

[Municipal Council Minutes: 2013-09-26]

1.9

**BRB.10 [PLA] APPLICATION TO PURCHASE
ERF 2461, CLAUDIUS KANDOVAZU
STREET, KATUTURA TO CONSTRUCT
A PRIVATE HOSPITAL – OTJOMUISE
HOSPITAL (PTY) LTD (DR IHUHUA)
(L/2461/Kat)**

On proposal by Councillor M Shiikwa, it was

RESOLVED

- 1 That the application from Innovative Management Consortium (IMC) be noted.
- 2 That Erf 2461, Claudius Kandovazu Street, Katutura be subdivided into Portion A ($\pm 22\,411\text{ m}^2$ in extent), Portion B ($\pm 27\,243\text{ m}^2$ in extent) and the Remainder ($\pm 69\,317\text{ m}^2$ in extent to cater for the servitude area of 120 metre), as indicated on Plan PDT/2461K AT, attached as page 46.
- 3 That the Strategic Executive: Urban Planning and Property Management investigate the future subdivision and use of Portion A ($\pm 22\,411\text{ m}^2$ in extent) of Erf 2461, Katutura and submit the findings to Council for approval.
- 4 That Portion B ($\pm 27\,243\text{ m}^2$ in extent) of Erf 2461, Katutura after the successful completion of the town planning and cadastral procedures, be sold to Otjomuise Hospital (Pty) Ltd at an upset price of N\$11 442 100.00 (excluding 15 % VAT), as determined by the Strategic Executive: Urban Planning and Property Management, indicated on the Valuation Certificate, of which an amount of N\$2 209 300.95 be transferred to the Urban Arterial Account (UAA).
- 5 That Portion B ($\pm 27\,243\text{ m}^2$ in extent) of Erf 2461, Katutura be rezoned from 'undetermined' to 'business' with a bulk of 0.5.
- 6 That Portion B ($\pm 27\,243\text{ m}^2$ in extent) of Erf 2461, Katutura be registered with the Restrictive Title Deed Condition that it may only be used for medical purposes and that all other land uses be considered as consent uses, to be approved by the Strategic Executive: Urban Planning and Property Management.
- 7 That consent be granted to use Portion B ($\pm 27\,243\text{ m}^2$ in extent) of Erf 2461, Katutura while the rezoning and cadastral procedures are underway.
- 8 That Council grant permission to the applicant to embark on the development of Erf 2461, Katutura, after having submitted building plans for approval, prior to the rezoning and the finalisation of the cadastral procedures.
- 9 That, should the applicant wish to occupy the property while the subdivision and rezoning are being finalised, Portion B ($\pm 27\,243\text{ m}^2$ in extent) of Erf 2461, Katutura be leased to the applicant, as from the date of this Council Resolution until the date of sale, at a rental of 10 % of the purchase price per annum calculated monthly, as determined by the Strategic Executive: Urban Planning and Property Management and further, subject to the annual escalation in line with the Namibia Inflation Rate.

- 10 That the applicant note that Portion B ($\pm 27\,243\text{ m}^2$ in extent) of Erf 2461, Katutura has no access and that Leonard Auala Street need to be extended by the applicant to provide access, should same not be in place by the time the applicant commence with the development. [However, the City plans to tar and extend Leonard Auala Street, commencing this financial year.]
- 11 That the applicant note that Portion B ($\pm 27\,243\text{ m}^2$ in extent) of Erf 2461, Katutura is not serviced.
- 12 That the applicant, at his own cost, conduct a Traffic Impact Assessment (TIA) and submit same, together with conceptual plans to the Strategic Executive: Urban Planning and Property Management for consideration, prior to the submission of building plans.
- 13 That the allocation of Portion B ($\pm 27\,243\text{ m}^2$ in extent) of Erf 2461, Katutura to Otjomuise Hospital (Pty) Ltd be subject to the following conditions:
 - 13.1 That access be provided to the satisfaction of the Strategic Executive: Urban Planning and Property Management.
 - 13.2 That the applicant note that direct access is not possible from Dortmund Street or the Western Bypass.
 - 13.3 That surface stormwater run-off be accommodated according to clause 35 of the Town Planning Scheme, stating:
 - 13.3.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
 - The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - 13.3.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
 - 13.4 That for a hospital parking be provided as follows:
 - 13.4.1 That four (4) parking bays be provided per medical practitioner (consulting room).
 - 13.4.2 That three (3) parking bays per 100 m^2 floor area be provided for any pharmacy or dispensary services.
 - 13.4.3 That one point two zero (1.20) parking bays be provided for every bed.
 - 13.4.4 That a minimum of 20 % of the parking requirement be converted for taxi provisions.
 - 13.5 That the servitude on the erf be confirmed and clarified.

- 13.6 That the applicant at his own cost, be responsible for the extension or upgrading of the surrounding road network, amongst the upgrading of Hans-Dietrich Genschler Street to a dual carriage way capacity up to Bondel Street, the construction of Leonard Auala Street to provide access to the new hospital, and provide adequate access and turning lanes, as verified in the Traffic Impact Assessment (TIA).
- 13.7 That the applicant consult the Strategic Executive: Urban Planning and Property Management during the planning stages of the development to discuss matters related to street access, parking, public transport provision and traffic circulation.
- 13.8 That the applicant take note that should, the extension of Claudius Kandovazu Street be constructed, then access can be obtained from such link.
- 13.9 That the applicant in subsequent submissions, clearly undertake the construction of access roads and stormwater accommodation, signage and road marking, to be constructed according to municipal standards.
- 13.10 That a Development Agreement be signed, whereby an Engineer is appointed for the detailed design and supervision of any road upgrading and the provision of access and services to Portion B ($\pm 27\,243\text{ m}^2$ in extent) of Erf 2461, Katutura.
- 13.11 That the Engineer consult the Strategic Executive: Urban Planning and Property Management during the planning stages to ensure that all potential drawbacks in respect of traffic impact and access be addressed before development get underway.
- 13.12 That the developer plan around the larger existing indigenous trees.
- 13.13 That the applicant take note of the positions of the water and sewerage services and plan its development accordingly.
- 13.14 That a 3 metre wide servitude be registered over the sewer situated on the erf.
- 14 That the applicant:
 - 14.1 Submit proof to the Strategic Executive: Urban Planning and Property Management not later than six (6) months from the date of this Council Resolution that the proposed subdivision has been submitted to the Townships Board for consideration.
 - 14.2 Submit proof to the Strategic Executive: Urban Planning and Property Management within sixty (60) days after the approval for consolidation that a Surveyor has been appointed.
 - 14.3 Submit draft erf diagrams to the Strategic Executive: Urban Planning and Property Management within three (3) months after such appointment of the Surveyor, indicating that the survey has been completed and that the diagrams have been submitted to the Surveyor General for approval.
 - 14.4 Sign the Deed of Sale not later than thirty (30) days after approval of the diagrams and having been requested to do so by the Strategic Executive: Urban Planning and Property Management and pay the purchase price in line with Council Policy, also in line with the provisions of paragraph 13 above.

- 15 That, should the applicant fail to comply with any of the conditions stipulated in paragraph 14 above, the allocation of Portion B (27 243 m² in extent) of Erf 2461, Katutura be cancelled.
- 16 That, should the purchaser fail to finalise the sale within eighteen (18) months from the date of this Council Resolution, the allocation be cancelled: Provided:
- 16.1 That, should extension for the finalisation of the sale be requested and granted, the Strategic Executive: Urban Planning and Property Management reallocate the property at a revised price, as calculated by the Strategic Executive: Urban Planning and Property Management.
- 17 That the applicant sign the Deed of Sale and pay the purchase price and 15 % VAT, in line with Council Policy, not later than (30) days after having been requested to do so by the Strategic Executive: Urban Planning and Property Management.
- 18 That the standard reverting clause and restrictive resale conditions be registered against the Title Deed in favour of Council.
- 19 That the standard conditions, including a minimum building value which is equal to the municipal valuation of the erf, be included in the Deed of Sale.
- 20 That, should the applicant fail to finalise the sale within (30) days as mentioned under paragraph 17 above, the allocation of Portion B (\pm 27 243 m² in extent) of Erf 2461, Katutura to the applicant. be cancelled.
- 21 That the intended sale and lease of Portion B (\pm 27 243 m² in extent) of Erf 2461, Katutura be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992).

Financial implications

Service rendered	Funds required (NS)	Funds available
Advertisement	4 000.00	Item 4000/20/1/10/0025

RESOLUTION 267/09/2013

**FNS.4 [HPH] APPLICATION FOR THE PROPOSED
CANCELLATION OF VARIOUS SALE ALLOCATIONS –
END OF AUGUST 2018
(8/1/2/5/4)**

After Councillor Ms BE Cornelius recused herself from the discussions and on proposal by Councillor M Shiikwa, it was

RESOLVED

- 1 That it be noted that Council per various Resolutions approved various sales which sale transactions have not yet been finalised.
- 2 That it be noted that Council per Resolutions, amongst others, 176/06/2018, 177/06/2018 and 178/06/2018, attached as pages 92, 93 and 94 respectively to the agenda, resolved that all applicants with outstanding land sale transactions be informed to honour their payments by the end of August 2018.
- 3 That it be noted that Council per Resolutions, amongst others, 176/06/2018, 177/06/2018 and 178/06/2018, resolved that all outstanding land sale transactions be submitted to Management Committee/Council during the month of August 2018.
- 4 That it be noted that in compliance with Council Resolutions 176/06/2018, 177/06/2018 and 178/06/2018, the Strategic Executive: Housing, Property Management and Human Settlement issued Final Notice letters dated 12, 23 and 24 July 2018, attached as pages 95 – 134 to the agenda, to various prospective purchasers who failed to finalise the sale transactions within the given timeframes.
 - 4.1 That a final extension of thirty (30) days be granted to all the purchasers/applicants with the following conditions:
 - 4.1.1 That the purchaser/applicant submit a signed Deed of Sale within the prescribed period of time (thirty (30) days).
 - 4.1.2 That the purchaser/applicant effect payment of the full purchase price within the prescribed period of time (thirty (30) days).
 - 4.1.3 That failure to comply with the conditions mentioned under paragraphs 4.1.1 and 4.1.2 above, will result in an automatic cancellation of the sales transaction.
- 5 That approval be granted to the Strategic Executive: Housing, Property Management and Human Settlement to sell the various cancelled properties on open tender to the general public.
- 6 That it be noted that there are properties that were being sold as 10 metre portions but can be investigated for possible sale as standalone erven.
 - 6.1 That it be noted that such erven need to undergo further town planning processes prior to them ready for sale.

- 7 That it be noted that the sale of the properties as per the list is subject to Ministerial approval in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992) as amended.
- 8 That the sale of the properties as per the list be advertised in terms of section 63(2) of the Local Authorities Act, 1992 (Act 23 of 1992) as amended.
- 9 That proper administrative process as outlined by Article 18 of the Namibian Constitution be adhered to and that the Strategic Executive: Housing, Property Management and Human Settlement arrange a workshop for all Councillors, in conjunction with the Office of the Chief Executive Officer (Manager: Mayoral and Council Affairs), to discuss all land related policies.
- 10 That the resolution be implemented prior to confirmation of the minutes.

Financial implications

None

RESOLUTION 254/09/2018

QUARTER 1 VALUATE
 DIVISION: VALUATION SERVICES
 DATE OF VALUATION: 11/2/2022



Erf No.: 10312 Suburb: Kaituma Street name: Claudius
 Kandovazu

Erf size: 27 242 m² Zoning: Business Bulk: 0.5

Required portion size: Whole erf

Current use of the portion under consideration: Vacant

Acquisition purpose: To be sold

Current vacant land going rate / m ²	N\$755
Size of the Erf/portion required	27 242 m ²
Estimated Market Value	N\$ 21 000 000

Erf 10379 and 10380, Kaituma were sold in 2010 at price of N\$298.68/m². Bringing the aforementioned price per square meter up to what could be today's market related price per square requires escalation. The above price is escalated from 2010 to 2021. After escalation, a price of N\$ 755 is produced. Consequently, the subject should be valued at N\$ 755/ m²

Valued by: Kaulikufwa Hendjata Date: 11/2/2022

PLAN AFRICA CONSULTING CC
TOWN AND REGIONAL PLANNERS



Box 4114
 WINDHOEK
 8 Delius Street
 Windhoek (West)
 Tel: (061) 212096 Cell: 0812716189
 Fax: (061) 213051

#1307/2015

13/12/2015

The Property Manager: Property Management
 Department: Urban Planning and Property Management
 Windhoek City Council
 Box 59
 WINDHOEK

Attention: Joe Vries

Dear Sir

- **PURCHASE OF A PORTION OF RE/ 3337 LISTER STREET, WINDHOEK**
- **SUBDIVISION OF ERF RE/3337 INTO PORTION A AND REMAINDER, WINDHOEK**
- **CONSOLIDATION OF ERF 5935, JOHANN ALBRECHT STREET WITH A PORTION OF RE/3337 LISTER STREET, WINDHOEK**

1. Appointment

Plan Africa was appointed by Ms Carmelita Melissa Sylvester for the purchase and subdivision of a portion of Erf re/3337 Lister Street and consolidation of Erf 5935, Johann Albrecht Street with a portion of Re/ 3337 Lister Street. Please see Attached Power of Attorney.

2. Erf information and surroundings

Erf is located in Johann Albrecht Street Windhoek. The erf is adjacent to Johann Albrecht Street and in one of the oldest part of Windhoek West and is mainly dominated by residential erven. Johann Albrecht Street one of the major roads that carry traffic between Windhoek North and the City Centre. Furthermore the road is used by different more of transport, from taxis, private cars and pedestrians which are mostly students who attend the many colleges around the area. The area is then growing into a mixed use area (as shown on the zoning map below). Opposite Erf 5935 is Erf 6866 which is occupied by Namibia Broadcasting Corporation Radio, Re/1375 is Khomas

High and Van Ryn Primary school. It is observed that there is a number of guest houses, colleges and flats in the vicinity.

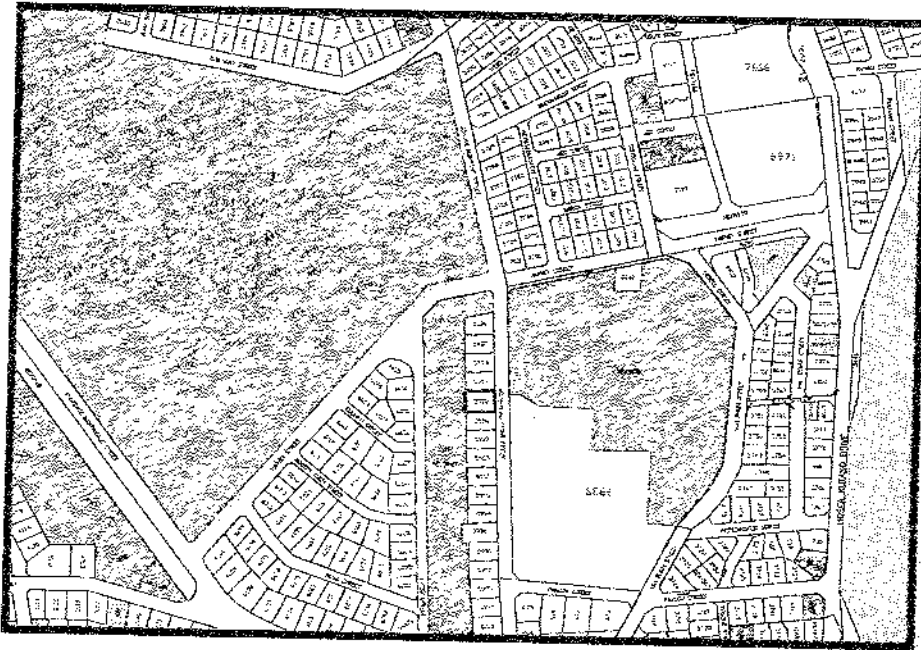


Figure 1: Surrounding Zoning

Erf R/3337 is reserved as "public open space" and is primarily a storm water course with not much developable land on its banks. Erf 5935 is zoned 'residential' with the size of 1241 m² with a density of one dwelling per unit. It is the opinion that Erf R/3337 would remain in its natural state portions can be used for consolidation with the adjacent erven. The erf is longitudinal in shape and is running from north to south bordered by residential erven on one side and a street on the western side.

3. Proposed Development and Motivation

The intention of the owner is to purchase a portion of Erf R/3337 for consolidation with Erf 5935. The consolidated Erf will create opportunity for the owner to use their property for the construction of multiple dwelling units. The portion indicated as Portion "A" on the attached plan is approximately 307.8m² the basic services such as water, sewer and electricity are available and the Erf is already connected. (see attached service plan). A main sewer line follows the storm water course on Erf R/3337 but is located inside the required portion and through the southern part of Erf 5935. It's a main municipal sewer line accommodation sewage from a number of properties up-stream (Erf 6866).

An open storm water channel, 2m wide, 1m deep, constructed by the City of Windhoek is located on the northern boundary of Erf 5935 serves as a constraint to development of the erf. It is the intention to cover the channel and use the portion for parking and access. It is proposed that Council exchange Portion A of Erf R/3337 for the

cost of covering the open storm water channel and the loss of development potential of the municipal sewer line on the erf. .

4. Application

An application is therefore made for the following:

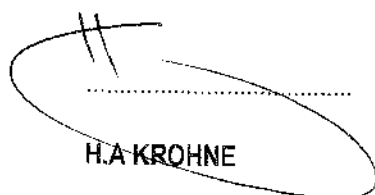
- The purchase of a portion of Erf Re/3337 (307.8m²) for consolidation with Erf 5935 Windhoek
- Closure of Portion A of Erf R/3337 Windhoek as public open space in terms of Section 50 of the Local Authorities Act, Act 23 of 1992 as public open space
- The subdivision of Erf RE/3337 Windhoek into Portion A (307.8m²) and Remainder
- That Portion A of Erf RE/3337 be consolidated with Erf 5935 Windhoek
- It is proposed that Council exchange Portion A of Erf R/3337 for the cost of covering the open storm water channel.

Attached to the application find the following documents in supporting of the application:

1. Locality plan, Subdivision Plan, Consolidation Plan and Service plan
2. Power of Attorney granted by owner

I trust that you will consider the application favourably.

Yours truly,



H.A. KROHNE

SPECIAL POWER OF ATTORNEY

I, the undersigned, **Carmelita Melissa Sylvester** in my capacity as the owners of Erf 5935 Windhoek, hereby nominates, constitute and appoint,


PLAN AFRICA CONSULTING CC

With power of Substitution to be my lawful Attorney and Agent in my name, place and stead, to submit the necessary application to the Windhoek City Council for the:

- **PURCHASE OF A PORTION OF A RE/ 3337 LISTER STREET, WINDHOEK**
- **SUBDIVISION OF RE/3337 INTO PORTION A AND REMAINDER**
- **CONSOLIDATION OF ERF 5935, JOHANN ALBRECHT STREET WITH A PORTION OF RE/3337 LISTER STREET, WINDHOEK**

And generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectively, all intends and purpose, as I might or could do if personally present and acting herein –hereby ratifying, allowing and confirming and promising and agreeing to ratifying, allow and confirm and whatsoever my said agent shall lawfully do, or cause to be done, virtue of these presents.

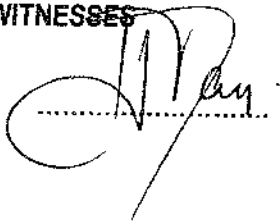
Signed at **WINDHOEK** on this **4th** day of **December 2015** in the presence of the undersigned witnesses



Carmelita Melissa Sylvester

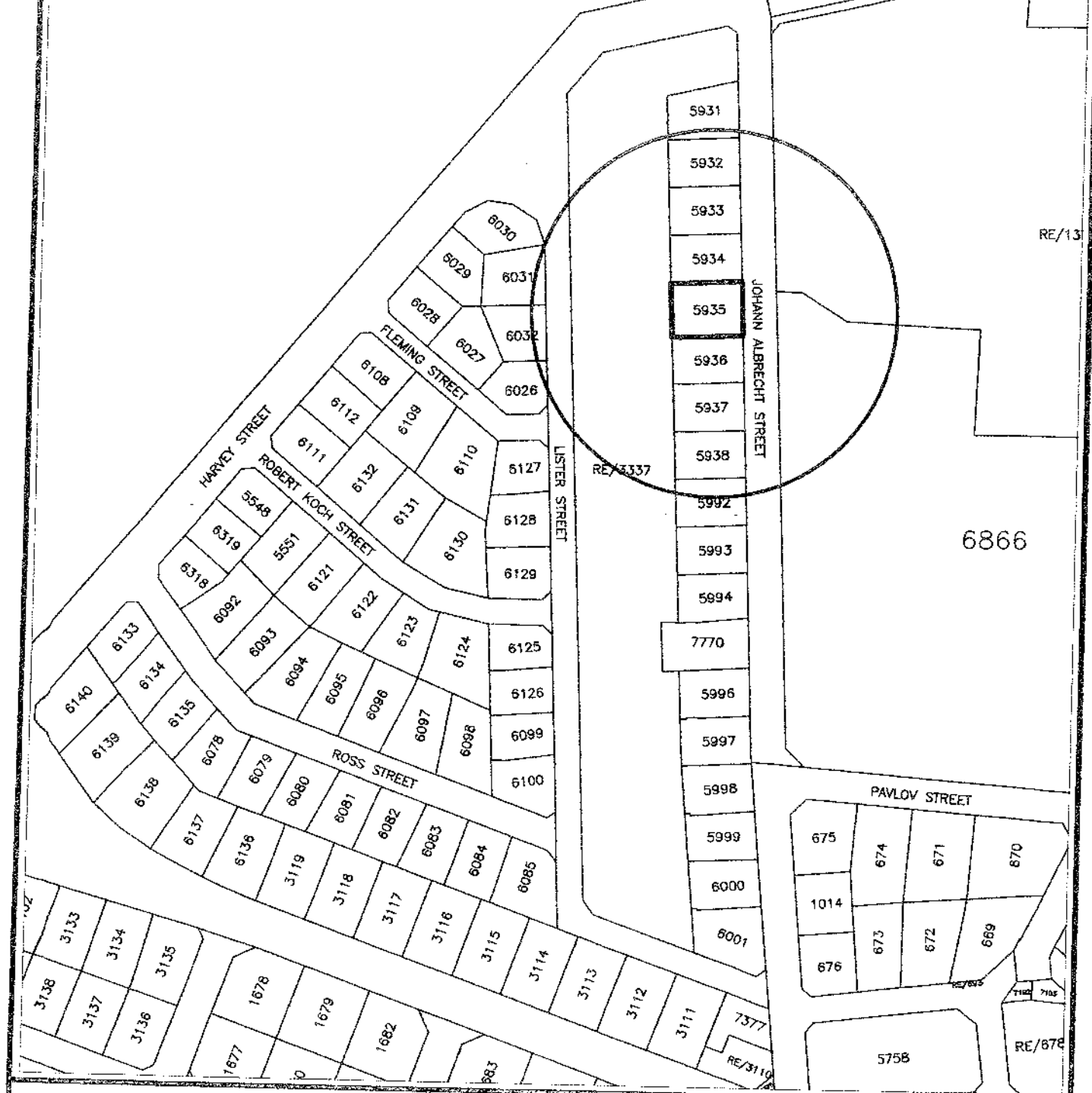
AS WITNESSES

1.



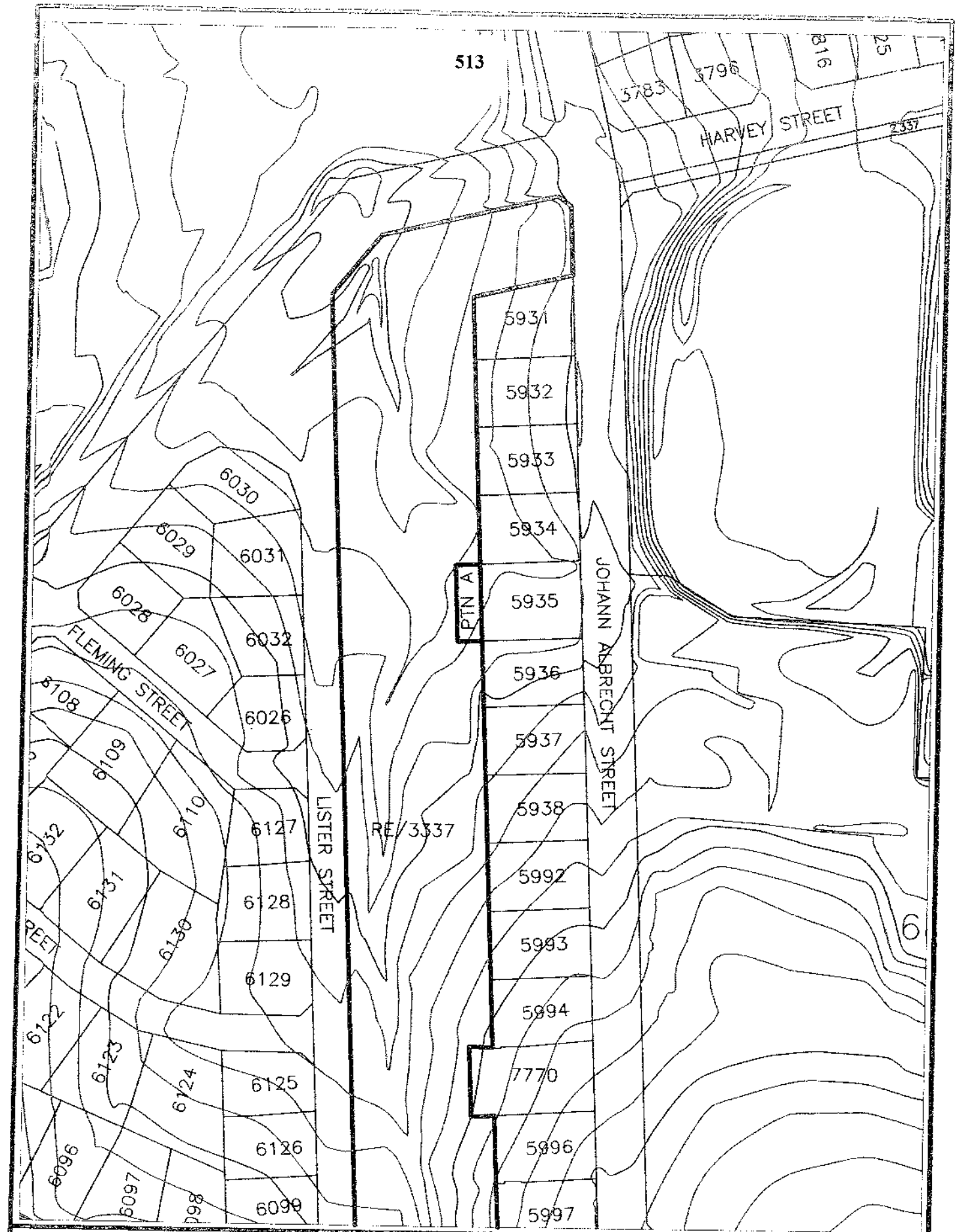
2.





TIN

TEL:(061) 212096
CELL:0812716189
P.O.Box 4114 Windhoek



**SUBDIVISION OF THE REMAINDER
OF ERF RE/3337 INTO PORTION A
AND REMAINDER, LISTER STREET
WINDHOEK**

Scale: 1/2000

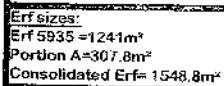


Dec. 2015

**Plan Africa
Consulting cc**



TEL: (061) 212096
CELL: 0812716189
P.O. Box 4114 Windhoek

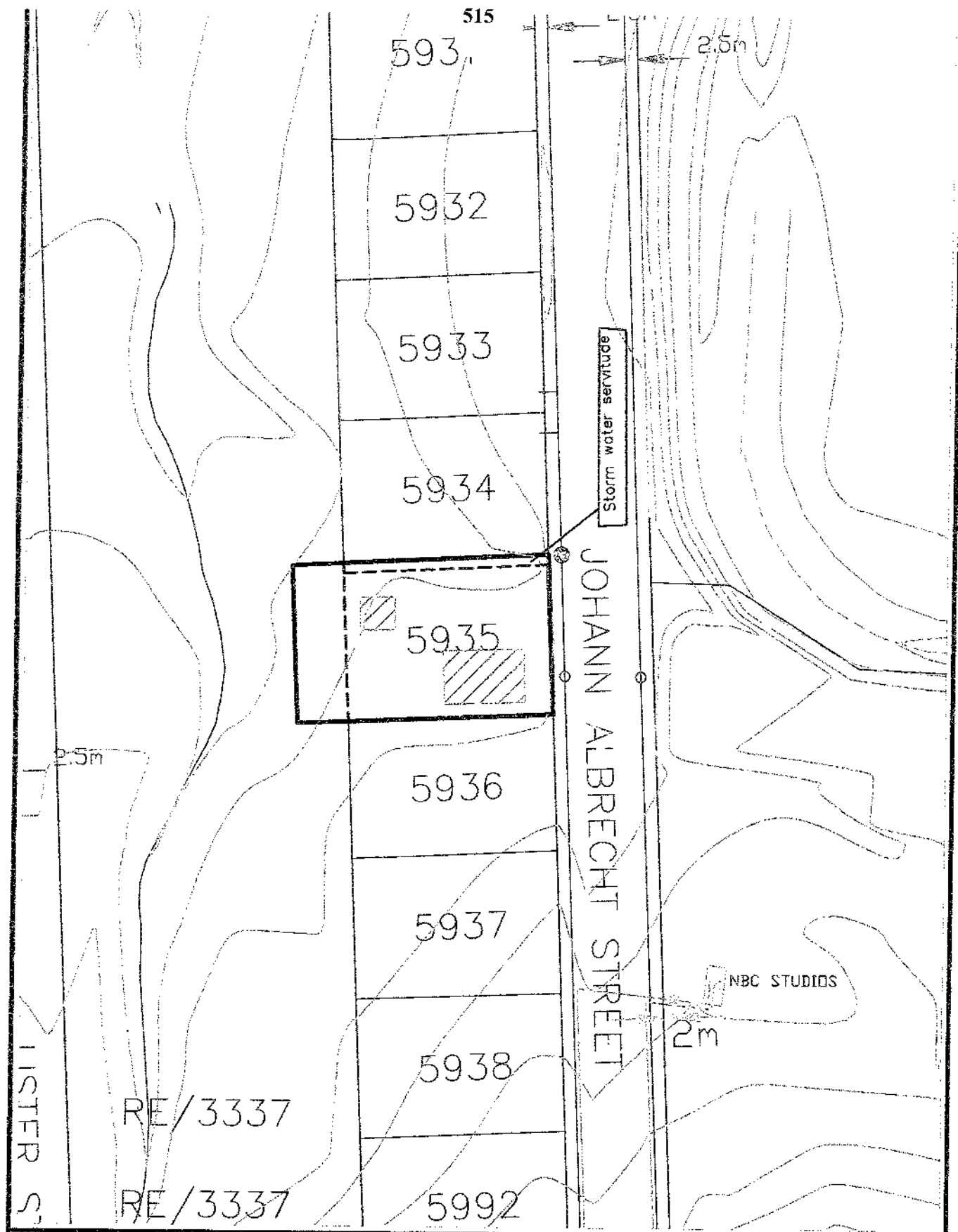


T

TEL:(061) 212096
CELL:0812716189
P.O.Box 4114 Windhoek

CONSOLIDATION PLAN OF ERF 5935, JOHANN
ALBRECHT STREET WITH A PORTION OF ERF
RE/3337, LISTER STREET, WINDHOEK INTO

Dec. 2015



**SERVICES PLAN OF ERF 5935
JOHANN ALBRECHT STREET,
WINDHOEK**

Scale: 1/700



Dec.2015

**Plan Africa
Consulting cc**



TEL:(061) 212096
CELL:0812716189
P.O.Box 4114 Windhoek

[Municipal Council Minutes: 2001-07-25]

8.3.28

**UPG.1 [PLA] POLICY FOR THE DISTRIBUTION
AND FUTURE USAGE OF PUBLIC OPEN
SPACE IN WINDHOEK
(3/1/P) (16/15/1)**

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

- 1 That the 'Policy for the Distribution and Future Usage of Public Open Space in Windhoek', its appendices and the plan 'Parks in Windhoek 2000' be adopted as policy documents.
- 2 That urban development within Windhoek, by the public or private sector, be guided, inter alia, by the general principles contained in the Policy.
- 3 That the usage of open spaces as set out in the appendices be approved and that the recommended facilities accompanying the designation and as set out in chapter 5 of this policy be adopted as minimum targets for parks and recreational development.
- 4 That the approved usage and designated facilities be used to assist annual budgeting for further development commensurate with the designated role of the open space.
- 5 That based on the principle that people should not have to walk for longer than ten minutes to get to a local facility such as a park, the size and distance criteria set out in chapter 6 be adopted as design guidelines for new townships.
- 6 That the City recognise its heritage of fragile eco-systems identified in the report comprising river courses, dams, mountains, hilltops and steep valleys, and other natural features and is determined that they be subject to environmental conservation measures and that opportunities be pursued for sensitive recreational development and eco-tourism so as to maintain a balance between conservation and recreational open spaces.
- 7 That special protection be provided for drainage areas by way of a buffer 'infiltration area' extending to a recognised distance from the riverbeds so that absorptive soil sponge next to the riverbank can be retained to facilitate seepage of water into the groundwater reserves, for maintaining riverine ecological systems, and also to act as a bio-filter, cleaning water before it is deposited into the riverbed.
- 8 That the following guidelines be used for assessing applications for portions of public open space:
 - 8.1 A watercourse including an 'infiltration area' not be permanently closed, other than with a servitude to prevent building within the infiltration area, or be used other than as park, a garden or a recreational area.

- 8.2 The 'infiltration area' be assessed preferably by a hydrogeological study to be carried out as part of an environmental impact study to assess groundwater vulnerability and to fix the boundaries for subdivision of developable erven along watercourses and other identified areas of groundwater vulnerability, or where this is not feasible then by the following criteria:
- Adoption of the 1:100 year flood line where this is available, or
 - Imposition of a 5 metre wide infiltration area between the seasonally active bed of a watercourse which is further than 500 metre or more from its bounding watershed, and the nearest structures.
- 8.3 The physical occurrence of a watercourse be defined as being the outer edge of the seasonally active (gravel) bed or the identifiable banks of a watercourse.
- 8.4 The protection afforded by an infiltration area be applicable for a watercourse should it be 500 metre or more from its bounding watershed or should special topographical or flow conditions warrant earlier recognition.
- 8.5 No area within a 1 in 50 year flood line be built upon or used for any purpose other than as park, a garden or a recreational area.
- 8.6 Minor watercourses (drainage channels) be consolidated with adjacent properties provided that any 'infiltration area' of the watercourse is reserved by a servitude free of structures or impermeable surfacing.
- 8.7 That no land designated for a City, suburban or neighbourhood park be diminished in any way unless a park development plan exist which indicate clearly that some portion of the land not be used by the community and represent waste land.
- 8.8 That in all cases where application is made for rezoning, consent use, or subdivision in the vicinity of a watercourse for non residential activities which pose a threat of polluting the watercourse, and in all cases where such a development lie within 10 metre of a watercourse, a hydrogeological study be carried out:
- To assess groundwater vulnerability,
 - To recommend conditions for the development and
 - To fix the boundaries for any subdivision of developable erven along watercourses and other identified areas of groundwater vulnerability.
- 8.9 That where application is made for rezoning, consent use, or subdivision in the vicinity of a watercourse full details of the proposed activities be supplied so as to enable the City to assess the groundwater vulnerability.

- 8.10 That in other cases not involving watercourses or designated parks, 10 metre wide portions of land be acquired for consolidation with adjacent erven provided that:
- The extent of land taken would not undermine the value of the open space to the community;
 - Extraction of a portion will not damage or inhibit access of the public to the open space;
 - Only one 10 metre wide portion may be acquired with no subsequent extraction (small variations from the 10 metre may be permitted to accommodate local features);
 - Neighbours and other affected parties have no valid objection;
 - The new usage would not damage any scenic views of the hillside or any valuable natural features, and
 - Services are not adversely affected.
- 9 That, as opportunity arises, every remaining open space be considered in respect of its full extent for closure, partial closure or retention and that no recommendations be made on the basis of a partial investigation only.
- 10 That the criteria set out above and in the Policy be used in the design of new settlements and that specially attractive or sensitive natural features and areas of scenic beauty be incorporated for their protection into future open spaces as far as is reasonably possible.
- 11 That for all townships proclaimed since 1980, except for additional strips of land along the edges of steep hillsides (approximately 10 metre wide), where application is supported by affected adjacent erf owners, no further small scale diminution of open spaces be supported.
- 12 That for townships proclaimed before 1980, namely Katutura and Extensions 1 to 13, Khomasdal and Extensions 1 to 3, Windhoek residential townships, Klein Windhoek and Extensions 1 to 3, Erosark, Academia, Olympia and Pionierspark, except for approximately 10 metre wide strips along the edges of steep hillsides, where application is supported by affected adjacent erf owners, applications be handled in terms of paragraphs 8 and 9 and further small scale diminution only be allowed where such diminution has already commenced.
- 13 That the above rules not be interpreted to bar the City from totally closing an open space which serve only as a drainage channel and by piping the stormwater flow, to make the land available for urban use or where the area is to be physically closed or fenced off for security purposes at the request of adjacent erf owners.
- 14 That in all new township development a hydrogeological study be carried out as part of any environmental impact analysis or feasibility study to assess groundwater vulnerability and to fix the boundaries for subdivision of

developable erven along watercourses and other identified areas of groundwater vulnerability.

- 15 That the public be reminded that in terms of Council Resolution 55/02/93 of 24 February 1993 which has been incorporated into this Policy, it consider the allocation of portions of public open spaces for local community development of community facilities with or without a community centre as part of Citizen-City partnership initiatives.
- 16 That the City see the establishment of common goals in the conservation and utilisation of open spaces in the City as a critical factors in promoting social upliftment and improving the living conditions of its citizens.

RESOLUTION 251/07/2001 [POLICY]

Prepared by me:


 CONVEYANCER
 THOMPSON, E


02 NOV 2006 1900 B 9532 12906
 MORTGAGED
 for N\$ 195 000 - 00
 US OFFICE,
 WINDHOEK
 REGISTRAR OF DEEDS

03 JUL 2008 1900 B 4060 12906
 MORTGAGED
 for N\$ 350 000 - 00
 D.D. Benkes
 REGISTRAR OF DEEDS,
 WINDHOEK

ELMARIE THOMPSON INCORPORATED
 Attorneys, Conveyancers
 Ausspannplatz
 WINDHOEK

DEED OF TRANSFER NO

BE IT HEREBY MADE KNOWN:

THAT ELMARIE THOMPSON

Appeared before me,

Registrar of Deeds at Windhoek, he the said

Apparier, being duly authorized thereto by a Power of Attorney granted to her by

GOVERNMENT OF NAMIBIA

T 7838 2006

16. 4
 NW 2

Dated the 5th OCTOBER , 2006

Signed at WINDHOEK

AND THE SAID APPEARER declared that

WHEREAS her Principal on the 25 AUGUST, 2006 sold the hereinaftermentioned property to the hereinatermentioned Transferee;

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

CARMELITA MELISSA SYLVESTER

BORN ON 23 AUGUST 1967

UNMARRIED

Her Heirs, Executors, Administrators or Assigns,

CERTAIN: Erf No 5935(A portion of Erf 3109)
Windhoek

SITUATE: In the Municipality of WINDHOEK
Registration Division "K"
Khomas Region

MEASURING: 1241 (One Two Four One) Square metres

**HELD BY CERTIFICATE OF REGISTERED GOVERNMENT TITLE NO.
T 2914/2006 WITH DIAGRAM NO. SG NO. A.594/74 RELATING THERETO**

A SUBJECT to the following conditions imposed by Section 19 of the Townships and Division of Land Ordinance 1963 (Ordinance 11 of 1963) and created in Certificate of Registered Government Title No. T 2914/ 2006, namely -

Handwritten signatures and initials at the bottom right of the page.

IN FAVOUR OF THE LOCAL AUTHORITY

- (i) The erf may only be used for the purposes which are permitted in accordance with and subject to the conditions which are laid down in terms of the Town Planning Scheme of Windhoek, drafted in accordance with the provisions of the Town Planning Ordinance 1954 (Ordinance 18 of 1954), as amended.
- (i) The owner and any lessee of the erf shall be obliged to allow-
- (a) such water pipelines, storm water drain pipes, sewer-pipes or overhead or underground electrical supply lines as may be considered necessary to be constructed across the erf in such a manner and in such a position as may from time to time be determined by the council after consultation with the owner of such erf;
 - b. any materials that may be excavated during construction, maintenance and removal of any such water pipeline, storm water drain pipes, sewer pipes or overhead or underground electrical supply line, to be placed on the erf temporarily.
 - (c) any person who may be required to enter the erf in order to perform his duties pertaining to such construction, maintenance and removal of any such water pipelines, storm water drain pipes, sewer-pipes or overhead or underground electrical supply line or any other work pertaining thereto, to enter the erf at all reasonable times, without any compensation being recoverable from the local authority: Provided that any damage caused at the construction, maintenance or removal of any such water pipelines, storm water drain pipes, sewer-pipes or overhead or underground electrical supply line or any other work pertaining thereto or any damage caused at the placing on or removal from the erf of any materials excavated, will be compensated by the local authority.
- CP
- (16).
- NWJ 2

- (iii) The owner of the erf shall be responsible for the building at his own cost of a retaining wall or retaining walls to prevent any portion of the erf from falling into the street or vice versa: Provided that where the owner of the erf has constructed a retaining wall or walls approved by the local authority before the street or streets referred to in this paragraph have been constructed and such street or streets are constructed subsequently on such a level that it or walls have to be altered to prevent any part of the erf from falling into the street or vice versa, as the case may be, such construction or alterations shall be effected at the expense of the local authority.
- (iv) The owner of the erf shall ensure the support of any wall, roof, pipe, gutter, electrical supply line of another structure or object which is communal with said erf or any other erf.

IN FAVOUR OF THE MINISTRY OF WORKS, TRANSPORT AND
COMMUNICATION

1. The PURCHASERS, PURCHASER'S HEIRS, EXECUTORS OR SUCCESSORS-IN-TITLE shall not dispose the PROPERTY within a period of five (5) years, without the written consent of the Minister of Works, Transport and Communication.

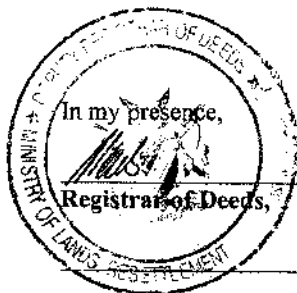
(4.

NU 2

WHEREFORE the Appearer, renouncing all the Right and Title the **TRANSFEROR** herefore had to the Premises, did, in consequences also acknowledge the said **TRANSFEROR** to be entirely dispossessed of, and disentitled to, the same, and that, by virtue of these presents, the said **TRANSFEEEE**

Their heirs, Executors, Administrators, or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights; and finally, acknowledging the purchase price to the sum of N\$ 167 251,00(One Hundred and Sixty Seven Two Hundred and Fifty One Namibia Dollars)

Signed at WINDHOEK on **02 NOV 2006**, together with the appearer, and confirmed with my seal of office.




Signature of appearer

1. Transfer Duty Receipt No.102186166
Issued at Windhoek
On 16 October 2006 for
N\$ 2946.50

Checked 1. 

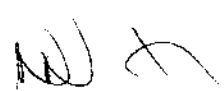
2. 

2. I, the undersigned
ELMARIE THOMPSON
Hereby certify in terms of Section 78 of Act 23/1992 that all rates leviable in respect of such immovable property in terms of this Act, and all the fees, charges and other moneys, due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in section 30(1) (u) has been paid up to and including the date of registration hereof.


E THOMPSON (CONVEYANCER)

- 1 Delete which is not applicable

(p.)





670823 0011 8

SYLVESTER

CARMELITA KELLISON

ONE



1987-08-23

CITIZEN

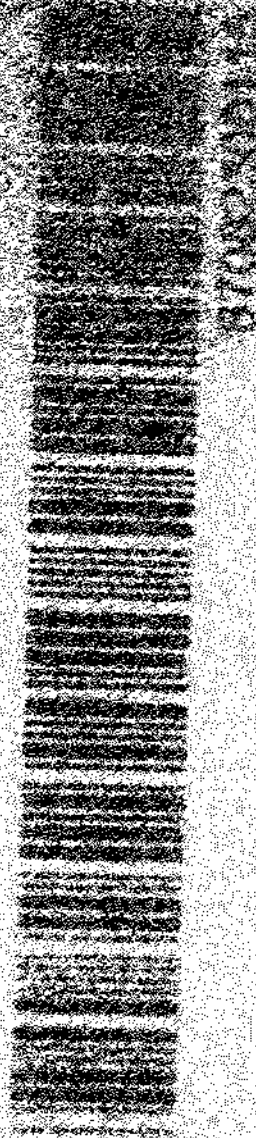
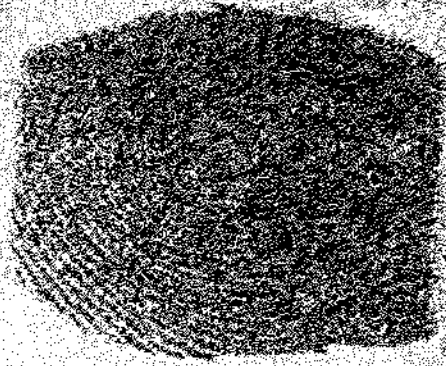
SOUTH AFRICA

FEMALE 1.60

BROWN

2010-10-28

A78879





SPECIAL POWER OF ATTORNEY

I, the undersigned, **Carmelita Melissa Sylvester** in my capacity as the owners of Erf 5935 Windhoek, hereby nominates, constitute and appoint,

PLAN AFRICA CONSULTING CC

With power of Substitution to be my lawful Attorney and Agent in my name, place and stead, to submit the necessary application to the Windhoek City Council for the:

- PURCHASE OF A PORTION OF A RE/ 3337 LISTER STREET, WINDHOEK
- SUBDIVISION OF RE/3337 INTO PORTION A AND REMAINDER
- CONSOLIDATION OF ERF 5935, JOHANN ALBRECHT STREET WITH A PORTION OF RE/3337 LISTER STREET, WINDHOEK

And generally for effecting the purpose aforesaid, to do or cause to be done whatsoever shall be requisite, as fully and effectively, all intends and purpose, as I might or could do, if personally present and acting herein –hereby ratifying, allowing and confirming and promising and agreeing to ratifying, allow and confirm and whatsoever my said agent shall lawfully do, or cause to be done, virtue of these presents.

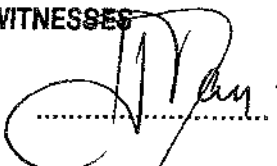
Signed at **WINDHOEK** on this 4th day of **December 2015** in the presence of the undersigned witnesses



Carmelita Melissa Sylvester

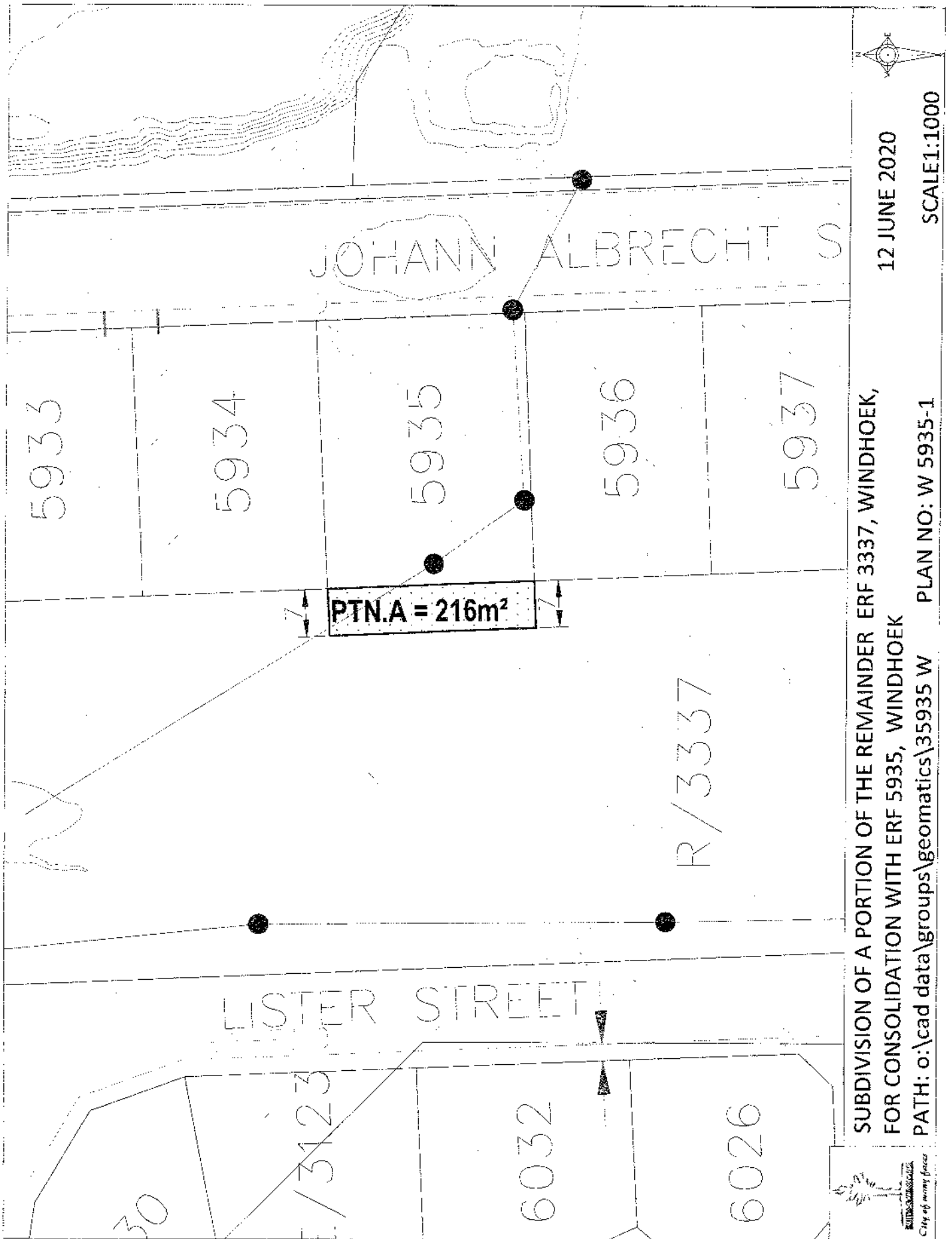
AS WITNESSES

1.



2.





[Municipal Council Minutes: 2004-08-25]

8.3.4

**BRB.2 [PLA] CALCULATION OF PURCHASE
PRICE – ADDITIONAL LAND SALES
(16/15/2/2/1)**

RGS done


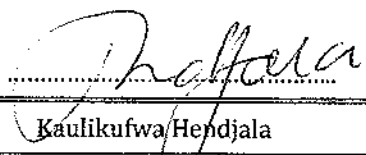
On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

That Council Resolution 405/08/95 be rescinded and replaced by the following:

- 1 That portions of open spaces, which are big enough to enhance the potential of the property with which the portion is to be consolidated, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 2 That portions of open spaces which can be used as separate erven, with separate access and which are fully serviced, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 3 That portions of open spaces which are too small to enhance the potential of the erf with which the portion is to be consolidated, be valued at 50 % of the market value as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 4 That, where fully market-related prices is payable, the costs incurred for the closure, town planning and cadastral procedures (as calculated by the Strategic Executive: Planning, Urbanisation and Environment) be deducted from the eventual purchase price: Provided that the eventual purchase price not be less than 50 % of the market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 5 That additional land being sold at a subsidised price for consolidation with the adjacent 'institutional' zoned properties not be allowed to deduct the costs mentioned in paragraph 4.
- 6 That the policy on the deduction of costs where full market-related purchase prices are payable also be made applicable to all outstanding sales subject to the conditions of the original resolution.

RESOLUTION 276/08/2004 [POLICY]

VALUATION CERTIFICATE DIVISION: VALUATION SERVICES DATE OF VALUATION: 08/06/2022		
		
Erf No.: 3337	Suburb: Windhoek	Street name: Johan Albrecht
Erf size: 29 531 m ²	Zoning: Municipal	Density: n/a
Required portion size: 216 m ²		
Current use of the portion under consideration: vacant		
Acquisition purpose: To be sold for consolidation with erf 5935 Windhoek		
Going monthly rental price/ m²	N\$ 1 307.00	
Size of the portion Required	216 m ²	
Estimated market value	N\$ 282 300	Rounded off
<p>A price of N\$510 per square was determined on the subject in 2009 as per council resolution 328/09/2009. The aforementioned price is escalated from 2009 to 2021 to produce an average price per square meter of N\$ 1 307.</p> <p>Consequently, N\$ 1 307/ m² should be used to value the portion required.</p>		
		
Valued by: Kaulikufwa Hendjala Date: 08/06/2022		

PLAN AFRICA CONSULTING CC

Town and Regional Planners



Box 4114

WINDHOEK

Tel: (061) 212096 Cell: 081271 6189/0812596195

8 Delius Street

Fax: (061) 213051

E-mail: pafrica@mweb.com.na

11/06/2020

OWNER: Erf 5935 WINDHOEK

- **CONSENT TO PURCHASE PORTION OF RE/ 3337 LISTER STREET, WINDHOEK**
- **SUBDIVISION OF ERF RE/3337 INTO PORTION A AND REMAINDER, WNK**
- **CONSOLIDATION OF ERF 5935, JOHAN ALBERCHT STREET WITH A PORTION OF RE/3337 LISTER STREET, WINDHOEK**

I, M. N. HITENANYE

The owner of Erf 5934 WINDHOEK has



no objection

OR



objections

against the purchase of a 7 meter portion of Re/3337 Lister street Windhoek, to subdivision of erf re/3337 into portion A and remainder, Windhoek and consolidation of erf 5935, Johan Albrecht street with a portion of RE/3337 Lister street, Windhoek.

Erf 5935 is 1548.8 m2 in extent. The proposed of purchase will enable the owner to construct multiple dwelling units.

Please provide valid reasons should you have any objections against the proposed rezoning.

.....

.....

.....

[Signature]

Signed

25/06/2020

Date

Please forward to Plan Africa Consulting Box 4114 WINDHOEK WEST or fax to 213051 within 14 days.
Please contact Henry Krohné at Tel. No. 212 096, should you need any further information.

PLAN AFRICA CONSULTING CC

Town and Regional Planners



Box 4114
WINDHOEK
Tel: (061) 212096 Cell: 081271 6189
8 Delius Street
Fax: (061) 213051
E-mail: pafrica@mweb.com.na

11/06/2020

OWNER: Erf 5935 WINDHOEK

- **CONSENT TO PURCHASE PORTION OF RE/ 3337 LISTER STREET, WINDHOEK**
- **SUBDIVISION OF ERF RE/3337 INTO PORTION A AND REMAINDER, WNK**
- **CONSOLIDATION OF ERF 5935, JOHAN ALBERCHT STREET WITH A PORTION OF RE/3337 LISTER STREET, WINDHOEK**

I, V. C. KABUNGA The owner of Erf 5936 WINDHOEK has

☒ no objection OR ☐ objections

against the purchase of a 7 meter portion of Re/3337 Lister street Windhoek, to subdivision of erf re/3337 into portion A and remainder, Windhoek and consolidation of erf 5935, Johan Albrecht street with a portion of RE/3337 Lister street, Windhoek.

Erf 5935 is 1548.8 m2 in extent. The proposed of purchase will enable the owner to construct multiple dwelling units.

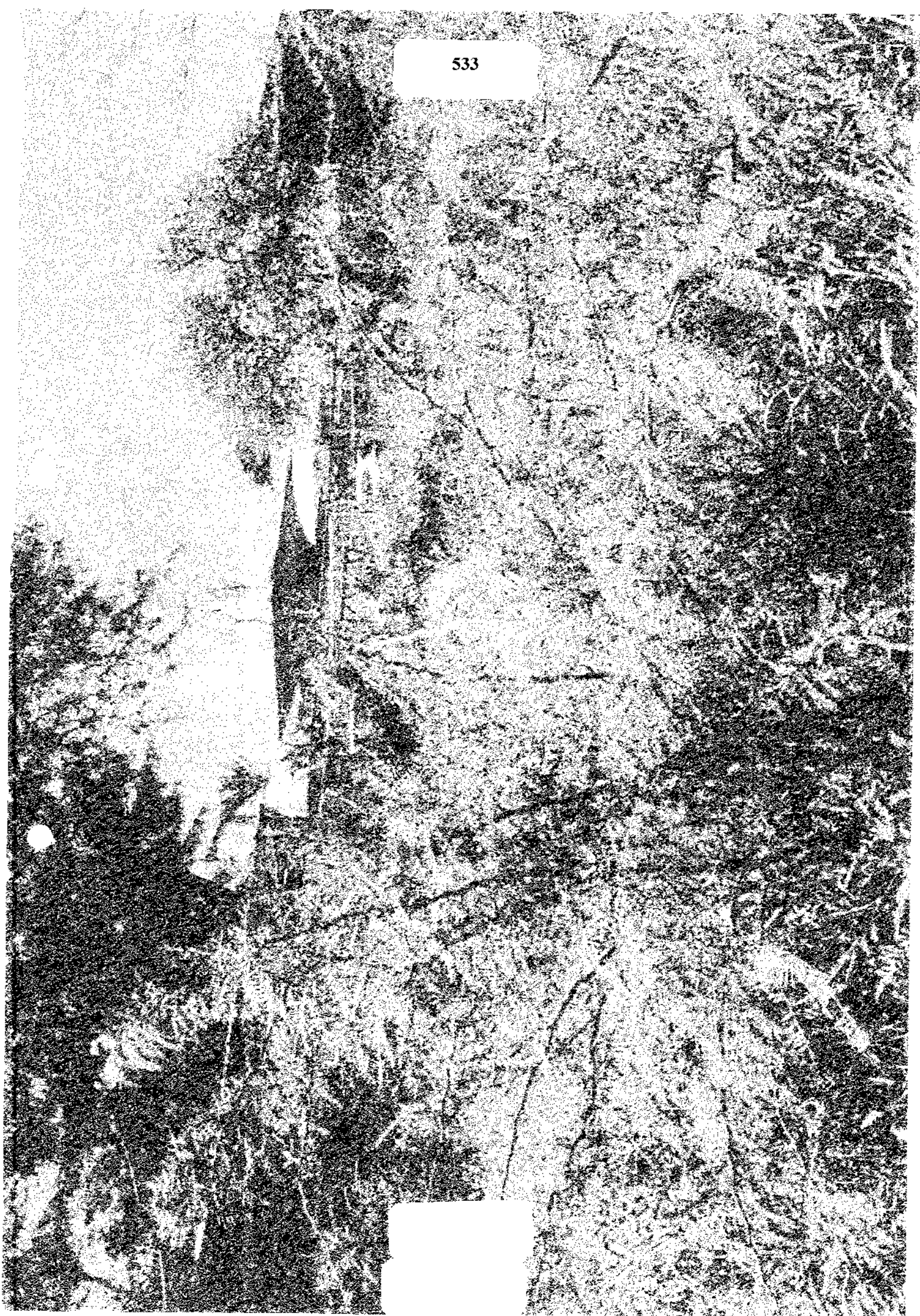
Please provide valid reasons should you have any objections against the proposed rezoning.

.....
.....
.....
.....

H. Krohné
Signed

15/06/2020
Date

Please forward to Plan Africa Consulting Box 4114 WINDHOEK WEST or fax to 213051 within 14 days.
Please contact Henry Krohné at Tel. No. 212 096, should you need any further information.



534



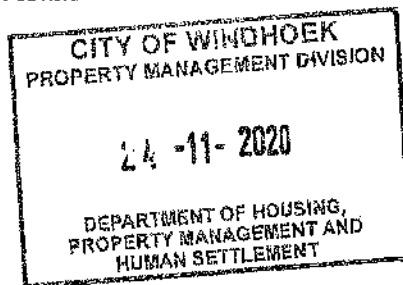


LPPH Properties (Pty) Ltd
 Registration No. 2012/0800
 Tel: +264 83 335 5200
 P O Box 91129
 Windhoek

The Manager: Property Management
 Department of Housing Property Management & Human Settlement
 City of Windhoek
 80 Independence Avenue,
 Windhoek Namibia

Attention: Ms Sheridan Simpson

By Hand



24 November 2020

APPLICATION FOR AIR RIGHTS LEASE – ERF 1370, KLEINE KUPPE

Dear Madam

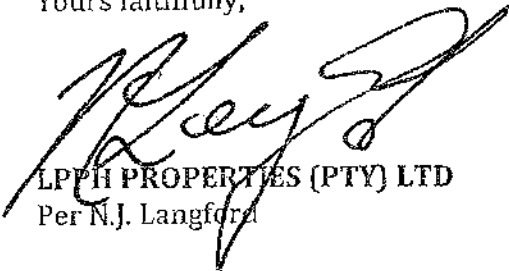
The above matter refers.

1. I address this correspondence to you on behalf of LPPH Properties (Pty) Ltd ("LPPH"), being the registered owner of Erf Remainder 1367 and Erf 1369 Kleine Kuppe.
2. During 2014, through a series of consolidations and subdivisions, certain Erf 1367 was subdivided into Erf 1369, Erf 1370 (street) and the Remainder of Erf 1367, Kleine Kuppe.
3. The aforesaid subdivision was done in accordance with the recommendations of a traffic impact assessment for the wider area and had as a result that Erf 1367 now had a street running through it (Erf 1370 indicated as "PTN. B" per the attached) with the Remainder of Erf 1367 (indicated as "RE ERF Z" per the attached) and Erf 1369 (indicated as "PTN. A per the attached) lying either side of such newly created street.
4. Erf 1370, the aforesaid newly created street, was subsequently transferred to the Municipal Council of Windhoek ("Council") and now forms part of Ombika street.
5. Lady Pohamba Private Hospital is constructed on the Remainder of Erf 1367 with its parking being supplemented on Erf 1369 per arrangement with the Council.
6. Expansions to the hospital are currently underway with the addition of a cardiac wing on the Remainder of Erf 1367 and an entirely new building being constructed to the North on Erf 1321 Kleine Kuppe.

Directors: A I dos Santos A J Nogueira Gomes De Azevedo E N W Shiluwa P I Murphy
J H Jonck

7. The aforesaid expansions have as a result that full development potential of the Remainder of Erf 1367 and all of its adjacent erven North of Ombika Street have been fully utilized.
8. With LPPH also being the owner of Erf 1369 the logical conclusion is that future expansions to the hospital will have to take place across the street on the Southern side of Ombika street on such erf.
9. With possible future expansions to the hospital in mind, LPPH has engaged with your Department of Urban and Transport Management in an effort to explore, amongst other things, the possible diversion of Ombika street so as to allow the possible consolidation of the Remainder of Erf 1367, 1370 and 1369. It was however found that such would not be possible due practical considerations and it was recommended that your department be approached for a possible solution.
10. It is in this light that LPPH wishes to approach Council to apply for the leasing of air rights over the whole of Erf 1370 so as to enable the erection of structures extending over the street so as to link the Remainder of Erf 1367 with Erf 1369 without impeding traffic flow.
11. Regretfully writer hereof is not all that familiar with applications of this nature and accordingly your guidance will be appreciated regarding the way forward and as anything further that may be required to be submitted.
12. Your favourable consideration of our application will be highly appreciated. Should anything however require clarification, please do not hesitate to contact writer hereof.

Yours faithfully,



LPPH PROPERTIES (PTY) LTD
Per N.J. Langford

EXTRACT OF ROUND ROBIN RESOLUTIONS TAKEN BY THE BOARD OF DIRECTORS OF LPPH PROPERTIES (PROPRIETARY) LIMITED, (REGISTRATION NUMBER 2012/0800) (THE "COMPANY")

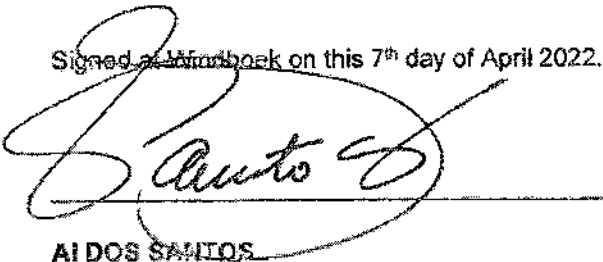
Having waived the requirement to give notice of a meeting, it is hereby:

RESOLVED THAT:

1. The Company apply for the leasing of air rights for Erf 1370, Kleine Kuppe with the Municipal Council of Windhoek and conclude a written lease agreement to this effect.
2. That Nicolaas Jacobus Langford ("Authorised Representative"); acting in his capacity as duly appointed representative of the Company, be and is hereby authorized and empowered to do all such things, sign whatever documents may be required, perform all such actions and take all such steps and to procure the doing of all such things, the performance of all such actions and the taking of all such steps as may be open to him and necessary for and incidental to this and the previous resolution, including to sign all such documents as may be required to give effect to the this and/or the resolution referred to in 1 above.
3. These resolutions shall have retrospective effect in as far as any actions were taken by the Authorized Director and / or the Company prior to the date of this resolution in achieving the objectives contained herein and all such actions are hereby ratified in as far as may be required.

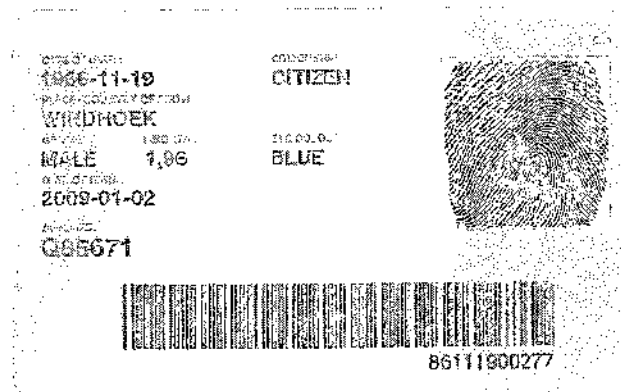
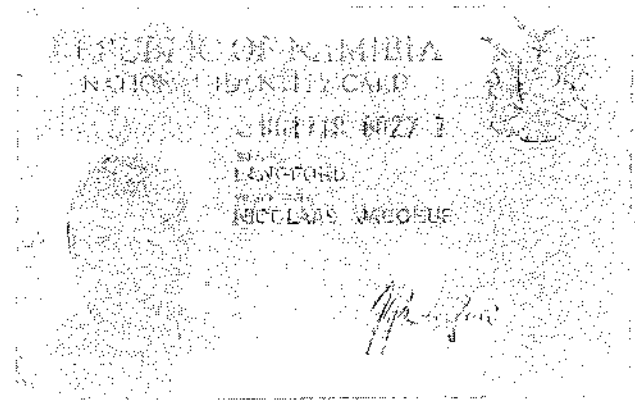
Certified to be true and correct.

Signed at Windhoek on this 7th day of April 2022.

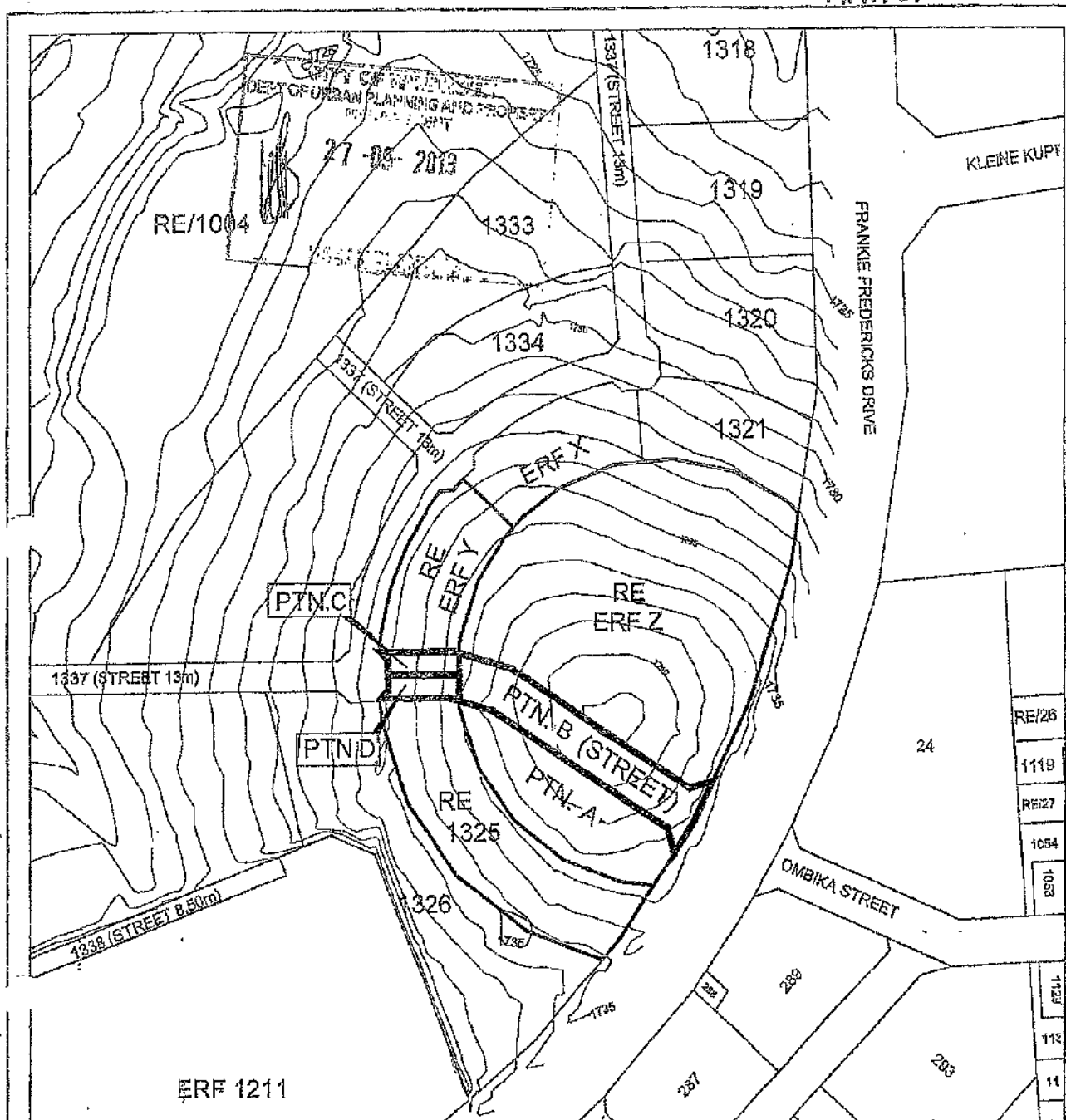
A handwritten signature in black ink, appearing to read 'Aidos Santos', is written over a horizontal line. The signature is stylized with a large initial 'A' and a long, sweeping underline.

AIDOS SANTOS

Chairman of the Board of Directors



Annexure C



SUBDIVISIONS

- 1.) SUBDIVISION OF CONSOLIDATED ERF Z KLEINE KUPPE, INTO PTN A, PTN.B & RE/ERF Z
- 2.) SUBDIVISION OF CONSOLIDATED ERF Y KLEINE KUPPE, INTO PTN.C & RE/ERF Y
- 3.) SUBDIVISION OF ERF 1325 KLEINE KUPPE, INTO PTN.D & RE/1325

Scale: 1/2500

DATE: JULY 2013


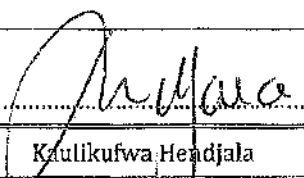
PLAN NO.1004KK_S_PTN Z

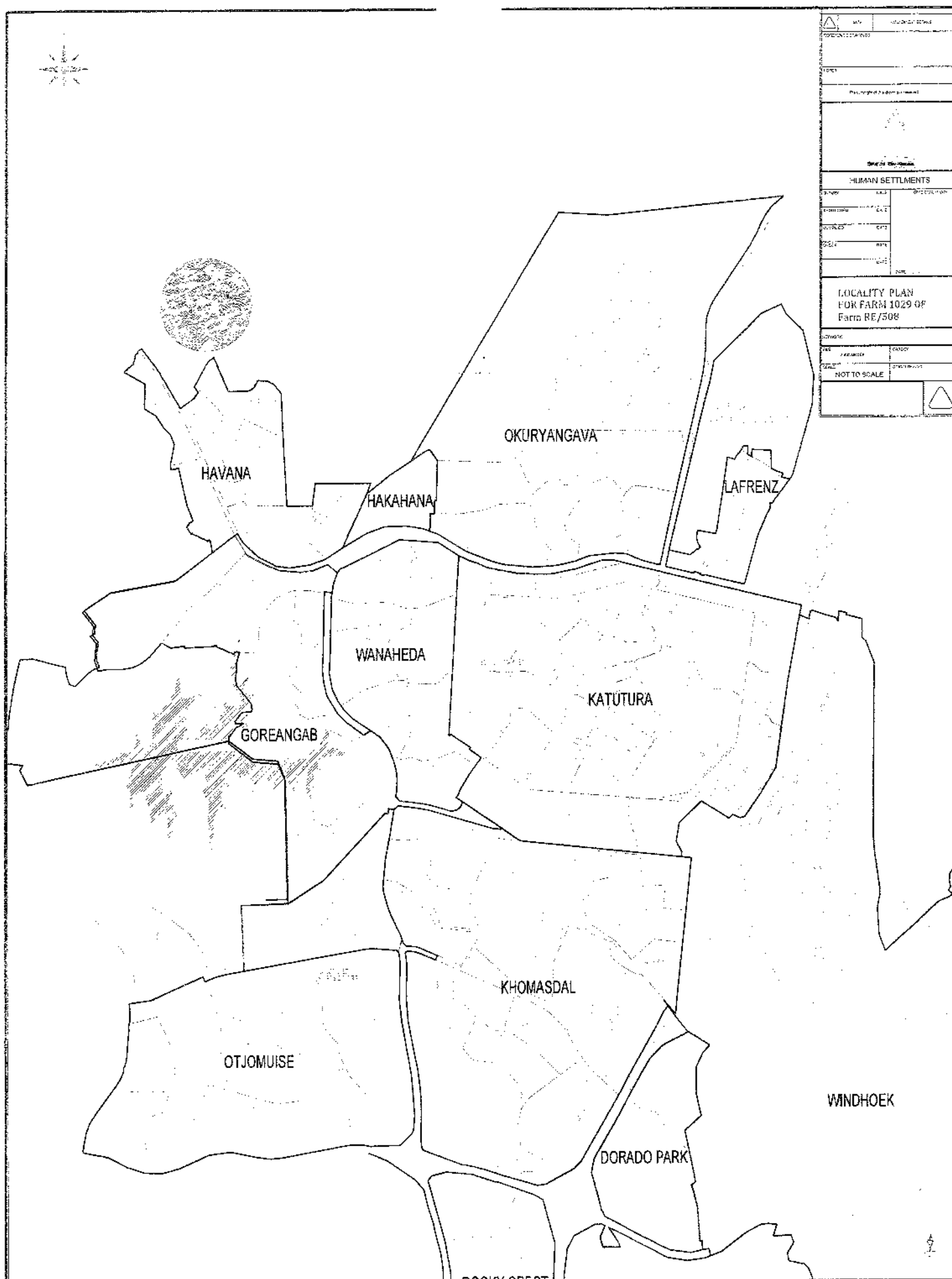
SIZES:

PTN. A = $\pm 3351 \text{ m}^2$	RE/ERF Z = $\pm 14077 \text{ m}^2$
PTN. B = $\pm 2540 \text{ m}^2$	
PTN. C = $\pm 323 \text{ m}^2$	RE/ERF Y = $\pm 2542 \text{ m}^2$
PTN. D = $\pm 321 \text{ m}^2$	RE/1325 = $\pm 5108 \text{ m}^2$

Du Toit
TOWN PLANNING CONSULTANTS

1st Floor Bldg. 1004 Office & Apartments No. 4
On Kamek Hk. 1004 Avenue, West Randburg, Harburg
PO Box 8871, Auegamp. 1004, Harburg, Phone: +276 81 219010
Fax: +276 81 248600, Email: almar@duitoit.com

VALUATION CERTIFICATE DIVISION: VALUATION SERVICES DATE OF VALUATION: 05/4/2022		
		
Erf No.: 1370	Suburb: Kleine Kuppe	Street name: Ombika
Erf size: N/A	Zoning: Undetermined	Density: N/A
Required portion size: 2550 m ²		
Current use of the portion under consideration: Street		
Acquisition purpose: Lease air rights over street of Erf 1370 Kleine Kuppe Ombika street to connect with the Lady Pohamba Private Hospital		
Current vacant land going price/ m²	N\$ 18.64	
Size of the portion Required	2550 m ²	
Air Rights going price/ m²	N\$ 9.32	
Monthly rental	N\$ 23 766.00	
Annual rental	N\$ 285 192.00	
Similar rental of N\$ 7.28/ m ² of Erf 637 Windhoek determined in 08/12/2009 were used as a comparable in arriving at the above estimated rental amount. The price was then escalated from 2009 to 2021. The proposed bridge permits unhindered flow of traffic and the access to the street. Considering the above, a rental of N\$9.32 is advised, which is 50% of the going rate for vacant land and since the required space is above the ground. Hence the subject should be valued at the aforementioned price per square meter.		
<div style="text-align: center;">  </div>		
Valued-by: Kaulikufwa Hendjala		Date: 05/4/2022

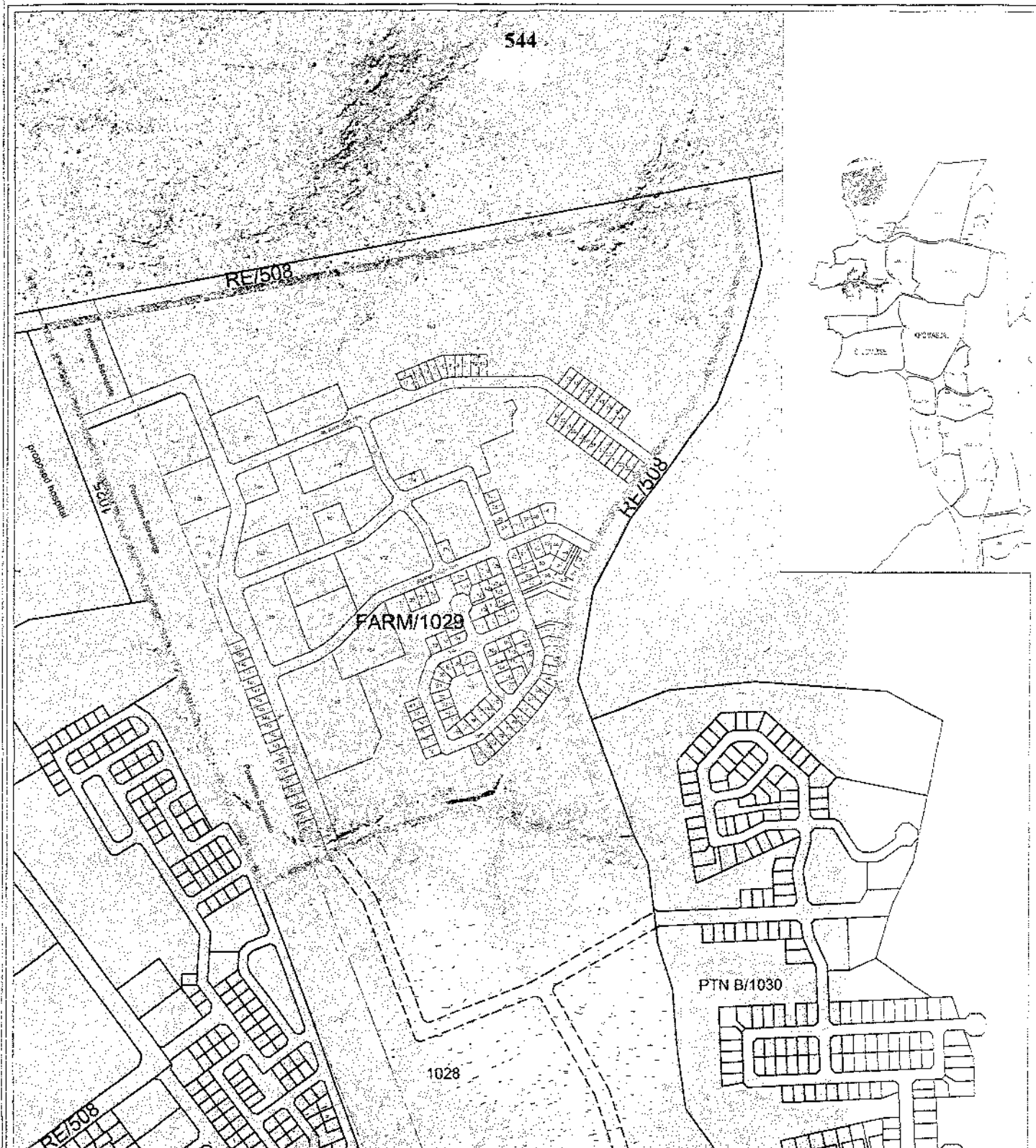




Lot No.	Area	Owner	Lot No.	Area	Owner	Lot No.	Area	Owner	Lot No.	Area	Owner
1	1.00	Residential	11	1.00	Residential	21	1.00	Residential	31	1.00	Residential
2	1.00	Residential	12	1.00	Residential	22	1.00	Residential	32	1.00	Residential
3	1.00	Residential	13	1.00	Residential	23	1.00	Residential	33	1.00	Residential
4	1.00	Residential	14	1.00	Residential	24	1.00	Residential	34	1.00	Residential
5	1.00	Residential	15	1.00	Residential	25	1.00	Residential	35	1.00	Residential
6	1.00	Residential	16	1.00	Residential	26	1.00	Residential	36	1.00	Residential
7	1.00	Residential	17	1.00	Residential	27	1.00	Residential	37	1.00	Residential
8	1.00	Residential	18	1.00	Residential	28	1.00	Residential	38	1.00	Residential
9	1.00	Residential	19	1.00	Residential	29	1.00	Residential	39	1.00	Residential
10	1.00	Residential	20	1.00	Residential	30	1.00	Residential	40	1.00	Residential

RE/508 PTN B/1030 FARM 1029		1.5000 1.5000	
Township Establishment on Farm 1029 (A PTN of Farm RE/508)		1.5000 1.5000	
DESIGNED BY ENGINEER		SIGNATURE	
CHECKED BY ENGINEER		SIGNATURE	
TOWNSHIP ESTABLISHMENT		SIGNATURE	

[illegible][illegible]

[illegible]

REV		DATE	PLACE	CHECKED
5900		APR 2002		
REF: DAG REFERENCE CHECK RECORD FOR REFERENCE TO FBI RECORDS - CURRENT 2002, 2003, 2004				
Township Establishment on Farm 1029 (A PTN of Farm RE/508)				
DISCOVERED BY SIGNATURE		SIGNATURE		DATE
CHECKED BY SIGNATURE		SIGNATURE		DATE
MONITORED BY SIGNATURE		SIGNATURE		DATE

Erf No	Size	Zoning
1	304	Residential
2	315	Residential
3	315	Residential
4	330	Residential
5	330	Residential
6	366	Residential
7	355	Residential
8	330	Residential
9	330	Residential
10	330	Residential
11	330	Residential
12	360	Residential
13	330	Residential
14	330	Residential
15	330	Residential
16	330	Residential
17	330	Residential
18	330	Residential
19	330	Residential
20	330	Residential
21	448	Residential
22	389	Residential
23	389	Residential
24	389	Residential
25	389	Residential
26	389	Residential
27	389	Residential
28	389	Residential
29	389	Residential
30	389	Residential
31	389	Residential
32	389	Residential
33	389	Residential
34	300	Residential
35	300	Residential
36	300	Residential
37	448	Residential
38	375	Residential
39	375	Residential
40	375	Residential

Erf No	Size	Zoning
41	484	Residential
42	344	Residential
43	375	Residential
44	328	Residential
45	316	Residential
46	375	Residential
47	375	Residential
48	361	Residential
49	328	Residential
50	557	Residential
51	442	Residential
52	448	Residential
53	551	Residential
54	503	Residential
55	327	Residential
56	327	Residential
57	801	Residential
58	329	Residential
59	474	Residential
60	401	Residential
61	364	Residential
62	312	Residential
63	310	Residential
64	321	Residential
65	314	Residential
66	325	Residential
67	316	Residential
68	325	Residential
69	331	Residential
70	325	Residential
71	325	Residential
72	325	Residential
73	313	Residential
74	338	Residential
75	376	Residential
76	311	Residential
77	310	Residential
78	310	Residential
79	310	Residential
80	310	Residential

Erf No	Size	Zoning
81	310	Residential
82	345	Residential
83	345	Residential
84	312	Residential
85	375	Residential
86	322	Residential
87	310	Residential
88	312	Residential
89	318	Residential
90	358	Residential
91	341	Residential
92	311	Residential
93	312	Residential
94	300	Residential
95	340	Residential
96	314	Residential
97	332	Residential
98	332	Residential
99	325	Residential
100	325	Residential
101	334	Residential
102	364	Residential
103	322	Residential
104	325	Residential
105	325	Residential
106	312	Residential
107	317	Residential
108	316	Residential
109	323	Residential
110	308	Residential
111	339	Residential
112	340	Residential
113	319	Residential
114	351	Residential
115	315	Residential
116	315	Residential
117	323	Residential
118	269	Residential
119	375	Residential
120	443	Residential

Erf No	Size	Zoning
121	367	Residential
122	389	Residential
123	322	Residential
124	346	Residential
125	363	Residential
126	375	Residential
127	375	Residential
128	328	Residential
129	386	Residential
130	336	Residential
131	414	Residential
132	413	Residential
133	325	Residential
134	325	Residential
135	325	Residential
136	325	Residential
137	325	Residential
138	325	Residential
139	325	Residential
140	325	Residential
141	325	Residential
142	325	Residential
143	325	Residential
144	325	Residential
145	325	Residential
146	325	Residential
147	325	Residential
148	325	Residential
149	325	Residential
150	325	Residential
151	325	Residential
152	325	Residential
153	14773	Gen Res
154	5463	Institutional
155	6468	Gen Res
156	4231	Gen Res
157	3684	Gen Res
158	9413	Gen Res
159	6483	Gen Res
160	17659	Gen Res

Erf No	Size	Zoning
161	1800	Gen Res
162	3810	Gen Res
163	6199	Gen Res
164	2029	Business
165	5124	Business
166	6746	Business
167	5198	Business
168	5028	Gen Res
169	153284	Undetermined
170	9195	POS
171	49490	POS
172	5475	POS
173	12493	POS
174	696	POS
175	21426	POS
176	500	POS
177	54838	POS
178	2267	POS
179	2132	POS

[illegible]

Donna	Don't Ever
Never	1
Sometimes	1
Always	1
Don't Ever	1
Don't Ever	1

REV	DATE	BY	CHECKED
SC-14	1.5000	PER 2020	PER 2020

Informal subdivision of 7 General Residentialerven.
into 201 sites Density 1:150 sqm

DESIGNEE BY TYLWANGJE	DESIGNATURE	DATE
DESIGNEE BY HONGKONG	DESIGNATURE	DATE
DESIGNEE BY HONGKONG	DESIGNATURE	DATE

153	1	210		41	224
	2	299		42	301
	3	266		43	240
	4	202		44	233
	5	232		45	230
	6	372		46	285
	7	319			
	8	309			
	9	285			
	10	285			
	11	270			
	12	285			
	13	413			
	14	212			
	15	528			
	16	285			
	17	270			
	18	285			
	19	285			
	20	270			
	21	285			
	22	263			
	23	203			
	24	301			
	25	236			
	26	230			
	27	230			
	28	251			
	29	258			
	30	210			
	31	280			
	32	240			
	33	240			
	34	280			
	35	252			
	36	202			
	37	216			
	38	245			
	39	233			
	40	226			

155	1	208
	2	218
	3	223
	4	249
	5	259
	6	235
	7	233
	8	231
	9	230
	10	228
	11	226
	12	307
	13	275
	14	324
	15	216
	16	216
	17	216
	18	216
	19	216
	20	216
	21	232

158	1	435
	2	304
	3	308
	4	330
	5	264
	6	299
	7	205
	8	205
	9	328
	10	290
	11	342
	12	342
	13	313
	14	332
	15	411
	16	331
	17	287
	18	339
	19	345
	20	367
	21	358
	22	430
	23	213
	24	265
	25	375
	26	288
	27	316
	28	320
	29	253
	30	211

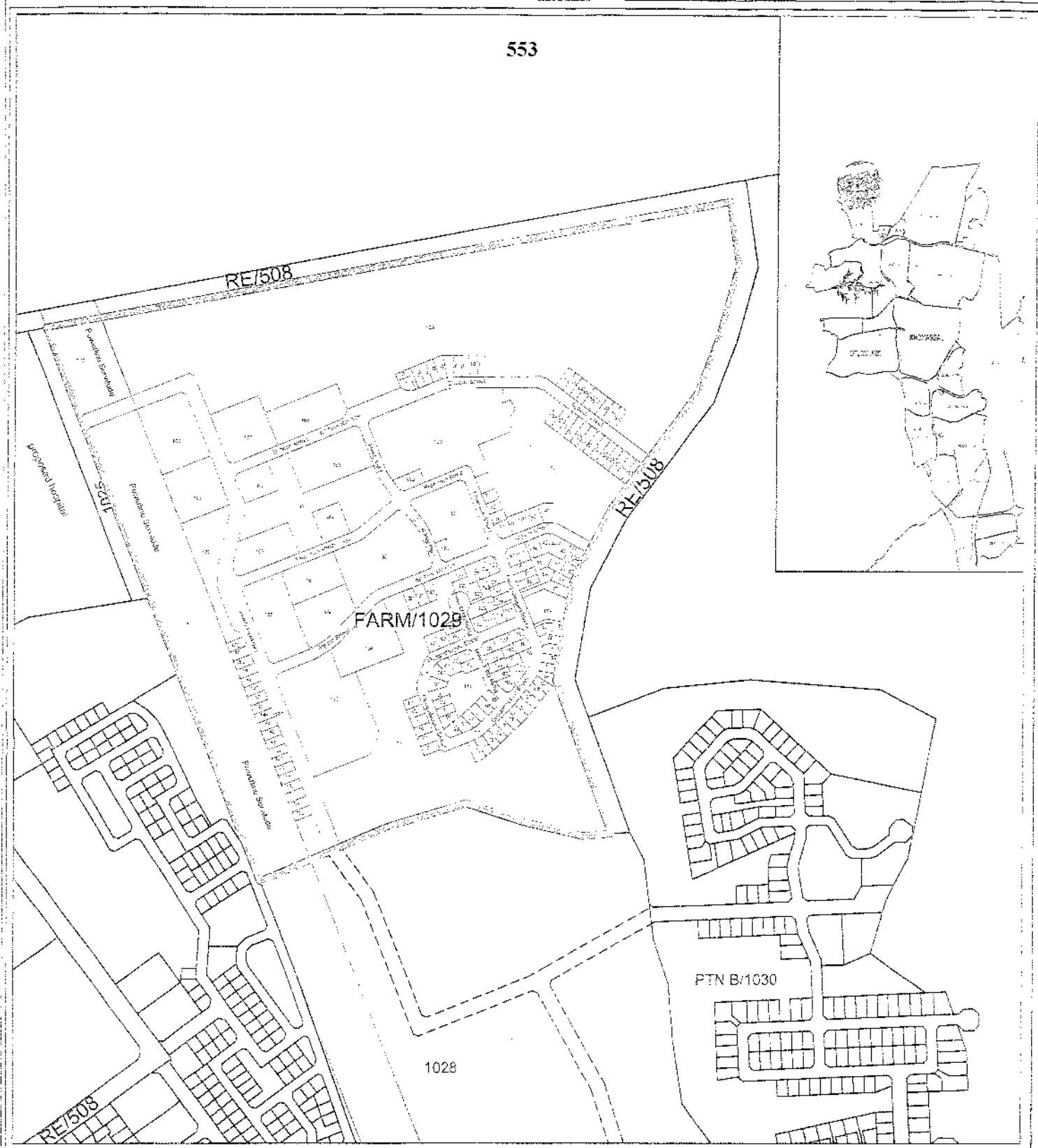
159	1	259
	2	210
	3	210
	4	325
	5	233
	6	239
	7	272
	8	328
	9	201
	10	277
	11	425
	12	306
	13	233
	14	235
	15	303
	16	344
	17	290
	18	304
	19	304
	20	202
	21	360
	22	308
	23	308

160	1	221
	2	241
	3	423
	4	247
	5	248
	6	248
	7	248
	8	248
	9	237
	10	226
	11	223
	12	221
	13	220
	14	220
	15	220
	16	220
	17	220
	18	220
	19	220
	20	220
	21	220
	22	220
	23	220
	24	291
	25	322
	26	241
	27	223
	28	223
	29	343
	30	378
	31	210
	32	323
	33	284
	34	321
	35	220
	36	220
	37	220
	38	220
	39	220
	40	220

41	220
42	220
43	220
44	260
45	256
46	221
47	219
48	286
49	210
50	280
51	280
52	210
53	210
54	280
55	280
56	210
57	210
58	280
59	210
60	280
61	278
62	210
63	480

161	1	380
	2	360
	3	360
	4	225
	5	225
	6	250

162	1	349
	2	380
	3	380
	4	380
	5	380
	6	380
	7	250
	8	250
	9	250
	10	250
	11	250
	12	310

[illegible][illegible]

1. Department of Urban and Transport Planning

1.1 Roads and traffic flow

This Division has objections to the proposed Township establishment on Farm 1029 (Farm 1029 is a Ptn of farm RE/508); due to the following:

- 1.1 That it be noted that on 20m collector roads, lay-bays must be created to make provision for public transport every 800m for busses. The minimum lengths of the bus bays should be 80m.

1.2 Stormwater Planning and Design

1. Farm 1029 is indicated to be approximately 52.8 hectares in size.
2. Farm 1029 is located approximately 15 kilometers north west of the Windhoek CBD, situated north of the Havana Township, and situated along the northern boundary of the Remainder of Farm 508 and adjacent to the south eastern boundary of Portion 2 of Farm Ongos No. 38.
3. Access to the proposed Farm 1029 is indicated to be obtained from one access point along the south western boundary of the referred farm and three access points along the south eastern boundary of Farm 1029, where all the proposed accesses eventually appears to intersect with Monte Christo Road, although only the north western access is currently able to intersect with an existing street.
4. It should be noted that Farm 1029 is situated along uneven terrain with hills and valleys causing some steep slopes with various stormwater courses flowing over it, flowing over proposed public open spaces, streets and erven.
5. There is a river flowing along the outside of the proposed road on Erf RE/508, flowing from the north east into a south westerly direction, flowing into two other stormwater courses / rivers along the south eastern corner of the proposed Erf 1029, from where the combined stormwater courses flows along a river that flows along the south eastern and south western boundaries of the proposed Erf 1029.
6. There is a major stormwater course flowing from the north into a south westerly direction over the northern boundary of the proposed Farm 1029, changing direction into a north westerly direction where it flows over the northern boundary of the referred farm.

7. There is a stormwater course forming in the central part of the proposed Farm 1029, flowing into a south westerly direction over the proposed Farm 1029.
8. There are other smaller stormwater courses forming and flowing from various parts of the proposed Farm 1029, flowing into various directions towards the river and other stormwater courses as referred to in points 5, 6 and 7 above.
9. There are existing informal gravel roads across the proposed Farm 1029 that does not form part of the proposed development.
10. It should be noted that the following erven of the proposed Farm 1029 are affected by stormwater courses: Erven 241, 219, 36, 262, 261, 244, 245, 229, 242, 248, 186, 187, 55, 56, 149, 150, 151, 166, 167, 168, 61, 94, 87, 137, 136, 131 and 199.
11. The proposed road reserve widths of some roads are not indicated on the horizontal road layout.
12. The proposed horizontal roads layout indicates some curves in excess of 90 degrees, i.e. along Erven 39, 71, 133, 147 and 188.
13. The proposed layout does not provide splays along all intersections and some erven, i.e. between Erven 78 and 79, between Erven 79 and 80 and along Erven 1 and 264.
14. The proposed layout indicates an erf with a panhandle width of less than the required 4 meters, i.e. Erf 257.
15. The proposed road layout plan does not provide for temporary turning circles at the accesses along the respective boundaries of the proposed Farm 1029, i.e. between Erven 261 and 262 (both are electricity / power line servitudes), between Erven 241 and 228, between Erven 1 and 264 (public open space) and between Erven 268 and 267 (both are public open spaces).

This Division has no objection to the proposed Township Establishment on Farm 1029 (Farm 1029 is a Portion of Farm RE/508), provided:

1. That the applicant appoints a registered professional Engineer to compile a detailed 50 year flood report of the river and other stormwater courses, including of the area where they flow into each other to own cost and risk.
2. That the applicant applies the conditions as stipulated in the detailed 50 year flood report.

3. That the applicant accepts the outcome of the detailed 50 year flood report, and if allowed by the flood report, appoints a registered professional engineer to submit detailed engineering plans as to how the proposed erven is to be protected against any potential flood damage.
4. That no adjacent or opposite property be negatively affected by the proposed development along the river and other stormwater courses.
5. That no development will be allowed within the 50 year flood level of the river and other stormwater courses.
6. That no development will be allowed onto or over any stormwater system or structure.
7. That any major stormwater or river crossing be accommodative of at least a 50 year flood, and that any river crossing be designed by a registered professional Engineer.
8. That the applicant, through the detailed flood report, verify the extent of public open spaces to accommodate the required stormwater flow.
9. That surface storm water runoff be accommodated according to Clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme) stating:
 - (1) That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or works which have been authorized in writing by the local authority or which have been or may be built, laid or erected in terms of any law) may be constructed on or over the property or located in such a way that –
 - (a) the flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - (b) the flow of a natural watercourse (in which the local authority allows flood water to run off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - (c) the maintenance of such stormwater pipe, channel or work shall be the responsibility of the owner of the concerned property.
10. That prior approval must be obtained from the Chief Engineer: Planning, Design & Traffic Flow if the accommodation of the stormwater on the proposed erven is contemplated.

11. That Engineering drawings on how the stormwater would be accommodated to the satisfaction of the Chief Engineer, Planning, Design & Traffic Flow be submitted for approval simultaneously with the building plans.
12. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted prior to the approval thereof.
13. That no building plan will be approved until the above stormwater conditions are met.
14. That a condition be included into the title deed whereby selling to a third party may only take place once the proposed stormwater conditions had been addressed by the owner.
15. That roads and stormwater be planned, designed and constructed to municipal standard.
16. That it be recommended that Erven 241, 219 and 36 or part there-of, be made public open spaces to accommodate the required stormwater flow.
17. That it be recommended that Erven 262, 261, 241, 244, 245, 229, 242, 248, 186, 187, 55, 56, 149, 150, 151, 166, 167, 168, 61, 94, 87, 137, 136, 131 and 199 as well as any other erf of the proposed Farm 1029 that is affected by stormwater, be sold with the relevant stormwater conditions.
18. That all proposed road reserve widths be indicated on the horizontal roads layout.
19. That the proposed horizontal roads layout with curves in excess of 90 degrees be revised to be accommodative of the required vehicular movement, i.e. along Erven 39, 71, 133, 147 and 188.
16. That the proposed layout be provided with splays along all intersections to be accommodative of the required vehicular movements, i.e. between Erven 78 and 79, between Erven 79 and 80 and along Erven 1 and 264.
20. That the proposed layout be revised to provide the relevant erven with panhandle widths of at least 4 meters, i.e. Erf 257.
21. That the proposed road layout plan be revised to provide for proper temporary turning circles at all indicated accesses along the boundaries of the proposed Farm 1029, where the indicated approach roads have not yet been constructed, i.e. between Erven 261 and 262 (both are electricity / power line servitudes), between Erven 241 and 228, between Erven 1 and 264 (public open space) and between Erven 268 and 267 (both are public open spaces).

22. That access be according to the conditions as stipulated by the Chief Engineer: Planning, Design and Traffic Flow.
23. That should any works requires to be taken over by the City, a development agreement be signed.

2. Department of Water infrastructure and Technical services

2.1 Engineering Service division

Consideration:

No existing bulk Water and Sewer Services are currently available for this township (Farms 1029). Council conducted a bulk Water and Sewer Reticulation Master Plan for the entire North-West Windhoek area (Ongos & Monte Christo included) during 2015, and the bulk services requirements anticipated for the area is specified in the said document. Henceforth, the supply of Bulk Water and Sanitation/Sewerage Services shall be executed in-line with the bulk services framework established for the entire area.

Farm 1029 falls partly within the existing Katlo Reservoir pressure zone and in the future Augeigas Reservoir pressure zone. The closest bulk water line is located within Monte Christo Road that needs to be extended to serve the portion of the township that is situated within the Katlo Reservoir pressure zone. The Augeigas Reservoir needs to be constructed to serve a portion of Farm 1029.

No sewer system is currently available to serve Farm 1029 as this township drains in a northern direction away from the existing municipal sewer system.

Currently no bulk wastewater infrastructure exists in the Northwest area of Windhoek that extend beyond Havana oxidation ponds. The existing oxidation ponds are also no longer acceptable treatment for the wastewater. A Wastewater Treatment Plant should therefore be constructed to cater for the greater Havana area to replace the Havana oxidation ponds, as well as to cater for this development (Farm 1029).

Comments:

The following will be subject to consideration of the township development;

1. A Professional Registered Engineer to be appointed to do the water and sewer infrastructure designs for this township, as well as the bulk services required to serve Farm 1029. Bulk services include a Waste Water Treatment Plant, a Reservoir, and all related bulk lines. This should be done in line with comments and recommendations of the existing master plans.
2. The appointed Engineer to submit an Engineering Design Report (full hydraulic analyses and WADISO model) to proof that the portion of this township that falls within the Katlo Reservoir Pressure Zone can be supplied with water from the Katlo Reservoir with sufficient pressure. Any upgrade of water infrastructure if required should be included in the development costs of this township, and should be upgraded when services are provided for this township.
3. The estimated cost for the Reservoir is N\$65 mil (incl. Professional Fees / VAT). This cost excludes the costs for bulk services and internal services.
4. The estimated cost for the Waste Water Treatment Plant for this catchment area when fully developed is N\$180 mil (incl. Professional Fees / VAT). This cost excludes the costs for bulk services and internal services.
5. The estimated contribution cost for this township (Farm 1029) towards the construction of the Waste Water Treatment Plant is N\$30 mil (incl. Professional Fees / VAT). This cost excludes the costs for bulk services and internal services.

Further to the above comments, the following conditions apply for all developments (CoW, Private Developments, PPP's, etc.);

- The design of the water and sewerage reticulation networks, as well as wastewater treatment plants, reservoirs and pump stations if applicable, must be done by Professionally Registered Engineer's (details to be submitted for approval before design work commences).
- The design of the water and sewerage reticulation networks, as well as waste water treatment plants, reservoirs and pump stations if applicable, must be done according to the standards and specifications of the Strategic Executive: Infrastructure, Water & Technical Services and must be submitted for approval by the applicant to the Strategic Executive: Infrastructure, Water & Technical Services before any work may proceed.
- Design criteria are to be in accordance with the "The Guidelines for human settlement, planning and design" as published by the Council of Scientific and Industrial Research (CSIR) and are available on-line at http://www.csir.co.za/Built_environment/RedBook/.
- Materials and construction standards are to comply with the latest edition of SANS 1200 and CoW special standards.
- Water reticulation networks must connect to the existing main services provided by NamWater or the City of Windhoek and all connection points must be approved by the City of Windhoek.
- The design of the water and sewerage reticulation networks, as well as wastewater treatment plants, reservoirs and pump stations if applicable, must be done on a CAD system adaptable to the system used by the City of Windhoek and the information will be made available to the Chief Engineer: Engineering Services. (A complete set of as-built drawings (paper copies and electronically), hydraulic models (WADISO & SEWSAN) must be submitted to the Strategic Executive: Infrastructure, Water & Technical Services or his representative once the project is completed.)
- The existing water, sewer, electricity and telecom services must be indicated on the construction drawings. The applicant will be held responsible for any damages to existing services.
- Professionally Registered Engineers must supervise the construction of the water and sewerage reticulation networks, as well as waste water treatment plants, reservoirs and pump stations if applicable, to ensure that the work is done to the satisfaction of the Strategic Executive: Infrastructure, Water & Technical Services, and a Certificate of Acceptance shall

be submitted by the applicant's engineer to certify that construction conforms to the design and approved drawings.

- No deviations in-situ from the "Released for Construction" drawings will be allowed, in the absence of preapproval from the Strategic Executive: Infrastructure, Water & Technical Services. The developer will be responsible to "make good" these deviations where no such approval exist.
- After the construction period, all the new services must be inspected by the Chief Engineers: Engineering Services and Bulk & Waste Water or their respective representatives at an official site inspection where-after a Certificate of Completion will be issued to the applicant.
- No building plan for any improvements will be approved without the proof of a Certificate of Completion of the water and sewerage infrastructure, as well as wastewater treatment plants, reservoirs and pump stations, if applicable.
- The applicant must bear the full costs of all water and sewer services (as well as wastewater treatment plants, reservoirs and pump stations, if applicable), including the professional fees for planning, design and supervision costs and the construction costs.
- The applicant will be held responsible by the Strategic Executive: Infrastructure, Water & Technical Services for a retention period of 12 months on the water and sewerage reticulation networks (as well as reservoirs and pump stations if applicable) after completion and take-over of the works. This will only be applicable where services are taken over by the City of Windhoek.
- The operation and maintenance of the waste water treatment plant shall be the responsibility of the applicant for a predetermined number of years as described in the Development Agreement which will dictate taking over pre-conditions (if applicable).
- There is a possibility that The City of Windhoek will not be able to take-over the services and to do any maintenance on the water and sewerage reticulation networks. In this case, the applicant will then be responsible to do maintenance on all the water and sewerage reticulation networks until such time that the City of Windhoek will be able to take-over the services. The Chief Engineer: Bulk & Waste Water should be contacted regarding the taking-over of services.
- If it comes to the attention of the City of Windhoek that any of the works constructed by the applicant are at fault, no further developments will be permitted and no building plans will be

approved until such time that the works are rectified to the satisfaction of the Chief Engineers: Engineering Services and Bulk & Waste Water.

3. Department of Electricity

- Bulk electrical services are not available *to Erf 1029, Havana* at this stage. However with the Farm Ongos Lifestyle Village a 11 kV overhead line that will be built and we most probably will negotiate to tap off this line until such time that the bulk services can be extended. Two to three miniature substations will be required for the development. Undetermined land or Open Space Areas can be utilized for this purpose.
- Servitudes for NamPower and the future 11 kV line to Ongos must be respected.
- Where MV/HV overhead lines are in close proximity and servitudes have not been registered, the following horizontal clearing width applies for allowing access to the line and for safety reasons:
 - ✓ 220/132 kV – up to 30 metres either side of the overhead line structure
 - ✓ 66/33/22/19/11 kV – up to 20 metres either side of the overhead line structure; and therefore **no permanent structure is be erected within the stipulated area.**
 - ✓ Details of NamPower Contact Details regarding information on their servitudes are:
 Mr. Smut Matengu
 Principle Engineering Assistant – Lands and Servitudes
 Wires Business|Transmission|NamPower
 061-205-2984
Smut.matengu@nampower.com.na
- The cost of providing full services will be *approximately N\$7,000,000.00*, excluding bulk services.

4. Department of Economic Development and Community Services

4.1 Emergency and Disaster Risk Management

In terms of the general fire protection requirements concerning a new town planning design the following is a pre-requisite as per applicable standards (SANS 10090 and SANS 10400)

1. The designs for the development must provide public fire hydrants, and the water reticulation supplying the hydrants, and must be designed in accordance with the applicable standard, by a competent engineer.
2. Provision of access for firefighting and other related emergencies to the township development must be provided, determining turning circles for emergency vehicles and the width of the streets, to accommodate all types of emergency vehicles.
3. The designer of the building structures should consider the safety distance between the buildings, and plan designs must be submitted by client to the Building Control Division for fire protection scrutiny.



Prepared by me

A. Steier
CONVEYANCER
UE/TELE SFI

COPY ISSUED—DATE.....2010-06-01.....
APPLICATION NO. *UA 245/2010*

CERTIFICATE of	<i>Registered</i>	TITLE
No.	<i>T 2386/2010</i>	Issued in terms of
Section	<i>43 Act 47/1937</i>	
In respect of	<i>Plot of the farm no 508</i>	
	<i>= 1132 6 ha</i>	
Remainder	<i>2309, 9566 ha</i>	
2010-06-03	W. T. S. EISEB	DEPUTY REGISTRAR

T 2008 / 2005

CERTIFICATE OF CONSOLIDATED TITLE

(Issued under Section 40 of the
Deeds Registries Act, 1937 (No 47 of 1937))

WHEREAS the

MUNICIPAL COUNCIL OF WINDHOEK

has applied for the issue to the **MUNICIPAL COUNCIL OF WINDHOEK** of
a Certificate of Consolidated Title under section 40 of the of the Deeds
Registries Act, 1937 (Act No. 47 of 1937)

ISSUED FOR INFORMATION ONLY

110

se

L

E

S. u.

And whereas the MUNICIPAL COUNCIL OF WINDHOEK is the registered owner of:

(I) CERTAIN: REMAINDER OF THE FARM GAMMAMS NO. 36

SITUATE: IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
KHOMAS REGION

HELD BY GOVERNMENT GRANT NO. 105/1960.

AND

(II) CERTAIN: REMAINDER OF PORTION B OF THE FARM
NUBUAMIS NO. 37

SITUATE: IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
KHOMAS REGION

HELD BY DEED OF TRANSFER NO. T 3326/1987

NOTWITHSTANDING, in pursuance of the provisions of the said Act, I, the *Deputy*
REGISTRAR OF DEEDS at WINDHOEK, do hereby certify that the
MUNICIPAL COUNCIL OF WINDHOEK, its successors in title or assigns
is the Registered owner of:

CERTAIN: FARM NO. 508

SITUATE: IN THE MUNICIPALITY OF WINDHOEK
REGISTRATION DIVISION "K"
KHOMAS REGION

IN EXTENT: 2311, 0895 (TWO THREE ONE COMMA NIL
EIGHT NINE FIVE) HECTARES AS
INDICATED ON THE ANNEXED DIGRAM
NO. A343/2002.

A SUBJECT TO THE FOLLOWING CONDITIONS created in
Government Grant No. 11/1935 in respect of the portion
represented by the figures a B C D E F G H J K L M N P Q R S T U

Handwritten signatures and initials:
A vertical line is drawn below the text "represented by the figures a B C D E F G H J K L M N P Q R S T U".
Below the line, there are several handwritten marks, including what appears to be a signature "JL", a checkmark-like symbol, and the letters "K" and "S.Y.".

V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1
S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b namely;

- [a] That the land hereby granted shall be subject to the laws for the time being of the Republic of Namibia, respecting minerals, prospecting, mining and all rights and matters incidental thereto.
- [b] That the Administrator may at any time and in any such manner and under such conditions as he may think fit:
- [i] construct or authorise the construction of dams or reservoirs upon the land hereby granted,
 - [ii] construct or authorise the construction upon, through or under the land hereby granted, of waterfurrows, pipelines, canals and drains, and conduct or authorise the conducting of water therefrom or thereover for the benefit of the public or of any owner or occupier of neighbouring land
 - [iii] construct and work or authorise the construction and working, subject to the provisions of any laws of railways, roads, telegraph and telephone lines on or over the land hereby granted
- and take material from the land hereby granted for the purpose of any such works.

Compensation shall be paid to the grantee for any loss or damage sustained by him by reason of the exercise of the powers aforesaid, provided however, that there shall be set off against the loss or damage caused to the grantee the benefit instant or prospective which he derives or is likely to derive by reason of the construction of the works. In the event of compensation being payable the amount thereof shall be mutually agreed upon or failing such agreement, shall be determined by arbitration.

- [c] That the Administrator may at any time and in any such manner and under such conditions as he may think fit resume for public purposes the whole or any portion of the land hereby granted, subject to the

JL
L
B s.u.

payment of such compensation as may be agreed upon or in default of agreement as may be determined by arbitration.

[d] That the land is subject to all reservations, servitudes, obligations, laws and regulations which already exist or may hereafter be established or made by competent authority.

[e] That all roads, thoroughfares and rights of outspan being or existing on the land hereby granted shall remain free and unencumbered unless the same be cancelled, closed or altered by competent authority.

[f] That the grantee shall be required to grant any adjacent or neighbouring proprietor a way or road of necessity over the land hereby granted to or from the land of such adjacent or neighbouring proprietor.

[g] That the owner shall be liable for the prompt payment of such land taxes as are payable according to law.

B FURTHER SUBJECT, in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b, to a servitude in perpetuity to lead electricity over the abovementioned portion by two separate power lines, subject to the conditions and with ancillary rights created by Notarial Deed No. K 63/1973s in favour of NAMPOWER LIMITED.

C AND FURTHERMORE SUBJECT, in respect of the portion represented by the figures a B C D E F G H J K L M N P Q R S T U V W X Y Z A1 B1 C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 V1 W1 X1 Y1 Z1 A2 p n m l k j h g f e d c b, to the following condition created by endorsement in terms of section 22(4) of Ordinance 11/1963 namely "the transferee is prohibited from

[Signature]

[Signature] S-4

SCHEDULE

2) Name of Township

The Township shall be called **Havana Extension 12**

3) Composition of Township

The township comprises 179 erven numbered 1 to 179 and Remainder Street.

4) Reservation of Erven

The following erven are reserved for the Local Authority:

- Public Open Space: 170 to 179
- Street: Remainder Farm 1029

5) Conditions of title

The following condition shall be registered in favour of the Local Authority against the title deeds of all erven (*except reserved erven listed under Point 3 above, against which no conditions shall be registered*):

- a) The erf shall only be used or occupied for purposes which are in accordance with, and the use or occupation of the erf shall at all times be subject to the provisions of the Windhoek Town Planning Scheme prepared and approved in terms of the Urban and Regional Planning Act 5 of 2018;
- b) That, the minimum building value of any erf zoned “Institutional” shall equal the current municipal value of the land comprising that erf;
- c) The minimum building value of any erf zoned “Business” shall equal 4 times the current That, municipal value of the land comprising that erf;
- d) No minimum building value of any erf zoned “Residential”, or “General Residential” shall equal 2 times the current municipal value of the land comprising that erf;
- e) Erven 170 to 179 be reserved as Public Open Spaces; and
- f) Remainder Farm 1029 be reserved as street.

[Management Committee Minutes: 2017-04-04]

REP.3

**[INF] REPORT ON NORTHERN SUBURBS
TARRING PROGRAMME
(8/1/2/5/20)**

It was

RESOLVED

- 1 That the following resolutions be noted:
 - 1.1 Management Committee Item REP.2 dated 2 August 2010 (Report on Northern Suburbs Tarring Programme for 2010/2011 - Phase 6);
 - 1.2 Council Resolution 428/11/2014 dated 25 November 2014 (Report on Northern Suburbs Tarring Programme for 2014/2015 - Phases 7, 8 and 9); and
 - 1.3 Management Committee Item REP.2 dated 1 February 2017 (Report on reasons for delay on commencement - Phase 8).
- 2 That the Departmental Report of the Strategic Executive: Infrastructure, Water and Technical Services, attached as pages 198 - 210 to the agenda, with regard to the tarring programme in the Northern Suburbs of Windhoek, be noted.
- 3 That it be noted that the additional funds for completion of the omitted work on Section 3 of the Northern Suburb Collectors (Phase 2) project for the 2017/2018 Financial Year is estimated at ± N\$26 million.
- 4 That it be noted that the additional funds for completion of outstanding work on the Phase 7 contract with a replacement Contractor is estimated at ± N\$18 million.
- 5 That the streets previously approved for Phase 8 of the tarring programme be noted and rolled over to commence with construction in the 2017/2018 Financial Year, at an estimated project cost of ± N\$35 million.
- 6 That the streets previously approved for Phase 9 of the tarring programme be reapproved for design during the 2017/2018 Financial Year and construction during the 2018/2019 Financial Year (construction to commence in September 2019) at an estimated project cost of ± N\$65 million.

- 7 That it be noted that Kitchener (1.69 kilometre) and Beijing (0.45 kilometre) Streets have been added to Phase 9 as 'arterial and collector' streets, and that it be approved as such.
- 8 That it be noted that the intention in future would be that all 'arterial and collector' streets should be bituminous surfaced with the development of any new township(s).
- 9 That the following list of streets be approved for design and construction as Phase 10 of the tarring programme, for design in the 2018/2019 Financial Year and construction during the 2019/2020 Financial Year (construction to commence in September 2019) at an estimated project cost of ± N\$45 million:

Road/Street	Constituency	Conventional construction
2019/2020		
Contract: Northern Suburbs Phase 10		
Construction estimate: N\$45 million		
Goreangab Extension 3		
Barlett	Samora Machel	Design and construct
Kenney Dam	Samora Machel	
Hoover	Samora Machel	
Dalleo	Samora Machel	
Coffee Dam	Samora Machel	
Guddu	Samora Machel	
Dokan	Samora Machel	
Daan Viljoen	Samora Machel	
Mica	Samora Machel	
Hardap	Samora Machel	
Jinja Dam	Samora Machel	
Von Bach	Samora Machel	
Midmar	Samora Machel	
Kainji	Samora Machel	
Itaipu	Samora Machel	
Omaheke	Samora Machel	
Omusati	Samora Machel	
Ohangwena	Samora Machel	
Otjozondjupa	Samora Machel	
Fort Peck	Samora Machel	

- 10 That the Strategic Executive: Infrastructure, Water and Technical Services provide Councillors with the projection for consulting and design fees, as well as a breakdown of the design and construction costs under the various phases, for information.
- 11 That a 'rolling budget' be implemented by means of which some continuity in the planning and scheduling of these construction projects in the northern suburbs can be facilitated.

Financial implications

Funds required

Financial year	Description	Amount
2017/2018 Budget	Completion of Section 3 (collector roads) and outstanding work: Northern Suburbs (Phase 7) (residential streets)	N\$44 million to be budgeted
2018/2019 Budget	Surfacing residential streets: Northern Suburbs (Phase 8)	N\$35 million to be budgeted
2019/2020 Budget	Surfacing both collector and residential streets: Northern Suburbs (Phase 9)	N\$65 million to be budgeted
2020/2021 Budget	Surfacing residential streets: Northern Suburbs (Phase 10)	N\$45 million to be budgeted

City of Windhoek
Head Office Independence Avenue
PO Box 59
Windhoek
Namibia

23 August 2018

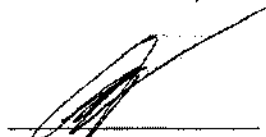
Department of Property Management Division

To whom it may concern:

Re: Request to Purchase Erf 1398 (KW_01398ST/RE) with intention to consolidate Erf 1378 (KW_01378), KLEIN WINDHOEK.

1. We the undersigned, CJ Dippenaar and R Wittsack, owners of Erf 1378, Klein Windhoek (described as "KW_01378"), on the attached Surveyor General Diagram, also known as 5 Brits Street, Klein Windhoek, would hereby like to formally request to purchase Erf 1398, Klein Windhoek (described as KW_01398ST/RE) from the City of Windhoek, with the intention of consolidating the two erven.
2. The resultant consolidation would add 128m² to Erf 1378, Klein Windhoek.
3. Consolidating Erf 1398 with Erf 1378 would align Erf 1378, Klein Windhoek to the existing adjacent erven street boundary, and thereby aligning the said Erf to the neighbouring erven.
4. We confirm that Erf 1398, Klein Windhoek currently has no servitude or restrictions that may prevent or hinder such a consolidation, and further confirm that the property is currently unrestricted and vacant.
5. We trust that our request to purchase Erf 1398, Klein Windhoek will be met favourably.
6. We trust that the aforesaid is in order, and await your response.

Yours Sincerely



CJ Dippenaar
081 617 1654
cornelius_dipp@yahoo.co.uk



R Wittsack
081 218 4546
ramonadippenaar@icloud.com

2018-05-31

3592 /2018

DEED OF TRANSFER

ENGLING, STRITTER & PARTNERS
Attorneys, Notaries and Conveyancers
P.O. Box 43
12 Love Street
WINDHOEK

CB/sa R 217766



CONVEYANCER
BEZUIDENHOUT C

I 3592 2018

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT **CLIFFORD BEZUIDENHOUT**

appeared before me, Registrar of Deeds, at Windhoek he, the said appearer, being duly authorised thereto by a Power of Attorney granted to him by

1. MELANIE ROHLF

Identity Number 781004 10550
Married out of community of property

2. NORBERT AXEL KOCH

Identity Number 890328 00213
Unmarried

[Handwritten signature]

3. CAROLA KOCH

Identity Number 920506 00186
Unmarried

4. KIRSTEN TEW

Identity Number 860311 00029
Unmarried

5. MANUEL ARON LAUDIEN

Identity Number 940419 00050
Unmarried

dated the 16 day of MAY 2018 and signed at WINDHOEK,

AND the said appearer declared that his said Principal had truly and lawfully sold on 19 MARCH 2018

AND that he in his capacity aforesaid, did, by these presents, cede and transfer, in full and free property, to and on behalf of

CORNELIUS JACOBUS DIPPENAAR

Born on 12 January 1982
Married out of community of property

His Heirs, Executors, Administrators or Assigns,

CERTAIN	½ (ONE HALF) SHARE IN ERF NO 1378 (A PORTION OF ERF 131) KLEIN WINDHOEK
SITUATE	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
EXTENT	1096 (One Nil Nine Six) SQUARE METRES
FIRST	transferred by Deed of Transfer No T 1135/1959 with Diagram No A 728/58 relating thereto
AND HELD BY	DEED OF TRANSFER NO T 1671/1997
SUBJECT	to the following conditions created in Notarial Deed No K 76/1979S by way of endorsement against the said Deed of Transfer No T 1135/1959, namely :



IN FAVOUR OF THE LOCAL AUTHORITY

a) The erf may only be used for such purposes as are permitted by and subject to the conditions laid down in terms of the Windhoek Town Planning Scheme, drafted in accordance with the provisions of the Town Planning Ordinance 1954 (Ordinance 18 of 1954) as amended.

b) The owner or any lessee of the erf shall be obliged to allow –

(i) such water pipe-lines, storm water drain pipes, sewer-pipes, or overhead or underground electrical supply lines to be constructed across the erf as may be found necessary from time to time by the local authority in such a manner and in such a position as are agreed upon from time to time by the local authority and the owner of such erf;

(ii) any materials that may be excavated during the construction, maintenance and removal of any such water pipelines, storm water drain pipes, sewer pipes or overhead or underground electrical supply line, to be place on the erf temporarily;

(iii) any person who may be required to enter the erf in order to perform his duties pertaining to such construction, maintenance or removal of any such water pipeline, storm water drain pipe, sewer pipe or overhead or underground electrical supply line or any other work pertaining thereto, to enter the erf at all reasonable times,

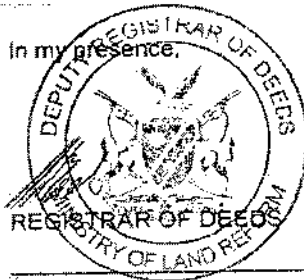
without any compensation being recoverable from the local authority: Provided that any damage caused in the construction maintenance or removal of any such water pipeline, stormwater drain pipe, sewer pipe or overhead or underground electrical supply line or any other word pertaining thereto or any damage caused in the placing on or removal from the erf of any materials excavated, will be compensated by the local authority.

c) The owner of the erf shall be responsible for the building, at his own cost, of a retaining wall or retaining walls to prevent any portion of the erf falling into the street or vice versa: Provided that where the owner of the erf has constructed a retaining wall or walls approved by the local authority before the street or streets referred to in this paragraph have been constructed, and such street or streets are constructed subsequently on such a level that it necessitates the building of a new retaining wall or walls have to be altered to prevent any part of the erf falling into the street or vice versa as the case may be, such construction or alteration shall be effected at the expense of the local authority.

WHEREFORE the appearer, renouncing all the rights and title which the TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same and that, by virtue of these presents, the said TRANSFEREE, His Heirs, Executors, Administrators, or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights; and finally, acknowledging that the purchase price is the sum of N\$1 925 000,00.

SIGNED at WINDHOEK, on 2018 -06- 07
together with the appearer, and confirmed with my seal office.

SIGNATURE OF APPEARER



2018-05-31

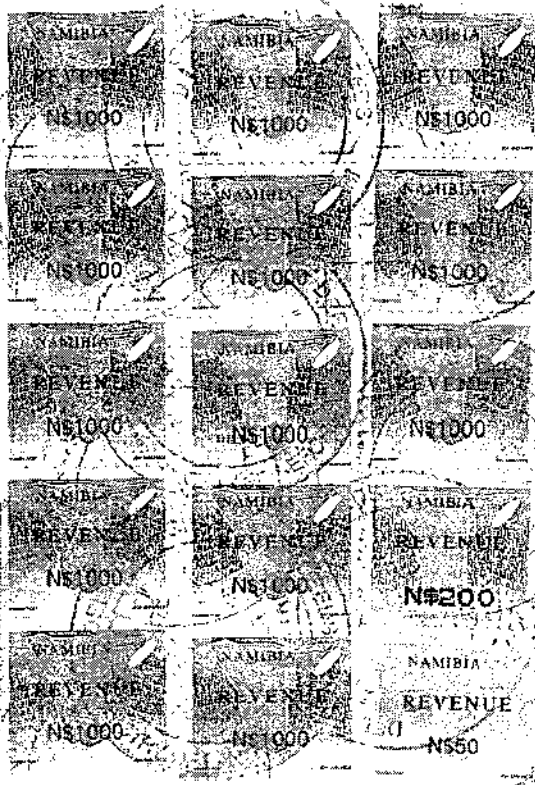
578

T 3593 / 2018

DEED OF TRANSFER

ENGLING, STRITTER & PARTNERS
Attorneys, Notaries and Conveyancers
P.O. Box 43
12 Love Street
WINDHOEK

CB/sa R 217766



CONVEYANCER
BEZUIDENHOUT C

T 3593 1-2018

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN:

THAT **CLIFFORD BEZUIDENHOUT**

appeared before me, Registrar of Deeds, at Windhoek he, the said appearer, being duly authorised thereto by a Power of Attorney granted to him by

1. MELANIE ROHLF

Identity Number 781004 10550
Married out of community of property

2. NORBERT AXEL KOCH

Identity Number 890328 00213
Unmarried

[Handwritten signature]

3. CAROLA KOCH

Identity Number 920506 00186
Unmarried

4. KIRSTEN TEW

Identity Number 860311 00029
Unmarried

5. MANUEL ARON LAUDIEN

Identity Number 940419 00050
Unmarried

dated the 16 day of MAY 2018 and signed at WINDHOEK,

AND the said appearer declared that his said Principal had truly and lawfully sold on 19 MARCH 2018

AND that he in his capacity aforesaid, did, by these presents, cede and transfer, in full and free property, to and on behalf of

RAMONA WITTSACK

Identity Number 820401 10062
Married out of community of property

Her Heirs, Executors, Administrators or Assigns,

CERTAIN	½ (ONE HALF) SHARE IN ERF NO 1378 (A PORTION OF ERF 131) KLEIN WINDHOEK
SITUATE	IN THE MUNICIPALITY OF WINDHOEK REGISTRATION DIVISION "K" KHOMAS REGION
EXTENT	1096 (One Nil Nine Six) SQUARE METRES
FIRST	transferred by Deed of Transfer No T 1135/1959 with Diagram No A 728/58 relating thereto
AND HELD BY	DEED OF TRANSFER NO T 1671/1997
SUBJECT	to the following conditions created in Notarial Deed No K 76/1979S by way of endorsement against the said Deed of Transfer No T1135/1959, namely :



IN FAVOUR OF THE LOCAL AUTHORITY

a) The erf may only be used for such purposes as are permitted by and subject to the conditions laid down in terms of the Windhoek Town Planning Scheme, drafted in accordance with the provisions of the Town Planning Ordinance 1954 (Ordinance 18 of 1954) as amended.

b) The owner or any lessee of the erf shall be obliged to allow –

(i) such water pipe-lines, storm water drain pipes, sewer-pipes, or overhead or underground electrical supply lines to be constructed across the erf as may be found necessary from time to time by the local authority in such a manner and in such a position as are agreed upon from time to time by the local authority and the owner of such erf;

(ii) any materials that may be excavated during the construction, maintenance and removal of any such water pipelines, storm water drain pipes, sewer pipes or overhead or underground electrical supply line, to be placed on the erf temporarily;

(iii) any person who may be required to enter the erf in order to perform his duties pertaining to such construction, maintenance or removal of any such water pipeline, storm water drain pipe, sewer pipe or overhead or underground electrical supply line or any other work pertaining thereto, to enter the erf at all reasonable times,

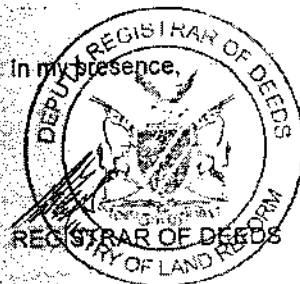
without any compensation being recoverable from the local authority: Provided that any damage caused in the construction maintenance or removal of any such water pipeline, stormwater drain pipe, sewer pipe or overhead or underground electrical supply line or any other work pertaining thereto or any damage caused in the placing on or removal from the erf of any materials excavated, will be compensated by the local authority.

c) The owner of the erf shall be responsible for the building, at his own cost, of a retaining wall or retaining walls to prevent any portion of the erf falling into the street or vice versa: Provided that where the owner of the erf has constructed a retaining wall or walls approved by the local authority before the street or streets referred to in this paragraph have been constructed, and such street or streets are constructed subsequently on such a level that it necessitates the building of a new retaining wall or walls have to be altered to prevent any part of the erf falling into the street or vice versa as the case may be, such construction or alteration shall be effected at the expense of the local authority.



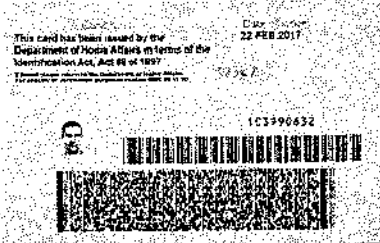
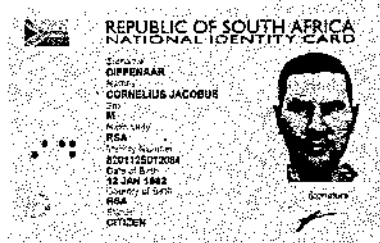
WHEREFORE the appearer, renouncing all the rights and title which the TRANSFEROR heretofore had to the premises, did, in consequence also acknowledge them to be entirely dispossessed of, and disintitled to the same and that, by virtue of these presents, the said TRANSFEREE, Her Heirs, Executors, Administrators, or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights; and finally, acknowledging that the purchase price is the sum of N\$1 925 000,00.

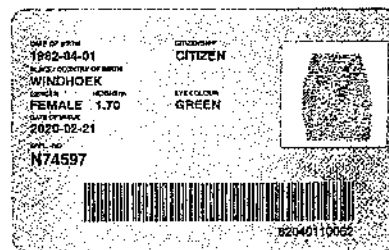
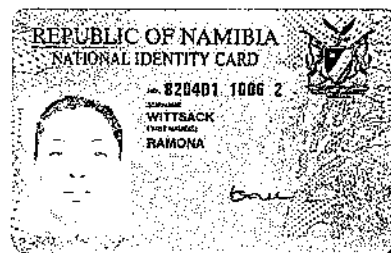
SIGNED at WINDHOEK, on 2018-06-07
together with the appearer, and confirmed with my seal office.





SIGNATURE OF APPEARER









	<p>SUBDIVISION OF A PORTION OF THE REMAINDER OF ERF 1398, KLEIN WINDHOEK FOR CONSOLIDATION WITH ERF 1378, KLEIN WINDHOEK</p> <p>PATH: o:\cad data\groups\geomatics\1378 KW PLAN NO: KW 1378-1</p>	<p>11 DECEMBER 2018</p> <p>SCALE 1:1000</p>
---	---	---

[Municipal Council Minutes: 2004-08-25]

8.3.4

BRB.2 [PLA] CALCULATION OF PURCHASE PRICE – ADDITIONAL LAND SALES (16/15/2/2/1)

RESOLVED

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

That Council Resolution 405/08/95 be rescinded and replaced by the following:

- 1 That portions of open spaces, which are big enough to enhance the potential of the property with which the portion is to be consolidated, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 2 That portions of open spaces which can be used as separate erven, with separate access and which are fully serviced, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 3 That portions of open spaces which are too small to enhance the potential of the erf with which the portion is to be consolidated, be valued at 50 % of the market value as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 4 That, where fully market-related prices is payable, the costs incurred for the closure, town planning and cadastral procedures (as calculated by the Strategic Executive: Planning, Urbanisation and Environment) be deducted from the eventual purchase price: Provided that the eventual purchase price not be less than 50 % of the market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 5 That additional land being sold at a subsidised price for consolidation with the adjacent 'institutional' zoned properties not be allowed to deduct the costs mentioned in paragraph 4.
- 6 That the policy on the deduction of costs where full market-related purchase prices are payable also be made applicable to all outstanding sales subject to the conditions of the original resolution.

RESOLUTION 276/08/2004 [POLICY]

VALUATION CERTIFICATE
DIVISION: VALUATION SERVICES
DATE OF VALUATION: 28/06/2022



Erf No.: 1398 **Suburb:** Klein Windhoek **Street name:** Brits
Erf size: Unknown **Zoning:** Street **Density:** n/a

Required portion size: 128 m²

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold for consolidation with Erf 1378 Klein Windhoek

Current vacant land going price/ m²	N\$1 703	
Size of the portion Required	128 m ²	
Estimated market Value	N\$ 218 000.00	Rounded off

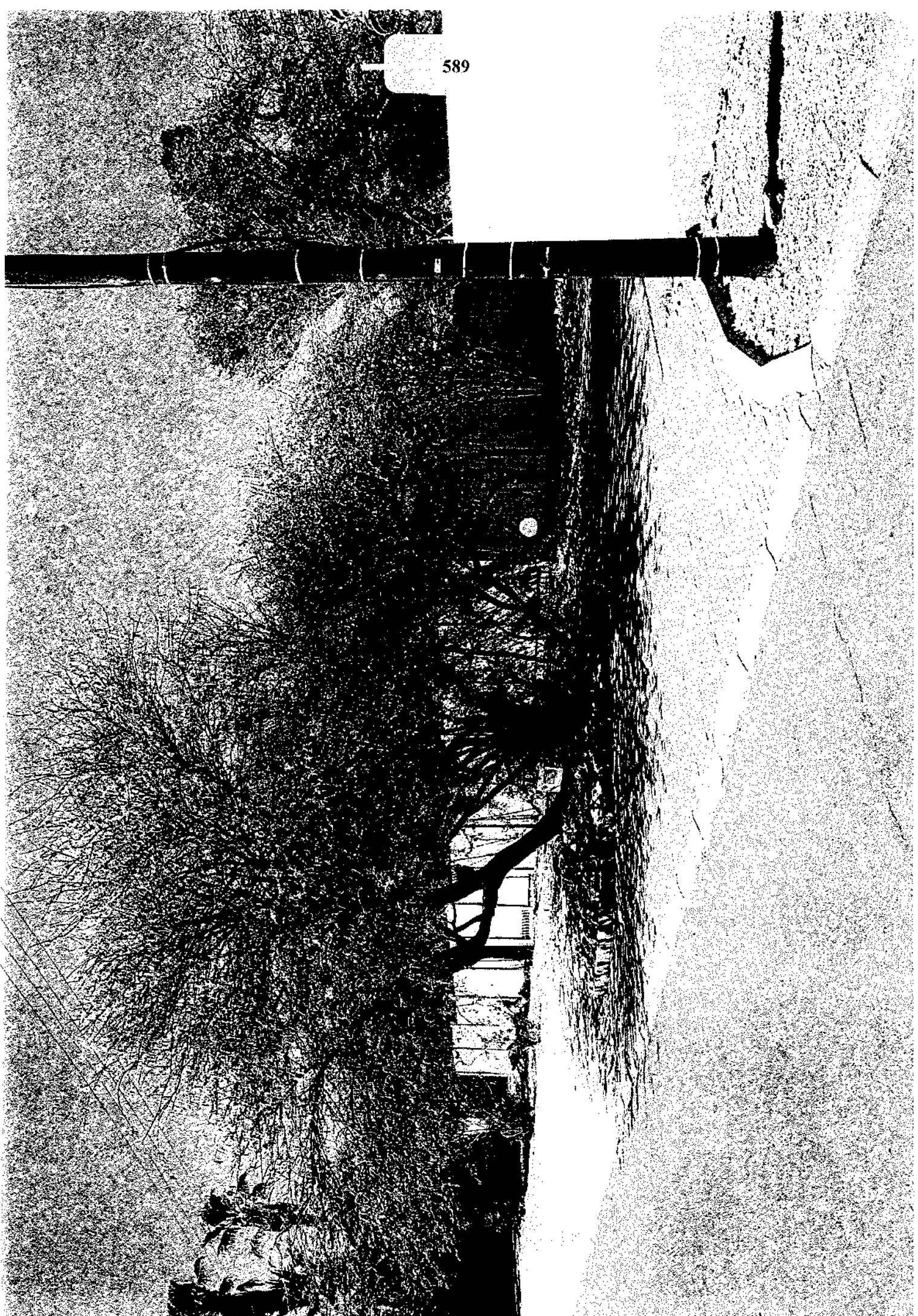
Erf 3793 Klein Windhoek in the table below was sold for N\$606.60/m² in 2007. To bring the price per square meter achieved in 2007 up to what could be today's market related price the above price per square meter was escalated using market inflation rate from 2007 to 2021. After escalation a price of N\$1 703/ m² was produced. Consequently the subject should be valued at N\$1 703/m²

Erf No.	Erf/Portion size	Purchase price	N\$/m²	Escalated N\$/m²	Date
3793 KW	1393 m ²	N\$ 845,000	N\$606.60	N\$1 703	10/05/2007

Kaulikufwa Hendjala

Valued by: Kaulikufwa Hendjala **Date:** 28/06/2022













Mrs. ME Kapitako

P.O. Box 63531

Wanaheda

081 370 7963

22 November 2017

The City of Windhoek

Manager: Property Management

Att: Mrs Simpson

**APPLICATION TO PURCHASE A PORTION OF LAND FOR CONSOLIDATION WITH ERF 2824,
WANAHEDA**

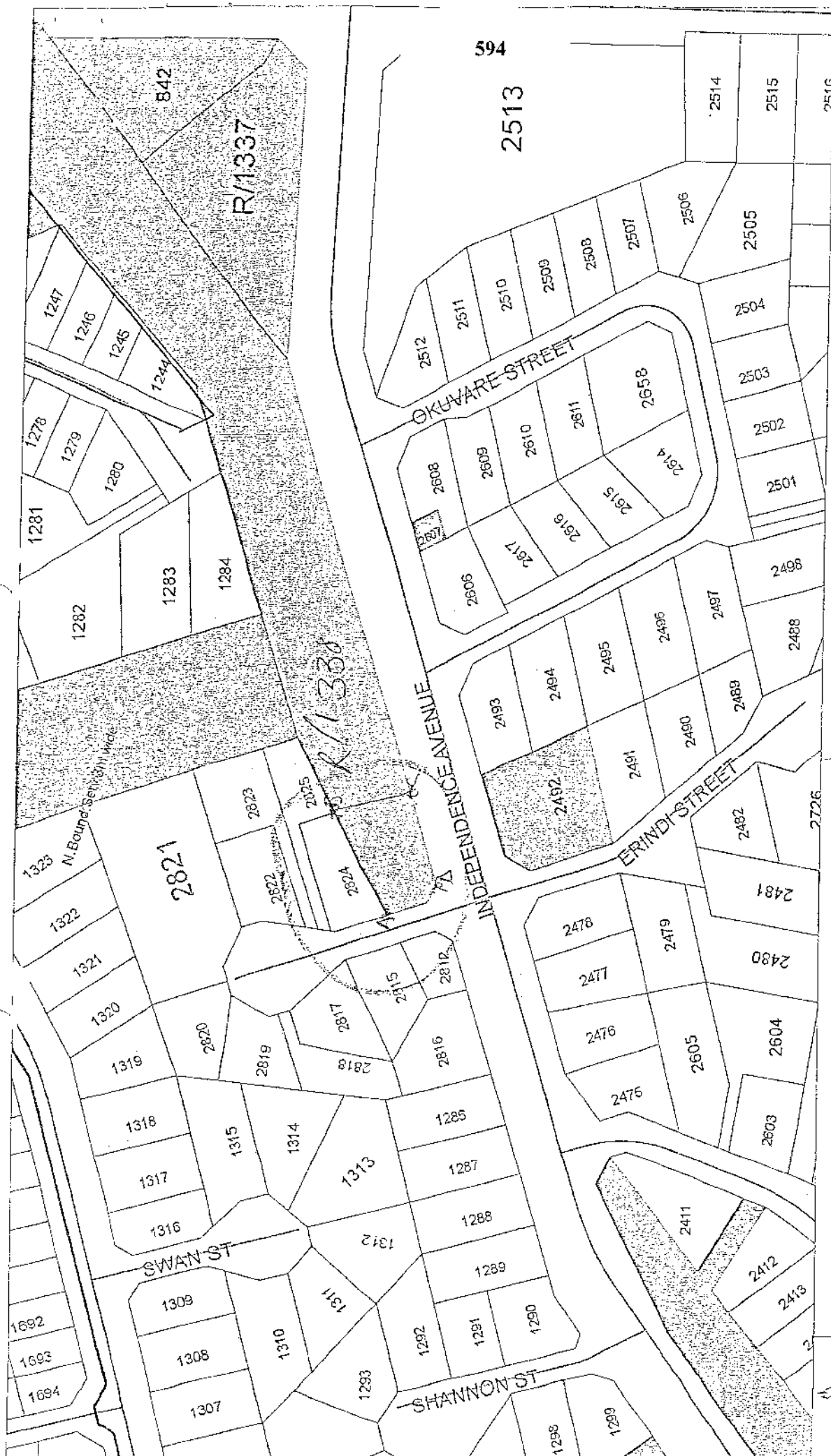
I am Mbatjiua Emilia Kapitako, the registered owner of Erf 2824 Wanaheda and wish to buy a portion of the Remainder of Erf 1338, Wanaheda for consolidation purposes and to erect outbuildings.

I also wish to apply for the riverbed side and intend to close it off because it is a hideout for thieves. People are robbed of their belongings in the passage. In a recent incident a small boy and a lady were robbed of their phones and threatened with knives.

Yours sincerely

ME Kapitako

137

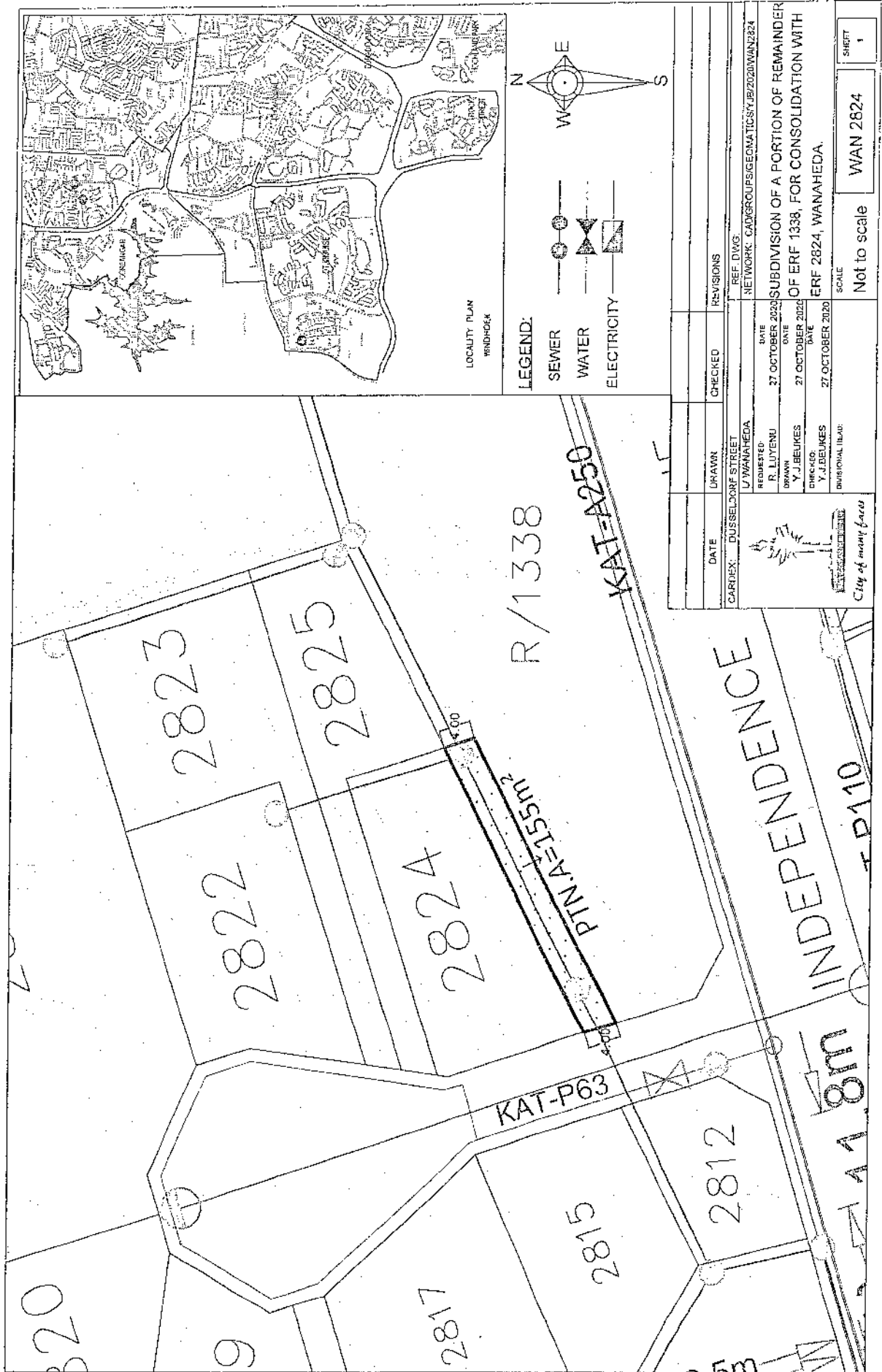


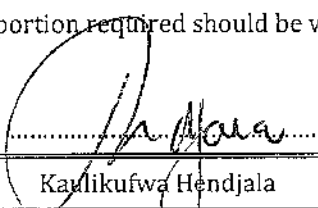
1:1767

NOTES

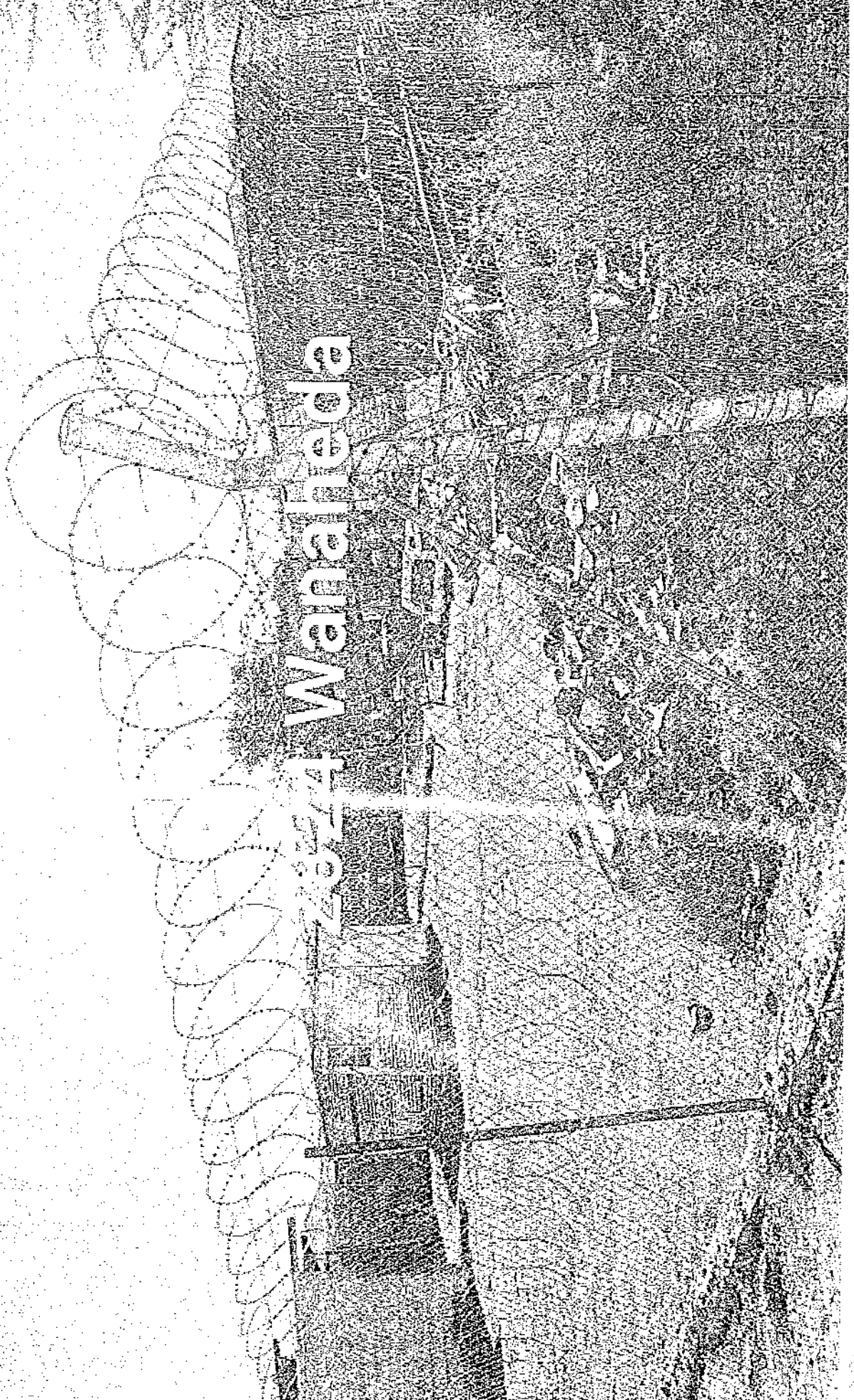
Compiled by: _____ Date: 7/5/2019

While due care has been taken by the Publisher in compiling this map, no responsibility will be accepted by the City of Windhoek for errors or omissions. The Publisher, excludes all warranties, and disclaims any responsibility to any person for loss or damage suffered from any use of this map.



VALUATION CERTIFICATE DIVISION: VALUATION SERVICES DATE OF VALUATION: 30/06/2022								
Erf No.: 1338	Suburb: Wanaheda	Street name: Indepence Avenue						
Erf size: 12 773 m ²	Zoning: POS	Density:						
Required portion size: 155 m ²								
Current use of the portion under consideration: Vacant								
Acquisition purpose: To be sold for consolidation with erf 2824 Wanaheda								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px 5px;">Current vacant land going rate / m²</td> <td style="padding: 2px 5px; text-align: right;">N\$ 335</td> </tr> <tr> <td style="padding: 2px 5px;">Size of the Erf</td> <td style="padding: 2px 5px; text-align: right;">155 M²</td> </tr> <tr> <td style="padding: 2px 5px;">Estimated Market Value</td> <td style="padding: 2px 5px; text-align: right;">N\$ 52 000.00</td> </tr> </table>		Current vacant land going rate / m ²	N\$ 335	Size of the Erf	155 M ²	Estimated Market Value	N\$ 52 000.00	<p>Erf 2113 and a portion of Erf R/1119 were sold at N\$ 100/m² in 2007 as per CR 306/08/2007 and 337/09/2007 respectively. To bring the price per square meter achieved in 2007 up to what could be the present market related price, the above price was escalated from 2007 to 2021. After escalation, a price of N\$335/ m² was produced.</p> <p>Consequently, the portion required should be valued at N\$335/m².</p>
Current vacant land going rate / m ²	N\$ 335							
Size of the Erf	155 M ²							
Estimated Market Value	N\$ 52 000.00							
<div style="text-align: center;">  </div>								
Valued by: Kaulikufwa Hendjala		Date: 30/06/2022						

2024 Wanaheheda



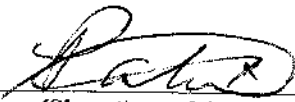
2824 Wanaheeda

FULL NAME: Vehemba Hembee Pakarae ID NO 63081200423RESIDENTIAL ADDRESS: ERF 9822 Freedom squareWORK ADDRESS: N/ATEL NO.(H) N/A (W) N/A CELLPHONE 0812602927SEX: Male AGE: 59 LANGUAGE: Ojiherero CITIZENSHIP NamibianOCCUPATION: Unemployed

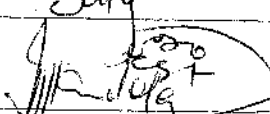
DECLARE UNDER OATH IN ENGLISH

I Vehemba H. Pakarae as Executor hereby To declared under oath that, I have written the undated letter during 2014 To the City of Windhoek to purchase a portion of land next to ERF 6666 Katutura. That's all I declared.

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

PLACE: KATUTURA POLICE STATIONDATE: 22 / 07 / 2022TIME: 09 H 26
(Signature of deponent)

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

KATUTURA, WINDHOEK on this 22 day of July 20 22NAME: Immanuel AndelekiFORCE NO: 02203-1RANK: CST
COMMISSIONER OF OATH
EX OFFICIO
REPUBLIC OF NAMIBIA



LETTERS OF EXECUTORSHIP

1323/2010

THESE ARE TO CERTIFY THAT

HEMBEE VEHEMBA PAKARAE
IDENTITY NO: 630812 06004 21

has been duly appointed

EXECUTOR

and is hereby authorised as such to liquidate and distribute
the Estate of the late

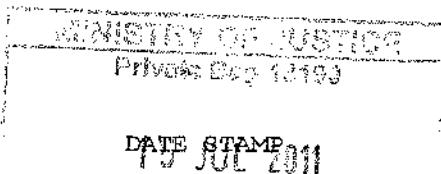
MICHAEL UANDARA
IDENTITY NO: 370509 06 0010 1

who died at

KHOMAS

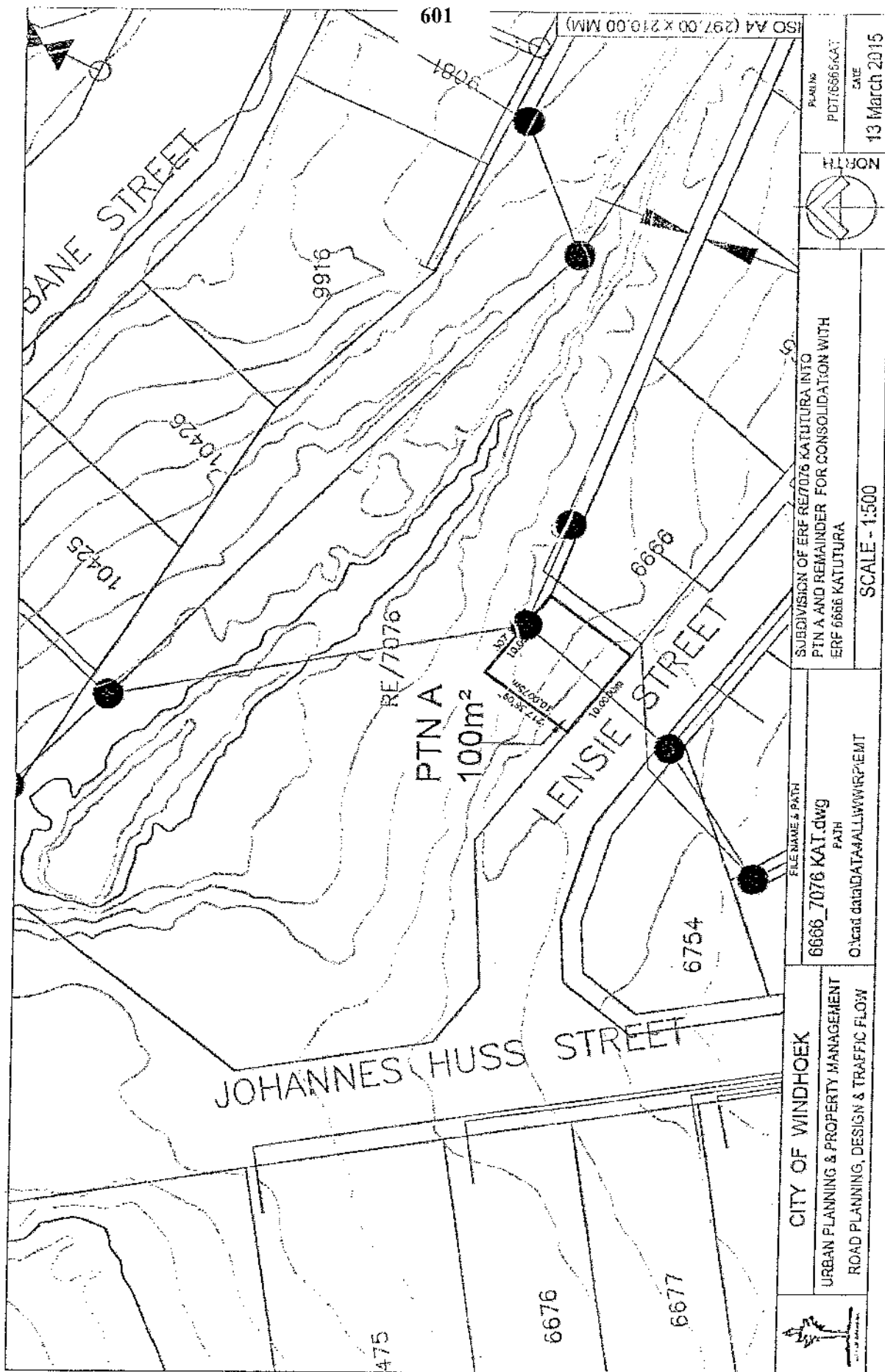
on the

5 NOVEMBER 2005



DEPUTY MASTER OF THE HIGH COURT OF NAMIBIA

Attention is invited to the provisions of section 102 of Act 66 of 1965



1577



Mr. Vehemba .H. Pakarae

PO Box 86409

Eros

Windhoek

Cell: 081 2602957 (7)

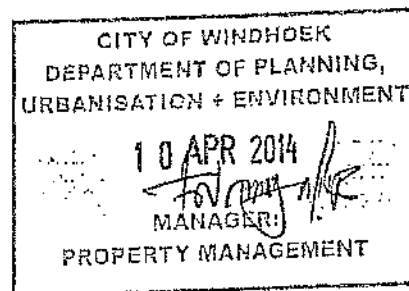
City of Windhoek

C/o Of Independence Avenue and Garten Street

PO Box 59

Windhoek

Namibia



Application for authorization of The Land Portion next to Erf 6666, no. 26 Katutura, Windhoek

Hereby I would like to request for authorization of the land portion next to Erf 6666, no.26 , Katutura in the name of my late father Michael Uandra, Id No: 3705090600101.

As an appointed Executor I,Vehemba Hembee Pakarae, ID No: 63081200243, humbly request to be authorised on the land Portion next to the abovementioned residential address on the riverside for property development. If there is other criteria's and procedures that I need to follow please inform me accordingly.

For any queries or more information required please contact me at the following numbers: Cell: 0812602957 or +27735283833

In advance I would like to thank you for your quick respond.

Your sincerely

Vehemba .H. Pakarae

oup



3-1/0045

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

DEATH CERTIFICATE

A 417967

Identity Number 370509 06 0010 1
Surname: Umlara
Christian names: Michael
Date of death: 2005.11.05 District of death: Khomas
Sex: male
Date of birth: 1937.05.09 Marital status: married
Causes of death: Acute pancreatitis

Certified to be a true extract from the death register.

Registrar of Deaths

Entry number: 0071/05/2830

MINISTRY OF HOME & IMMIGRATION	
Place: <u>PRIVATE BAG 132</u>	
Date: <u>2011-07-08</u>	
H.Q. Printed by Namprint 2033031	
BIRTH & DEATH & MARRIAGES	

* Delete whichever is not applicable.



LETTERS OF EXECUTORSHIP

1323/2010

THESE ARE TO CERTIFY THAT

HEMBEE VEHEMBA PAKARAE
IDENTITY NO: 630812 06004 21

has been duly appointed

EXECUTOR

and is hereby authorised as such to liquidate and distribute
the Estate of the late

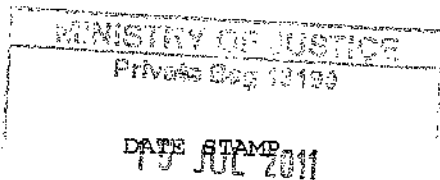
MICHAEL UANDARA
IDENTITY NO: 370509 06 0010 1

who died at

KHOMAS

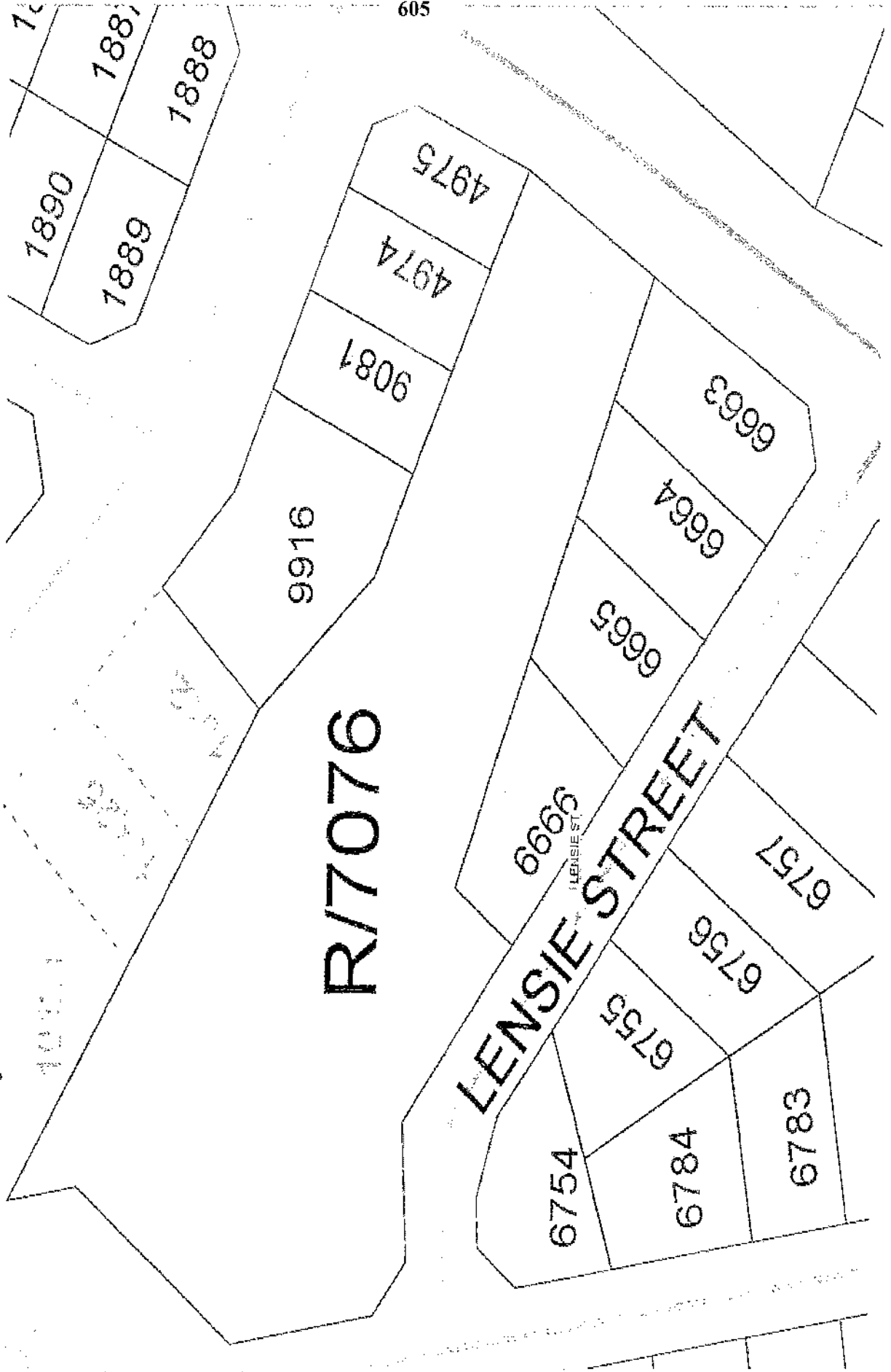
on the

5 NOVEMBER 2005



DEPUTY MASTER OF THE HIGH COURT OF NAMIBIA

Attention is invited to the provisions of section 102 of Act 66 of 1965



[Municipal Council Minutes: 2004-08-25]

8.3.4

**BRB.2 [PLA] CALCULATION OF PURCHASE
PRICE – ADDITIONAL LAND SALES
(16/15/2/2/1)**

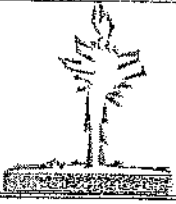
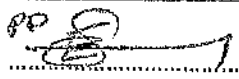
On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

That Council Resolution 405/08/95 be rescinded and replaced by the following:

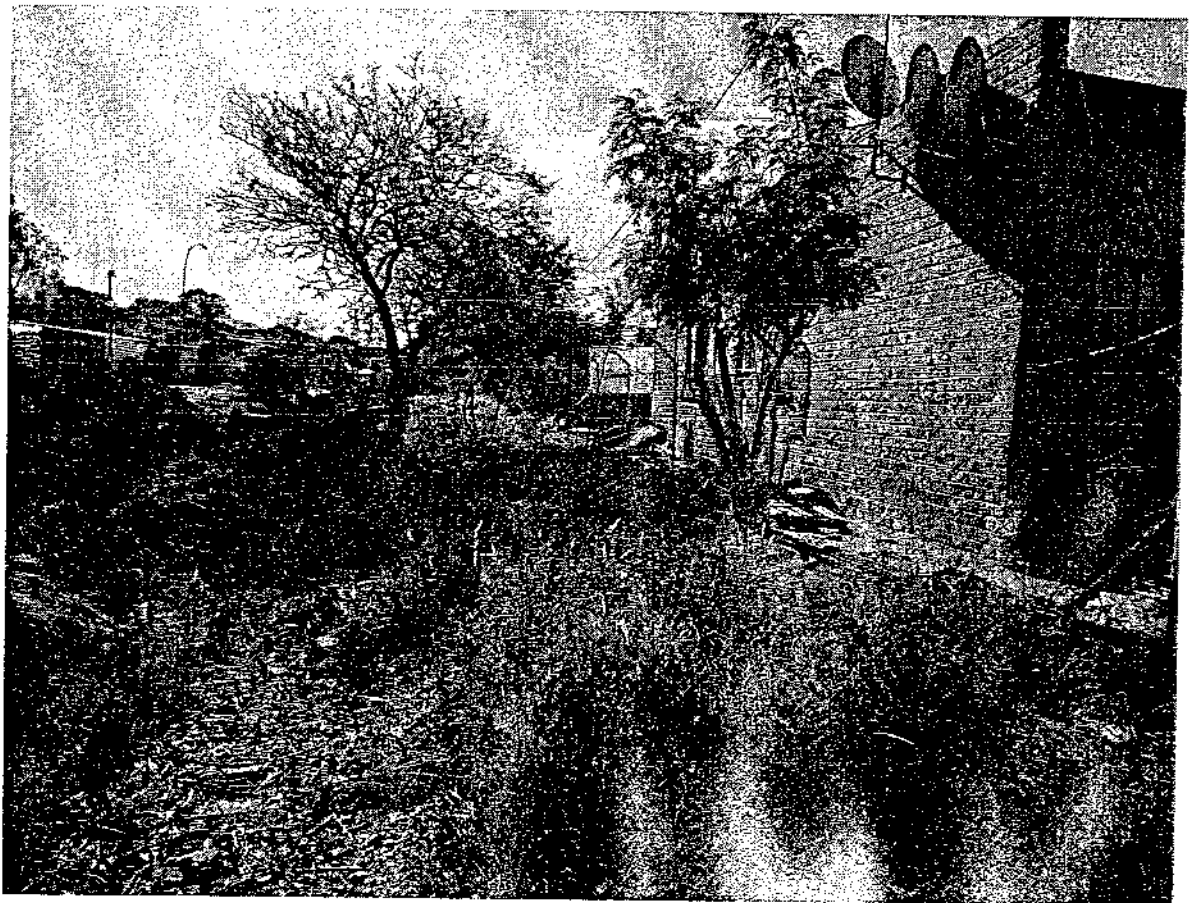
- 1 That portions of open spaces, which are big enough to enhance the potential of the property with which the portion is to be consolidated, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 2 That portions of open spaces which can be used as separate erven, with separate access and which are fully serviced, be valued at the full market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 3 That portions of open spaces which are too small to enhance the potential of the erf with which the portion is to be consolidated, be valued at 50 % of the market value as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 4 That, where fully market-related prices is payable, the costs incurred for the closure, town planning and cadastral procedures (as calculated by the Strategic Executive: Planning, Urbanisation and Environment) be deducted from the eventual purchase price: Provided that the eventual purchase price not be less than 50 % of the market-related price as determined by the Strategic Executive: Planning, Urbanisation and Environment.
- 5 That additional land being sold at a subsidised price for consolidation with the adjacent 'institutional' zoned properties not be allowed to deduct the costs mentioned in paragraph 4.
- 6 That the policy on the deduction of costs where full market-related purchase prices are payable also be made applicable to all outstanding sales subject to the conditions of the original resolution.

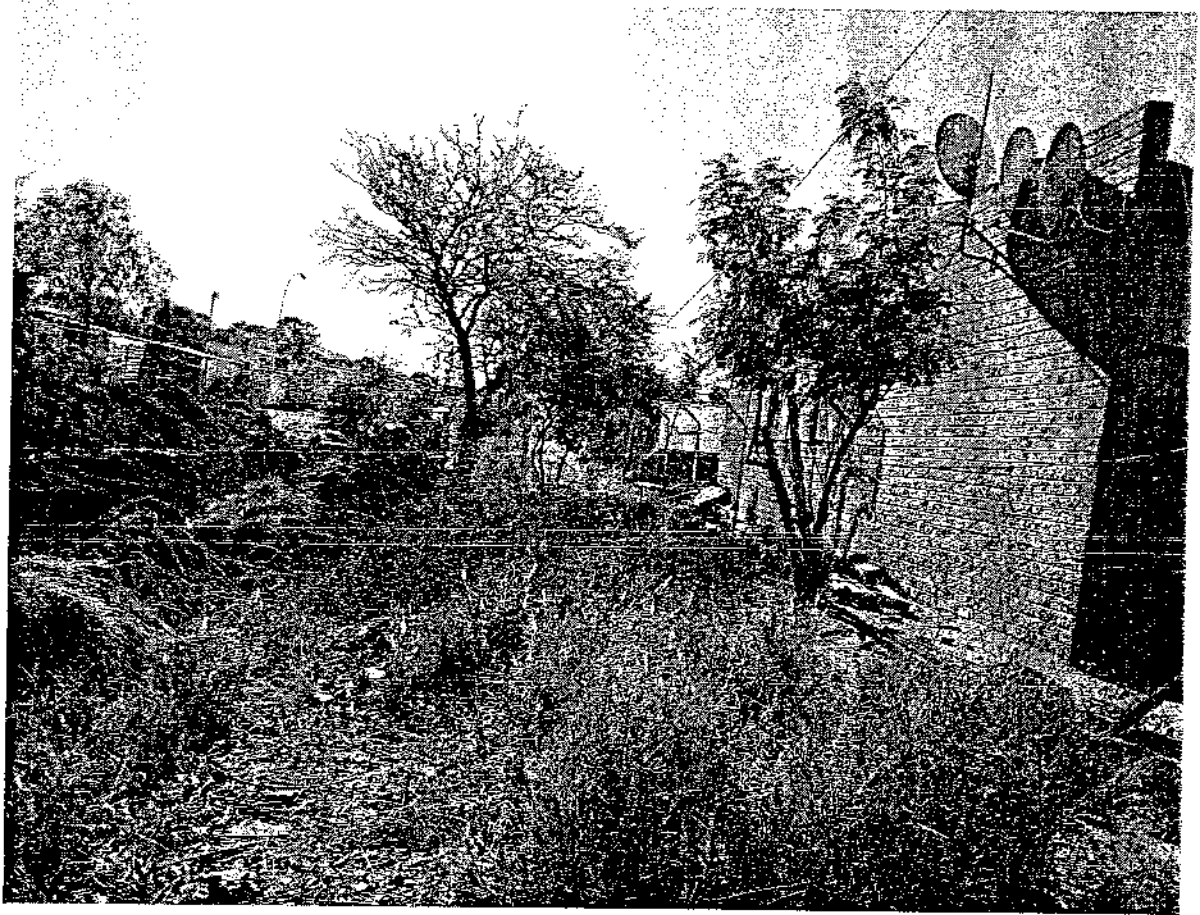
RESOLUTION 276/08/2004 [POLICY]

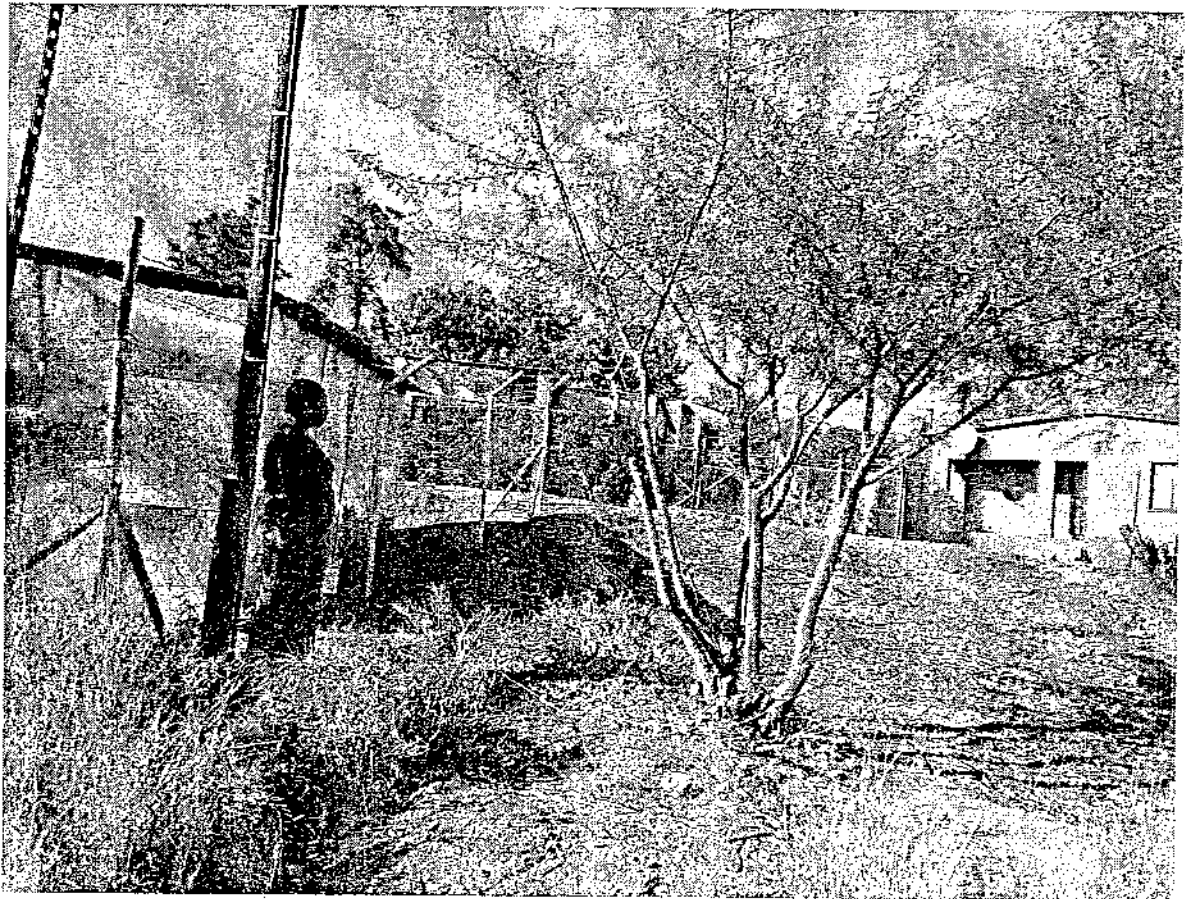
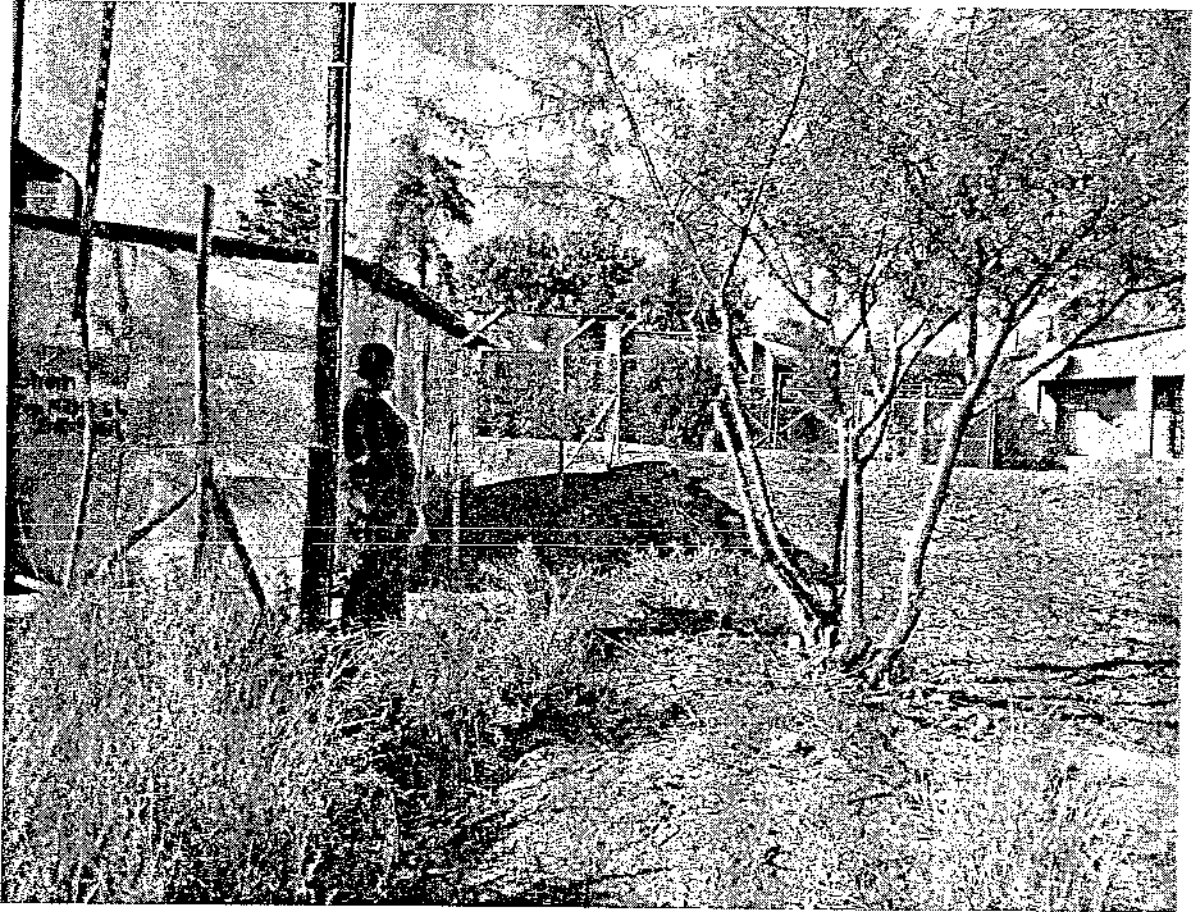
VALUATION CERTIFICATE		
DIVISION: VALUATION SERVICES		
DATE OF VALUATION: 17/03/2022		
		
Erf No.:	Re/7076	Suburb: KATUTURA Street name: Lense
Erf size:	4205 m ²	Zoning: Public open space Density: n/a
Required portion size:	100 m ²	
Current use of the portion under consideration:	vacant	
Acquisition purpose:	To be sold for consolidation with Erf 6666 Katutura	
Current vacant land going price/ m ²	N\$335	
Size of the portion Required	100m ²	
Estimated market Value	N\$ 33 500.00	
<p>Simiral portions were sold in 2010 at a price of N\$ 230/m². The aforementioned price was escalated from 2009 to 2021, to bring it to a market related price.. After escalation a price of N\$335/m² was produced. Consequently, the portions required should be valued at N\$335/m².</p>		
		
Valued by:	Kaulikufwa Hendjala	Date: 17/03/2022

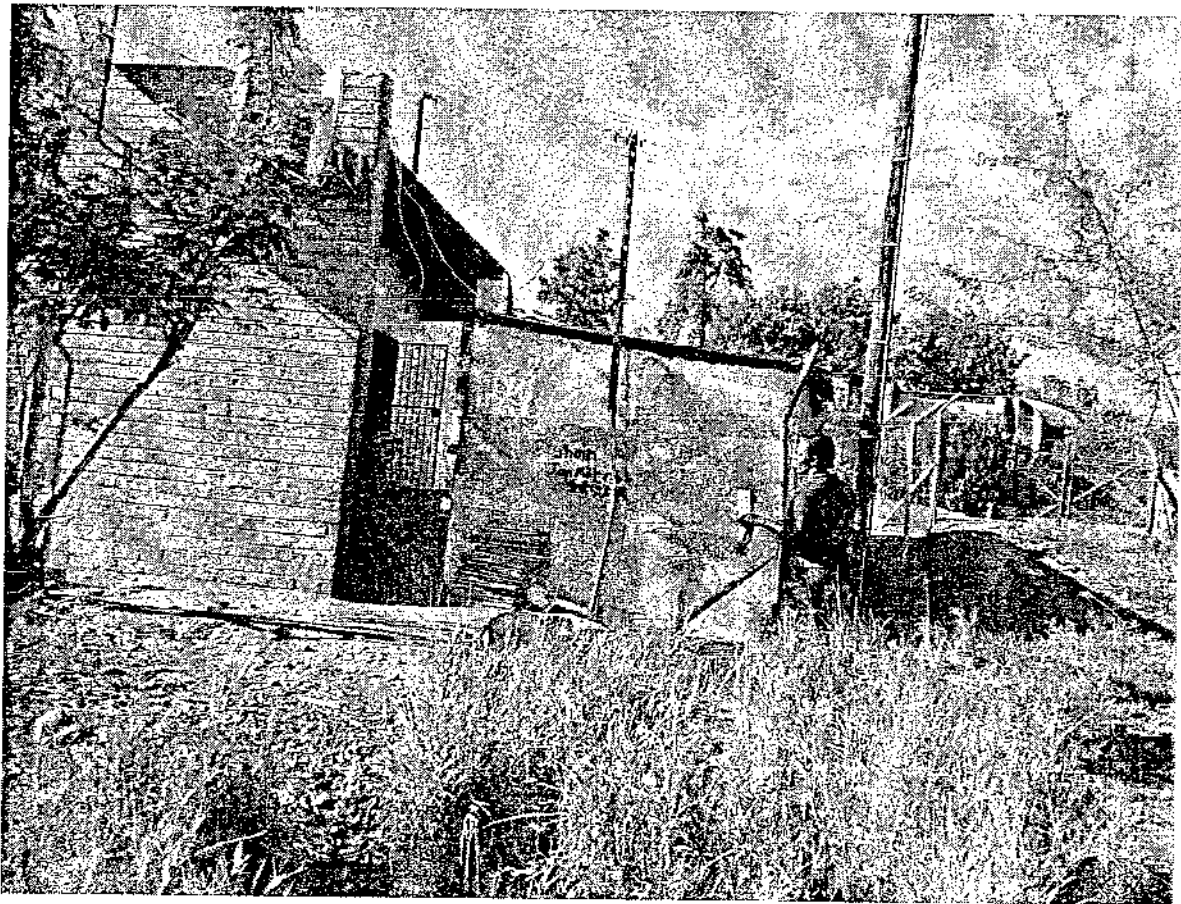
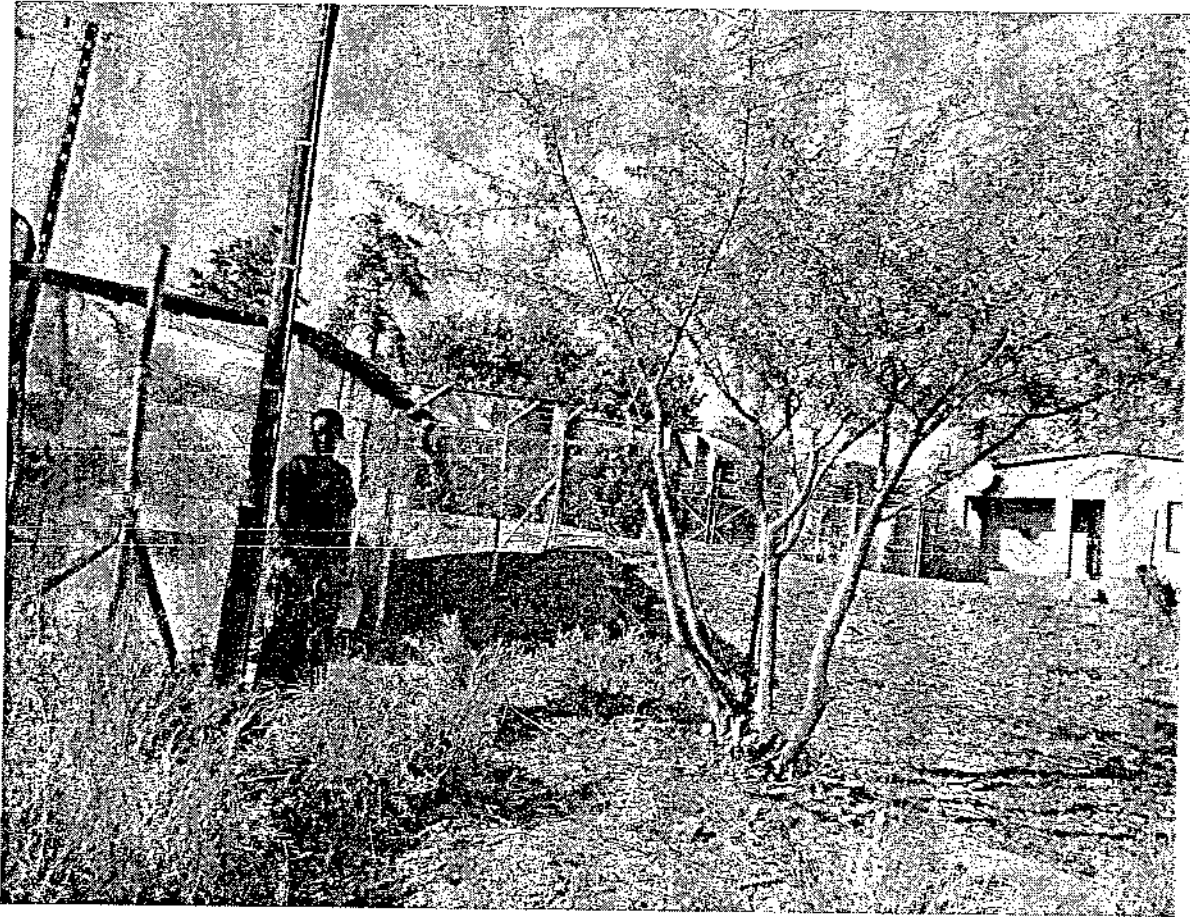
Erf 6666 - RG 7076 KAT

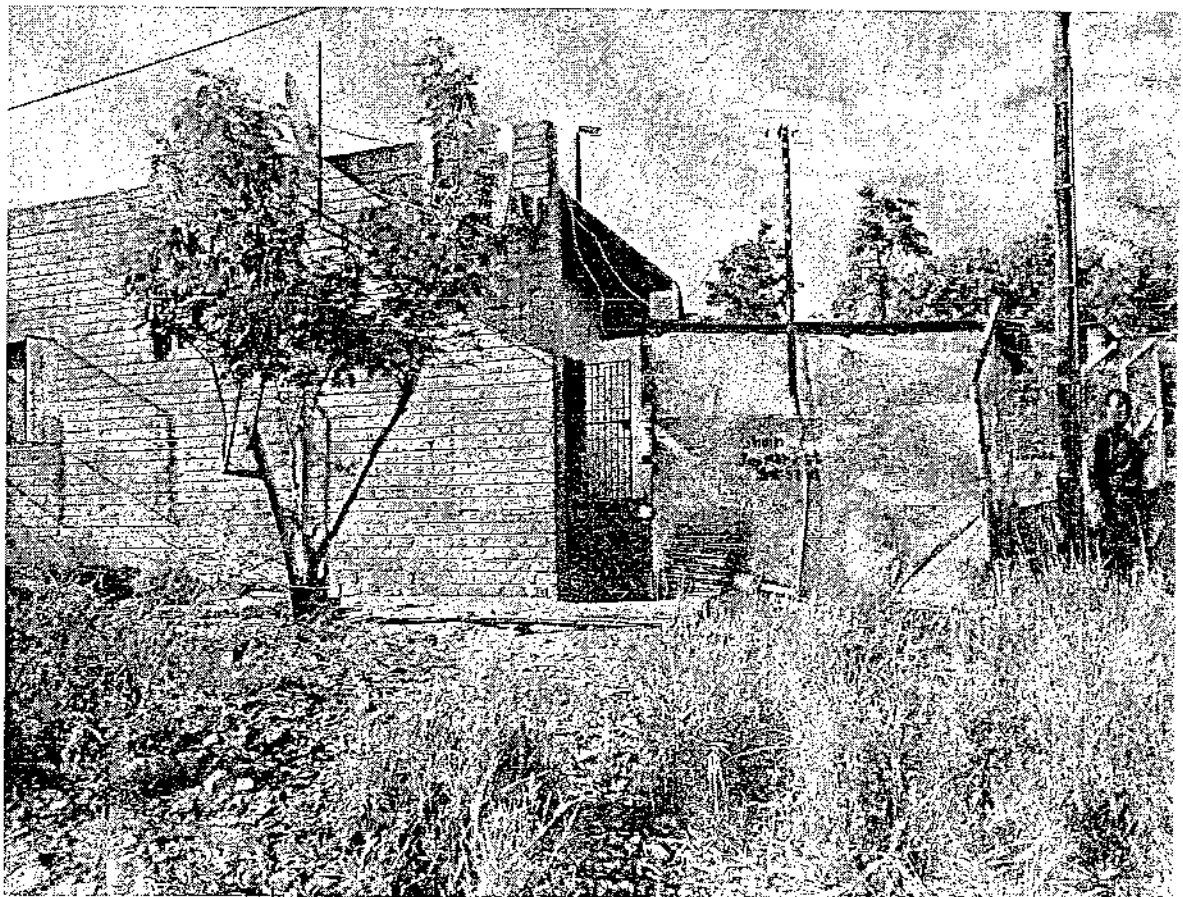
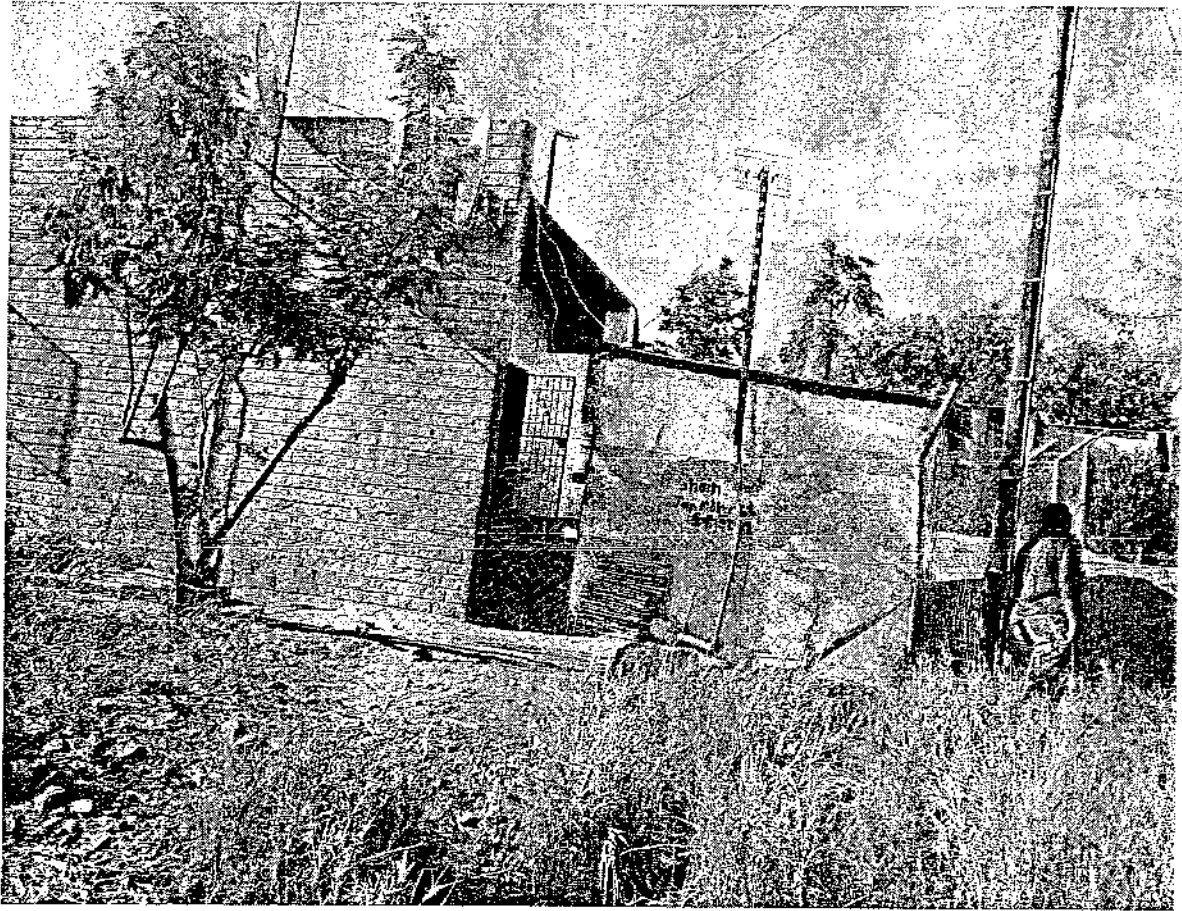
608











ATTENDANCE REGISTER: COUNCILLORS



Workshop/Presentation/Meeting Title: Site visit to Erven 9015, 9016, 9017 and 9018 Windhoek (Safari Hotel Area)


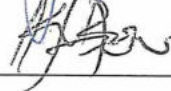
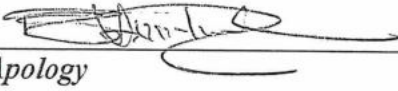
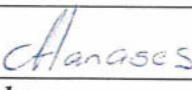
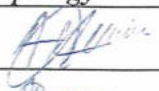

Venue: Onsite

Date of Workshop/Event: 13 July 2022

Starting time: 14:30

Closing time: 15:10

Date Submitted: 14/07/2022

NAMES	SIGNATURES
Cllr Sade Shireen Gawanas Mayor	Apology
Cllr Joseph Uapingene Deputy Mayor	Apology
Cllr Ndesihafela Larandja MC Chairperson	
Cllr Juergen Hecht MC Member	
Cllr Bernadus Araeb MC Member	
Cllr Dr Ottilie Saarty Uukule MC Member	Apology
Cllr Ivan Skrywer MC Member	Apology
Cllr Fransina Ndateelela Kahungu	Apology
Cllr Clemencia Claudia Hanases	
Cllr Dr Job Shipululo Amupanda	Apology
Cllr Ilse Keister	Apology
Cllr Magdalena Lombardt	Apology
Cllr Queen Omagano Kamati	Apology
Cllr Austin Kwenani	
Cllr Shafiishuna Sam Nujoma	

[Municipal Council Minutes: 2017-06-29]

9.1.6

**BRB.8 [PLA] PROPOSED SUBDIVISIONS AND
THE REZONING OF A PORTION OF ERF 8564,
WINDHOEK (SAFARI HOTELS (PTY) LTD)
(L/R/8564/W)**

On proposal by Councillor MJ Amadhila, it was

RESOLVED

- 1 That Erf 8564, Windhoek be subdivided into Portion A, B and the Remainder.
- 2 That Erf R/888, Windhoek be subdivided into Portion 1 and the Remainder.
- 3 That Erf R/893, Windhoek be subdivided into Portion 2 and the Remainder.
- 4 That Erf R/3348, Windhoek be subdivided into Portion 3 and the Remainder.
- 5 That Erf 5865, Windhoek be subdivided into Portion 4 and the Remainder.
- 6 That Portions 1 of Erf R/888, Portion 2 of Erf R/893, Portion 3 of Erf R/3348 and Portion 4 of Erf 5865 be closed as 'street' in terms of section 31(1) of the Local Authorities Act, 1992 (Act 23 of 1992).
- 7 That the approved diagrams be submitted to the Strategic Executive: Urban Planning and Property Management for the Sales Agreement to be drafted accordingly.
- 8 That Portions 1, 2 and 3 be consolidated with Portion B of Erf 8564, Windhoek into Erf X, Windhoek.
- 9 That Portion 4 be consolidated with the Remainder of Erf 8564, Windhoek into Erf Y, Windhoek.
- 10 That a 7 metre wide servitude be surveyed and registered over the 300 mm semi-purified water line on Portion X.
- 11 That a 5 metre wide servitude be surveyed and registered over the 100 mm water line on Portion X.
- 12 That a 5 metre wide servitude be surveyed and registered over the 100 mm water line over Portion Y.
- 13 That a 7 metre wide servitude be surveyed and registered over the 600 mm sewer line on Portion Y.
- 14 That all surveying and registration costs be for the applicant's account.
- 15 That the applicant construct the planned traffic circle at the intersection of Blackwood Street and Auas Road as depicted on the plan, attached as page 111 to the agenda.
- 16 That no direct access be allowed from Auas Road and/or Mandume Ndemufayo Avenue.
- 17 That Portion A of Erf 8564, Windhoek be rezoned from 'special' to 'business' with a bulk of 1.0.

- 18 That consent be granted for the development of a public restaurant of 270 m² and business on Portion A of Erf 8564, Windhoek while the rezoning is in progress.
- 18.1 That for business use, a minimum of three (3) parking bays be provided per 100 m² of utilised bulk.
- 18.2 That for a restaurant, a minimum of one (1) parking bay be provided per three (3) seats, plus a loading zone.
- 19 That both proposed consolidated Erven X and Y be rezoned to 'business' with a bulk of 1.0 to be inclusive of all business activities associated with hotels.
- 19.1 That for business use, a minimum of three (3) parking bays be provided per 100 m² of utilised bulk.
- 19.2 That for a restaurant, a minimum of one (1) parking bay be provided per three (3) seats, plus a loading zone.
- 20 That all parking be provided for on-site.
- 21 That consent use only come into effect after meeting parking requirements to the satisfaction of the Strategic Executive: Urban Planning and Property Management.
- 22 That no development be allowed in the 50 year flood level of the Arebbusch River.
- 23 That all finished floor levels of any development be at least 250 mm above the 100 year flood level.
- 24 That all retaining systems be accommodative of at least the 50 year flood level, and be done by a professional Engineer.
- 25 That surface stormwater run-off be accommodated according to clause 35 of the Windhoek Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating:
 - 25.1 That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that:
 - The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or
 - The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded.
 - 25.2 That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property.
 - 25.3 That prior approval be obtained from the Strategic Executive: Urban Planning and Property Management if the accommodation of the stormwater on the erf is contemplated.

- 25.4 That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban Planning and Property Management be submitted for approval simultaneously with the building plans.
- 25.5 That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof.
- 25.6 That no building plans be approved until the stormwater conditions are met.
- 25.7 That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Urban Planning and Property Management has certified that the stormwater has been accommodated satisfactorily.]
- 26 That no development be allowed over any stormwater system.
- 27 That no adjacent or opposite properties be negatively affected.
- 28 That the effect of the 1:50 year floodline of the Arebbusch River be noted on the engineering drawings.
- 29 That no development be allowed within the 1:50 year flood area of the Arebbusch River.
- 30 That provision be made for fire water reticulation and of access for fire and rescue vehicles on the site, determining turning circles for emergency vehicles and the width of the pathway, to accommodate all types of emergency vehicles.
- 31 That for the upcoming building development, the designer of the building structures should consider the safety distance between the buildings, and detailed fire protection plan designs be submitted by client to the Strategic Executive: Urban Planning and Property Management for scrutiny.
- 32 That the Developer sign a Development Agreement regarding the provision of the turning circle on Erf 5868, Windhoek towards Blackwood Street and obtain the drawings from the Strategic Executive: Urban Planning and Property Management.
- 33 That the applicants accept this Council Resolution in writing.

RESOLUTION 114/06/2017

Approved

617

No. A832/2018

for Surveyor-General

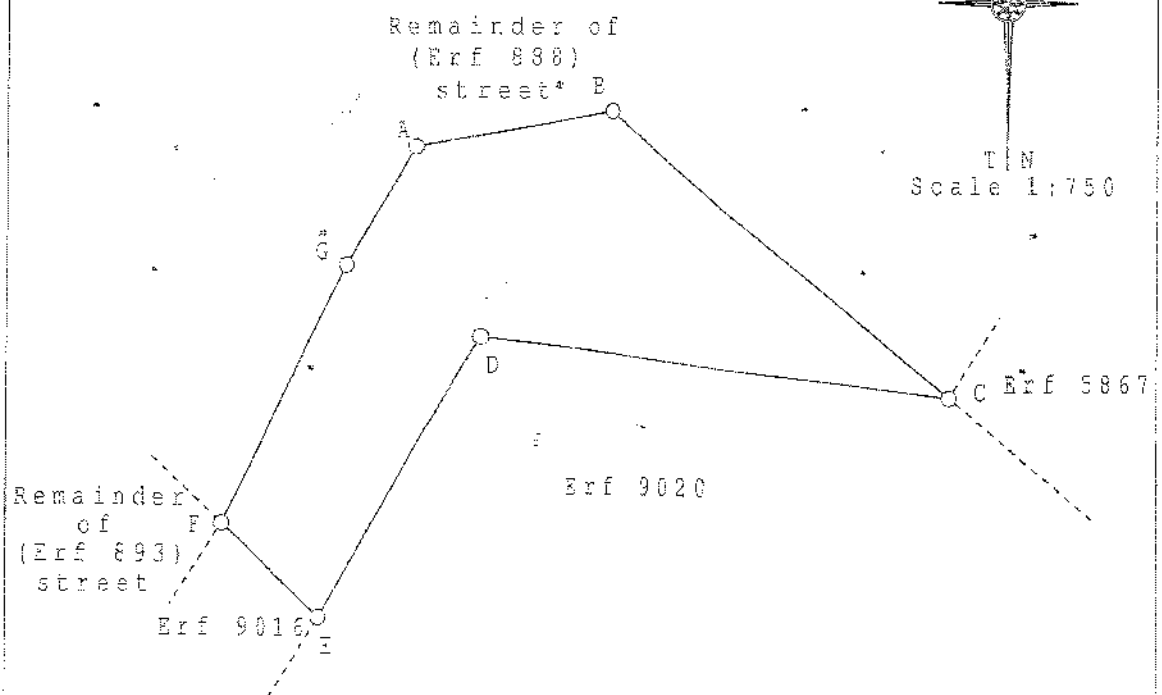
2020-06-10

Sides (metres)		Angles of Direction		CO-ORDINATES		Design.
				Y	X	
		Constants		System: 22/17		
				0,00	0,00	
A B	20,33	259 28 40	A	- 8 320,70	+65 596,55	SF8
B C	46,13	309 37 50	B	- 8 340,69	+65 592,84	SF9
C D	49,48	97 06 20	C	- 8 376,21	+65 622,26	5424c
D E	32,31	29 25 10	D	- 8 327,11	+65 616,14	101
E F	14,16	132 55 40	E	- 8 310,75	+65 645,15	102
F G	29,78	206 10 30	F	- 8 300,38	+65 635,50	SF6
G A	14,18	210 26 20	G	- 8 313,52	+65 608,78	SF7
		TSM016	⊕	- 8 883,01	+63 595,87	
		TSM241	⊕	- 8 240,06	+69 454,62	

Description of Beacons

A, B, C, F, G.....16mm Round iron peg

D, E.....16mm Iron peg



The figure A B C D E F G
represents 1390 square metres of land being
Erf 9015, (formerly street),
a Portion of Erf 888, Windhoek
Situate in the Municipal Area of Windhoek
Registration Division K
Khomas Region, Republic of Namibia

Surveyed in November 2018 by me

H.L. Strydom
Land Surveyor

This diagram is annexed to	The original diagram is A116/62 annexed to	S.R. No.: 1269/2018
	Transfer: T612/1465	Noting Plan No: MG-5AC /X4
Registrar of deeds	Dated: 30/04/66	File No.: WEX100

Approved

618

No. A833/2018

for Surveyor-General

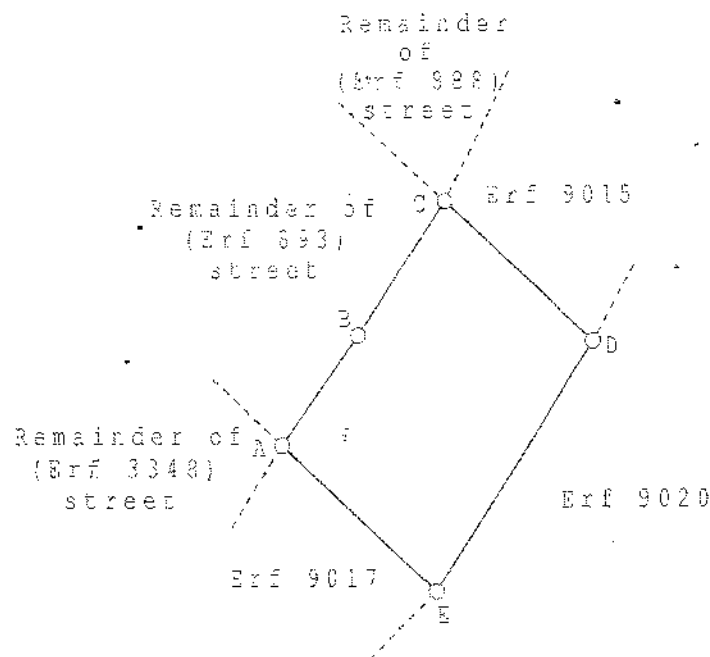
2020-05-10

Sides (metres)		Angles of Direction	CO-ORDINATES		Design.
			Y	X	
			System: 22/17		
		Constants	0,00	0,00	
A B	9,27	214 55 30	A - 8 289,11	+65 832,35	SF4
B C	11,01	212 46 30	B - 8 294,42	+65 844,78	SF5
C D	14,16	312 55 40	C - 8 300,38	+65 835,50	SF6
D E	20,38	32 28 20	D - 8 310,75	+65 645,15	102
E A	14,64	133 01 20	E - 8 299,01	+65 662,34	103
		TSM016	- 8 883,01	+63 595,87	
		TSM241	- 8 240,06	+69 454,62	

Description of Beacons

A, B, C, E.....16mm Round iron peg

D.....16mm Iron peg



The figure A B C D E
represents 286 square metres of land being
Erf 9016, (formerly street),
a Portion of Erf 893, Windhoek
Situate in the Municipal Area of Windhoek
Registration Division X
Khomas Region, Republic of Namibia

Surveyed in November 2018 by me

H.L. Strydom
Land Surveyor

This diagram is annexed to	The original diagram	S.R. No.: E269/2018
	is 2014/31 annexed to	Noting Plan No. NG-530 /X4
Registrar of deeds	Transfer: 283,37	File No.: WSK132
	Dated: 10-10-1937	

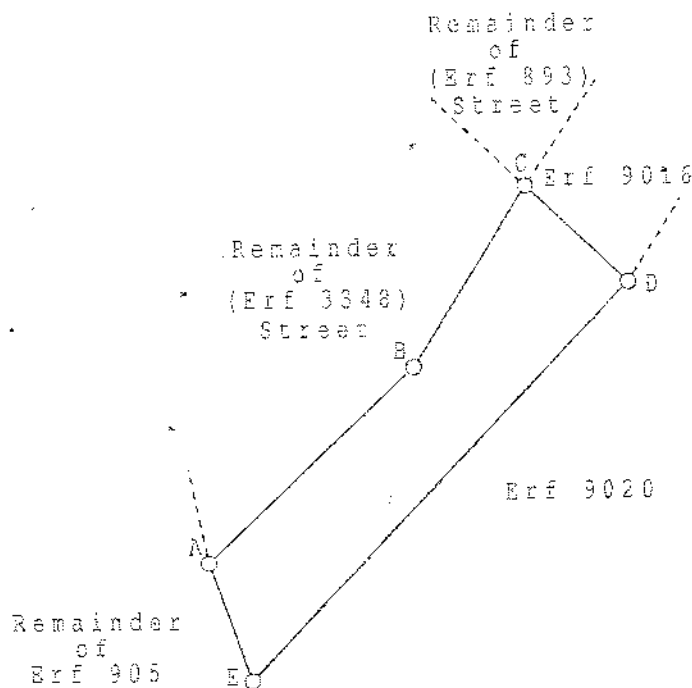
2020-02-10

Sides (metres)		Angles of Direction		CO-ORDINATES Y System: 22/11		X	Design.
		Constants		0,00		0,00	
A B	29,51	227 16 30	A	- 8 255,59	+65	690,98	SF2
B C	22,05	212 28 30	B	- 8 277,27	+65	670,95	SF3
C D	14,64	313 01 20	C	- 8 289,11	-65	652,35	SF4
D E	57,01	44 14 00	D	- 8 299,81	+65	662,34	103
E A	13,00	159 59 10	E	- 8 260,04	+65	703,19	104
		TSM016	⊕	- 8 883,01	+63	595,87	
		TSM241	⊕	- 8 240,06	+63	454,62	

Description of Beacons

A, B, C, D.....16mm Round iron peg

E.....16mm Iron peg



The figure A B C D E
represents 625 square metres of land being
Erf 9017, (formerly street),
a Portion of Erf3348, Windhoek
situate in the Municipal Area of Windhoek
Registration Division K
Khomas Region, Republic of Namibia

Surveyed in November 2018 by me

[Signature]
H.L. Strydom
Land Surveyor

This diagram is annexed to

The original diagram
is A169/69 annexed to

S.R. No.: A269/2018
Mooting Plan No: MG-SAC
/X4

Registrar of deeds

Transfer: 1595/69
Dated: 06-08-1969

File No.: XPK132

Approved *[Signature]* 620
for Surveyor-General

No. A835/2018

2020-05-10

Sides (metres)		Angles of Direction		CO-ORDINATES		Design.
				Y System: 22/17	X	
		Constants		0,00	0,00	
A B	34,99	343 27 40	A	- 8 637,38	+66 163,75	ME
B C	34,99	35 30 20	B	- 8 697,84	+66 202,29	SFL
C A	62,88	189 29 00	C	- 8 677,52	+66 230,77	ME
		TSM016	⊕	- 8 633,01	+63 595,87	
		TSM241	⊕	- 8 240,06	+69 454,62	

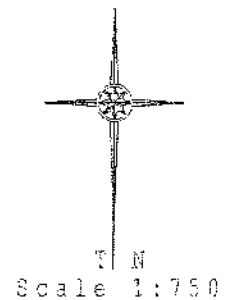
Description of Beacons

A, B, C.....16mm Round iron peg

Remainder of
Erf 8564

Erf 31

Remainder
of
(Erf 5865)
Street



The figure ABC
represents 483 square metres of land being
Erf 9018 (formerly street),
a Portion of Erf5865, Windhoek
Situate in the Municipal Area of Windhoek
Registration Division K
Khomas Region, Republic of Namibia

Surveyed in Nov 2018 by me

[Signature]
H.L. Strydom
Land Surveyor

This diagram is annexed to	The original diagram is A835/18 annexed to	S.R. No.: Z259/2018 Noting Plan No :MG-5AC /X4
Registered of Deeds	Transferee: Dated:	File No.: R31

Van Rooi (R)

From: Jens Roland <jens@fqp.com.na>
Sent: 17 May 2021 12:21
To: Van Rooi (R)
Cc: Van Rooi (R)
Subject: FW: Approved Surveyor Diagrams-Safari Property
Attachments: Erf 9015.pdf; Erf 9016.pdf; Erf 9017.pdf; Erf 9018.pdf

Dear Mr van Rooi,

Please find attached email.

Kind Regards/ Vriendelike Groete/ Mit freundlichen Grüßen

Jens Roland
 Legal Practitioner & Conveyancer
 Fisher, Quarumby and Pfeifer
 Legal Practitioners and Conveyancers
 Cnr of Robert Mugabe & Thorer Street
 (Entrance at No. 43 Dr Theo-Ben Gurirab Street)
 P. O. Box 37
 Windhoek

Tel: +264 61 233171
 Fax: +26461 228286
<http://www.fqp.com.na>

Disclaimer: This communication together with any attachments transmitted with it ("this E-Mail") is intended only for the use of the addressee and may contain information which is privileged and confidential. If the reader of this E-Mail is not the intended recipient or the employee or agent responsible for delivering it to the intended recipient you are hereby notified that any use, dissemination, forwarding, printing or copying of this E-Mail is strictly prohibited. Addressees should check this E-mail for viruses. FQP makes no representations as regards the absence of viruses in this E-Mail. If you have received this E-Mail in error please notify the sender immediately. Please then immediately delete, erase or otherwise destroy this E-Mail and any copies of it. Any opinions expressed in this E-Mail are those of the author and do not necessarily constitute the views of FQP. Nothing in this E-Mail shall bind FQP in any contract or obligation.

From: Jens Roland
Sent: Wednesday, April 21, 2021 12:28 PM
To: Russel.VanRooi@windhoekcc.org.na
Cc: SANTIAGO <rodrigo@santiago.com.na>
Subject: Approved Surveyor Diagrams-Safari Property

Dear Russel,

it was nice meeting you today, thank you for the discussion and assistance.

Please find attached hereto the four diagrams as discussed.

If there is anything else that you need from our side please feel free to contact me anytime.

Regards


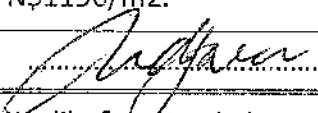
Jens

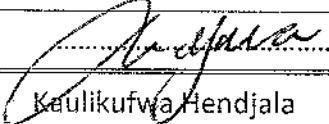
Kind Regards/ Vriendelike Groete/ Mit freundlichen Grüßen 622


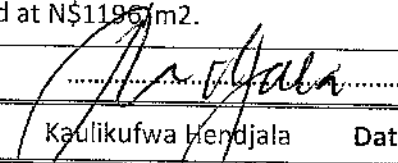
Jens Roland
Legal Practitioner & Conveyancer
Fisher, Quarmby and Pfeifer
Legal Practitioners and Conveyancers
Cnr of Robert Mugabe & Thorer Street
(Entrance at No. 43 Dr Theo-Ben Gurirab Street)
P. O. Box 37
Windhoek

Tel: +264 61 233171
Fax: +26461 226286
<http://www.fqp.com.na>

Disclaimer: This communication together with any attachments transmitted with it ("this E-Mail") is intended only for the use of the addressee and may contain information which is privileged and confidential. If the reader of this E-Mail is not the intended recipient or the employee or agent responsible for delivering it to the intended recipient you are hereby notified that any use, dissemination, forwarding, printing or copying of this E-Mail is strictly prohibited. Addressees should check this E-mail for viruses. FQP makes no representations as regards the absence of viruses in this E-Mail. If you have received this E-Mail in error please notify the sender immediately. Please then immediately delete, erase or otherwise destroy this E-Mail and any copies of it. Any opinions expressed in this E-Mail are those of the author and do not necessarily constitute the views of FQP. Nothing in this E-Mail shall bind FQP in any contract or obligation.

VALUATION CERTIFICATE			
Date of valuation:		26/01/2022	
Erf No.:	9015	Suburb:	Windhoek
		Street name:	Mandume Ndemufayo
Erf size:	1390 m ²	Zoning:	Business bulk 1.0
		Bulk:	
Required portion size:		Whole erf	
Current use of the portion under consideration:		vacant	
Acquisition purpose:		To be sold to Safari Hotel	
Current vacant land going price/ m ²		N\$1196	
Size of portion required		1390 m ²	
Estimated market value		N\$ 1 662 440	
<p>A similar piece of land just 340 meters north-west of the subject was sold to NAMCOR at a price of N\$450/m² determined in 2006. To bring the price to what could be a market related price, it was escalated from 2006 to 2020 to arrive at a price of N\$1196/m². Consequently, the subject should be valued at N\$1196/m².</p>			
			
Valued by:		Kaulikufwa Hendjala	Date: 26/01/2022

VALUATION CERTIFICATE			
Date of valuation:		26/01/2022	
Erf No.:	9016	Suburb:	Windhoek
		Street name:	Mandume Ndemufayo
Erf size:	286 m ²	Zoning:	Business bulk 1.0
Required portion size:		Whole erf	
Current use of the portion under consideration:		vacant	
Acquisition purpose:		To be sold to Safari Hotel	
Current vacant land going price/ m ²		N\$1196	
Size of portion required		286 m ²	
Estimated market value		N\$ 342 100	ROUNDED
<p>A similar piece of land just 340 meters north-west of the subject was sold to NAMCOR at a price of N\$450/m² determined in 2006. To bring the price to what could be a market related price, it was escalated from 2006 to 2021 to arrive at a price of N\$1196/m². Consequently, the subject should be valued at N\$1196/m².</p>			
			
Valued by:		Kaulikufwa Hendjala	Date: 26/01/2022

VALUATION CERTIFICATE			
Date of valuation:		26/01/2022	
Erf No.:	9017	Suburb:	Windhoek
		Street name:	Mandume Ndemufayo
Erf size:	625 m ²	Zoning:	Business bulk 1.0
		Bulk:	
Required portion size:		Whole erf	
Current use of the portion under consideration:		vacant	
Acquisition purpose:		To be sold to Safari Hotel	
Current vacant land going price/ m ²		N\$1196	
Size of portion required		625 m ²	
Estimated market value		N\$ 747 500	
<p>A similar piece of land just 340 meters north-west of the subject was sold to NAMCOR at a price of N\$450/m² determined in 2006. To bring the price to what could be a market related price, it was escalated from 2006 to 2021 to arrive at a price of N\$1196/m². Consequently, the subject should be valued at N\$1196/m².</p>			
<p>Valued by:  Kaulikufwa Hendjala Date: 26/01/2022</p>			

VALUATION CERTIFICATE

Date of valuation: 26/01/2022

Erf No.: 9018

Subur b: Windhoek

Street name:

Mandume Ndemufayo

Erf size: 483 m²

Zonin g: Business bulk 1.0

Bulk:

Required portion size: Whole erf

Current use of the portion under consideration: vacant

Acquisition purpose: To be sold to Safari Hotel

Current vacant land going price/ m ²	N\$1196	
Size of portion required	483 m ²	
Estimated market value	N\$ 577 700	

A similar piece of land just 340 meters north-west of the subject was sold to NAMCOR at a price of N\$450/m² determined in 2006. To bring the price to what could be a market related price, it was escalated from 2006 to 2021 to arrive at a price of N\$1196/m². Consequently, the subject should be valued at N\$1196/m².

Valued by:

Kayilikwa Herdjala

Date:

26/01/2022

Municipal Council Minutes: 2005-04-27]

.5

**CPL.3 [CEO] ENCROACHMENTS AND ILLEGAL
USE OF MUNICIPAL LAND
(16/15/1)**

On proposal by Councillor Dr B von Finckenstein, it was

RESOLVED

- 1 That the report of the Office of the Chief Executive Officer be noted.
- 2 That the Local Authorities Act, 1992 (Act 23 of 1992) be amended to provide for higher sanctions for criminal offences created under the said Act and its Regulations and that the Ministry of Regional, Local Government, Housing and Rural Development be requested to take the economic value of some of the offences into consideration in determining such sanctions.
- 3 That the Strategic Executive: Planning, Urbanisation and Environment in consultation with the Corporate Legal Advisor investigate the possibility to introduce under Regulation 94(1)(ap) regulations dealing with the use of municipal land.
- 4 That the Corporate Legal Adviser in consultation with the relevant Departments revisit "Spot Fines" once the new Criminal Procedure Act has come into operation.
- 5 That the City adopt a no tolerance policy on encroachments and further illegal use of municipal land.
- 6 That strict law enforcement continue to enforce sanctions to deter criminal actions.
- 7 That professionals like architects, engineers and planners involved in causing encroachments or illegal use of municipal land be reported to their professional bodies.
- 8 That court action be instituted to obtain appropriate relief to safeguard Council's interest as landowner, if an infringement of its rights occurred either by an encroachment or an illegal use of its land.
- 9 That applications for rectifications of encroachments or illegal uses be considered on the merits of each case and be fully motivated.
- 10 That in such applications Council's financial losses following such encroachment and illegal use be made good and that the following be considered as guidelines in that regard:
 - 10.1 A contractual arrangement to allow for retrospective rentals for a period not exceeding 3 years, to be calculated under the Council's standard formula used for rental calculations;
 - 10.2 Retrospective pro rata payments for the pro rata loss of rates, basic levies and other municipal services not exceeding 3 years;
 - 10.3 An administrative monthly levy of 5 % of the rental for a period not exceeding three years, (this will be the sanction as proposed by the Councillors); and

- 10.4 That innocent third parties who apply to legalise their operations motivate why effect should not be given to paragraphs 10.1 to 10.3 and that each case be considered on its own merits.
- 11 That an Awareness Campaign be embarked upon after the public meetings have been held to give an collective response to all issues raised by the public during these meetings.

RESOLUTION 121/04/2005