



MUNICIPALITY OF SWAKOPMUND

Ref No: M3289 & 19.03.02

Enquiries: Ms M Sheehama

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27 March 2020

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Dear Madam

REQUEST FOR REZONING OF ERF 3289, MONDESA FROM GENERAL RESIDENTIAL 1 TO BUSINESS

I refer to your letter dated 10 August 2019.

Council at its meeting on 26 March 2020 under item 11.1.21 passed the following resolution:

- (a) That the application of Ms Ipupa Kasheeta to rezone Erf 3289, Mondesa from "General Residential 1" to "Business" be approved.
- (b) That Council does not waive clause 7.1.3 of the deed of sale which restricts any change in ownership unless it is developed and there is a building completion certificate in place as stated in the development agreement as Annexure "B" (on file).

In view of the above, you may therefore proceed with the rezoning process in line with Town Planning procedures. An addendum to the agreement to reflect the above mentioned changes will be compiled whereafter it will be forwarded to you for signature.

For any enquiries, please contact Ms Margaret Sheehama at ☎ 064-4104213.

Yours faithfully

Mr M P C Swarts
GM: CORPORATE SERVICES & HC

/ms

Copies: GM: Engineering Services & Planning
GM: Health Services & Solid Waste Management

Ipupa Kasheeta
P.O. Box 2932
Swakopmund
10 August 2019

Mr. Archie Benjamin
Chief Executive Officer
Swakopmund Municipality
P.O. Box 53
Swakopmund
Namibia

Dear Mr. Benjamin,

Request for rezoning of erf 3289, Mondesa: General Residential to Business

Due to the economic difficulties experienced by the country, has made it unable to develop residential units on the aforementioned erf 3289, Mondesa, as stated in the initial bidding presentation to Council (dated 2013). This revelation came after an extensive project viability assessment was conducted with estate agents in Swakopmund, Walvis Bay and Windhoek, with regard to the project. The results show that the project developments costs for residential developments (as per plans submitted with the Swakopmund municipality) under the current economic conditions will suppress any potential benefits from the project.

After careful consideration, the development of a mid-size business plaza on the erf in speech seems to be more viable. The business plaza shall consist of a service station, supermarket, pharmacy, doctors' practice and offices (see attached concept plan). The idea of the business plaza, proofs to be economically viable and has more added benefits to the community including: the creation of long-term employment, bringing needed services to closer the people, and bringing needed developments to these communities. However, the idea of a business plaza is only plausible if the erf is rezoned to business and if the erf is transferred to a corporate entity.

On this backdrop, the purpose of this letter is to request permission to adopt this new proposal (business plaza) in the stead of the residential development, which accordingly will allow to rezone the land from general residential to business.

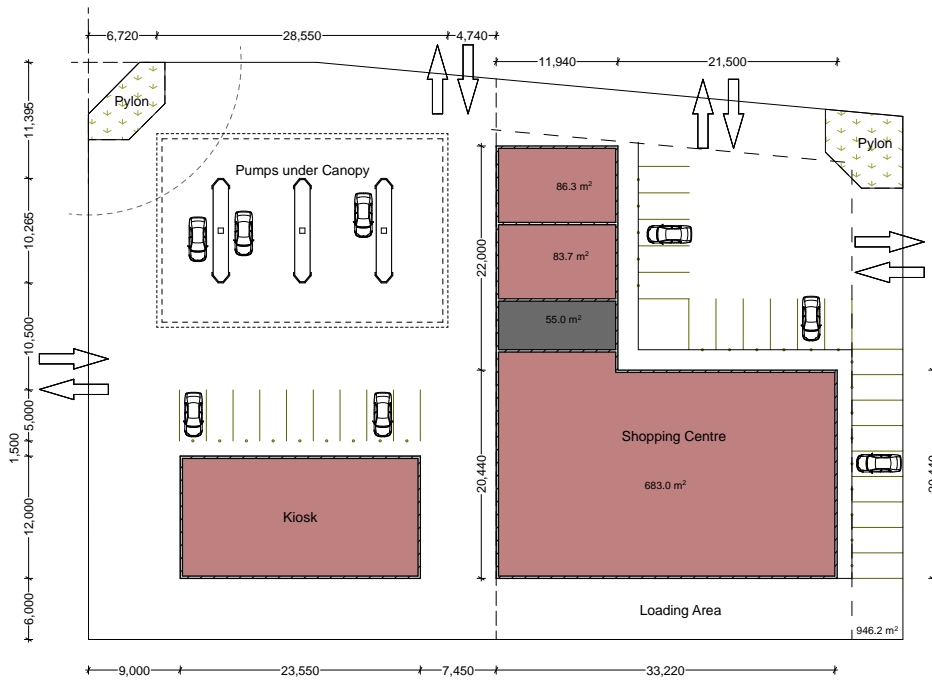
Furthermore, permission is sought to transfer the land from my name (Ipupa Kasheeta) to a corporate entity, Namaza Investments cc, a property development company owned by myself and my partner Abisai Konstantinus. Abisai Konstantinus was my co-presenter at the bidding presentation to council in 2013 when we launched interest in the erf, and we have so far worked together in all our business development initiatives with regard to the erf. Transferring the land to Namaza Investments cc will allow us to effectively use the corporate entity to source the huge capital investments required for the development.

I trust the above will meet your approval.

Sincerely,

Ipupa Kasheeta





Partnership Buyout Agreement

THIS AGREEMENT is made on this 11th day of March, 2020, between **Ipupa Kasheeta**, and **Abisai Konstantinus**, who are partners engaged in the ownership of Erf 3289, Mondesa, Swakopmund and upon that land the envisioned development of a business plaza, to be named AK Plaza.

The partners have already entered into a sale agreement where Abisai Konstantinus takes whole ownership of erf 3289, however the transfer process is at the moment halted due clause 7.1.3 in the deed of sale which restrict any ownership transfer from Ipupa Kasheeta's name unless the land is developed and there is a building completion certificate.

The partners agree as follow:

1. Abisai Konstantinus will pay Ipupa Kasheeta three hundred thousand Namibia dollars (N\$300 000), in three equal installments, with the first installment due by 30 May 2020, and the remainder payable before year end.
2. Abisai Konstantinus will furthermore bear all costs and responsibility pertaining the land, taxes, mordgage, ownership, and must subject clause 7.1.3 of the deed of sale, transfer the land into his favor once a completion certificate is obtained to the satisfaction of the Swakopmund Municipality.
3. Ipupa Kasheeta surrenders all her rights and privileges to Abisai Konstantinus, and thus will no longer enjoy the rights of owner or partner in erf 3289 and any subsequent developments on it.

By virtue of this agreement, this letter shall serve as proof of ownership of erf 3289, Mondesa, Swakopmund in favor of Abisai Konstantinus.



Ipupa Kasheeta



Abisai Konstantinus