

## MIX INFORMAL SETTLEMENT TO BECOME A TOWNSHIP



Overview Mix settlement situated about 20 km from Windhoek and now part of the City of Windhoek new extended boundaries.

## ZERO TOLERANCE POLICY

Perpetrators risk suspension of supply and a N\$ 2000.00 penalty

CoW Drought Response Plan is available on the City of Windhoek Website.

# 40%

WATER SAVINGS

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City of Windhoek continuous to live up to its vision of enhancing the quality of life of its people, by rendering efficient and effective municipal services. Testimony to that is the announcement on progress made in the effort to upgrade the Mix Informal Settlement into a formal township. The settlement is located on five farm portions 7, 8, 35, 36 and Remainder Farm Emmarentia No. 380. The area is home to 700 households.

In March 2016, the City of Windhoek submitted the Need and Desirability application motivating the development to the Namibia Planning Advisory Board (NAMPAB) for consideration. We are awaiting a response from NAMPAB on the application. As part of the town planning procedures, five earlier mentioned portions will be consolidated into a single farm portion that will be subdivided into three portions. Mix Proper and Mix Extension 1 will be

established on the two portions.

The envisaged township extensions will have the following land uses – Residential, General Residential, Business, Institutional, Municipal, Public Open Space, Cemetery, Agriculture, Office, Government, Conservation, Private Open Space and Street.

The announcement was made by Cllr. Fransina Kahungu, Deputy Mayor of the City of Windhoek during the last Council meeting held on the 02 June 2016.

### Sewer:

Sewer reticulation will be designed and implemented to ensure that all residents have adequate access.

### Water:

Current water supply is in a form of communal stand pipes. Prepaid water



# Editor's Desk



**Josua Amukugo**

Manager: Corporate Communications,  
Marketing, Tourism & Customer Care

Let me welcome you, our esteemed readers of the Aloe, to the June edition.

This is the last month of our financial year, and our 2016/2017 budget will be tabled before Council on the 30 June 2016 at the Khomas Regional Council where our monthly council meetings are held.

Last month on the 21 May 2016, the City of Windhoek launched joint public consultations between the City of Windhoek and the Khomas Regional Council ending on the 19 June 2016. I am pleased to extend the Deputy Mayor, Her Worship Cllr. Fransina Kahungu's words of appreciations expressed during the Council meeting held in June 2016, to the residents of our beautiful City, for positively responding to the new Council's approach of holding public meetings at constituency level, rather than at the zone levels. The public attendance and contribution was impressing starting with the launch and the constituency meetings covered this far.

We are continuing to live up to our vision and mission which is, to enhance the quality of life for all our people, by rendering efficient and effective municipal services. Since the beginning of 2016, major slides have been observed especially in the informal settlements. Council is spending about N\$70 million in electrifying the informal settlements and three (3) distribution stations have already been erected. More information to this effect can be read further in this edition.

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provision is recommended in the interim while the formalisation process is ongoing.

A water reticulation network will be designed and implemented to ensure individual connection.

## Electricity:

There is currently no electricity connection in the area. The City of Windhoek will liaise closely with NamPower to ensure electrical connection.

## Environment:

Environmental Clearance for the development was obtained from the Ministry of Environment and Tourism (Office of the Environmental Commissioner in January 2014.

## Development Cost:

Upon the approval of the proposed development by NAMPAB and the Townships Board, the City of Windhoek will undertake detailed engineering designs. It is at that stage that the cost estimate of the area will be known, and this includes land surveying costs.

I further would like to encourage the residents of our City to continuously monitor their water use especially at home. We have been on record on several occasions explaining the benefits of doing water leak tests at our properties, because it can save our water, the scarce precious resource, especially now that we are hard hit by the drought.

We have also observed with concern, that some members of the public are installing recycling systems and storing water portable and non-portable water at their properties, an action that is prohibited by the City of Windhoek Water supply regulations as well as other by-laws. The public is therefore advised not to store water or install water recycling systems, as it has a severe impact if the water is lost to the ground, without being channelled through to the municipal reticulation system to augment our water supply.

Lastly, due to numerous reported incidents of fraud and misrepresentation, the residents are cautioned not to do any financial transaction with any person around the municipal grounds or even passages or offices for municipal services, except to the cashier behind the designated cubicles. Clients should not ask for help from strangers to make payment on their behalf, but to make payment directly to the officials behind the counters in the cash hall only where they will be issued with receipts as proof of payment made, and Council will not take responsibility for such cases.

Remember, the current water saving target is 40%, therefore every drop of water counts, and one drop of water wasted is one drop too many.

Until next time!

The Aloe is produced by the Corporate Communications, Marketing, Tourism & Customer Care Division in the Office of the Chief Executive Officer. The public is welcome to make constructive submissions via the Editor's Column, and submissions should be forwarded to the following address.

If you wish to make comments, suggestions, contributions or advertise in the Aloe, send an e-mail to [communication@windhoekcc.org.na](mailto:communication@windhoekcc.org.na) or via post at PO Box 59, Windhoek, or visit our website for more information at [www.cityofwindhoek.org.na](http://www.cityofwindhoek.org.na)

**Compiled by:** Lydia Amutenya  
External Communications Officer

**Contributor(s):** Scheifert Shigwedha,  
Dieter Tolke

**Editor:** Joshua Amukugo  
Manager: Corporate Communication,  
Marketing, Tourism & Customer Care

**Design & Layout:** Gerhard Groenewald  
Graphic Designer (ICT)

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# ELECTRIFICATION OF INFORMAL SETTLEMENTS



*Havana distribution sub-station, one of the three (3) substations that have been erected from which electricity will be distributed to the informal settlements.*

The City of Windhoek through the TIPEEEG project extends electrification to the informal settlements.

The continuous power outage in the areas bordering the informal settlements will soon be history, as major strides have been made within the first half of this year (2016) to establish major electricity distribution supply points in areas that still await electricity.

#### These include:

1. Otjomuise 6 and 7 (known as 8ste laan) to be supplied from a **new substation being developed at the corner of Dusseldorf and Moses Garoëb streets** in Otjomuise
2. Okuryangava extensions (known as Okahandja Park, Ongulumbashe, Babylon and Killimanjaro) to be supplied from the **new Babylon distribution substation along Omuvapu street**
3. Entire Havana extensions to be supplied by a **new substation that has been developed near Havana primary School.**

The Cost for the three stations is in the range of N\$ 71 million. It is important to note that the projects are not complete and that they are still ongoing. Projects 2 and 3 are anticipated to be completed by end of July 2016, whereas project 1 hopefully before end of this year 2016.

Residents should note that, this is the first phase in bringing electricity into the area and the second phase

which will soon commence, involves the electrification of the area by installing electrical equipments and cables along all residential streets in the aforementioned areas. The third and final phase, yet to come, involves connection of electricity to individual housing units.

Residents are requested to exercise maximum patience as the electrification will be preceded by

surveying the areas, procurement of goods and services and finally the phasing of the development as earlier outlined.

Further and most important, residents are encouraged to save money for the final electricity connection payable by each erf owner/account holder and the exact figures will be finalized and communicated to the residents then.



*Committed to deliver services to our people...L-R: Mr Leonard Shifotoka Engineer: High Voltage and Medium Voltage Projects Supervision at City of Windhoek and Mr. Struan Steel of ATOM Namibia, the supplier of the 11kV Switchgears for both Havana and Babylon distribution stations*

# COW COMMITTED TO REGAIN ITS CLEANNESS STATUS



The City of Windhoek's resident's dedications and commitments to ensure its cleanliness is once again testified as the Deputy Mayor, Cllr Fransina Kahungu and Hon. Tommy Nambahu, Deputy Minister of Ministry of Environment and Tourism, endured the cold weather and led the Mayoral clean-up campaign on Saturday 02 June 2016 on the streets of Otjomuise in Khomasdal North constituency.

Speaking at the clean-up campaign, Deputy Mayor Cllr. Kahungu explains that the City of Windhoek continuously strives to maintain a healthy and clean environment for all the inhabitants; as there are numerous benefits that come with living in a clean and health environment. She further stressed on the importance of concerted efforts by stakeholders in ensuring that cleanliness is maintained. "We all know that the rapid pace of urbanization and rural to urban migration has put additional pressure on the municipal council to meet the increasing demand for services delivery", said Cllr Kahungu.

In an effort to address waste related demands, the City of Windhoek launched the Solid Waste Management Policy in 2010, under the theme, 'moving towards a green city' which forms a foundation and framework for the management of solid waste within the boundaries of Windhoek as extended.

The Mayoral clean-up campaign under the theme "My Waste, My Responsibility", is one of many tools that the City of Windhoek is using to engage and educate the residents at the community level to change their behaviour and take full responsibility of the waste they generate in their households and businesses respectively. Since the beginning of the year, the constituency benefited from the campaign are: John Pandeni, Katutura Central, Windhoek Rural (Groot-Aub) and Khomasdal North (Otjomuise 7 & 8ste Laan).

The campaign will continue to other constituencies during the city new financial year 2016/2017



*We are determined to keep our city clean...  
L-R: Ms Gladys Capuyan City official and member of The Church of Jesus Christ of Latter – Day Saints (in yellow vest) Cllr. Matrid Ukeva, Her Worship Cllr. Fransina Kahungu, Deputy Mayor for the City of Windhoek middle in green overall pictured with Hon. Tommy Nambahu, Deputy Minister of the Ministry of Environment and Tourism, Mr Papa Francias and other members of The Church of Jesus Christ of Latter – Day Saint who participated in the campaign.*





## WINDHOEK RESIDENTS TO EXPECT A WATER PRICE HIKE



Not only is the water resource becoming very scarce, but costly too as the City of Windhoek has been officially notified by NamWater of the 10% increase on bulk water tariffs as approved by Cabinet, which came into effect on 01 May 2016.

It is therefore against that background, that the City of Windhoek would like to inform residents about the imminent bulk water price hike, to compensate for the NamWater increment.

It is important to make it clear, once again, that the City of Windhoek does not make any profit from the sale of water to the residents.

The increase is necessitated by the fact that we need to break-even in order to be able to continue buying water from NamWater and for infrastructure maintenance.

The implementation date will be communicated to you, dear residents, at a later stage.

## CITY OF WINDHOEK IS THE NALASRA 2016 OVERALL CHAMPION

The City of Windhoek's Sports and Recreation club travelled to Oshakati for the annual Namibian Local Authorities Sports and Recreation Association (NALASRA) games held in Oshakati from the 09-13 May 2016. The games saw City of Windhoek 7 sport codes such as netball, volley ball, soccer, Soccer (seven-a-side), darts, pool and tennis) participating in the competition. The City has successfully defended its champion's title for the third time in a row, showing great improvement and commitment in all the games. It first became an overall champion in Outjo in the 2014 edition of the games. The City of Windhoek received 5 cups for each Gold medal standing as well as the Overall Champions Trophy.



# GENERAL REVALUATION OF ALL RATEABLE PROPERTIES

The City of Windhoek had as from 31st August 2015 commenced with the General revaluation of all rateable properties within its jurisdiction. The primary purpose of the general revaluation program is to provide equalization among all property owners as well as among all classes of property. The Local Authorities Act 1992 requires a general revaluation to be completed every five (5) years for all rateable properties in the municipal area.

The general revaluation is a systematic, in-depth process of revaluing (determining new property values for rating purposes) all the immovable properties in the municipal area of Windhoek. The exercise is a requirement as per the Local Authorities Act, 1992 (Act 23 of 1992) PART XIV.

There are about 57 000 registered rateable properties in the municipal area of Windhoek. The owners of these properties pay rates based on a value of their property determined by the Valuer. The values appear on a municipal property valuation roll. The values on the current Valuation roll were determined as on 1st February 2010.

The program is not intended to increase revenue as it has been claimed by some quota of property owners, but seeks to equalize values as each property is compared to all others. The real estate market is always changing based on the prices achieved as a result of the interaction between buyers and sellers. The changes vary from one class of property to another class of property and from township to township because some properties appreciate in value more rapidly than others. This creates an inequitable situation in valuations among owners of properties and also inequity among types of properties. This situation thus has to be corrected periodically (every 5 years) by way of a general revaluation.

The bases on which the valuation should be done are clearly prescribed in the Local Authorities Act, Act 23 of 1992 PART XIV as amended as follows:

## A valuer shall value any rateable property -

- (a) in the case of the land portion of such rateable property, at a price which in his or her opinion a willing buyer will be prepared to pay and a willing seller will accept, both acting in good faith;
- (b) in the case of any improvements (buildings and any structures) on such land, on the basis of the estimated costs of the construction or erection of such improvements had such improvements been constructed or erected at the time of such valuation with due regard to any structural depreciation, obsolescence or any change of circumstances in the vicinity of such improvements.

It has to be understood that in arriving at the land value the valuer does not 'set' values; he/she simply researches the values being set by buyers and sellers in the market. He/she then applies his knowledge of the local real estate market, together with international recognized and proven methods and procedures for analyzing comparable properties taking into consideration all the factors affecting value.

In determining the improvements value the valuer researches and analyses construction costs of the different types of buildings/structures. This means arriving at build cost rate which as at the date of valuation will afford you a chance to construct improvement of the same nature. Different properties are constructed according to certain specification or as per individual specification. However, in the general revaluation a reasonable average price per square meter is always used for equity and consistency reasons.

## The valuation process

In the first phase, valuers and data collectors verify and update data on each and every property by inspecting each and every property.

The main objective of the on-site inspection is to collect information, which will be used by valuers to establish the value of each property. The more accurate and correct the information, the more accurate the value determined.

## Data Collection

### Who will do the inspection?

Valuers and Data Collectors will visit each and every house; they will be in different areas at different times.

### How to recognize valuers and data collectors

The data collectors will visit houses between 8:00 am and 5:00 p.m. Monday to Saturday. They will have identity cards, which have their names and clear photographs of them. If you are in doubt about the authenticity of the data collector you can call 290 2195.

What the data collectors are supposed to do when they arrive at your house/property

- They will identify themselves first,
- They will confirm the details of a sketch of the house and all structures on the property if they already have it OR they will measure the house and draw a sketch of it
- The data collectors will also note down some information needed to help determine the correct value of the erf, the house, and all structures on the erf.

### The information includes:

- The type of construction,
- The quality and condition,
- The interior finishes,
- The exterior finishes,
- All improvements - e.g. Swimming pool, Lapa, Flat, Garage
- When additions were made.

By allowing the data collectors access to your home, accurate information relating to the construction and value of your property can be collected, and in this way you will be assured that an



accurate valuation will be arrived at. If you are not at home when the data collectors visit, they will leave a note advising you that they came around. The note will also provide information for you to make arrangements for a second visit to be scheduled. If Data collectors are unable to gain access to your property, the final valuation of your property will be based on available information. All information noted down by the data collectors is confidential and will be treated as such.

### Obstruction

The public's co-operation in the

valuation process is very necessary. Obstructing a valuer or data collector in the exercise of their duties is a criminal offence.

### How does the property valuation relate to rates (the monthly bill)?

It should be understood that the revaluation does not always result in a large increase in the rates bill.

Rates (property taxes) are always revised every year depending on the needs informed by the budget, therefore taxes can go up whether there is a revaluation or not.

In undertaking the revaluation the valuer's primary responsibility is to determine the fair value of your property so that you pay only your fair share of the taxes.

The actual amount of tax (rates) you pay is determined by a TARIFF (TAX RATE) applied to the value determined for your property. The tariff (tax rate) is determined by council every financial year depending on the budget needs in that particular financial year.

The City of Windhoek is therefore calling upon all its citizens to cooperate in this regards.

## ZOO PARK AMPHITHEATRE OPERATIONAL



Are you looking for a venue to host your events? Don't look any further; the City of Windhoek Zoo Park Amphitheatre is the solution to your

venue needs. The Amphitheatre is used as a venue for staging events ranging from the Festival, private concerts and CD launches, beauty

pageants, birthdays, weddings and year-end functions, to name but a few with a maximum capacity of 1000 people.

### Category enlisting respective organisations and events as follows:

Category	Organisations	Events
<b>Corporate category</b>	Event's Organisers and Entertainment Industry, Government Ministries, Parastatals, Banks, Corporate Organisations.	Music shows, gala dinners, fund raising dinners/shows, any paid-up/charged entrance events commemoration national days, year-end functions, official launches, farewell parties
<b>Private category</b>	Performing artists, community individuals, schools, non-government organisation and non-profit organisations	Baptisms, birthdays, weddings, anniversaries, churches, farewell, launches of CD's, etc

### The Zoo Park Amphitheatre rental tariffs are as follows:

Description	Tariff (including 15 % VAT)	Refundable including cleaning and breakage	Total N\$	Comment
Corporate category	4000.00	2000.00	6000.00	Excluding stage, lighting, stage curtains, engineer, sound and fence coverage
Private Category	2000.00	2000.00	4000.00	

**Note:** The refundable deposit of N\$2,000.00 includes N\$1,000.00 for cleaning, and N\$1,000.00 for breakage.  
Rental Tariffs valid for the financial year 1 July 2015 - 30 June 2016

### Enquiries and Bookings:

**Tel:** 290 3333/2093

**Email:** Kavena.Tjiworo@windhoekcc.org.na / Grace.Pujatura@windhoekcc.org.na

# 40% WATER SAVINGS

NamWater, as the national bulk supplier of water to the City of Windhoek, has indicated at their annual regional workshop on 16 May 2016 that the weakened supply scenario requires an **additional 10% saving**.

The required combined **water savings for Windhoek is 40%**.

## ZERO TOLERANCE POLICY

- Watering of lawns, flowers, vegetables is strictly prohibited. (Only trees and shrubs may be watered every second week, or less)
- No washing of cars (at home) other than utilising certified car washes.
- Mandatory pool covers, no filling of private pools.
- No operating of water features, fountains, ponds, etc.
- Residential high water consumers (<40kl/month).



### Enquiries:

Department of Infrastructure, Water & Technical Services

**Technician: Water Demand Management**

**Dieter Tolke**

**Tel:** +264 61 290 2014

**Fax:** +264 61 290 2114

**Email:** [Dieter.Tolke@windhoekcc.org.na](mailto:Dieter.Tolke@windhoekcc.org.na)