Reiter Verein Swakopmund hereby request Council to sponsor **N\$20 000.00** or each individual competition with **N\$1 500.00**.

The applicant was contacted to enquire about the individual competition which they require Council to sponsor. An estimate of 36 individual competition was planned. Calculations shows that **36x N\$1 500.00 = N\$54 000.00**.

The total amount for the refuse removal reflects on the municipal account of Reiter Verein Swakopmund **N\$409.84**. It is proposed that 6x competitions be sponsored (**N\$1 500.00** each) and the **N\$409.84** be paid towards refuse removal.

Should the sponsorship be approved, the funds will be defrayed from the Corporate Services Publicity Vote **150515533000** where **N\$237 140.13** is available from the **N\$300 000.00** budgeted during the current financial year.

This item was discussed at the Sponsorship Committee meeting on **16 March 2023** under item 5.3. It was resolved that the item be submitted to next Management Committee meeting for consideration.

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

RECOMMENDED:

That Council condones the sponsorship of N\$9 000.00 towards the 6 (six) individual competitions of Reiter Verein Swakopmund for the Dressage and Show jumping tournament held from 24-26 March 2023 in Swakopmund.

Emil Z. Nauseb

From: Holger Kleyenstueber <holger.kleyenstueber@gmail.com>
Sent: Wednesday, 22 February 2023 2:06 pm
To: Emil Z. Nauseb; Aili Gebhardt
Cc: RVS; Silvia Kleyenstüber
Subject: Fwd: Brief an CEO
Attachments: sponsorship request letter to CEO Municipality Swakopmund.docx;
20230222134323957.pdf

Dear Emil,

Thank you very much for contacting me in regards to our sponsorship request for our upcoming "**130 years Swakopmund RVS Equestrian Tournament**". Pls find attached our application and motivational letter.

The RVS regularly supports COSDEF, the Municipality with free Manure throughout the year. We also support the SPCA by sheltering and feeding cats which move into our facility. With our annual Interschool Tournament, we were able to support local schools with donations and sponsorships. We are currently negotiating with a potential sponsor to support one of our fundraiser, which will enable us to facilitate disadvantaged children with horse riding.

Like all our events, our upcoming event is open to the public, at no costs. We will be offering approx. 36 events for Children, Juniors, Young Adults & Adults. We are expecting riders from all over Namibia. We are also in communicating with a Course designer from Germany, Mrs. Maren Kardel, to assist us with this tournament.

Should you have any questions, pls feel free to contact our Secretary: Mrs. Monika Lotter @ 081 299 3637; or Stable Manageress Mrs. Silvia Kleyenstüber @ 081 124 0293 or myself @ 081 127 0595.

We are looking forward, hearing from you.

Kind rgds,

Holger Kleyenstüber

RVS Chairman

Aili Gebhardt

From: Alfeus Benjamin
Sent: Wednesday, 22 February 2023 15:46
To: Aili Gebhardt
Cc: goldis2508@gmail.com
Subject: FW:
Attachments: 20230222134323957.pdf

Dear Ailie ,

Kindly submit this to the sponsorship committee for March 2023

Alfeus Benjamin | Chief Executive Officer | Office of the Chief Executive Officer | 4100

From: Secretary RVS <secretary@rvsnaam.com>
Sent: 22 February 2023 02:50 PM
To: Alfeus Benjamin <abenjamin@swkmun.com.na>
Cc: Claus W. Goldbeck <cgoldbeck@swkmun.com.na>
Subject:

Dear Mr Benjamin,

Attached please find the completed application form and some information regarding the Reiter Verein Swakopmund.

The RVS regularly supports COSDEF, the Municipality with free Manure throughout the year. We also support the SPCA by sheltering and feeding cats which move into our facility. With our annual Interschool Tournament, we were able to support local schools with donations and sponsorships. We are currently negotiating with a potential sponsor to support one of our fundraisers, which will enable us to facilitate disadvantaged children with horse riding.

~~Like all our events, our upcoming event is open to the public, at no costs. We will be offering approx. 36 events for Children, Juniors, Young Adults & Adults. We are expecting riders from all over Namibia. We are also in communicating with a Course designer from Germany, Mrs. Maren Kardel, to assist us with this tournament.~~

Should you have any questions, pls feel free to contact our Secretary: Mrs. Monika Lotter @ 081 299 3637; or Stable Manageress Mrs. Silvia Kleyenstüber @ 081 124 0293 or myself @ 081 127 0595.

We are looking forward, hearing from you.

Kind regards,

Emil Z. Nauseb

From: Emil Z. Nauseb
Sent: Tuesday, 21 February 2023 8:54 am
To: 'secretary@rvsnam.com'
Cc: Aili Gebhardt
Subject: Request for Sponsorship
Attachments: Application for sponsorship.pdf

Dear Mr Holter

A very warm greeting from the Swakopmund Municipality.

As our previous telephonic discussion earlier, this email serves to enquire on the following:

1. What are the number of individual competitions you will have?
2. Will the tournament be free of charge for the residents of Swakopmund and visitors who wish to go watch the events?

Take note that attached is an sponsorship application form, please kindly fill out and email it back. Thank you.

We look forward to your prompt response.

Kind regards,

P.O. Box 560
Swakopmund
Namibia
secretary@rvsnam.com



REITER VEREIN SWAKOPMUND

21 February 2023

The CEO
Swakopmund Municipality

Dear Mr Benjamin,

The Reiter Verein Swakopmund would like to thank the Municipality of Swakopmund for the opportunity to request a sponsorship.

On the weekend of 24 to 26 March 2023 the RVS is hosting a Dressage and Show Jumping competition to celebrate Swakopmund's 130'th Birthday.

To host a successful tournament, we have a lot of running expenses as detailed below:

Ambulance	- N\$ 2 550,00 per day
Security	- N\$ 1 000,00 for the weekend
Rosettes	- N\$ 2 250,00
Transport(judges)	- N\$ 12 500,00
Tent rental	- N\$ 2 500,00
Ground Helpers	- N\$ 3 000,00
Refuse removal	- sponsored
Accommodation officials from outside Swakopmund – own and partly sponsored	

The RVS members that officiate at the tournament work for free of charge.

The entry fees that riders have to pay for the tournament are used to cover additional costs that occur like refreshments and meals for the officials.

In this light we would humbly ask you for financial assistance in form of a sponsorship. We require N\$ 20 000,00 or alternatively you could sponsor individual competitions for N\$ 1500,00 each.

Attached please find our provisional schedule. We thought it appropriate to name every competition after a department in your organisation, but are open to suggestions. We could also name each competition after historical buildings in town.

Hoping for your favourable reply.

Kind sporting regards.
RVS Committee



SPONSORSHIP AND DONATION APPLICATION FORM

All application for sponsorship/donations must be submitted at least **60 days prior** to the scheduled project or event.

Please complete the application form within 2 days to the best of your ability and email it to swkmun@swkmun.com.na or fax to email: 088 614 514, Enquiries (064) 4104100. All requests submitted will be reviewed and followed up with a response.

Name of event: 130 YEARS SWAKOPMUND RVS EQUESTRIAN TOURNAMENT

Place of event: REITERVEREIN SWAKOPMUND, WINDHUK STR.

Date of the event (start): 24/03/23 Time: 15:00 End of event: 26/03/23 Time: 15:00

Name of organization: REITERVEREIN SWAKOPMUND

Full address of organization: BOX 560, WINDHUK STR. SWAKOPMUND

Telephone: 081 127 0595 Website: N/A

Name of contact person: HOLGER KLEYENSTÜBER

Position: CHAIRMAN

Contact number (s): 081 127 0595

Email: holger.kleyenstueber@gmail.com

Total amount or resources requested: N\$ 20,000.00

Event sector (please tick)

- ☐ Health
- ☐ Education
- ☐ Community
- ☐ Environment
- ☐ Arts and Culture
- ☒ Sports and Recreation

Kindly note that an application letter for donation or sponsorship must be submitted in writing and must include the following:

- An outline of the project or event for which the donation or sponsorship is being requested and the expected outcome.
- The amount being requested, together with a total budget or projected cost of the event.
- Indication whether entry fee(s), ticket(s), etc. will be issued and, if so, the cost(s) thereof.
- A list of all project contributors or partners, particularly companies.
- A list of personnel involved with running the organisation.
- Information and commitments that the applicant will render to Council in lieu of the donation or sponsorship.

Preference is given to Individuals/ groups/ organisations that:

- Are non-profit and can demonstrate community support and involvement.
- Are working for the benefit of a wide range of stakeholders, in particular the youth, women, elderly and the disabled within a community.
- Can demonstrate how the money or in-kind donation is to be spent and the expected outcome of the event.
- Commit to acknowledging the Swakopmund Municipality's contribution through the placement of various promotional banners, brochures, posters and the Swakopmund Municipality's logo on promotional material.
- Commit to providing the Swakopmund Municipality with a letter that summarises the outcomes and benefits following the hosting of the event, where applicable.

The following terms and conditions apply in cases when events are taking place at Council's property (hall, stadium, parks, etc.):

1. *That noise levels in respect of the applicant must not be more than 85 dB (Decibel) at the noise source (thus the speakers) and not more than 60 dB at a distance of 200m and should valid complaints be received, permission can be withdrawn immediately.*
2. *That the applicant ensures that the facilities including the parking area are cleaned within 48 hours after the event.*
3. *That Council be indemnified against any claims that may arise from using the venue.*

4. That the stadia concerned be restored to their original conditions and to the satisfaction of the Swakopmund Municipality after the function.
5. That the applicant be responsible for the provision and arrangement of public ablution facilities on site, if required.
6. That no person should overnight on the premises, except for security purposes.
7. That Council reserves the right to cancel the use of the stadia should Council needs them for its own purposes.
8. That the applicant make prior arrangements with Erongo-RED for electricity connection at their own cost should it be required.
9. That the event be wrapped up by 2AM.
10. That the applicant submits proof that the following arrangements have been made:
 - Emergency Services
 - Traffic Control and Parking
 - Waste removal
 - Security Services
11. The organization agrees to submit to the Municipality of Swakopmund an event/project post-mortem, photos and press review, within 30 days following the date of the event/project.

I declare that all the information I have provided on this form is accurate, and that I am authorized by the abovementioned organization to submit this application.

Name... HOLGER KLEYENSTÜBER

Signature... 

Date... 22/02/2023

FOR OFFICIAL USE

DATE RECEIVED:	EVENT SECTOR:
REVIEWED BY:	<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
IF APPLICATION WAS DENIED, LIST REASON(S) FOR DENIAL:	
SIGNATURE OF CHAIRPERSON	DATE APPROVED:

P.O. Box 560
Swakopmund
Namibia
secretary@rvsnam.com



REITER VEREIN SWAKOPMUND

15 January 2023

Mr Claus Goldbeck
Swakopmund Municipality

Dear Mr Goldbeck,

The Reiter Verein Swakopmund would like to thank the Municipality of Swakopmund for the continuous support shown over all the years.

After our lengthy and interesting conversation at our last tournament in February, we would like to approach the municipality with a request.

On the weekend of 24 to 26 March 2023 the RVS is hosting a Dressage and Show Jumping competition to celebrate Swakopmund's 130th birthday.

To host a successful tournament, we have a lot of running expenses like Ambulance, officials, tent, refuse removal etc.

In this light we would humbly ask you for financial assistance in form of a sponsorship. We require N\$ 20 000,00 or alternatively you could sponsor individual competitions for N\$ 1500,00 each.

Attached please find our provisional schedule. We thought it appropriate to name every competition after a department in your organisation, but are open to suggestions. We could also name each competition after historical buildings in town.

Hoping for your favourable reply.

Kind sporting regards.
RVS Committee



*Reiterverein
Swakopmund presents*



***Dressage & Show Jumping
Tournament
24 - 26 March***



DATE:	24-26 MARCH 2023
VENUE:	REITERVEREIN SWAKOPMUND
ENTRIES CLOSE:	8TH MARCH 2023
ENTRIES PAYABLE TO:	RVS EVENTS: Bank Windhoek – Swakopmund Branch code: 481 772. Account No: 8003269033, Acc type: CHK
ENTRIES:	Entries with proof of payments will be accepted by email. entries@rvsnam.com (receipt email will be sent to received entries) Reference: clearly state your name
ENQUIRIES:	Silvia Kleyenstüber 081 1240293
ENTRY FEE:	NS 150.00 per Class (Class 1-11,16-33) Graded & Ungraded NAMEF NS 90.00 per Class (Class 12-15) Ungraded Club
LATE ENTRY FEE DURING TOURNAMENT:	NS 200.00 per Class (Class 1-11,16-33) Graded & Ungraded NAMEF NS 120.00 per Class (Class 12-15) Ungraded Club
CHANGES TO ENTRY FEE:	NS 30.00 per Class ALL CLASSES
MEDICAL FEE:	NS 150.00 per Horse
OFFICIAL FEE:	NS 100.00 per Rider
GROUND LEVY:	NS 100.00 per Rider
PRIZE MONEY:	Prize money will only be handed out to: <ul style="list-style-type: none"> Graded Classes will receive 40% of Entry Fee Received. No Prize money will be handed out towards any other Classes. All prize winners will receive rosettes, and Gifts or Vouchers may be handed out.
STABLING:	Please fill out RVS Stable Entry Form NS 70.00 per horse per night (excluding extras/paddock or stable only), NS 100.00 per bale
GRASS:	Not for Sale
BEDDING/SHAVINGS:	Not for Sale
OFFICIALS:	
GROUND JURY:	President of the GJ (Chief DR Judge) Ground Jury Members (DR & SJ Judges)
DRESSAGE CHIEF JUDGE:	Mrs. A Jandrel (NAM)
DRESSAGE JUDGES:	Mrs. I Schler, Mrs. S. Voigts
JUMPING FEI CHIEF JUDGE:	Sabine Reimers (NAM)
JUMPING JUDGES:	Mrs. S. Gebhardt
APPLICANT JUDGE:	Mrs. U. Gebhardt
SHOWJUMPING SCRIBE:	TBA
COURSE DESIGNER:	Holger Kleyenstüber (NAM) National CD & Silvia Kleyenstüber (NAM) National CD
ASSISTANT CD:	Maren Kardel (GER)
STEWARD:	Martina Barthel
VETERINARIAN:	Dr H Winterbach (NAM) (FEI ID10092151)
AMBULANCE SERVICE:	ST GABRIELS AMBULANCE TRUST

RULES & REGULATIONS:**NOTES:**

1. All NAMEF 12th edition Rules. RVS Stable R&R, Constitution and FEI rules shall apply.
2. **Telephonic entries or entries unaccompanied by the correct or full entry fees will NOT be accepted!** Late entries and changes to entries will be accepted during the tournament from entered riders at a fee. NO late entries will be accepted after closing date.
3. Licensed Graded & Ungraded Competitions are open to full members of NAMEF, or another National Federation affiliated to FEI.
4. All Ungraded Competitions, e.g. 60cm Jumping, Welcome Tests & Fun Competitions are open to members of any NAMEF Licensed Registered Riding Club. Horses have to be registered with NAMEF.
5. Horses competing in the show and RVS CLUB horses have preference in stable allocations above non-participating horses from abroad.
6. NO shavings may be taken from the shaving bay.
7. Horse trailers and trucks may only be parked behind the RVS in areas allocated by the Organizing Committee.
8. Camping on or in the vicinity of the stable grounds is prohibited. Grooms may stay in trailers.
9. The Organizers reserve the right to
 - a) Cancel, combine/split, and restrict competitions.
 - b) Amend the time schedule mentioned in the program & schedule.
 - c) Change the starting order of riders and their horses if required.
 - d) Postpone or cancel the show in part or totally, in case of unforeseen and/or special circumstances.
10. All horses must be accompanied by their updated Horse Passports, which must be handed to RVS (see provisional timetable) on arrival.
11. **All Dogs must always be on leashes.**
12. Catering will be available.

Neither NAMEF, RVS, the show jumping body, its officials or representatives as well as the organizers shall in any way be held responsible for any loss, damage, theft or injury sustained by horses, riders, the public or their property at the show, caused by, or resulting from this show.

NAMEF GRADED DRESSAGE COMPETITIONS**NOTES**

1. Class 1-11 are open to NAMEF Registered Riders & Horses
2. Tests to be ridden are: DSA Tests 2020.

Graded CHILDREN COMPETITIONS

Class	Class Description
1	Pony Rider Preliminary PR3, 2020, 20x40 arena
2	Pony Rider Novice PRN2, 2020, 20x40 arena
3	Pony Rider Elementary PRE2, 2020, 20x60 arena
4	Pony Rider Elementary Medium PREM1, 2020 20x60 arena
5	Pony Rider Medium PRM1, 2020 20x60 arena

Graded JUNIOR & ADULT COMPETITIONS

6	Preliminary P2, 2020, 20x60 arena
7	Novice N2, 2020, 20x60 arena
8	Elementary E2, 2020, 20x60 arena
9	Elementary Medium EM2, 2020, 20x60 arena
10	Medium M2, 2020, 20x60 arena
11	Advanced A2, 2020, 20x60 arena

NAMEF UNGRADED DRESSAGE COMPETITIONS

Class	Class Description
	Beginner Dressage Competitions
12	NAMEF Welcome Test2, 2020, 20x40m (NOT Graded) (Age from 4 Years 13 Years)
13	DSA Pony Rider Preliminary P1, 2020, 20x40 arena (NOT Graded)
14	DSA Pony Rider Preliminary P3, 2020, 20x40 arena (NOT Graded)
15	RIDING ABILITY "REITER PRÜFUNG" (NOT Graded)
	NOTES
	<ol style="list-style-type: none"> Class 12&13 are open to Rider /horse combinations who are not riding in graded dressage's & may be ridden on a Lead rein or may follow a lead horse. Class 15 will be ridding in a group pony's / horses following each other Classes may be divided into age groups. Children with a Handicap or Special Needs will receive a 2.5% advantage to their total score. Please indicate on Entry Form. Horses must have a valid and up to date Horse Passport

GRADED NAMEF REGISTERED SHOWJUMPING COMPETITIONS

Class	Class Description
	70cm
16	FINANCE DEPARTEMENT 55 Point Welcome Accumulator Competition FEI 269.3 one round against the clock
17	HEALTH DEPARTMENT Competition FEI 238 2.1 one round against the clock
18	WATER & WASTE Special Two-Phase Competition FEI 274 2.1 Table A
19	SPEED-COP Competition FEI 239 Table C

Class	Class Description
	80cm
20	FINANCE DEPARTEMENT 55 Point Welcome Accumulator Competition FEI 269.3 one round against the clock
21	HEALTH DEPARTMENT Competition FEI 238 2.1 one round against the clock
22	WATER & WASTE Special Two-Phase Competition FEI 274 2.1 Table A
23	SPEED-COP Competition FEI 239 Table C

Class	Class Description
	90cm
24	FINANCE DEPARTEMENT 55 Point Welcome Accumulator Competition FEI 269.3 one round against the clock
25	HEALTH DEPARTMENT Competition FEI 238 2.1 one round against the clock
26	WATER & WASTE Special Two-Phase Competition FEI 274 2.1 Table A
27	SPEED-COP Competition FEI 239 Table C

Class	Class Description
	1.00m
28	FINANCE DEPARTEMENT 55 Point Welcome Accumulator Competition FEI 269.3 one round against the clock
29	HEALTH DEPARTMENT Competition FEI 238 2.1 one round against the clock
30	WATER & WASTE Special Two-Phase Competition FEI 274 2.1 Table A
31	SPEED-COP Competition FEI 239 Table C

Class	Class Description
-------	-------------------

	1.10m
32	FINANCE DEPARTEMENT 55 Point Welcome Accumulator Competition FEI 269.3 one round against the clock
33	HEALTH DEPARTMENT Competition FEI 238 2,1 one round against the clock
34	WATER & WASTE Special Two-Phase Competition FEI 274 2.1 Table A
35	SPEED-COP Competition FEI 239 Table C

Class	Class Description
	Open 1.20m (a), 1.30m (b)
36	FINANCE DEPARTEMENT 55 Point Welcome Accumulator Competition FEI 269.3 one round against the clock
37	HEALTH DEPARTMENT Competition FEI 238 2,1 one round against the clock
38	WATER & WASTE Special Two-Phase Competition FEI 274 2.1 Table A
39	SPEED-COP Competition FEI 239 Table C

PROVISIONAL TIME TABLE

DRESSAGE ARENA 1: NEXT TO CHILDREN ARENA 20X60 WARM-UP ARENA
 DRESSAGE ARENA 2: CHILDREN ARENA 20X40
 DRESSAGE ARENA 3: BETWEEN LAWN AND JUMPING ARENA 20X60
 DRESSAGE ARENA 4: JUMPING ARENA OR 20X60 OR 20X40
 WARM-UP ARENA: SCHOOL

Friday 24 th MARCH 2023			
TIME START	TIME END	CLASS	COMPETITION
Before 12h00		ALL	All Horse Passport Hand in at Judges Tower
11h00		ALL	Changes to be made by riders

Friday 24 th MARCH 2023					
TIME START	TIME END	CLASS	COMPETITION		PART
			Dressage Arena 1 & 3		
13H00			Jumping Warmup Arena		
17h00			Arena raking		
			JUMPING ARENA	HEIGHT	
13h30			Course Walk for Class		
13h45		32	55 Point Welcome Accumulator Competition	1.10m	
14h15		36	55 Point Welcome Accumulator Competition	Open	
15h00			Course Walk for Class		
15h15		16	55 Point Welcome Accumulator Competition	0.70m	
15h35		20	55 Point Welcome Accumulator Competition	0.80m	
16h05			Course Walk for Class		
16H20		24	55 Point Welcome Accumulator Competition	0.90m	
16h35	16h50	28	55 Point Welcome Accumulator Competition	1.00m	
			Arena raking		
17H00			CLUBHOUSE OPEN		

Saturday 25 th MARCH 2023					
TIME START	TIME END	CLASS	COMPETITION		PART
			Dressage Arena 2 (20x40)		
08h00		1	PR P2		
Cont.		2	PR N2		
		14	PR P3		

08h00		12	NAMEF WELCOME TEST 2		
Cont.		13	PR P1		
			Dressage Arena 1 (20x60)		
			Dressage Warmup Arena		
			Dressage Arena 3 (20x60)		
08h00		3	PR E2		
Cont		4	PR EM1		
Cont		5	PR M1		
Cont		6	P2		
Cont		7	N2		
Cont		8	E2		
Cont		9	EM2		
Cont.		10	M2		
Cont.		11	A2		
			Arena raking		
15h15			DR Prizegiving On Foot at Judges Tower		
			School Arena 3 (20x60)		
			Jumping Warmup Arena		
			Arena raking		
			JUMPING ARENA	HEIGHT	
11h00			Course Walk for Class		
cont		33	Competition	1.10m	
11h15		37	Competition	Open	
11h45			Course Walk for Class		
12h00		29	Competition	1.00m	
12h30		25	Competition	0.90m	
13h05			Course Walk for Class		
13h20		21	Competition	0.80m	
13h45		17	Competition	0.70m	
14h00	14h30		Arena raking		
14h30			Course Walk for Class		
14h45		18	Special Two-Phase Competition	0.70m	
15h05		22	Special Two-Phase Competition	0.80m	
15h15			DR Prizegiving On Foot at Judges Tower		
15h20			Course Walk for Class		
15h35		26	Special Two-Phase Competition	0.90m	
16h05		30	Special Two-Phase Competition	1.00m	
16h45			Course Walk for Class		
cont		34	Special Two-Phase Competition	1.10m	
17h00	17h15	38	Special Two-Phase Competition	Open	
17h15			Arena raking		
17h00			CLUBHOUSE OPEN		

Sunday 26 th MARCH 2023					
TIME START	TIME END	CLASS	COMPETITION		PART.
			SCHOOL Arena 5		
08h30		15	Riding Ability		
			Dressage Arena 1 & 3 (20x60)		
0730			Jumping Warmup Arena		
12h00			Arena raking		
			JUMPING ARENA	HEIGHT	
08h00			Course Walk for Class		
		35	Speed Competition	1.10m	
08h15		39	Speed Competition	Open	
08h45			Course Walk for Class		
09h00		31	Speed Competition	1.00m	
09h30		27	Speed Competition	0.90m	
09h50			Course Walk for Class		
10h05		23	Speed Competition	0.80m	
10h30	10h40	19	Speed Competition	0.70m	
11h00			Club House Open		

THANK YOU ALL FOR YOUR SUPPORT!

RVS STABLING ENTRY FORM

(Please complete this Form as part of your Entry)

RVS TOURNAMENT 24-26 MARCH 2023

Entry Close 8TH MARCH 2023

Horse	Owner	Rider	FEE
Stabling excluding Grass/Shavings Paddock only @ N\$70.00per Night:nights x.....horses.			
GRASS NO BALES..... @ N\$100.00 EACH			
Indicate No of Horses per Gender M..... G..... ST.....			
TOTAL			

Arrival Date: Departure Date:

NAME..... ADDRESS.....

THE COMPETITOR UNDERTAKES NOT TO BRING ANY HORSE TO THE SHOW WHICH HAS AN INFECTIOUS DISEASE, WHETHER NOTIFIABLE OR NOT, OR WHICH HORSE THE COMPETITOR COULD REASONABLY BE EXPECTED TO KNOW HAS INFECTIOUS DISEASES OR MAY SPREAD AN INFECTIOUS DISEASE. THE COMPETITOR UNDERTAKES TO WITHDRAW THE HORSE FROM THE EVENT, IF SUBSEQUENT TO ENTRY IT SHOULD DEVELOP, OR SHOULD CIRCUMSTANCES ARISE UNDER WHICH THE COMPETITOR CAN REASONABLY BE EXPECTED TO KNOW WHAT THE HORSE HAS DEVELOPED OR MAY DEVELOP, ANY SUCH DISEASE OR ABILITY TO SPREAD SUCH DISEASE.

.....
Signature

.....
Date

11.1.13 **APPLICATION TO RENT ONE PARKING SPACE ON ERF 3664
SWAKOPMUND (NEXT TO THE PALM TREE AT CORNER)**
(C/M 2023/04/27 - E 3664)

Ordinary Management Committee Meeting of 13 April 2023,
Addendum **7.14** page **143** refers.

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

1. Introduction

This item was discussed at the Special Management Committee meeting on **24 January 2023** under item 5.1 and it was resolved as follows:

- (a) *That the presentation by Mr G van der Merwe and Mr S Bonifatius of Messrs M Hartmann Investments 87 be noted and that the matter be resubmitted to the next Management Committee meeting.*
- (b) *That they be permitted to apply for only for Info Centre.*

It is now submitted for consideration. On **15 March 2023**, an application was received from M Hartmann Investments 87 CC/2018/06280 (**Annexure "A"**), applying to use one parking bay located on Erf 3664, Swakopmund (across the street from Ocean Basket Seafood Restaurant).

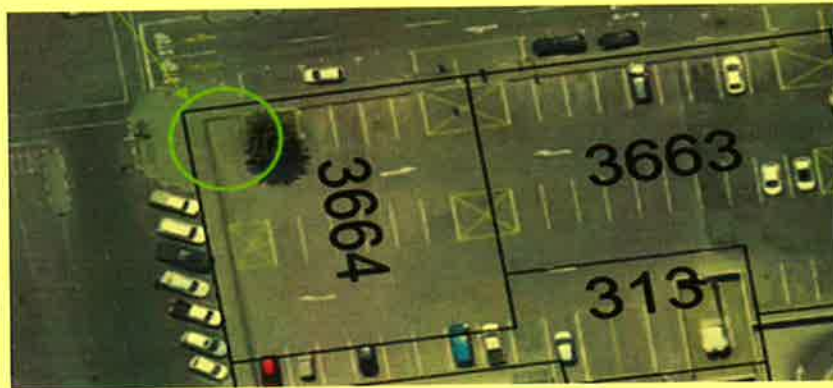
The applicant's intention is to enter into a lease agreement with Council, whereby the applicant will erect a wooden structure. The structure will be used as an information centre and activity sales shop similar to Swakopmund Info adjacent to Erf 228C. The applicant indicate that they want to lease for a period of nine years eleven months.

2. Background

On **24 November 2022** Council, under item 1.1.10, resolved as follows:

That Council turn down the application of M Hartmann Investments 87 CC/2018/06280 to lease a parking bay located in the north-western corner located on Erf 3664, Swakopmund.

The parking bay M Hartmann Investment 87 applies for is located in the corner of Erf 3664, Swakopmund next to a palm tree planted on the bordering parking bay. The subject parking bay is secluded/ isolated in a corner.



4. Proposal

The application was resolved at special Management Committee Meeting and it was concluded to consider the application only for Info Centre.

It is further proposed that the lease conditions and tariff be similar to those approved for Swakopmund Tourism Information Centre CC located on Erf 228 C, Swakopmund.

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

RECOMMENDED:

- (a) That Council approves the application by M Hartmann Investments 87 CC/2018/06280 to lease a parking bay for the purpose of an information store located in the northwestern corner on Erf 3664, Swakopmund.
- (b) That permission be granted to the applicant to construct / erect a wooden structure similar to Swakop Info on the parking area (measuring 19.8m²) located next to a palm tree planted on the bordering parking bay, subject to:
 - (i) Detailed building plans be submitted to the Engineering & Planning Services Department for consideration.
 - (ii) That the store does not interfere with the traffic and pedestrian flow on the streets and pavements bordering on the west and north.
 - (iii) That store frontage facing west / north, the structure be set back in terms of Council's standard building lines.
 - (iv) That the structure / use does not include and or encroach on the palm tree area.
 - (v) That the structure complies with health requirements such as the provision of potable water on site and public ablution in close proximity.
- (c) That the lease period for M Hartmann Investments 87 CC/2018/06280 be 5 years which commence the month following the date of approval being granted by the Ministry of Urban and Rural Development subsequent to the required statutory publication process in terms of the Local Authorities Act 23 of 1992, as amended (see point (f) below).
- (d) That the rental amount be N\$ 39.91 x 19.8m² = N\$ 790.20 +

(15% VAT) N\$118.53 = N\$ 908.73 with an annual escalation of 7% starting from 1 July 2023 in order to have a standard tariff for pavement areas.

- (e) That the lease be subject to the following standard conditions:**
- (i) That no sub-letting be allowed.*
 - (ii) That Council reserves the right to cancel the lease if valid objections are received from the public during the subsistence of the lease.*
 - (iii) That the applicant shall indemnify Council and keep Council indemnified during the full period of this agreement against possible claims, which may arise from the use of the leased area.*
 - (iv) That the lease is terminable by either party given or receiving 3 months notice.*
 - (v) That the business does not operate after 22:00 daily.*
 - (vi) That a deposit equal to 1 month's rental be paid.*
 - (v) That all costs involved be for the lessee's account. Should they cease operating they must inform Council in writing and reinstate the area to its original condition at their own cost.*
 - (vi) The lease agreement is not transferable and may not form part of an estate.*
 - (vii) That Council be informed of any change in membership or shareholding depending on the entity to be established.*
- (f) That the lease be advertised in terms of Section 63 (2) of the Local Authorities Act 23 of 1992.**
- (g) That the General Manager: Engineering & Planning Services determines the value of a refundable deposit payable by the lessee based on an estimate of rehabilitation costs should the lessee not rehabilitate the area on the expiry / cancellation of the lease period.**
- (h) That similar applications be considered based on the merit thereof.**
-

ANNEXURE "A"

M HARTMANN INVESTMENTS 87 CC/2018/06280
P O BOX 552, SWAKOPMUND

Swakopmund Municipality
Office of the CEO
P O Box 53
Swakopmund

15 March 2023

APPLICATION TO RENT ONE PARKING SPACE ON ERF 3664 (NEXT TO PALM TREE AT CORNER)

With reference to the above, the audience at the management committee meeting sometime ago, this augmented application by Stefanus Bonifatius is resubmitted.

Stefanus Bonifatius has entered a joint venture with M Hartmann Investments 87 CC. The concept is to create an information centre and activity sales. Similar to Swakopmund Info adjacent to erf 228C

Attached hereto is an architectural layout and concept for the area. The structure will be erected / developed by using wood, like the structure to Swakop Info. Stephanus Bonifatius is currently employed at Swakop Info. This is an opportunity for him to start his own business.

Application is herewith made to rent one parking space (3,3 x 6) for a period of nine years and eleven months.

Yours faithfully

J G van der Merwe
Member
Cell: 081 124 2023



11.1.14 **ENDORSEMENT OF NEW COMMITTEES MEMBERS IN THE VARIOUS EXTENSIONS OF DRC**
(C/M 2023/04/27 - 14/2/1/2)

Ordinary Management Committee Meeting of 13 April 2023,
Addendum 7.15 page 147 refers.

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

1. INTRODUCTION

It came to the attention of the Housing Section that some committee members are no longer interested to serve on the committee groups, and some are out of town.

2. PURPOSE

This submission further serves to inform Council that some committee members have indicated that they no longer wish to serve as committee members and have been replaced with new members representing the community in the following extensions: The DRC Proper (Extension 27, 28, 29 and 30); Movement of Housing Group; and Extensions 24, 25, 37 and 38 (Seaside Area). A detailed explanation is under point 4.

3. BACKGROUND

On **24 November 2022** Council endorsed the various committees in DRC under item 11.1.37:

- (a) That the attached list of various committees for the different extensions in DRC be noted.
- (b) That Council endorses the committees in Extensions: 40, 41 and 42 (Wagdaar) and portions 182 and 183, Housing Groups and Portion 184:

Build Together Group Committee

- 1. Jousa Muyazu
- 2. Herbet Ndungo
- 3. Caroline Kasenda
- 4. Mathilda Swartz
- 5. William Makayi
- 6. Peter Malambo
- 7. Helana Dula
- 8. Muningirua Morina

Movement For Housing Group

- 1. Ema Gom-Khaeses
- 2. Rebecca Uchams
- 3. Francisco Mwenyo
- 4. Paulus Ndjamba Ruzendo
- 5. Lisias Ndjimba

Harambe Group Committees

- 1. Hans Neidel

2. Alfred Ganaseb
3. Sebastiaan Hipose
4. Festus Aubeb
5. Kornel Sabab
6. Roswitha Uakuramenua
7. Eva Domingo
8. Elizaberth Lampert

Portion 184

1. Fillipus Gariseb
2. Gisela Garoes

Community Leader Database: DRC Wag-Daar

1. Hildegardt Vaendapi Katjiukua
2. Lovis Ngesheya
3. Rebecca Ndume
4. Rikuvera Hindjou
5. Aron Haufiku
6. Junius Niinkoti
7. Martin Fanuel
8. Nghilongwa Perrys Petrus
9. Josef Swaartbooi
10. Frans Stefanus
11. Adolfine Nowotes

- (c) That Council endorses the committees in Extension: 24, 25, 37 and 38 referred to as Seaside:

1. Stanely Thaniseb
2. Bulani Witbooi
3. Annalie Matsuis
4. Tracy Garoes
5. Fredrik Naobeb
6. Paul Damara Gaseb (Chairman)
7. Josef Hailuuda
8. Ignatius Ulrich Ganuseb
9. Anne-Marie Ganues (Chairlady)
10. Shaanika Wilbard
11. Sara Ngairo
12. Sandra Seibes
13. Festus Boetie Shiona
14. Kahenikutji Jacobs
15. Rivanus Goseb
16. Immanuel Tjihozu
17. Maleagi Uahupirapi
18. Phillipus Gideon
19. Erika Ndjitaviua
20. Maipu Ortner
21. Landine Kaundje
22. August Nowaseb

- (d) That Council endorses the committees in Extensions: 27, 28, 29 and 30 referred to as the DRC Proper.

1. Elizabeth Elao
2. Zibora Auxas
3. Jacobina Gideon
4. Sakeus Atilifa
5. Tsuseb Arnold Silvester
6. Haimbili Ndinelago
7. Martha Shimbonga

8. Seibes Selma Maria
9. Dula Helena
10. Emilie M Lukombo
11. Peelanga Gabriel
12. Kanjani Charles
13. Sishango Tulile
14. Lorence Orr
15. Maria Nehepa Karembere
16. Mukuti Sondaha
17. Muhare Liyenge
18. Ndaudako Gabriel
19. Noabeb Arnoldeus
20. Wilstine Tsuses
21. Sevelia Djuulume
22. Joba Violet Namandja
23. Haimbodi Paulina
24. Gideon Abisai Nambili
25. Ndahambelela Shimwefeni
26. Shimwefeni Ndeipanda

These committees have been endorsed to collaborate closely with the officials to disseminate information and obtain insight into the need of the community.

4. **CURRENT SITUATION**

In response to the execution of the letters of endorsement to the various committees. Committees wrote letters to remove or replace some members as they no longer represent the community.

The Seaside committee representing the community in Extension: 24, 25, 37 and 38 wrote a letter on **26 January 2023** "**Annexure "A"**" stating that three of the members need to be removed namely:

- (i) Ulrich Ganuseb
- (ii) Annamarie Ganuses
- (iii) Festus B Shiona

And replacing them with new members namely:

- (i) Nadia Bikeur
- (ii) Norman Gariseb
- (iii) Censley Naruseb

The DRC Proper committee in Extension: 27, 28, 29 and 30 wrote a letter on **23 February 2023** and **05 March 2023** "**Annexure "B"**" stating that they wish to replace members who are and are out of town and some are absent during meetings namely:

- (i) Ndeipanda Shimwefeni
- (ii) Mukuti Sondaha
- (iii) Sakeus Atilifa
- (iv) Seibes Selma Maria
- (v) Muhure Liyenge
- (vi) Wilstine Tsuses
- (vii) Noabeb Arnoldeus

(viii) *Peelanga Gabriel*

And they be replaced with two members that are willing to work:

- (i) *Alleta Shaningwa*
- (ii) *Aphonsina Makuti*

The Movement of Housing committee wrote a letter on **28 March 2023 Annexure "C"** stating that they have added six additional names to their group namely:

- (i) *Selma Goamus*
- (ii) *Miriam Dzimbanete*
- (iii) *Florence Uiras Goamus*
- (iv) *Mercia Ochurus*
- (v) *Rolinda Gases*
- (vi) *Celome Timothy*

5. DISCUSSION

The Movement of Housing committee wrote another letter on **02 February 2023 "Annexure "D"** stating that the group has decided to reinstate their committee members Erna Gom-Khaises and Rebecca Uchams. The committee motivated their decision to reinstate Erna Gom-Khaises and Rebecca Uchams are due to their knowledge and experience to engage with the community by advising, guiding, and overseeing the progress of their need for housing.

Thereafter, another letter dated **28 March "Annexure "E"** states that no person that benefited should be part of the committee. In respect to the previous meeting held by the committee, they stated that only Lisias Njimba, Fransisco Paulus Mwenyo and Mecia Ochurus can continue with their duties.

According to the constitution of Movement Housing Group 3(3.2) membership will be terminated when the member receives property in the form of a plot or a standing house. Therefore, both Erna Gom-Khaises and Rebecca Uchams cannot be reinstated.

6. PROPOSAL

It is proposed that Council endorses the new voluntary committee members of the various extensions to help expedite the field work during the registration process by engaging with communities and to implement the FLT Act/System in the relevant extensions.

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

RECOMMENDED:

- (a) That Council takes note of the removal of the following committee members of Seaside:

- (i) *Ulrich Ganuseb*
- (ii) *Annamarie Ganuses*
- (iii) *Festus B Shiona*

And replacing them with new members namely:

- (i) *Nadia Bikeur*
- (ii) *Norman Gariseb*
- (iii) *Censley Naruseb*

- (b) That Council takes note of the removal of the following committee members of DRC Proper:

- (i) *Ndeipanda Shimwefeni*
- (ii) *Mukuti Sondaha*
- (iii) *Sakeus Atilifa*
- (iv) *Seibes Selma Maria*
- (v) *Muhure Liyerenge*
- (vi) *Wilstine Tsuses*
- (vii) *Naobeb Arnoldeus*
- (viii) *Peelanga Gabriel*

And replacing them with two members:

- (i) *Alleta Shaningwa*
- (ii) *Aphonsina Makuti*

- (c) That Council takes note of the removal of the following committee members of Movement of Housing:

- (i) *Erna Gom-Khaises*
- (ii) *Rebecca Uchams*

And approve the additional members of the committee:

- (i) *Selma Goamas*
 - (ii) *Miriam Dzimbanete*
 - (iii) *Florence Uiras Goamus*
 - (iv) *Mercia Ochurus*
 - (v) *Rolinda Gases*
 - (vi) *Celome Timothy*
-

ANNEXURE "A"

16/1/2023/14

2
To:
Mr. Phobye
GM:
Smokopimand Municipality
Smokopimand
Narvik

Seaside Committee
S.R.C. - Smokopimand
Narvik
13th January 2023

Dear Sir

Re: Notice to resign for the removal of certain
for members from current Seaside Committee List

Kindly and herewith we as seaside committee members
would like to withdrawal or dismissed about Three
(3) members, namely: Ulrich Gansub, Annamaria
Gansub and Peter's Bisthona from as part of
our list or any member from Seaside committee;
that's why and even though we replace them with
Nadia Bikewi, Norman Gansub and Lerly Katjangan
Sir, this is a humble request for those mentioned
members to not again in any meetings and acti-
vities arranged from both of us.
We recognised from any aspect held against
you as our guidance as Smokopimand Municipality
Please don't hesitate to call or contact us as follows:

Your valuable time is very highly appreciated.

Yours Committee Seaside Members

Paid Demara Gansub ~~Chairperson~~ Bulani Naitseei ~~Vice Chairperson~~

Chairperson:

Vice Chairperson

Bulani



Dear Sir/Madam

We the committee members of seaSide DRC would like to correct the mistake made with the names that was handed in on the 16th January 2023 correct names to be added

IS Nadia Bihaur

Norman Gariseb

Censley Naruseb

The name Lesley Katjangua is not a committee member and should be (replace) removed from the list he was just a translator helping at the meeting 15 January 2023.

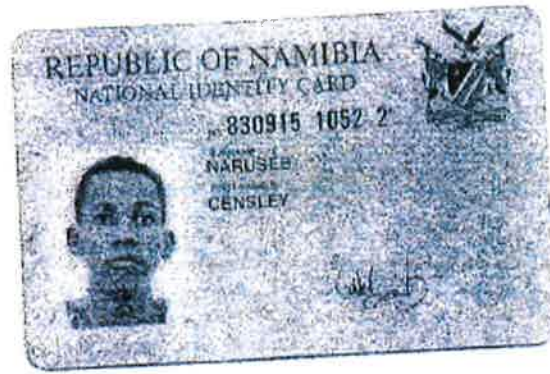
Sorry for the inconvenience caused

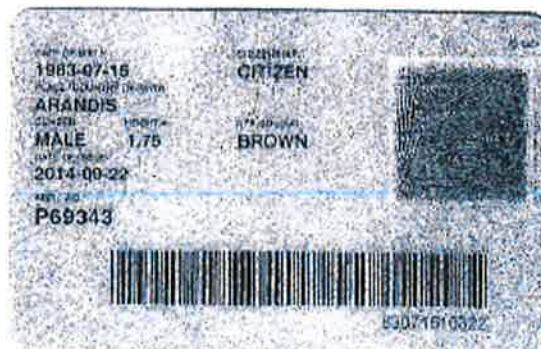
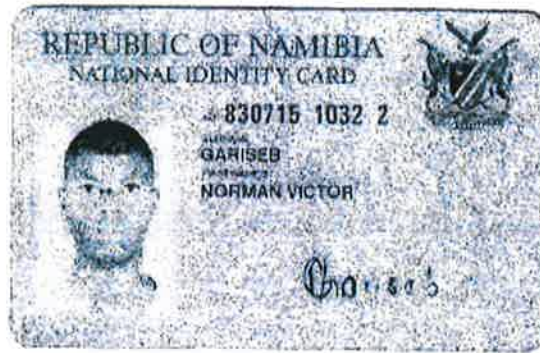
kindly contact the chairman or chair lady

find attached ID copies of the members that are serving the community.

Bulani Witbooi
Witbooi

Paul Namang Gaseb





Committee Member
Sea Side



[Handwritten signature]

ANNEXURE "B"

23 February 2023

RE: Replacements

On behalf of the DRC proper Committee members, we would like to notify about the replacement of two members who are not interested in the field. They have been replaced by new members who are willing to work with us.

Nderipanda Shimweleni has been replaced by:
Alleta shaningwa ID 85030101333

Makuti Sandaha has been replaced by:
Alphensina Makuti ID 85102510711

Thank you in advance.

05 March 2023

Absentism of DRC proper Committee members.

On behalf of the whole DRC proper committee members I would like to inform about some members who did not get a chance to join us as from the 6th till 25th of February the main reason for being absent is that some members are working and some are out of town. Their names are as follows:

1. Sakeus Adila
2. Geibes Selma maria
3. Mahare Iyerenge
4. ~~Volsene Tsuses~~ Wilsine Tsuses
5. Noabeb Arnoldus
6. ~~Mubwe Iyerenge~~ PeeLanga Gabriel



ANNEXURE "C"

Movement Housing Group

22 January 2023

Swakopmund Municipality

To Whom it May Concern



We would like to inform you that the under listed names are the committee members of the movement of housing group and that apart from this members no other member will represent the movement of housing group at any housing meetings.

Enna Go-Khaisies	0817373931
Rebecca Uchams	0814444444 0814109944
Li Sas Ndjamba	0813084609
Francisco Paulus Mwenyo	0813192815
Paulus Ndjamba Ruzendo	0813125922
Selma Gommus	0814458000
Meriam Nawases	0817274679 or 0813995600
Florence Betty Uitas	0810413585
Mercia Gommus Ochunus	0814053169

We hope to closely work together with the council and realize our dreams.

Yours sincerely

~~Enna~~ Enna Go-Khaisies
~~Rebecca~~ Rebecca Uchams
 Paulus Ndjamba Ruzendo
~~Francisco Paulus Mwenyo~~
~~Li Sas Ndjamba~~ Li Sas Ndjamba
 Selma Gommus
~~Betty~~ Florence Betty Uitas
~~Mercia~~ Mercia Gommus Ochunus
 MERIAM NAWASES

ANNEXURE "D"

Swakopmund Municipality
P O Box 53 Swakopmund,
Namibia
064 – 4104231

Movement of Housing Group
Swakopmund
P O Box 13001



To whom it may concern

We as movement of housing group has decided to restate our committee members Mrs. Erna Gorn-Khaisies and Rebecca Uchams to remain within the committee group to advise, guide and oversee the groups progress. According to the constitution of the Group that protect and guide us they must remain amongst us even if they had already benefited by getting a house. They must be with us as founding committee members of the group

Thanking in Advance
Movement of Housing Group

Swakopmund
064 – 4104231
P O Box 53, Swakopmund

Movement for Housing Group
Swakopmund
P O Box 13001

30 – 01 – 2023

To: Mr. A. Plaatjie

General Manager Corporate Services and HC (Acting)



Dear Sir

Our request for rejected names of the group to benefit from the land and house located to the group. The reason for our request is that the rejected peoples had been with the group ever since it started. The group was not only started for people which was on the master list of the municipality by that time but for those that were based in Swakopmund during the time that need houses and never had the opportunity to apply with the municipality. The establishment of the group was clearly based on providing houses or land for those that are in need for us as movement of housing. It's unfair for rejected names not to benefit from land allocated to us as any group rejected names are not new added names but names which were endorsed by the council when our list was handed in.

We are suggesting that at least if the council and municipality can't let them benefit through movement of housing let their names be added to the master list of municipality under the year which they had joined us. They have been with the group ever since 2019. According to the ministry of Urban and Rural Development application for housing is any non stop program that no body must be left out.

With this we wish our request is adhered to and that we receive positive response from your office.

Thanking you in advance.

Our committee

1. ERNA GOM - KHAISE
2. REBECCA UCHAMU
3. NDJIMBA LISIAS
4. FRANCISCA PAULUS MWENDO
5. PAULUS NDJIMBA RUCENDO
6. SELMA GOANUS
7. MERIAM NAWASES
8. MERIAM OCHUNUS
9. FLORENCE BETTY UIRAS

ANNEXURE "E"

Movement Of Housing Group

28 March 2023

Municipality of Swakopmund
P O Box 53
Swakopmund
Mondesa
C/O Rakutoka & Daniel Kamho street



To: Mr A Benjamin

RE: Introducing the new committee member

I hope this letter finds you well. We are writing to you in connection with our benefitted committees. The Housing Section, cooperate services and 3 housing groups had a meeting and agreed to what Mr Platje said, no person that benefitted should be part of the committee. We respect the minutes of the meeting. That's refers to only 3 members of the committee can and will going forth bring and received our letters. On behalf of the movement of housing. Which follows are stated below:

Letter recipients (Group Leaders)

Lisias Ndjimba

Fransisco Paulus Mwenyo

Mecia Ochurus

Yours Faithfully**Mr Paulus Mwenyo Fransisco**

COMMITTEE MEMBERS OF MOVEMENT OF HOUSING

Names	ID Numbers	Cell Numbers
Lisla Ndjimba	84050710552	081 308 4609
Francisco Paulus Mwenyo	82030310597	081 319 2815
Miriam Dzimbanete	89031700185	081 727 4679
Mercia Ochurus	94031000529	081 405 3169
Ruzendo Paulus	86112000326	081 312 5922
Florence Uira Goamus	85092010061	081 445 8000
Rolinda Gases	81040710972	081 363 3732
Celome Timothy	76120300325	081 229 6187
SELMA GOAMUS	85092010061	081 445 8000

11.1.15 **LOANS FOR BUILD TOGETHER PHASE 3 (80 HOUSES**
(C/M 2023/04/27 - 14/2/1/1)

Ordinary Management Committee Meeting of 13 April 2023,
Addendum 7.16 page 164 refers.

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

1. Introduction

This submission serves to inform the Management Committee of the way forward regarding loans to be granted to the 80 beneficiaries to construct Phase 3 of Build Together Houses.

2. Background

Council experienced a delay in constructing 80 houses for Build Together beneficiaries due to the Procurement Act requirement and the high prices quoted by contractors. Ministerial approval was obtained to exempt Build Together Program. Subsequently Council approached the Shack Dwellers Federation of Namibia (SDF) which has a proven track record of construction low-cost houses at an affordable price.

However, the quotes submitted by the SDF remained beyond the maximum cost of N\$80 000.00 set by the line Ministry and therefore unaffordable. SDF quoted N\$ 78 000.00 and N\$ 103 000.00 for Container type and L-Shape type respectively (Annexure "A"). It should be mentioned that the quotes were not fully completed as certain elements such as electrical connections were outstanding and electrical connections can cost up to N\$ 10 000.00 per connection.

Council again approached the Namibian Institute of Mining and Technology (NIMT) to assist in constructing houses for the 80 beneficiaries which ended with NIMT submitting a quote for N\$ 64 000 (Annexure "B"). This cost was just for material on the container type house, but the cost does not include internal and external electrical systems and external water and sewer systems. Due to the material cost on the container type house, NIMT informed that they will not be able to commit to assisting Council on this housing project.

With the above outcome of NIMT and SDF in mind it was then decided to give feedback to the beneficiaries to arrive at a decision on a way forward. The beneficiaries requested that loans be paid to them to appoint own contractors.

3. Discussion

On **24 February 2023** a meeting was convened with the beneficiaries and following decisions were taken:

- That the beneficiaries read the preliminary agreement **Annexure "C"** and sign the document.
- That the agreement includes both the loan amount and instalment.
- That the beneficiaries appoint own contractors to build the houses.
- That the profile of each contractor be submitted and vetted by Engineering and Planning Services for eligibility prior to constructing houses.
- That the loan amount of both L-Shape and Container type of houses be N\$80 000.

The beneficiaries agreed to accept the loans and take control of construction process. The loans will be issued in 4 payments.

4. Way forward

It is proposed that the Management Committee approves the issuing of loans to the beneficiaries for the construction of houses. That the loans be issued in 4 payments based on progress.

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

RECOMMENDED:

- (a) That the offer submitted by NIMT and Shack Dwellers Federation to the Engineering and Planning Services Department not be accepted.
 - (b) That Council approves that loans be issued to beneficiaries to construct their own houses.
 - (c) That the contractors be vetted by the Engineering and Planning Services Department for eligibility prior to the start of construction.
 - (d) That all beneficiaries sign preliminary agreements before signing Loan Agreement.
 - (e) That the loan amount of both the L-Shape and Container type of houses remain N\$80 000.
 - (f) That the loans be issued in 4 payments based on construction progress.
-

11.1.16 **ANALYSIS OF 40/40 HOUSING CONSTRUCTION PROJECT**
(C/M 2023/04/27 - 14/2/1/2)

Ordinary Management Committee Meeting of 13 April 2023,
Addendum **7.17** page **170** refers.

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

1. INTRODUCTION

The complaints received from the 40/40 Contractors was discussed at the Special Management Committee meeting on **09 March 2023** where the following was resolved under item 10.1:

That this item be referred back to discuss analysis of performance of each developer on a date to be determined by the Chief Executive Officer.

2. ANALYSIS REPORT

There are a total 278 residential erven in Ext. 6 and 7, Matutura. Attached **Annexure "A"** shows the progress of contractors and their performances. The analysis is as follows:

No of Contractors	37
No of Erven Registered	250/278
No Of Erven not Registered	28/278
Houses Completed	249/278
Houses Incomplete	12/278
Vacant Erven	12/278
Business Erven	5/278
Total Residential including, 3 Show Houses	273/278

Erven were allocated to contractors together with an extract of the master waiting list with the names of the potential beneficiaries/purchasers. The contractors contacted the beneficiaries to construct the houses. The process worked as follows:

*The beneficiaries were requested to bring pre-approvals to the Housing Section, as proof that the bank would consider them. The contractors would provide weekly reports as requested by the General Manager: Corporate Services & Human Capital at the time. The Housing Section would send the beneficiaries who submitted their pre-approvals to contractors. A number of contractors did not provide weekly feedback. **Annexure "B"** is correspondence sent to all contractors in 2020, cautioning them due to lack performances. The contractors that responded and provided reasoning on time were given another opportunity to continue with the construction and those that did not, had their contracts terminated and some erven were removed. The process was unsuccessful, and on **31 January 2020** under item 11.1.3 Council decided that the beneficiaries could select their own contractors. The resolution is attached as **Annexure "C"**.*

Due to non-performance by the contractors and rising conflicts between them and the beneficiaries, Council decided to take back the erven from the contractors. Thereafter erven were allocated directly to the beneficiaries, allowing them to choose their own contractors (from the list of contractors endorsed by

Council). This resulted in erven being removed from some contractors who failed to perform in terms of clause 2.1 of the Deed of Donation and the new contractors were approved to participate in the project.

The table below indicates the **12** erven that were removed from the contractors due to non-performance and conflicts between contractors and beneficiaries (**Annexure "D"**):

NO	PREVIOUS CONTRACTOR	ERVEN REMOVED	NEW CONTRACTOR	COMMENT(S)
1	Trecon PTY	1058 1059	Aritz Son Building Construction CC	Removal due to non-performance
2	Haler Invest	1140	Wato	Haler was requested to remove the foundation
3	Haler Invest	1141	Aradio Concrete	Haler was requested to remove the Foundation
4	Haler Invest	1135 1138	Aradio Concrete	Erf removed from Haler due to non-performance
5	Haler Invest-Keller Z CC	1133	Wato Investment	The client requested to transfer the erven from Haler Invest to Keller z cc and later changed to Wato Investment.
6	Kenneth Invest	1022 1025 1026 1027	Alfresco Dev	Erven removed due to undeveloped erven/ non-performance
7	Kenneth invest	1030	Hakuna Matata	Erf removed due to undeveloped erven/ non-performance

Some contractors would build up roof level, claim the money and then avoid the beneficiaries for months. At least 10 beneficiaries suffered financially as a result of the bank deducting payment for the loans while having to pay rent while they could not move into the house since it was completed. The contractors needed to comply with clause 2.1 to complete construction of the houses but failed to do so.

3. DISCUSSION

There is a high rise in the demand for housing amongst residents of Swakopmund. To contribute towards a more sustainable development goal set, the Housing Section proposed to allocate the 12 remaining vacant erven to applicants that appear on the Master Waiting List and who meet the criteria set to qualify for a property under the 40/40(credit-link).

However, contractors will be required to compete amongst themselves as awarded beneficiaries will be given preferent right to choose their own preferred contractors. This is following the Council resolution of **31 January 2020** under item 11.1.3, point (a). For consideration, some erven be allocated to contractors from whom erven was removed.

4. PROPOSAL

It is proposed that Council reconsiders the beneficiaries who previously took too long and whose transactions were accordingly cancelled. It will allow the beneficiaries to approach the bank to obtain home loans within 45 days before allocating the erven to new beneficiaries on the

Master Waiting List. The allocations are subject to the criteria set to qualify for an erf under the credit-link. This excludes those who revoked their allocation of an erf under the 40/40 project (credit-link).

It has come to the attention of the Housing Section that there are many pensioners who are still in need of housing, and it is therefore proposed that from the 12 remaining vacant erven at least 1 erf be allocated to a pensioner (from the Master Waiting List) that will be assisted with a qualifying co-applicant.

A list of all qualified beneficiaries with bank approvals will be submitted to Council for transparency, after an assessment is done. Whereafter, contractors will be required to compete amongst themselves to construct houses of awarded beneficiaries.

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

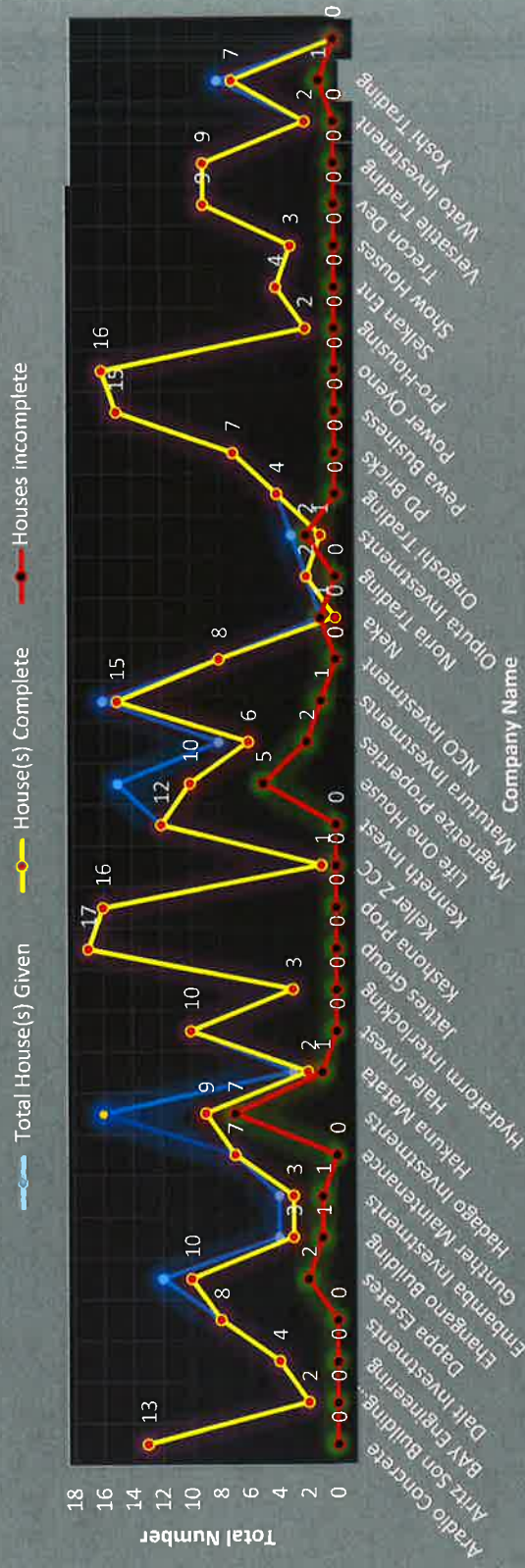
RECOMMENDED:

- (a) That Council allows contractors to compete amongst themselves for the twelve (12) erven as awarded beneficiaries erven will be given preferent right to choose their own preferred contractors.
 - (b) That Council allocates the following 12 vacant erven to beneficiaries who previously took too long and whose transactions were cancelled, to obtain their home loan approvals within 120 days before allocating the erven to the new beneficiaries on the Master Waiting List:
 - 1. 1048
 - 2. 1053
 - 3. 1106
 - 4. 1109
 - 5. 1110
 - 6. 1287
 - 7. 1309
 - 8. 1310
 - 9. 1312
 - 10. 1336
 - 11. 1358- Ms L Frans
 - 12. 1399- Mr P Banks (Property with a foundation)
 - (c) That at least 1 erf be allocated to a pensioner with a qualifying co- applicant.
 - (d) That a list of qualified beneficiaries with bank pre-approvals be submitted to Council in a separate submission for transparency.
 - (e) That the developers who completed their quota of erven be excluded.
-

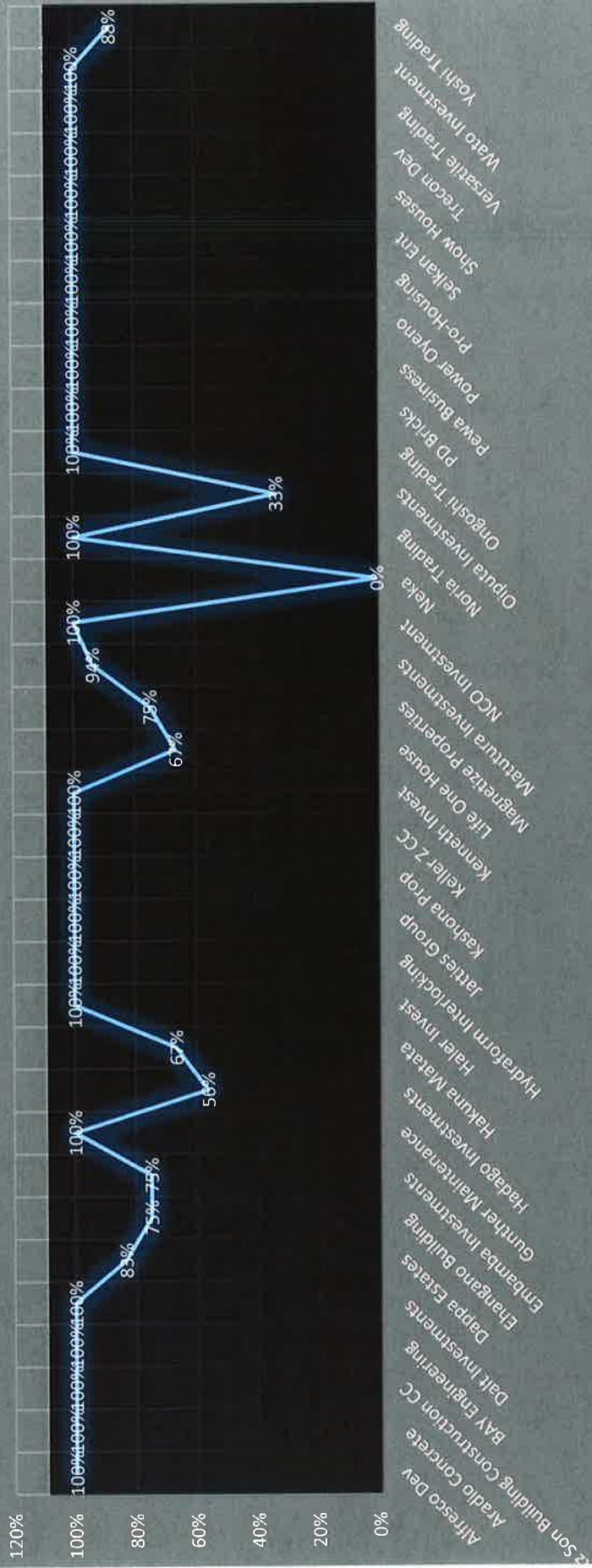
40/40 (CREDIT-LINK) ANALYSIS REPORT

Progress Performance of Contractors

Company Statistics



Company Performance





MUNICIPALITY OF SWAKOPMUND

Ref No: 14/2/1/2

Enquiries: LC Du Plessis (Mrs)

(064) 4104632
0886519133
53 Swakopmund
NAMIBIA
www.swkmun.com.na
lduplessis@swkmun.com.na

25 June 2020

Ehangano Building Construction CC
P O Box 4398
WALVIS BAY
13013

Dear Sir/Madam

TERMINATION OF CONTRACT 40/40 PROJECT

Kindly be informed that it was reported to Council that no progress on the abovementioned housing development project could be reported by your business.

Council therefore took a decision to terminate your participation in this housing development project hence notice is hereby given that should you wish to provide tangible and substantiated reasons on why you have not proceed with any house development, you be given 7 days from date of this letter to respond thereto.

Should you not meet the response timeline, we wish to take this opportunity to thank you for your attempts to participate in this house development project.

Yours Faithfully

M P C Swarts
General Manager: Corporate Services & Human Capital
/lcdp

**EHANGANO BUILDING CONSTRUCTION CC****P.O. Box 4398-Walvis bay-Namibia-Tel +264 204 816-Fax-+264 221 704****Mobile Number: +264 81 3431166/+264 81 1290 337****Email: ehangano@gmail.com**Date: 03-Jul-2020

**General Manager: Corporate Services & Human Capital
Municipality of Swakopmund
Box 53
Swakopmund
Namibia**

Ref:14/2/1/2

Dear Mr. M P C Swarts

Reference is made to your letter dated 25 June 2020

We are here by acknowledging receipt of the letter with the concern of no progress reported on the 40/40 housing development project.

First and foremost, I would like to indicate that Ehangano Building Construction cc have a track record in the construction industry and have participated successfully in large scale housing projects, however we find it difficult to optimally execute the above mentioned project due to its client's search.

We were allocated beneficiaries list 4 times consisting 44 beneficiaries but out of 44 beneficiaries only 2 came out to be qualified for bank funding and the bank is busy at the final stage to finalize bond registrations. (see annexures attached)

The process itself is not conducive and not suitable to be used as a means of solving the housing need.

The process could be suitable if we were given opportunity to build first 4 plots complete and hand over. Then based on that we can be allocated the rest of the plot.

We would like to emphasize that we are capable of completing 16 houses within three months and hand over the key to the Municipality for the beneficiaries to move in the complete houses.

Our storage facility is on the site waiting for our client loan to be registered with the bank. As per letters attached.

Finally I hereby reiterate Ehangano Building Construction is still committed to the participation and contribute to the success of this project.

All correspondences should be directed to the Executive

**EHANGANO BUILDING CONSTRUCTION CC**

P.O. Box 4398-Walvis bay-Namibia-Tel +264 204 816-Fax-+264 221 704
Mobile Number: +264 81 3431166/+264 81 1290 337
Email: ehangano@gmail.com

Date: 03-Jul-2020

Your sincerely

Patrick Bathromeus
Project Manager

**EHANGANO BUILDING
CONSTRUCTION CC**

VAT Reg: 3630100-01-6
P.O.BOX 4398, WALVIS BAY
Tel: 064-204816 Fax: 064-221704
Email: Ehangano@gmail.com

All correspondences should be directed to the Executive



MUNICIPALITY OF SWAKOPMUND

Ref No: 14/2/1/2

Enquiries: LC Du Plessis (Mrs.)

Oiputa Investments (PTY) Ltd
P O Box 3497
SWAKOPMUND
13001

given04@gmail.com

(064) 4104632
0886519133
53 Swakopmund
NAMIBIA
www.swkmun.com.na
lduplessis@swkmun.com.na

27 February 2020

TERMINATION OF CONTRACT 40/40 PROJECT

Kindly be informed that it was reported to Council that no progress on the abovementioned housing development project could be reported by your business

Council therefore took a decision to terminate your participation in this housing development project hence notice is hereby given that should you wish to provide tangible and substantiated reasons on why you have not proceed with any house development, you be given 7 days from date of this letter to respond thereto.

Should you not meet the response timeline, we wish to take this opportunity to thank you for your attempts to participate in this house development project.

Yours Faithfully

M P C Swarts
General Manager: Corporate Services & Human Capital
/cdp

Oiputa Investments (Pty) Ltd
P.O. Box 22563
Windhoek

1 July 2020

Municipality of Swakopmund
Fax: 0886519133
Swakopmund
Namibia

ATTENTION: M P C SWARTS

Dear Sir,

RE: TERMINATION OF CONTRACT 40/40 PROJECT

The above matter refers, to your letter dated 27 February 2020 which we only received on 26 June 202 at 7:40 PM bears reference.

We would like to acknowledge the concerns brought forward to date from the Municipality of Swakopmund in conjunction with the effects of the COVID-19 Pandemic. From the onset of the project we experienced obstacles emanating from the Municipality that delayed the commencement of the construction of our houses. These delays were brought to the attention of Mr. Clune and Mrs. Du Plessis and are hereby listed below;

1. The delayed approval of our land prices which led to not meeting the deadlines
2. The changing up of Interns at the Municipal who dealt with our clients and subsequently ended up leaving;
3. Disapproval of our JV after we submitted signed agreements with clients which led to us resigning agreements. Clients delayed this matter but was eventually resolved;
4. After the last report of contacted clients who could not qualify was submitted, we were not issued with a new list;
5. After signing an agreement with us a client was persuaded to sign with another developer while originating from our list; and
6. Lock down of April / March meant that we could not submit our plans for approval.



MUNICIPALITY OF SWAKOPMUND

Ref No: 14/2/1/2

Enquiries: LC Du Plessis (Mrs.)

(064) 4104632
0886519133
53 Swakopmund
NAMIBIA
www.swkmun.com.na
lduplessis@swkmun.com.na

25 June 2020

Selkan Enterprise CC
P O Box 987
WALVIS BAY
13013

seleny@iway.na

TERMINATION OF CONTRACT 40/40 PROJECT

Kindly be informed that it was reported to Council that no progress on the abovementioned housing development project could be reported by your business.

Council therefore took a decision to terminate your participation in this housing development project hence notice is hereby given that should you wish to provide tangible and substantiated reasons on why you have not proceed with any house development, you be given 7 days from date of this letter to respond thereto.

Should you not meet the response timeline, we wish to take this opportunity to thank you for your attempts to participate in this house development project.

Yours Faithfully

M P C Swarts
General Manager: Corporate Services & Human Capital
/lcdp



Friday, July 03, 2020

The Managing Member,
BAY CONSTRUCTION CC
J Box 2996,
Walvis Bay - Namibia

For Attention: Mr Alvin Naidoo

Dear Sir,

TERMINATION OF CONTRACT 40/40 PROJECT

Reference is made to the notice of termination of our contract with the Municipality of Swakopmund for the 40/40 housing development project dated 25 June 2020.

As a result of the said termination by the Municipality of Swakopmund, and by this letter we hereby inform you that we are terminating our Joint Venture Co-operation Agreement between ourselves and BAY CONSTRUCTION CC for the execution of the 40/40 housing project.

Please note that this notice of termination is effective as of today Friday 03 July 2020.

We trust that the above is in order.

Yours faithfully

Selma Pineas
FOR: SELKAN ENTERPRISE CC



MUNICIPALITY OF SWAKOPMUND

Ref No: 14/2/1/2

Enquiries: LC Du Plessis (Mrs.)

☎ (064) 4104632
 📠 0886519133
 ✉ 53 Swakopmund
 NAMIBIA
 🌐 www.swkmun.com.na
 📧 lduplessis@swkmun.com.na

25 June 2020

Kenneth Investment CC
 P O Box 1215
 WALVIS BAY
 13013

oilongakenneth@gmail.com

TERMINATION OF CONTRACT 40/40 PROJECT

Kindly be informed that it was **reported** to Council that no progress on the abovementioned housing **development** project could be reported by your business.

Council therefore took a decision to terminate your participation in this housing development project hence notice is hereby given that should you wish to provide tangible and substantiated reasons on why you have not proceed with any house development, you be given 7 days from date of this letter to respond thereto.

Should you not meet the response timeline, we wish to take this opportunity to thank you for your attempts to participate in this house development project.

Yours Faithfully

M P C Swarts
 General Manager: Corporate Services & Human Capital
 /lcdp

Kenneth Investment CC
P.O. Box 1215
081 4948572 / 0812962232
Walvis Bay
Fax: +264 64 200641
Email: ijlongakenneth@gmail.com

MUNICIPALITY SWAKOPMUND

Tuesday, 30 June 2020

RE: TERMINATION OF CONTRACT 40/40 PROJECT

I Kenneth Ilionga, owner of Kenneth Investment CC hereby would like to respond to the letter that I received from your office in regards to the termination of my contract for the housing project Matutura.

My grievances concerning this is as follows:

1. The problem from the Municipality is that they told us to seek legal help and we looked for a lawyer after which we were told we were told to leave that issue of lawyering up alone and I already paid for the lawyer. My clients/ customers disappeared, the once that I had signed contracts with from the lawyer.
2. Now that am having new customers after the others terminated their contracts the person that is supposed to help me does not want to assist always telling me to come back tomorrow.
3. I want to start with the once that I have now they are four, so far two have been approved by the bank. So I will be starting with those two customers so long while waiting for the other two's approval from the bank.
4. And another thing the bank takes long to sort things out as well as the issue that were caused due the Covid-19 virus. Thus this is not entirely my problem at all due to all those circumstances mentioned.
5. Am pleading to the local councillor of Swakopmund to adhere to the president's request that people should not be fired or jobs taken away from them because we are facing this terrible Corona Virus pandemic.
6. Am requesting the Municipality of Swakopmund to allow us to look for our own customers especially people that are not already home owners in Swakopmund already due to the fact that the person working in the office is always reluctant to assist us always telling me to wait.

Thank you for your co-operation and understanding



Mr. Kenneth Ilionga
Owner of Kenneth Investment CC



MUNICIPALITY OF SWAKOPMUND

Ref No: 14/2/1/2

Enquiries: LC Du Plessis (Mrs)

(064) 4104632
0886519133
53 Swakopmund
NAMIBIA
www.swkmun.com.na
lduplessis@swkmun.com.na

23 June 2020

Dalt Investments CC
P O Box 7494 Kuisebmond
Walvis Bay
13015

Dear Sir/Madam
TERMINATION OF CONTRACT 40/40 PROJECT

Kindly be informed that it was reported to Council that no progress on the abovementioned housing development project could be reported by your business

Council therefore took a decision to terminate your participation in this housing development project hence notice is hereby given that should you wish to provide tangible and substantiated reasons on why you have not proceed with any house development, you be given 7 days from date of this letter to respond thereto.

Should you not meet the response timeline, we wish to take this opportunity to thank you for your attempts to participate in this house development project.

Yours Faithfully

M P C Swarts
General Manager: Corporate Services & Human Capital
/lcdp



DALI INVESTMENTS CC

Reg no: CC/Z017/08191

P.O.BOX 70587

Khomasdal, Windhoek

Cell: 0812877428/0811286634

Email: daltinvestments0@gmail.com

Dear Mr. M P C Swart

The letter bears to the matter below:

RE: RESPOND TO THE TERMINATION OF CONTRACT 40/40 PROJECT

This is to inform you that due to the delayment of the bank confirmation, we couldn't carry on with our project .and we are here to inform you that in the current situation where we are standing we received the bank confirmation that was delaying us and everything is in place. What is currently delaying us now is the names of the beneficiaries that didn't qualify and I am expecting new ones from Mrs Liezel Du Plessis ,whereby I have been sending email address to her and recently she provided some.

We are currently in the process with some houses already like for erf no: 1395, 1393 and 1392.

With kind regards

Mr. Leonard Kainde





MUNICIPALITY OF SWAKOPMUND

Ref No: 14/2/1/2

Enquiries: LC Du Plessis (Mrs)

(064) 4104632
0886519133
53 Swakopmund
NAMIBIA
www.swkmun.com.na
lduplessis@swkmun.com.na

25 June 2020

Embamba Investment CC
P O Box 4573
WALVIS BAY
13013

Dear Sir/Madam

TERMINATION OF CONTRACT 40/40 PROJECT

Kindly be informed that it was reported to Council that no progress on the abovementioned housing development project could be reported by your business.

Council therefore took a decision to terminate your participation in this housing development project hence notice is hereby given that should you wish to provide tangible and substantiated reasons on why you have not proceed with any house development, you be given 7 days from date of this letter to respond thereto.

Should you not meet the response timeline, we wish to take this opportunity to thank you for your attempts to participate in this house development project.

Yours Faithfully

M P C Swarts
General Manager: Corporate Services & Human Capital
/lcdp



P. O Box 1523 | Swakopmund | ERF No: 201 | Millennium Park | Rundu
Fax: +264 (0)88 6559573 | Email: magnus@namlink.net
Mobile: +264 81 300 7641 | +264 81 149 0909

Reference: 14/2/1/2- EMB-SWKM-002

The General Manager: Corporate Services & Human Capital
Swakopmund Municipality
P.O. Box 53
Swakopmund
Namibia

29 June 2020

Dear Mr. M. Swarts

RE: TERMINATION OF CONTRACT 40/40 PROJECT

Cordial greetings to you and your colleagues at your high office.

This letter serves to respond to your letter dated 25 June 2020 under the aforementioned subject RE: TERMINATION OF CONTRACT 40/40 PROJECT. In your letter, you mentioned, "Kindly be informed that it was reported to Council that no progress on the above abovementioned could be reported by your business. Council therefore took the decision to terminate your participation..." As far as we are aware, we have done all that could have been done and have also worked with the bank to process client applications, most of which bounced back. In essence so much time and money was spent on this project and with no returns mind you e.g. on conceptual plans, valuations, floor plans, consultations, contracts, financing acquisition tools, servicing debt related to this project amongst many other things including time etc. Unfortunately, some of this things are not clearly visible to everyone that is not directly involved in our day to day running, hence the progress made could be overlooked. In effect, the updates pertaining clients is the backbone and it is directly proportional to the take off and success of this project; updates on our part were reported frequently. A background on the aforesaid will be given (repeated and expanded) for you hereunder. Prior to that, in regards to the Council's intent to terminate our participation, please furnish us with the Council resolution and report thereof; we would thus ascertain what tools you used to measure our "no progress." Henceforth, we will then see where our compass directs us from here as it appears to us that our timely updates have seemingly not been noted as we would expect.

Your office had previously asked us to provide progress made per erf to which we came up with more insightful details on (05 March 2020) with the hope to provide clarity moving forward; something we have done consistently and well on time since our engagements with the Municipality from day one.

We have always provided timely feedback to the Municipality staff members who have handled our files and our communication has always been open to this day, and so shall it be henceforward. We are pleased to be asked to explain ourselves yet again, albeit we are aware that your high office has the essential information. We will gladly do the needful to avoid possible miscommunication as we move into the future. In addition to the supplied feedback for each plot, we will provide you additional information from various angles as per



P. O Box 1523 | Swakopmund | ERF No: 201 | Millennium Park | Rundu
 Fax: +264 (0)88 6559573 | Email: magnus@ncamlink.net
 Mobile: +264 81 300 7641 | +264 81 149 0909

our experiences and observations while we were/are undertaking the tasks associated to this project bearing in mind all the key stakeholders. The aforesaid shall thus be addressed as follows;

The progress per plot and general feedback as initially updated, plus current status at the present moment:

Plot 1399: Previous Update - Madam Geraldine van Wyk married to Max Mario van Wyk, signed a contract with us in September which was renewed after two months as no feedback had come forth from the bank (at the time). At a later stage (late December, 2019) I was informed that they had a default payment that was due to self-correct on the banking system by January or February this year, of which the bank would then grant them the final approval upon the self-correction of the default payment on the banking system which was forecasted for this month of March. We have since kept contact and the approval (God willing) is being expected this month (March). We figured that a possible replacement would have taken more time among other noteworthy reasons, hence we stuck with this client. Should this attempt fail, we will thus be left with no option but to substitute the client. The building plan is already approved.

Current Status: We have provided the contact details of the bank consultant who handled this application for your validation. After numerous requests via calls and emails to get a client substitute (for a few months now), we have not received any for this plot. We took note of every other detail pertaining this, just in case we are forced to refute and defend ourselves against potential advances of *fiat accompli*.

Plot 1398: Previous Update - We initially allocated this plot to Josephine Joyce Ndapewa Edward, and as far as we know she had since cancelled moving forward because of bank issues and has since requested to be placed on the Municipality waiting list whilst she sorts out her issues. On a different note, it was difficult to track down this client's application as she went out of the country towards the end of the year (that was right before the Deed of Donation was issued) and the bank could not allow us to follow up on her application status as it was not yet approved, in actual sense she was not willing to tell us whether she had lodged her application or not. Asking her to indicate the status of her application fell on deaf ears, and that we only got to learn through a Municipality staff member that we had asked to intervene as we were losing a lot of time through this client. The client returned from South Africa in the beginning-mid December 2019, and after numerous attempts to get her to keep us abreast on her home loan application, we only got to find out about her application status around the 9th of January 2020. We have since replaced her with Mervin Kitagob Narib whose application is yet to be approved. The aforesaid is already on municipal records.

We requested the MUNICIPALITY TO REPLACE Mervin back in March as he was making empty promises to us and as well as the bank after he was asked to provide proof that he had settled one of his accounts before the bank could approve. Additionally, he failed to produce the settlement letter/prove that he claimed to have had. Due to time sensitivity we requested that he gets substituted to make way for ready to go clients, of which we would have (ideally) kept him on the waiting list for the due-to-be-given remaining 12 bank linked plots.

Current Status: We have provided the contact details of the bank consultant who handled this application for your validation. After numerous requests via calls and emails to get a client substitute (for a few months now); we have only received a prospective client for this plot on 25 June 2020. We could not have



Reg. 1737

P. O Box 1523 | Swakopmund | ERF No: 201 | Millennium Park | Rundu
 Fax: +264 (0)88 6559573 | Email: magnus@namlink.net
 Mobile: +264 81 300 7641 | +264 81 149 0909

were the vetting process was done by our corporation (after we learned about these challenges), the process still recurred. The pre-approvals in all honesty, and with all due respect have misguided most of the contractors. Unfortunately, Embamba's clients are from the same bank (at least up to this point).

We hope it is purely a coincidence. We have since observed a positive turn around in the two cases were we advised the Municipality to go with the options that we deemed to be the most suitable. **The results translated into the approvals for both applications (for clients that we allocated plots 1396 and 1397).** We have received a prospective client substitute for Plot 1398 Only last week 25 June 2020 after such a long haul, and we are still waiting for a client substitute for Plot 1399. How do we build for clients in absentia remains a noteworthy question that will remain unanswered?

Our view on the element of efficiency: the algorithm that comes at hand if we are to compare those companies who were given preference to get sixteen (16) plots, more so who got those plots way earlier, versus those of us that got only four (4) and later in the year for that matter remains as follows; **adds are that those who got more plots earlier in the year are four times more likely to get started as they have four times more plots than those with a measly four plots only**, of which the time of site and plot allocations, clients with great records among many other aspects contribute to the likelihood of getting started. This means that those with more plots have a better chance as they are better empowered to get started because they have more clients and more plots to work with. The same principle could be reciprocated to the aspect of financing. **Those with more plots (sixteen) have a more attractive packages to work with compared to those with lesser plots (four).** However, incidences may occasionally (albeit rarely) dictate otherwise depending on the merits associated to client lists, client readiness, at what time a certain corporation got the land allocations etc. Essentially the former is more probable. The Municipality is aware about our business case, and we have pleaded for an additional twelve plots to help minimize the challenges in this respect. We have had two meetings with the CEO regarding this matter, and hoped for some remedy soon after; to this day, the promises made have not been met. We kept/keep working nonetheless.

Our view on the part of the clients' applications and approvals: as the Municipality is well aware, we obtained the lists of clients from them. We have no control over client affordability as we do not pick the clients on our lists to suit our needs. When the banks decline or approve applications, they do so at their own discretion and at their convenience. Based on the feedback that we receive, we then consult and use our discretion to activate the next move we would make. So much time is lost as it takes the bank up to a month in most cases to revert back to the clients. Generally, the months of November, December and January cause more delays as many people go on leave or recess and that subsequently spirals down to February and perhaps March as their workload piles up within those months etc. Additionally, companies are not allowed to follow up on client applications because of bank policies pertaining to disclosure for non-approved clients which therefore impedes the possibilities of speeding up the process. The situation would be different once there are approvals as by then, the banking policies would allow disclosure of the statuses of clients' applications- upon approval and as per the bank policies, that then would allow us to follow up accordingly. We heavily rely on our clients to provide us with such feedback at this point, although we ask them to call while they are with their bank consultants and that is one way we keep track on the due processes at a more accelerated pace. In effect, the three months' delivery period that you have highlighted in your initial letter dated 27 February 2020 would have meant so much more if it were based on the time of bank approvals or better on bond registrations, because we have no control over the bank and municipal administrative processes which correspondingly



P. O Box 1523 | Swakopmund | ERF No: 201 | Millennium Park | Runclu
 Fax: +264 (0)88 6559573 | Email: magnus@namlink.net
 Mobile: +264 81 300 7641 | +264 81 149 0909

amount to time managed for us. On the part of the bank, we have observed an improvement when we processed the last two applications which were approved.

Our view on the part of the Municipality of Swakopmund: from our experience, the process up until we got site allocations took up until July 2019 for our corporation (i) Our award letter is dated 28 February 2019 (ii) Our Site Allocation letter is dated 18 July 2019 with multiple mistakes such as company name and was of no official use because of the errors, e.g. square meters/rates etc. corrections were made and that too took so much time, meanwhile, site layouts only reached us on 31 July; that in itself stalled the process (iii) Due processes commenced with the right client search. From my observations, Deed of Donations took about three weeks and even longer for the most part this year, similarly and/or ironically, last year, our plans were only approved after four weeks of submission etc. All these due processes take time, unfortunately they do not happen concomitantly for the most part, and we understand that they pass through various offices, hence; depending on the workload on the part of the individual handling a particular task at a given time (in certain circumstances) one can obtain their information faster, and during busier days it could take more time. We understand all of the above matters which is why we always approach the Municipality when there are potential hiccups in the delivery process. Generally, we have experienced hassles in getting client substitutes from the Municipality starting from this year, notably from February up to this day. We would not have been here had we gotten credible clients or better approved clients. The examples contained herein are for illustrative purposes only, and are based on our (real) experiences or observations.

While we are on the Municipality aspects, please enlighten us on the reasons why some corporations got sixteen (16) plots whilst others got only four (4)? Why was there no even distribution from the very start? Effectively, such imbalances may play a part in the progress that is being made and most probably disenfranchised some corporations depending on their respective business cases. To avoid future challenges, I hope the municipality will find a solution to this matter, and not just for a selected few as in the case of the sixteen plots that some contractors got at the expense of others, especially for those of us who have worked hard and spent a lot of money thus far. How many corporations received the abovementioned letter, and on what grounds did Embamba Investments cc receive it given the consistent efforts (time and money) that we have put in this venture? What solutions do you have for the sheer challenges that we have brought forward? After more than a year of waiting, what is the status of the social houses?

Embamba Investments cc as it has always been, our position remains intact; (i) we are ready, willing and able to deliver subject to clients getting approvals from their bank(s) in conjunction with the bond registrations - we cannot start building without the aforesaid as that is a very risky exercise; for any corporation for that matter (ii) we request to be given the remaining twelve plots in order to maximize our efficiency and delivery processes as hinted above; whilst we are on the four house task.

Kindly take note that we have spent a lot of money and time in getting us to this point. We hope you will take note of our concerns. We plead in your high office to help address eminent concerns amicably (where applicable), and as swift as possible, while we seek to meet our visionary government half way via this noble venture in collaboration with your esteemed office. We hope to add significant value to the national goals of the Republic of Namibia, such as those stipulated in the Harambee Prosperity Plan.

We are optimistic that we will bring forth desirable/positive results in this business endeavor, moreover we are ready to provide further clarity on any of the abovementioned aspects.



P. O Box 1523 | Swakopmund | ERF No: 201 | Millennium Park | Rundu
Fax: +264 (0)88 6559573 | Email: magnus@namlink.net
Mobile: +264 81 300 7641 | +264 81 149 0909

Thanking you in advance.

Sincerely yours in business,

Magnus Mpasi Siteketa
Managing Director

P.S. This letter bears my electronic signature and is valid.

CC: Mr. C. Awaseb
Mrs. LC Du Plessis



MUNICIPALITY OF SWAKOPMUND

Ref No: 14/2/1/2

Enquiries: LC Du Plessis (Mrs)

(064) 4104632
0886519133
53 Swakopmund
NAMIBIA
www.swkmun.com.na
lduplessis@swkmun.com.na

25 June 2020

Hadago Investments CC
P O Box 27323
WINDHOEK
10005

wjabergh1@gmail.com

TERMINATION OF CONTRACT 40/40 PROJECT

Kindly be informed that it was reported to Council that no progress on the abovementioned housing development project could be reported by your business

Council therefore took a decision to terminate your participation in this housing development project hence notice is hereby given that should you wish to provide tangible and substantiated reasons on why you have not proceed with any house development, you be given 7 days from date of this letter to respond thereto.

Should you not meet the response timeline, we wish to take this opportunity to thank you for your attempts to participate in this house development project.

Yours Faithfully

M P C Swarts
General Manager: Corporate Services & Human Capital
/lcp



PUTURI CONSTRUCTION CC

P. O. Box 715
OKAHANDJATel: 062 – 502266
Fax: 062 – 501050E-mail: helen@puturiconstruction.com
VAT No: 6143815-01-5

Registration No: 17/2013/06301

29 June 2020

Termination of Contract 40/40 Project

With reference of your letter dated 25 June 2020 to Hadago Investments cc on above mention subject we would like to respond and give a brief explanation as well as substantial reasons.

Herewith we would like to give a basic background.

Hadago Investments cc has received a letter from your Institution on 10 June 2019, Hadago Investment and Puturi Construction on approach From Hadago Investments Join into a Joint Venture 13th of March 2020

Right after this Joint Venture we meet up during the week as from 16 March till 20th March 2020 on which we introduced our shelves and got the necessary documents and information. During our discussions was it Made clear that we should not pay any attention on the 24 mass housings Sponsor by Municipality but concentrate on the 16 Bank financed houses.

On the 16 Bank finance houses we stipulate to Mrs. L.C Du Plessis that I is economically viable for us to build 10 houses at one go instead of one by one as approved. Hence we requested list from her which was forwarded to Mr. Luther Kapukare to start contacting potential clients. On the mention list we have already gave feedback or rather performance review/report it dated 12 May 2020 (12 April 2020 wrong date) On our visit at her office 14 May 2020 right after the first lockdown to speed up our 16 potential clients to ensure constructions.

The following clients are approved Mr Ihuhwa erf 1313, Mr Shuhedwa erf 1314, and Mr Hango erf 1311 will be signing tomorrow the 30th of June 2020 at the bank then he will also be approved.

Member: Mr. W. J. A. Bergh



PUTURI CONSTRUCTION CC

P. O. Box 715
OKAHANDJATel: 062 – 502266
Fax: 062 – 501050E-mail: helen@puturiconstruction.com
VAT No: 6143815-01-5**Circumspections without our Control**

As we all know the Covid -19 and the lockdown the 1st and 2nd lockdown has played a major roll on our delay to not be able to have reached your dispersible progress.

As stated previously after our Joined Venture agreement dated 13th March 2020. We have truly tried to make this project work and produce Progress, the lockdown was a week right after we introduce ourselves to your office in March 2020, after the first lockdown two week in which we produce a progress / performance review to your office and busy with arrangements a further 14 days' or rather two weeks lockdown has been implemented in which we are currently in.

Attached find Government Communications with highlighted areas to substantiate our statement, also find 1st progress or performance review dated 14 April 2020 which should have read 14 May 2020. We have also attached our second performance report or review dated 18 June 2020

In Conclusion, we know that we will be able to complete this project within the next four to five months, provided that all 16 clients are approved by the in relevant banks and their housing plans are approved by the relevant authorities, we have also applied for essential permit with MIT also, herewith we also attached our company project with our historical acquirements.

Member: Mr. W. J. A. Bergh



PUTURI CONSTRUCTION CC

Registration No: CP/201/306601

P. O. Box 715
OKAHANDJATel: 062 - 502266
Fax: 062 - 501050E-mail: helen@puturiconstruction.com
VAT No: 6143815-01-5

We know and concur with your office that this project should have been worked at and completed by now but we herewith request your office to grant us as motioned five months after lockdown to proof to your institution that we can deliver that we promise .

Your favorable consideration is highly anticipated

Yours truly



André Bergh
Project Manager

Member: Mr. W. J. A. Bergh



MUNICIPALITY OF SWAKOPMUND

Ref No: 14/2/1/2

Enquiries: LC Du Plessis (Mrs.)

Ongoshi Trading Investments
P.O.Box 22563
Windhoek
10005

pnuujoma14@gmail.com

(064) 4104632
0886519133
53 Swakopmund
NAMIBIA
www.swkmun.com.na
lduplessis@swkmun.com.na

25 June 2020

TERMINATION OF CONTRACT 40/40 PROJECT

Kindly be informed that it was reported to Council that no progress on the abovementioned housing development project could be reported by your business

Council therefore took a decision to terminate your participation in this housing development project hence notice is hereby given that should you wish to provide tangible and substantiated reasons on why you have not proceed with any house development, you be given 7 days from date of this letter to respond thereto

Should you not meet the response timeline, we wish to take this opportunity to thank you for your attempts to participate in this house development project.

Yours Faithfully

M P C Swarts
General Manager: Corporate Services & Human Capital
/lcdp

Liezle Du Plessis

From: simon@saqs-inc.com
Sent: Friday, 03 July 2020 15:55
To: Liezle Du Plessis
Cc: haragaes26@gmail.com; tsowaseba@gmail.com
Subject: Ongoshi Trading Investments cc - Letter to Municipality
Attachments: Letter to Municipality.pdf; Death Certificate - Simon Nuujoma.pdf; Applicant 1429.pdf; Applicant erf 1431.pdf

Mr. Du Plessis,

Please find attached the following letter for your attention:

1. Letter to Municipality
2. Pre-Approval of 2 x Clients.
3. Death Certificate

ease do not hesitate to contact us if you have any queries.

Simon Shivute


SHIVUTE & ASSOCIATES
ATTORNEYS-AT-LAW



Ongoshi Trading Investment CC

PO Box 774, Windhoek, NAMIBIA • pnunjoma14@gmail.com • 081 280 0297



Municipality of Swakopmund
P O BOX 53
Swakopmund
Namibia

02 July 2020

Attention: Mr M P C Swarts
General Manager: Corporate Services & Human Resources

TERMINATION OF CONTRACT 40/40 PROJECT

The above subject has reference.

Ongoshi Trading Investment would like to take this opportunity to thank the Municipality of Swakopmund for the opportunity granted to us to participate in the 40/40 housing program.

The Namibian economy as we all know is going through a downslide period for the past 3 years which have detrimental impact on the everyday lives of the citizens of this country. Our company is no exception and was finding itself in a very difficult situation to sought and secure funds as starting capital.

Not only was this process long and cumbersome but, was coming with high collateral requirements. In the midst of this situation COVID-19 world pandemic came and add insult to an injury to our already distressed economy.

We as shareholders of this company lives in Windhoek (Khomas region) and the project is in Swakopmund (Erongo region) as we all are aware this were two regions affected by the COVID-19 lock-down. This have severe limitations on movement of people, businesses, goods and services and livelihoods of ordinary people and this also caused major delays to the progress of the project.

On a very sad note the majority shareholder (Mr Simon P, Nuujoma) of the company passed away on 1st July 2020.

The above change the tone of major operations of Ongoshi Trading Investment CC. Having said that, me as the only remaining shareholder is busy preparing for the funeral of my dear friend and partner and also arranging to compose a new energetic and qualified team to kick-start and fast forward the actual construction process as soon as possible.

I should mention that is an exciting but indeed a challenging experience. Thought the process was long and cumbersome but we manage to have Two (2) of our Four (4) clients through bank approvals and of which one is currently with the Municipality for signatures for the request of power of attorney by the lawyers. For ease of reference please, see attached.

It is against this background this background that, Ongoshi Trading Investment CC is humble requesting your good office to consider a withdrawal of the cancellation and granting us a last opportunity for at least a month from the date of this letter.

This is due to the process of change of ownership upon the death of a member which also necessitate some legal consultations.

We deeply regret all inconveniences caused and pledge our unwavering support and cooperation should we be granted this opportunity to help fight the National plight of housing.

Please, accept assurances of my highest consideration.

CC Member


Axaro M. Tsowaseb



MUNICIPALITY OF SWAKOPMUND

Ref No: 14/2/1/2

Enquiries: LC Du Plessis (Mrs.)

NCO Investment Number Eight (Pty) Ltd
P.O.Box 1304
Swakopmund
13001

ncoinvestmentsno8@gmail.com

(064) 4104632
0886519133
53 Swakopmund
NAMIBIA
www.swkmun.com.na
lduplessis@swkmun.com.na

25 June 2020

TERMINATION OF CONTRACT 40/40 PROJECT

Kindly be informed that it was reported to Council that no progress on the abovementioned housing development project could be reported by your business.

Council therefore took a decision to terminate your participation in this housing development project hence notice is hereby given that should you wish to provide tangible and substantiated reasons on why you have not proceed with any house development, you be given 7 days from date of this letter to respond thereto.

Should you not meet the response timeline, we wish to take this opportunity to thank you for your attempts to participate in this house development project.

Yours Faithfully

M P C Swarts
General Manager: Corporate Services & Human Capital
/cdp

All correspondence must be addressed to the Chief Executive Officer

Liezie Du Plessis

From: Pro Direct Real Estates <info.prodirect@iway.na>
Sent: Tuesday, 30 June 2020 11:05
To: Liezie Du Plessis
Cc: Fransie van Zyl; andrevdv1@gmail.com; thaabit112@yahoo.com; Charles Awaseb
Subject: NCO INVESTMENTS NUMBER EIGHT PTY LTD - 40/40 PROJECT
Attachments: no-reply.hr@swkmun.com.na_20200626_142013.pdf

Dear Mrs du Plessis

The attached correspondence dated 25 June 2020 bears reference. We advise as follows:

Erf 1404 Matutura – Purchaser: E Mwafingange – TRANSACTION ALREADY REGISTERED AT THE DEEDS OFFICE

We advise that above mentioned transaction was duly registered at the Deeds Office in Windhoek on 12 June 2020. Transferring lawyer did advise your offices accordingly. Building plans to be submitted still this week and could not be lodged earlier due to the lockdown situation.

Erf 1405 Matutura – Purchaser: E V Hoebeb

We informed your offices on 11 May 2020 of approval of client's loan and request your attendance on drafting the Municipal Deed of Sale for client to sign at your offices. We await your office to send out transferring instruction to the lawyers as to date we did not receive any phone call from a transferring lawyer yet. Can you please advise.

Erf 1406 Matutura – Purchaser: M Stefanus

We informed your offices on 25 February 2020 of approval of client's loan and request your attendance on drafting the Municipal Deed of Sale for client to sign at your offices. Transferring lawyer, being Weder, Kauta & Hoveka already contacted me and confirm that they are busy with transferring process. It is expected that lodgement will take place within 14 days. Weder, Kauta will inform you once lodgement has taken place.

Erf 1407 Matutura – Purchaser: F Lumbu – TRANSACTION ALREADY REGISTERED AT THE DEEDS OFFICE

We advise that above mentioned transaction was duly registered at the Deeds Office in Windhoek on 11 June 2020. Transferring lawyer did advise your offices accordingly. Building plans to be submitted still this week and could not be lodged earlier due to the lockdown situation.

To the contents above, all transactions are executed successfully. Reason for all delays are due to the pandemic crisis we had in Namibia.

We can assure you that on approval of building plans at your offices, we will immediately attend to the construction on site.

Kind regards

Maryka Vermeulen
PRO DIRECT ESTATES

In my capacity as Agent for NCO Investments 8 (Pty) Ltd



Virus-free. www.avast.com



MUNICIPALITY OF SWAKOPMUND

Ref No: 14/2/1/2

Enquiries: LC Du Plessis (Mrs)

(064) 4104632
0886519133
53 Swakopmund
NAMIBIA
www.swkmun.com.na
lduplessis@swkmun.com.na

23 June 2020

BAY Engineering & Construction
P.O.Box 2996
Walvis Bay
13013

info@baygroupnam.com

TERMINATION OF CONTRACT 40/40 PROJECT

Kindly be informed that it was reported to Council that no progress on the abovementioned housing development project could be reported by your business.

Council therefore took a decision to terminate your participation in this housing development project hence notice is hereby given that should you wish to provide tangible and substantiated reasons on why you have not proceed with any house development, you be given 7 days from date of this letter to respond thereto.

Should you not meet the response timeline, we wish to take this opportunity to thank you for your attempts to participate in this house development project.

Yours Faithfully

M P C Swarts
General Manager: Corporate Services & Human Capital
/lcdp



MUNICIPALITY OF SWAKOPMUND

Ref No: 1058; 1059

Enquiries: Ms LC Du Plessis

(064) 4104632
0886519133
53 Swakopmund
NAMIBIA
www.swkmun.com.na
lduplessis@swkmun.com.na

14 May 2021

Trencon Pty (Ltd)
P O Box 5023
SWAKOPMUND
13001

via e-mail berenstw@yahoo.com

Dear Sir/Madam

PERFORMANCE REVIEW OF THE 40/40 HOUSING PROJECT, MATUTURA

We refer to our letter dated 25 June 2020 regarding the above subject matter.

Council has continuously reviewed the progress made on the 40/40 Housing Project and resolved 30 January 2020, under item 11.1.3:

Those contractors who performed poorly the erven allocated to them will be reduced; erven will be re-allocated to other contractors.

In execution of the above point it is noted that erf 1058 and 1059 are not developed. Thus due to failure to perform, these erven are no longer allocated to you.

Although not all the erven were taken from your allocation, the monitoring on completion of the houses will continue and if you perform satisfactorily, Council may again allocate available erven for development to you.

Should you require any further information, please feel free to seek clarity (in writing) from the undersigned.

Yours faithfully

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

/lcdp



MUNICIPALITY OF SWAKOPMUND

Ref No: 14/2/1/2

Enquiries: LC Du Plessis (Mrs.)

Magnetize Properties
P O Box 3940
Windhoek
10005

magnetize@iway.na

(064) 4104632
0886519133
53 Swakopmund
NAMIBIA
www.swkmun.com.na
lduplessis@swkmun.com.na

25 June 2020

TERMINATION OF CONTRACT 40/40 PROJECT

Kindly be informed that it was reported to Council that no progress on the abovementioned housing development project could be reported by your business.

Council therefore took a decision to terminate your participation in this housing development project hence notice is hereby given that should you wish to provide tangible and substantiated reasons on why you have not proceed with any house development, you be given 7 days from date of this letter to respond thereto.

Should you not meet the response timeline, we wish to take this opportunity to thank you for your attempts to participate in this house development project.

Yours Faithfully

M P C Swarts
General Manager: Corporate Services & Human Capital
/icdp



MUNICIPALITY OF SWAKOPMUND

Ref No: 14/2/1/2

Enquiries: LC Du Plessis (Mrs.)

PD Bricks & Property
P O Box 25999
WINDHOEK
10005

(064) 4104632
0886519133
63 Swakopmund
NAMIBIA
www.swkmun.com.na
lduplessis@swkmun.com.na

25 June 2020

peter2snoop@gmail.com

TERMINATION OF CONTRACT 40/40 PROJECT

Kindly be informed that it was reported to Council that no progress on the abovementioned housing development project could be reported by your business.

Council therefore took a decision to terminate your participation in this housing development project hence notice is hereby given that should you wish to provide tangible and substantiated reasons on why you have not proceed with any house development, you be given 7 days from date of this letter to respond thereto.

Should you not meet the response timeline, we wish to take this opportunity to thank you for your attempts to participate in this house development project.

Yours Faithfully

M P C Swarts
General Manager: Corporate Services & Human Capital
/lcdp

All correspondence must be addressed to the Chief Executive Officer



MUNICIPALITY OF SWAKOPMUND

Ref No: 14/2/1/2

Enquiries: LC Du Plessis (Mrs)

(064) 4104632
0886519133
53 Swakopmund
NAMIBIA
www.swkmun.com.na
lduplessis@swkmun.com.na

25 June 2020

JJIPP's Properties
P O Box 4679
WINDHOEK
10005

Dear Sir / Madam

TERMINATION OF CONTRACT 40/40 PROJECT

Kindly be informed that it was reported to Council that no progress on the abovementioned housing development project could be reported by your business.

Council therefore took a decision to terminate your participation in this housing development project hence notice is hereby given that should you wish to provide tangible and substantiated reasons on why you have not proceed with any house development, you be given 7 days from date of this letter to respond thereto.

Should you not meet the response timeline, we wish to take this opportunity to thank you for your attempts to participate in this house development project.

Yours Faithfully

M P C Swarts
General Manager: Corporate Services & Human Capital
/lcp

6 / 2020

1.1.2

**CONFIRMATION OF CANCELLATION OF SALE OF ERF 4917,
EXTENSION 14, SWAKOPMUND**
(C/M 2020/01/30 - E 4917)

RESOLVED:

CO: P
GM: CS&HC

- (a) That Council confirms the cancellation of Erf 4917, Extension 14, Swakopmund to Mr Willibard Uushona Shiimi in terms of the standard deed of sale conditions.
- (b) That Erf 4917, Extension 14, Swakopmund be offered to the next qualifying bidder for the sale of 14 December 2018.

11.1.3

PERFORMANCE REVIEW OF THE 40/40 HOUSING PROJECT
(C/M 2020/01/30 - 14/2/1/1)

RESOLVED:

CO: P
GM: CS&HC

- (a) That beneficiaries be allowed to choose their own preferred contractor (among the 28 selected contractors) which will encourage competitive house prices among contractors.
- (b) That the request from some beneficiaries to construct their own houses not be allowed to ensure quality and timely completion of the project.
- (c) That the request by contractors to revise their prices after their proposals were approved NOT be considered.
- (d) That any contractor found guilty of any dishonest practices in this project be blacklisted by Council.
- (e) That contractors who performed poorly be given 3 months to construct houses, failing which their erven be re-allocated to other contractors.
- (f) That all future consultations with beneficiaries be done by the Corporate Services & Human Capital Department to avoid dishonest practices by some of the contractors.
- (g) That all transfers be affected by Council's conveyancers and payable by the beneficiaries.
- (h) That Council remain with the current 28 contractors until all remaining erven earmarked for the program are available for allocation.
- (i) That the Municipality accelerate the servicing of Block 161 - 163 in order to re-allocate excess residents within the DRC Settlement to that area.



MUNICIPALITY OF SWAKOPMUND

Ref No: 14/2/1/1

Enquiries: LC Du Plessis (Mrs.)

Haler Investments CC
P O Box 4646, Vineta
SWAKOPMUND
13003

(064) 4104632
0886519133
53 Swakopmund
NAMIBIA
www.swkmun.com.na
lduplessis@swkmun.com.na

24 March 2021

Dear Sir/Madam

CONSTRUCTION OF HOUSES EXTENSION 6 and 7, MATUTURA /
PERFORMANCE REVIEW OF 40/40 HOUSING PROJECT, MATUTURA

I refer to my letter dated 25 June 2020 regarding the above subject matter.

Council has continuously reviewed the progress made on the 40/40 Housing Project and resolved 30 January 2020:

Those contractors who performed poorly the erven allocated to them will be reduced; erven will be re-allocated to other contractors.

Kindly be informed that the following undeveloped erven are therefore no longer allocated to you as you have failed to perform: 1133, 1135, 1138, 1139, 1140, 1141 and 1282.

Although not all the erven were taken from your allocation, the monitoring on completion of the houses will continue and if you perform satisfactorily, Council may allocate available erven for development to you again.

Should you require any further information, please feel free to seek clarity in writing from the undersigned.

Yours faithfully

M P C Swarts
General Manager: Corporate Services & Human Capital
/lcdp





MUNICIPALITY OF SWAKOPMUND

Ref No: 14/2/1/1

Enquiries: LC Du Plessis (Mrs.)

(064) 4104632
0886519133
53 Swakopmund
NAMIBIA
www.swkmun.com.na
lduplessis@swkmun.com.na

24 March 2021

Kenneth Investment CC
P O Box 1215
WALVIS BAY
13013

Dear Sir/Madam

CONSTRUCTION OF HOUSES EXTENSION 6, MATUTURA - PERFORMANCE REVIEW OF THE 40/40 HOUSING PROJECT, MATUTURA

I refer to my letter dated 25 June 2020 regarding the above subject matter

Council has continuously reviewed the progress made on the 40/40 Housing Project and resolved on 30 January 2020:

Those contractors who performed poorly the erven allocated to them will be reduced; erven will be re-allocated to other contractors

Therefore the following undeveloped erven are no longer allocated to you as you have failed to perform: 1022, 1025, 1026, 1027, 1027, 1030 and 1034.

Although not all the erven were taken from your allocation, the monitoring on completion of the houses will continue and if you perform satisfactorily, Council may allocate available erven for development to you again.

Should you require any further information, please feel free to seek clarity in writing from the undersigned.

Yours faithfully


M P C Swarts
General Manager: Corporate Services & Human Capital
/lcdp

Chief Executive Office



MUNICIPALITY OF SWAKOPMUND

Ref No: 1058, 1059

Enquiries: Ms LC Du Plessis

☎ (064) 4104632
 📠 0886519133
 ✉ 53 Swakopmund
 NAMIBIA
 🌐 www.swkmun.com.na
 📧 lduplessis@swkmun.com.na

14 May 2021

Trencon Pty (Ltd)
 P O Box 5023
 SWAKOPMUND
 13001

via e-mail berenstw@yahoo.com

Dear Sir/Madam

PERFORMANCE REVIEW OF THE 40/40 HOUSING PROJECT, MATUTURA

We refer to our letter dated 25 June 2020 regarding the above subject matter.

Council has continuously reviewed the progress made on the 40/40 Housing Project and resolved 30 January 2020, under item 11.1.3:

Those contractors who performed poorly the erven allocated to them will be reduced: erven will be re-allocated to other contractors.

In execution of the above point it is noted that erf 1058 and 1059 are not developed. Thus due to failure to perform, these erven are no longer allocated to you.

Although not all the erven were taken from your allocation, the monitoring on completion of the houses will continue and if you perform satisfactorily, Council may again allocate available erven for development to you.

Should you require any further information, please feel free to seek clarity (in writing) from the undersigned.

Yours faithfully

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

/lcdp

11.1.17 **LEASE OF A CONSTRUCTION SITE BY CHINA GEZHOUBA INVESTMENT GROUP (NAMIBIA) PTY LTD: DONATION TO COUNCIL**
(C/M 2023/04/27 - 13/3/1/5)

Ordinary Management Committee Meeting of 13 April 2023, Addendum 7.18 page 211 refers.

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

1. Introduction

This submission serves for Council to consider the offer from China Gezhouba Investment Group (Namibia) Pty Ltd (hereinafter referred to as "Gezhouba"). Attached as **Annexure "A"** is a letter received by e-mail from the entity confirming that they wish to donate structures on the lease site to Council.

2. Brief Background

Gezhouba applied to lease a temporary construction site and was allocated through among other decisions attached as **Annexure "B"**. The entity constructed offices as well as rooms for its employees for the railway construction period and the lease is about to terminate on **31 July 2023**. The lease agreement concluded allowed the entity to construct offices and room units for the accommodation of employees.

The lease agreement of Gezhouba stipulates in points 14.1 to 14.3 that the site must be cleared and restored to its original state of which all used materials must be disposed according to health regulations.

3. Current Situation

The entity foresees the structures constructed to be valuable and be usable at the end of their lease tenure for many years in the future with minimal maintenance. The structures can be used for any project that might be suitable to use the site for any viable project for the enhancement of the diverse developments of Swakopmund community at large.

Attached a letter dated **21 February 2023 (Annexure "C")** addressed to Gezhouba reminding the entity to not regard the donation as an alternative to the rehabilitation of the site, but rather consider their responsibilities to leave the site to its original state as per the agreement signed.

4. Proposal

Since the structures are usable, Council can consider accepting the offer of donation and can lease the site to qualifying entities to make use of the site through inviting for project proposals from qualifying entities with unique projects proposals subject to lease conditions to be set for a period of 2 years.

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

RESOLVED: (For Condonation By Council)

- (a) That Council takes note that the lease agreement with China Gezhouba Investments Group (Namibia) (Proprietary) Limited will terminate on 31 July 2023.**
 - (b) That Council takes note of the offer from China Gezhouba Investments Group (Namibia) (Proprietary) Limited to donate the improvements.**
 - (c) That Council does not accept the donation by China Gezhouba Investments Group (Namibia) (Proprietary) Limited.**
 - (d) That the lessee be advised to rehabilitate the site in terms of the**
-

Annexure "A"

Stephny Bruwer <sbruwer@swkmun.com.na>; kevin.fick@cggcurpnamibia.com; shenlin
<shenlin@cggcurpnamibia.com>; 赵欢 zhaohuan@cggcurpnamibia.com

Thu 02/02/2023 11:41

Re: RE: China Gezhouba Group Co LTD Lease Agreement-Termination

Good day, Arina,

I would like to donate all the infrastructure, you are welcome to inspect anytime, please
inform us in advance.

Regards

lilijie@cggcintl.com

Annexure "B"

11.1.20 01: LEASE APPLICATION FOR CONSTRUCTION SITE BY CHINA GEZHOUBA GROUP COMPANY LIMITED02: CANCELLATION OF LEASE AGREEMENT WITH LUKA ROADS, RAILS AND CIVILS

(C/M 2021/01/28 - 13/3/1/5)

RESOLVED:

- (a) That the lease agreement for the construction and accommodation site for Luka Roads, Rails and Civils be cancelled and that Luka Roads, Rails and Civils settles the outstanding rental in the amount of N\$177 597.40.
- (b) That the application by China Gezhouba Group Company Limited (as subcontractor of Project C001: Upgrading of the Railway Line between Walvis Bay and Kranzberg) to lease a portion of land measuring 7 390.24m² be approved as per coordinates (on file), for the exclusive purposes
 - (i) *Of establishing a contractor's camp, engineer's offices and site laboratory; and*
 - (ii) *Accommodation of their 30 workers.*
- (c) That permission be applied for from the Honourable Minister of Urban and Rural Development in terms of section 30 (1) (t) to amend the lease agreement to reflect China Gezhouba Group Company Limited as the lessee.
- (d) That China Gezhouba Group Company Limited be granted permission to occupy the lease site whilst point (c) is being attended to.
- (e) That the following conditions be applicable:
 - (i) *That the lease term be set for 30 months, without an option to renew.*
 - (ii) *That either party can give 3 calendar months' written notice of the cancellation of the agreement.*
 - (iii) *That the lease of the land be at a rental amount of:*
 - ⌘ *7 390.24m² - total area being used at N\$2.42 / m² / month = N\$ 17 884.38 / month + 15% VAT (N\$ 2 682.66) = N\$ 20 567.04.*
 - ⌘ *Accommodation units / unit / month = N\$332.75 / month + 15% VAT (N\$49.91) = N\$382.66 per unit (the number of staff units to be confirmed from drawing CGGC-2020-004).*
 - The first 7% escalation will be on 1 June 2021.*
 - (iv) *That a refundable deposit, equal to one month's rent be paid.*
 - (v) *That a deposit of N\$100 000.00 be paid for the rehabilitation of the area, if required.*
 - (vi) *That, if applicable, China Gezhouba Group Company Limited be required to pay a refundable electricity deposit equal to the monthly rental which shall be applied and used only if an outstanding account remains with Messrs Erongo RED upon termination of the lease.*

- (vii) *That the remainder of (vi) be refunded to the lessee on presentation of proof to the General Manager: Finance that the electricity account from Messrs Erongo RED in the name of the lessee has been paid in full.*
- (viii) *That China Gezhouba Group Company Limited makes arrangements for the provision and usage of electricity with Messrs Erongo RED at its own cost.*
- (ix) *That, if required due to the zoning of the lease area being "Undetermined", Council gives consent to China Gezhouba Group Company Limited in terms of the Town Planning Amendment Scheme 12 to engage in construction and manufacturing activities required for the road tender.*
- (x) *That China Gezhouba Group Company Limited register as a business with the Health Services & Solid Waste Management.*
- (xi) *That Council's standard conditions of lease be applicable to the agreement as per Property Policy:*
 - 1. *that all costs for the lease transaction be for the lessee's account, inclusive of, but not limited to the cost of advertising Council's intention to lease in terms of the Local Authorities Act, Act 23 of 1992, as amended and the cost of compiling a lease agreement*
 - 2. *Council to be indemnified by the lessee against any possible claims for damage by anyone or person arising from the use of the property by the lessee.*
 - 3. *no construction of permanent structures will be permitted*
 - 4. *the lessee has no option to purchase the lease site*
 - 5. *no subletting without Council's approval*
 - 6. *the lease agreement is not transferable and will not form part of an estate*
 - 7. *that Council be informed of any change in shareholding of the company*
 - 8. *that the lessee 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.*
- (xii) *That the following special conditions be applicable:*
 - 1. *That the lessee shall be responsible for the cleanliness and tidiness of the property.*
 - 2. *That there is no guarantee that the property is suitable for the lessee's purposes.*
 - 3. *That written permission be obtained, should the lessee wishes erect any sign or advertising material on the outside of the Property.*
 - 4. *That no subletting be allowed.*
 - 5. *That a site specific environmental management plan be provided.*

(f) That the following conditions be applicable specifically to the accommodation of personnel:

- (i) *The accommodation facilities shall be fenced off from the working area.*
- (ii) *Suitable firefighting equipment shall be installed in all facilities and shall be inspected by Fire Fighting Section prior to occupation.*
- (iii) *That before occupation of the accommodation units, the facility shall be inspected by Health Services & Solid Waste Management Department and only if found fit for habitation, may it be occupied.*
- (iv) *As an alternative to the sewage treatment system, a containment tank may be used, with the tank emptied regularly with a water-truck and the sewage disposed to the municipal disposal works with prior arrangement with the Swakopmund Municipality.*
- (v) *If meals are prepared on site, and food stored on site, a fully functional kitchen shall be provided, complete with suitable refrigeration / freezers to maintain food in safe condition. This facility shall be inspected by Health Services & Solid Waste Management Department at regular intervals.*

- (vi) *An area shall be prepared for personnel recreation after hours / outside working time.*
- (vii) *All accommodation facilities, and all walking areas shall be provided with sufficient lighting.*
- (viii) *It is also recommended that:*
 - *no pets be kept at the accommodation*
 - *alcohol not be allowed*
 - *walkways provided with gravel to keep the accommodation clean.*
 -
- (ix) *Potable water for residential purposes be provided at the cost of the lessee to the satisfaction of the Health Services & Solid Waste Management*

And

11.1.8 LEASE OF A CONSTRUCTION SITE: CHANGE OF NAME OF THE LESSEE

(C/M 2021/03/25 - 13/3/1/5)

RESOLVED:

- (f) That Council approves the change of the name of the lessee approved by Council on 28 January 2021 from China Gezhoubu Group Company Limited to China Gezhoubu Investment Group (Namibia) (Proprietary) Limited).
- (g) That the name of China Gezhoubu Investment Group (Namibia) (Proprietary) Limited reflect in all future accounts and correspondences.
- (c) That an additional portion of land measuring 130m² which is being used as car port be added to the existing lease site approved by Council on 28 January 2021 under item 11.1.20, point (e) (iii).
- (d) That an addendum to the lease agreement signed on 11 February 2021 be compiled to reflect the name of the lessee as China Gezhoubu Investment Group (Namibia) (Proprietary) Limited and amending the lease area by adding 130m² to the size of the lease site (the additional area is being used as car port).

Annexure "C"



MUNICIPALITY OF SWAKOPMUND

(064) 4104216

088 614 514

53 Swakopmund

NAMIBIA

www.swkmun.com.naauushona@swkmun.com.na

13/3/1/5

Enquiries: Ms A Uushona

21 February 2023

China Gezhouba Group Company Limited
P O Box 27597
WINDHOEK
10005

Attention: Mr L Lijie

lijie@cggcintl.com

Dear Sir

TERMINATION OF LEASED SITE LEASE AGREEMENT

I acknowledge receipt of your e-mail dated 02 February 2023 the content whereof is noted.

Please provide Council with a list of items included in the proposed donation and an estimated value thereof, as Council cannot make a decision based on a verbal report.

Notwithstanding the above proposed donation and Council's consideration thereof, the lessee, China Gezhouba Investments Group (Namibia) (Proprietor) Limited remains still responsible for the removal of all equipment, fixtures and personal property and to rehabilitate the site to its original condition (clause 14 of the lease agreement is attached for ease of reference). Meaning the donation will not be regarded as an alternative to the rehabilitation of the site.

Should you have any further enquiries, please do not hesitate to contact Ms A Uushona ☎ 064-4104216.

Yours faithfully

Mr A. Platje
GM: Corporate Services & HC (Acting)

/au

Copy: GM: Engineering & Planning Services

All correspondence must be addressed to the Chief Executive Officer

11.1.18 **REQUEST FOR REDUCED MONTHLY ACCOMMODATION RATE FOR MEDICAL INTERNS**
(C/M 2023/04/27 - 14/2/7/1/2)

Ordinary Management Committee Meeting of 13 April 2023, Addendum 8.1 page 03 refers.

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

1. Introduction

The purpose of the submission is to table the appeal by the Ministry of Health and Social Services against the Council Resolution taken during the ordinary Council meeting dated **29 September 2022** (Addendum 11.1.37), which requested a reduced monthly accommodation for their medical interns for a period of 16 months.

2. Background:

The Swakopmund State Hospital has 19 interns that need accommodation for 10 months. Unfortunately, not all interns were able to secure suitable accommodation and subsequently, the Ministry of Health and Social Services approached the Municipal Rest Camp to assist in accommodating 19 of their interns (**Annexure "A"**). In response to the request, Council at its Ordinary Council Meeting dated **29 September 2022**, resolved among others:

- (a) *That Council to approves the provision of accommodation to medical interns from the Ministry of Health and Social Services at a flat rate of N\$8 000.00 for 2 persons per house without DSTV and N\$ 8250.00 with DSTV.*

Thus far, none of the medical interns were able to occupy the Dunes Rest Houses as per the resolved rate.

3. Discussion:

The Ministry of Health and Social Services wrote an appeal letter (**Annexure "B"**), requesting Council to further reduce the rate to N\$2 500.00 per intern / per month.

The original rate per Dunes rest house is N\$750.00 per day, which will result in N\$23 250.00 per month. The previous resolution was taken with the aim to assist the medical intern and to promote the Rest Camp during the low season. However, the requested monthly rate of N\$2 500.00 is not financially beneficial to the Council and thus should be not considered.

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

RECOMMENDED:

That Council does not approve the request by the medical interns from the Ministry of Health and Social Services at a flat rate of N\$2 500.00 per month.



REPUBLIC OF NAMIBIA

MINISTRY OF HEALTH AND SOCIAL SERVICES

DIRECTORATE : ERONGO REGION

Welwitschia Park Phase 2
% Welwitschia & Woker St
Private Bag 5004
Swakopmund

Tel: No: 064-4106111
Fax No: 064-4106002

Anna.Jonas@mhss.gov.na

OFFICE OF THE DIRECTOR*Enquiries: Anna Jonas*

To: **Mr. Alfeus A. Benjamin**
The Chief Executive Officer (CEO)
Swakopmund Municipality
P.O. Box 53
Swakopmund

Date: 22 August 2022

Dear Mr. Benjamin


REQUEST FOR REDUCED MONTHLY ACCOMMODATION RATE FOR MEDICAL INTERNS

We would like to thank the Swakopmund Municipality for your support to the Ministry of Health and Social Services, Erongo Region.

As discussed during our meeting dated , the Region will be accommodating Medical interns from the 1st September 2022 for sixteen (16) months. However, not all the medical interns have accommodation in Swakopmund or Walvis Bay. As a result, we would like your organization to consider providing the medical interns with accommodation with a flat monthly rate. The payment as well as the lease agreement will be between the medical interns and the municipality.

Attached hereto is a list of the medical interns. The interns who are highlighted in black indicated that they do not have accommodation in Swakopmund or Walvis Bay.

Thank you and we look forward to your positive response.


MS. ANNA JONAS
REGIONAL DIRECTOR

Ministry of Health & Social Services
Private Bag 5004, Swakopmund, Namibia
2022-08-23
Director office
Directorate: Erongo Region



MUNICIPALITY OF SWAKOPMUND

(064) 4104612

088 619 135

53 Swakopmund

NAMIBIA

www.swkmun.com.na
ahaufiku@swkmun.com.na

Ref No: 14/2/71/2

Enquiries: Haufiku Ashley

03 October 2022

Ministry of Health and Social Services
The Regional Director
Private Bag 5004
Windhoek

Dear Ms. Jonas

REQUEST FOR REDUCED MONTHLY ACCOMMODATION RATE FOR MEDICAL INTERNS

Reference is made to your letter dated 22 August 2022.

Council at its Ordinary Council Meeting dated 29 September 2022, resolved as below:

- (a) That Council to approves the provision of accommodation to medial interns from the Ministry of Health and Social Services at a flat rate of NS\$ 000.00 for 2 persons per house without DSTV and NS\$ 8250.00 with DSTV.
- (b) That the approval above is subject to the following conditions:
- *Rent is payable on the first day of each month*
 - *No cleaning services will be provided by the rest camp staff*
 - *Medical Interns will be required to provide their own beddings*
 - *Medical interns will be required to clean their rest houses and provide them cleaning material as well.*
 - *All Municipal Rest Camp rules and regulations will apply to the interns while residing.*

We trust that you will find the above-mentioned in order and for any queries please do not hesitate to contact our office at the above-mentioned contact details.

Yours faithfully

VILHO KAULINGE
GM: ECONOMIC DEVELOPMENT SERVICES



14/2/2022



REPUBLIC OF NAMIBIA

MINISTRY OF HEALTH AND SOCIAL SERVICES

DIRECTORATE : ERONGO REGION

Welwitschia Park Phase 2
% Welwitschia & Woker St
Private Bag 5004
Swakopmund

Tel: No: 064-4106111
Fax No: 064-4106002

Anna.Jonas@mhss.gov.na

OFFICE OF THE DIRECTOR

Enquiries: Anna Jonas

21 December 2022

To: **Mr. Alfeus A. Benjamin**
The Chief Executive Officer (CEO)
Swakopmund Municipality
P.O. Box 53
Swakopmund



Attention: Mr. Vilho Kaulinge – GM Economic Development Services

REQUEST FOR REDUCED MONTHLY ACCOMMODATION RATE FOR MEDICAL INTERNS

Thank you for your response to our letter on the above mentioned topic. We are grateful for your effort in approaching council for a reduced rate for the medical interns.

Our office has consulted the medical interns about the proposed flat rate of N\$ 8,250.00. However, taking into consideration that they are still learning and not fully qualified Medical Doctors yet, the amount proposed is on a high bound for the majority of them. The humble request is for a possible reduction to **N\$2500.00** flat rate per person per month.

As indicated in our previous communication, the payment as well as the lease agreement will be concluded between the medical interns and the municipality of Swakopmund.

Thank you.

MS. ANNA JONAS
REGIONAL DIRECTOR



All official correspondences must be addressed to the Regional Director.

11.1.19 **MOMPORISA TRADING ENTERPRISES (PTY) LTD - ALTERNATIVE TOWNSHIP FOR DEVELOPMENT**
(C/M 2023/04/27 - 16/1/4/2/1/14)

Ordinary Management Committee Meeting of 13 April 2023, Addendum **8.2** page **07** 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 an application received from Momporisa Trading Enterprises (Pty) Ltd (hereinafter referred to as "Momporisa") dated **13 February 2023** for the allocation of an alternative township for installation of services and construction of houses (**Annexure "A"**).

Momporisa is 1 of the 9 private developers who submitted unsolicited applications for township development and were allocated townships in terms of Council's decision passed on **31 May 2018** under item 11.1.25. They share Extension 25 with Lherix Investments (Pty) Ltd.

Attachments:

Annexure "A"	: Letter from Momporisa Trading Enterprises (Pty) Ltd dated 13 February 2023
Annexure "B"	: Item 11.1.44 of Council's Meeting held on 27 January 2022
Annexure "C"	: A letter dated 15 February 2022 addressed to Momporisa after a meeting with them.
Annexure "D"	: Aerial photo of Extension 25
Annexure "E"	: Map of Established Mondesa area and Northern Wedge

2. Background

After allocation of the respective townships to the various private developers it was determined that a number of townships are inhabited by informal households. This issue was submitted to Council on **27 January 2022** whereafter Council decided as per **Annexure "B"** (attached).

A meeting was held with the affected developers on **11 February 2022** explaining the current situation to them and that agreements can only be signed once the informal households have been relocated. Attached as **Annexure "C"** is a letter dated **15 February 2022** recording the discussion.

Although the Housing Section is working tirelessly to sensitize, register and list the informal households located in Extension 25, this is a very long and sensitive process which cannot be concluded hastily. Attached as **Annexure "D"** is a map indicating the informal households located on Extension 25.

3. Alternative Townships

3.1 Below are lists of the townships located in the established Mondesa area and the allocation thereof:

Private Developers

	Extension	Developer
1	Ext 3, Mat	Tapeya Investment Holding (Pty) Ltd
2	Ext 4, Mat	In terms of Council's decision passed on 27 January 2022 under item 11.1.43 Council will install services to this township.
3	Ext 5, Mat	Reviving Property Solutions (Pty) Ltd
4	Ext 13, Mat	Matsi Investment (Pty) Ltd
5	Matutura Proper	Quintessential Trading & Consultancy (Pty) Ltd
6	Ext 24, Swk	Lelwapa Property Developers (Pty) Ltd
7	Ext 25, Swk	Lherix Investment (Pty) Ltd and Momporisa Trading Enterprises (Pty) Ltd
8	Ext 38, Swk	Gheron Building Construction (Pty) Ltd

Mass Housing Extensions (Gov Installed Services):

1	Ext 6, Mat
2	Ext 7, Mat
3	Ext 8, Mat
4	Ext 9, Mat
5	Ext 10, Mat
6	Ext 11, Mat
7	Ext 12, Mat
8	Ext 27, Swk
9	Ext 28, Swk
10	Ext 29, Swk
11	Ext 30, Swk
12	Ext 31, Swk
13	Ext 37, Swk

3.2 With reference to the Northern Wedge, Council passed the following decision on **27 January 2022** under item 11.1.2:

- (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	Relocation / Reception Area
174	Low 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~~".

As per Annexure "E", it might take years for the installation of services to progress to the southern boundary of the northern wedge for connections. Therefore allocating/exchanging a portion of land in the northern wedge to/with Momporsa will not solve the delays they are currently experiencing with the relocation of the informal households from Extension 25.

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

RECOMMENDED:

- (a) That Momporsa Trading Enterprises (Pty) Ltd be informed that Council takes note of their request submitted under cover of a letter dated 13 February 2023 for an alternative township for development, but that no alternative townships are available for exchange.
- (b) That it be noted that currently there is no written agreement signed between Council and Momporsa Trading Enterprises (Pty) Ltd; the agreement will only be signed once the informal households are relocated as resolved by Council on 27 January 2022 under item 11.1.44.
-



The Chief Executive Officer
Municipality of Swakopmund
P O Box 53
Swakopmund
Namibia

13 February 2023

RE: REQUEST FOR ALTERNATIVE BLOCK ERF TO ADDRESS NON-PROGRESS ON BLOCK NO. 5 EXTENSION 25

Our multiple discussions and enquiries to the above matter has reference.

Herewith Momporisa Trading Pty. Ltd request your good office to consider an alternative measure in addressing the current non-progressing situation on Block 5 extension 25, Matutura. As known by all parties the occupation of the above premises by shack dwellers makes it impossible for any attempt to develop the area. So far we, the Momporisa team has lost investors due to that occupation.

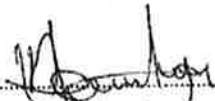
For six years since the allocation of the above land we are constraint by the shack dwellers occupation. This occupation caused us to lose investors and we are about to face the same situation of losing the current investors. In the last discussion Mr. Plaaitjies promised that the premises will be cleared and ready by the end of February 2023.

At this stage Momporisa has secured investors who are ready to develop the land and we are at an advance stage with negotiations. Current indications are that in three months we will be signing agreements as we are busy with the due diligence process. Logically it is impossible that the shack dwellers be moved by the end of February.

In this light we are requesting your good office to consider alternatives in order not to defeat our common course of development. Please consider our request as priority to remedy the situation

I hope our request is favorably considered.

Yours sincerely


.....
Mrs. Anna Hamutenya: Momporisa TE Pty Ltd

ANNEXURE "B"

11.1.44 **JV AGREEMENTS: INFORMAL DWELLING STRUCTURES LOCATED ON TOWNSHIPS**
(C/M 2022/01/27 - 14/2/1/2, 16/1/4/2/1/14)

RESOLVED:

- (a) That Council takes note that the following three Extensions allocated to private developers inhabited by informal households which need to be relocated in order to commence with service installations:

Township	Entity	Targeted Income Group	Occupied
Ext Swk 24,	Lelwapa Property Developers (Pty) Ltd	Low Income Level <u>Value of Structure:</u> N\$ 150 000 to N\$ 250 000 (excluding erf)	Densely Occupied
Ext Swk 25,	Momporisa Trading Enterprises (Pty) Ltd Lherix Investment (Pty) Ltd	Low Income Level <u>Value of Structure:</u> N\$ 150 000 to N\$ 250 000 (excluding erf)	Densely Occupied
Ext Swk 38,	Gheron Building Construction (Pty) Ltd Applied for reconsideration of cancellation.	Medium Income Level <u>Value of Structure:</u> N\$ 500 000 to N\$ 800 000 (excluding erf)	Eastern Half Occupied

- (b) That in order to obtain accurate information / data on the number of households located on Extensions 24, 25, 38 and Portion 184; the following framework and procedure is proposed:

- (i) A desktop study be embarked on based on the aerial maps of Extensions 24, 25 and 38 to estimate the density of the location of informal dwelling structures and to assess the situation.
- (ii) The General Manager: Corporate Services & HC be authorised to assess the need for and recruit temporary staff to attend to the envisaged survey and relocation project.
- (iii) Following the desktop study, a physical survey on site be conducted to assess:
 - (a) the location of informal dwelling structures (on erven, open spaces, streets, etc),
 - (b) number of informal dwelling structures per erf,
 - (c) the number of persons per informal dwelling structures,
 - (d) the income level of the informal dwelling structures household, and
 - (e) whether the household is already listed on the Master Waiting List and additional data be added to the said list.
 - (f) That tenants be issued with lease contracts once located on their erf.
- (iv) Then in consultation with the Engineering & Planning Department, the most suitable areas for relocation and reception be identified at the two

areas listed below (availability of services in proximity, distance from Extension 24, 25 and 38)

- **The Flexible Land Tenure Areas for households with fixed monthly income (Portions 182 and 183 and also to be relocated); and**
- **The Northern Wedge as relocation area for overspill of inhabitants being unemployed and without a monthly income; and as reception area for new arrivals (Portions 166, 169, 173 and 174)**

That the identified areas be prepared as follows:

- (a) **lay-outs be compiled to ensure controlled settlement and to avoid having to move informal dwelling structures built over boundaries and streets later;**
 - (b) **lighting, ablution and water be made available;**
 - (c) **Council assists with the transport of informal dwelling structures and household belongings, but be indemnified against any claims for damages;**
 - (d) **a plan be drafted for the orderly relocation to the relocation / reception areas; and**
 - (e) **Engineering & Planning Services Department provides rough estimates of the projected cost calculations for the project.**
- (v) **A communication campaign be designed and launched to sensitize the affected households, which includes regular consultations with the relevant committees.**
- (c) **That reasonable timelines be compiled to execute the project.**
- (d) **That in order to maximize the number of households which can be received and accommodated in the new resettlement / reception areas it is proposed that Council obtains permission from the Rural & Urban Planning Board to reduce the size of erven to a minimum of 220m² in the reception area only.**
- (e) **That the information from the desktop study be used to draft a funding proposal to urgently obtain funding / grants from international donors to service low cost housing areas and / or to erect ultra-low cost housing units.**
- (f) **That should Council confirm the cancellation of the termination in respect of Extension 3, Matutura to Messrs Tapeya Investment Holdings (Pty) Ltd (under separate submission in this Agenda), Council immediately undertakes to service and sell erven in this Extension, to speed up land delivery.**
-

ANNEXURE "C"



MUNICIPALITY OF SWAKOPMUND

Ref No: 16/1/4/2/1/14 & 14/2/1/2

(064) 4104200
 088 614 514
 53 Swakopmund
 NAMIBIA
 www.swkmun.com.na
 sbruwer@swkmun.com.na

Enquiries: Ms S Bruwer

15 February 2022

Lherix Investment (Pty) Ltd
 P O Box 1102
 Swakopmund
 13001

Att: Ms Emrichen Gaes

lherixcc@gmail.com

Momporisa Trading Enterprises (Pty) Ltd
 P O Box 467
 Henties Bay
 13005

Att: Ms Anna Hamutenya and

Mr Daniel Isaaks

annaham42@gmail.com
isaaksdaniel@gmail.com

Dear Sirs and Madams

DEVELOPMENT OF EXTENSION 25 : CURRENT SITUATION

The meeting held on Friday, 11 February 2022 at the Swakopmund Municipality regarding the development of Extension 25 refers.

The following is confirmed:

1. Extension 25 is inhabited by informal shack dwellers. Council approved a relocation plan on 27 January 2022 under item 11.1.44. The situation is being assessed to determine the number of households to be relocated. Council cannot commit to a timeframe for vacating Extension 25 as unforeseen issues might arise during the actual relocation process.
2. Due to the above reason the development agreements with Lherix Investment (Pty) Ltd and Momporisa Trading Enterprises (Pty) Ltd cannot be signed at this time. Specific timelines start running against the developer once the agreements are signed which will not be attainable while the extension is occupied by informal structures.

§ Clause 3 of the standard development agreement is attached in this regard.
3. Extension 25 is allocated to both Lherix Investment (Pty) Ltd and Momporisa Trading Enterprises (Pty) Ltd for the installation of services, construction of houses and the return of a number of identified serviced erven to Council.

§ Council's resolution passed on 31 May 2018 under item 11.1.25 is attached for completeness sake.

All correspondence must be addressed to the Chief Executive Officer

Summarized below the main conditions:

3.1 Extension 25 is allocated for low income level households.

The houses to be constructed shall consist of one (1) to two (2) to three bedroom houses, i.e structures to the value of not less than N\$150 000.00, but not more than N\$250 000.00. This excludes the cost of servicing the land.

3.2 The division of erven between Council and the developer is as follows under item 11.1.25 of the resolution passed on 31 May 2018:

Zoning	Total Number of Erven	Erven Sharing Ratio	
		Developer	Council
Single Residential	288	173	115
General Residential 1	0	0	0
General Residential 2	3	0	0
Local Business	0	0	0
General Business	14	8	6
Public Open Space	3	0	3
Institutional	5	0	5
Local Authority	4	0	4
Undetermined	1	0	1
Private Open Space	0	0	0

The above resolution was amended by Council on 25 February 2021 under item 11.1.19 to read as follows:

(a) That point 1.1.4.2 of Council's resolution passed on 31 May 2018 under item 11.1.25 be amended as indicated below to ensure that the developers:

- return 30% (52 erven) (instead of 40%) of the 173 "Single Residential" erven to be serviced by them, to Council;
- that the developers service 7 "General Business" erven and return 3 (including Erf 6683), the developers retain 4;
- that the developers service the 3 "General Residential 2" erven and return Erf 6647 to Council.

(b) ...

(c) ...

3.3 Should both developers agree to make use of the same professional service providers, the erven and profits can be divided within the above division amongst themselves. Alternatively, should the developers make use of different professional services providers, Extension 25 is divided into two blocks within the township to accommodate the developers based on each one using their own professional team and contractors which is practical, but resulting in an unequal distribution of erven.

§ Attached a map indicating the division as well as a list of the actual allocations based on the division.

In this regard the developers were requested to consult each other. At the meeting it was not determined which block will be allocated to which developer.

We await feedback from the two developers on whether they intend to proceed with their own preferred teams and contractors or whether they will joint forces and use the same.

In the meantime while Extension 25 is being vacated, please prepare for compliance with clause 3 of the development agreement.

For enquiries, please do not hesitate to contact Ms S Bruwer at ☎ 064-4104212.

Yours faithfully

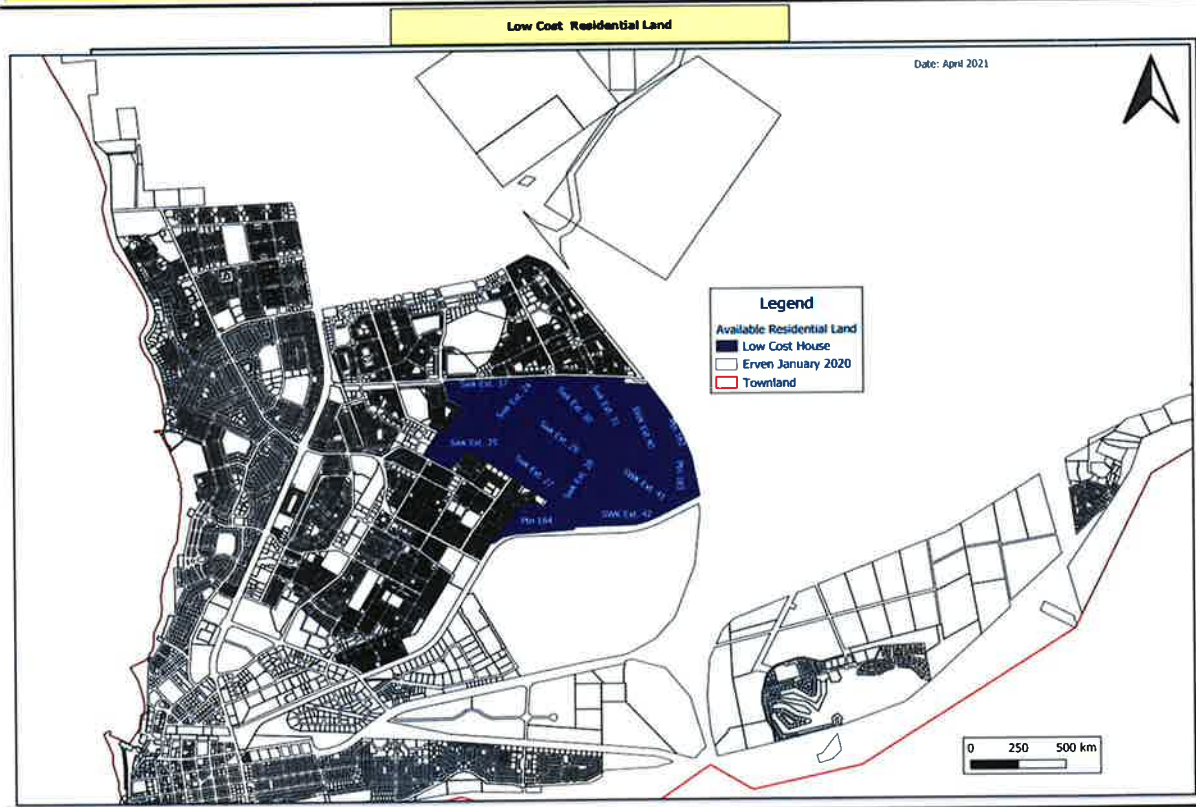


Mr A Plaatjie
General Manager: Corporate Services & Human Capital (Acting)

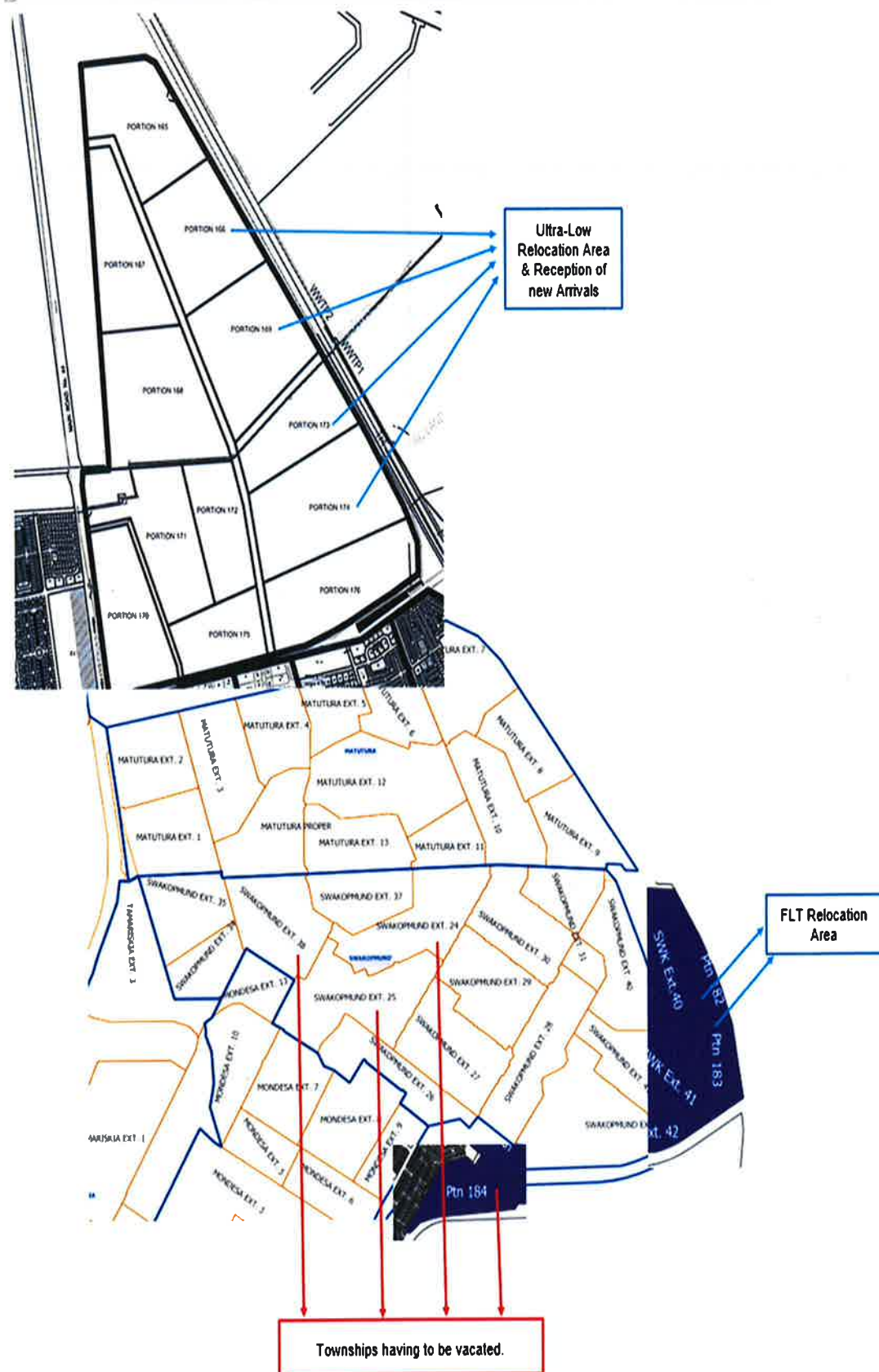
/sb

Copy: GM: Engineering & Planning Services
Kingham Associates

ANNEXURE "D"



ANNEXURE "E"



11.1.20 **COASTLINE DEVELOPMENT PROPOSAL**
(C/M 2023/04/27 - 16/2/10/1)

Ordinary Management Committee Meeting of 13 April 2023, Addendum 8.3 page 23 refers.

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

1. Purpose

The purpose of the submission is to present to Management Committee a proposal by Messrs Thede & Stefan Schnepel to develop the Swakopmund coastline from Ministry of Fisheries/Aquarium building up to Platz Am Meer.

2. Introduction

On the **14 March 2023**, Mr Thede Schnepel representing Stephan Schnepel Bauingenieur & Zimmermann (Messrs Stephan Schnepel), a civil engineering and carpenter firm in Germany, had a meeting with the Chief Executive Officer and General Manager: Engineering and Planning Services to discuss his company's proposal to develop the Swakopmund Coastline.

Based on a letter (**Annexure A**) received by Messrs Stephan Schnepel, a follow up meeting was held with Mr Thede Schnepel and Mr Danie Holloway on the 27 March 2023, Councillor C. Goldbeck, Chief Executive Officer, General Manager: Engineering and Planning Services and General Manager: Corporate Services and Human Capital (Acting) was also present at the meeting.

3. The Proposal - The Development of the Swakopmund Coastline

The coastline development proposal by Messrs Thede & Stefan Schnepel consists of the modified planning to create a 15m wide promenade for tourism, divided into several sections to cater for walkers, cyclists and skaters as well as the construction of small break water piers (groynes). Refer to **Annexure B** for the proposed area along the coastline for the promenade and piers.

The modified 15m wide promenade will be along the coastline, following the current beach walkway from the Aquarium Building up to Platz Am Meer. The aim is that the modified promenade will be constructed out of inter alia locally sourced granite cobblestones. The production of the cobblestones and the construction of the promenade will create at least 150 jobs and other employment opportunities for residents of Swakopmund.

The small break water piers (groynes) will be constructed at several strategically located positions along the coastline between Aquarium Building up to Platz Am Meer. The small breakwater piers (groynes) will be at least 18-20m in width and 30-60m in length (**Annexure C**). The aim of the small breakwater groynes is to serve as a coastline

protection structure and to double as an attraction measure for the tourism community. One of the piers that is being envisaged by Messrs Thede and Stefan Schnepel is south and north of the jetty (**Annexure D**).

The proposal by Messrs Thede & Stephan Schnepel, assisted by Danie Holloway, is in line with the various decisions taken by Council over the past couple of years with regard to the upgrading of the coastline to attract more tourism interest and the coastline study that was completed in 2021 which has highlighted a number of problematic areas along the coastline that require the construction of seawall revetment and groynes/piers to protect and reclaim the beach areas that was eroded by the weather.

During the presentation of the proposal to develop the Swakopmund coastline by Messrs Thede & Stephan Schnepel, it was mentioned that the funding has already been sourced for the design and additional funding for the project will be sourced through the European Union (EU) and Germany.

4. Conclusion

The proposal requires no financial contribution from Council and will not require the alienation of any right to the proposer. The result will be a more robust beach area, accessible and usable by the public; attracting many more local and international visitors as well as new businesses and encouraging entrepreneurs. The proposers require a letter or memorandum of understanding from Council confirming that they have in principle approval to plan and make a design proposal to raise funds abroad.

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

RESOLVED: (For Condonation By Council)

- (a) That Council in principle, support the proposal to develop the Swakopmund coastline and enter into a Memorandum of Understanding (MOU) with Messrs Thede and Stephan Schnepel under the title of Project Management Development Swakopmund Coastline - Pier 23 on condition that no financial contribution is required from Council and that the developers obtain no rights, intellectual or otherwise, to the property or the improvements.**
 - (b) That the following activities be part of the MOU between Council and Messrs Thede and Stephan Schnepel:**
 - Planning and development of a 15m wide promenade (walkway) between the Aquarium building and Platz Am Meer constructed from inter alia cobblestones made from locally sourced granite.*
 - Planning and construction of breakwater piers on the coastline between the Aquarium building and Platz Am Meer subject to obtaining the necessary permissions and approvals from the relevant statutory bodies.*
-

ANNEXURE A



Stefan Schnepel
Bauingenieur & Zimmermann

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

Theo Schnepel &
Stefan Schnepel
Sandweg 5, 33701 Sittard, Germany
Phone NAM: +264 81 415 2897
Phone GER: +49 171 521 9892
Mail: theo@t-online.de
Internet: <https://www.tsg-schnepel.de>

Civil engineer - land surveying
Freier Sachverständiger für Immobilienbewertung
Zimmermann

Order number: 202305W125
Date: 20.03.2023

Coastline Development Swakopmund - Revision 1

Revised Development of the Swakop Coastline, from Ministry Sea Fishery to Platz am Meer.

The modified planning envisages creating a 15 m wide promenade for tourism, divided for walkers, cyclists and skaters. The material should consist of Namibian cobblestones (Granite). This material is abundant in Namibia.

The manufacturing would take place under the Project Management Development Swakopmund Coastline-Pier23. The production will create around 150 jobs. The material will last, different than cement interlocks, hundreds of years. The attached documentation shows the idea of a 3 km long recreation promenade between the Ministry of Sea Fishery and Platz am Meer.

For further general information please see our Proposal Project Pier23 dated 27.2.23

Theo Schnepel
Project Leader
theo@t-online.de
+301715219892 (WhatsApp)

Theo & Stefan Schnepel
Freiberuflicher Bauingenieur
USt-ID Nr. 25 / 112 / 01145

Konto: 0865237200
Bank: Commerzbank - GB - online
IBAN: DE30 2004 1144 0865 2372 00

E-Mail: info@tsg-schnepel.de
Internet: <https://www.tsg-schnepel.de>
Telefon: +49 171 488 2205

ANNEXURE B



ANNEXURE C



ANNEXURE D

