

Classifieds



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DEADLINE: 12H00 - 2 WORKING DAYS PRIOR TO PLACEMENT

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DEADLINES: 2023
✓ To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously.
✓ Classified smalls and notices: 12h00, two working days prior to placement.
✓ Cancellations and alterations: 16h00, two days before date of publication in writing only.

RATES:
Visit www.namibian.com.na
Please note: ID card / Passport required for advertisement placement

1410 Business & Finance

• Opportunities •

AUTO EQUITY LOANS
(Unlock up-to N\$100,000) Need Quick Capital? No worries. Don't sell your vehicle. Use as collateral, borrow up to 45% of its current value. Park for 3 months in fully insured & ultra-safe warehouse. NO bank statement, pay slip & credit history needed. Instant cash payout, once off interest charge & flexible repayment terms. Drive in, Cash out, only at Muka Channels Trading! Call/WhatsApp: +26481300592 / +264857759876. CLAO230005022

GOOD INVESTMENT WITH GOOD RETURN You must have One Million Namibian dollars. Only Seven (7) Investors needed. Completion of Construction Works: Windhoek.
OMUTHYA: PLOT FOR SALE 9000m² NS4,200,000. Contact: 0811270458. CLAO230005129

1410 Business & Finance

• Opportunities •

DO YOU URGENTLY NEED CASH? Park your car and get up to 45% of its value Cash in your account in 30 min! No payslip, no bank statement, just the car! AutoCash 061400676 It's that simple! CLAO230005139

2710 Employment

• Wanted •

Descher Investment Number Two (PTY): A local company in Windhoek has the following vacancies:
- Pattern Master 1x post
- Senior Machinist 2x post
- Sample Maker 1x post
- Industrial Embroidery Machine Technician (Electrical and Electronic) 1x post
- Industrial Sewing / Specialist Machine Technician.
- Suit Maker 1x post Minimum of 5/7 years of experience in their respective field of speciality must be Namibian citizen or PRP holder. Please email your CV and copy of ID to contact@descher-garments.com. CLAO230005318

4010 Hospitality

• Hospitality •

HOCHLAND GUESTHOUSE: Clean & spacious rooms; Air-conditioned; Swimming pool; DSTV; Wi-Fi; en-suite bathrooms; Secure parking; family environment ideal for small functions. 0811288100. CLAO230004320

African Calabash B&B conveniently located near Khomas medical Centre and Khomasdal UNAM Campus. very comfortable and affordable. DSTV, Wi-Fi and air-con. 0814688260 / 0812272465 / 061-212097. CLAO230005307

Good living Bed & Breakfast, Khomasdal. Rooms from N\$280 - N\$470. Call 0812972828 / 061-300721. 0812972830. CLAO230005294

2720 Employment

• Offered •

Excel Dynamic Solutions Pty Ltd hereby invite qualified candidates to apply for 2K full-time Position of Archaeologist/Heritage Specialist. Preferably a Graduate who seeks to acquire knowledge and experience in archaeological field. **KEY SKILLS AND ATTRIBUTES REQUIRED**

- Professional interpersonal and written-communication skills.
- Meticulous attention to detail.
- Accurate recording and reporting skills, including writing, drawing and photography skills
- Be willing and flexible to travel frequently.
- Be willing to work long, flexible hours unsupervised and under pressure.
- Leadership and supervisory skills.
- Have excellent communication and computer literacy skills/ Good IT skills.
- Good time management.
- A valid Driving license will be an add-advantage.

DUTIES & RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO
• Conducting archaeological field surveys.
• Data collection, analysing and interpretation.
• Producing, compiling, and maintaining written, photographic, and drawn records and electronic databases.
• Writing field work reports, papers, and other articles for publication.

MINIMUM QUALIFICATION AND REQUIREMENTS
• Bachelor's degree in the relevant subjects or a post-graduate diploma in Heritage Management.
• Responsible and reliable with professional presentations.

• Fluent in English (Multi-lingualism will be an add-advantage).
• Be passionate about Africa's development. Interested candidates who meet the above application criteria are encouraged to apply by sending an updated CV, application letter, qualifications, and any relevant documents to roland@edsnamibia.com/ntelos@edsnamibia.com. Due Date: 15th December 2023. Only shortlisted candidates will be contacted. CLAO230005303

Office Assistant: Experienced Grade 12, Multilingual, Computer literate, start immediately. Mail one page CV to ezralmi@gmail.com. CLAO230005324

4110 Housing & Property

• Wanted •

DANLETT REAL ESTATE: Are you in the market to buy, sell, rent, or let a property in Windhoek? Look no further, your trusted real estate partner is here. Unlock Your Real Estate Dreams with Our Expertise! Contact Us: 061 - 244497, 081 416 8111, Email: info@danleetterealestate.com. CLAO230005015

4210 Housing & Property

• For Rent •

Dorado Park: Spacious Room, Kitchenette, Full Bathroom, BIC, N\$3950.00 including Water & Electricity, Immediately Available, Call 081 7759537. CLAO230005323

4310 Housing & Property

• For Sale •

Osona Village Development.
PHASE 9 AVAILABLE ON PLOT AND PLAN (Modern 2 bedrooms and Modern 3 bedrooms double Storeys)
NB: We pay good referral commission to the public and Agents are also welcome. Contact Rachel on 0818140941. CLAO230005148

KHOMASDAL: Spacious neat 3 bedrooms (bic) freestanding house, 2 bathroom, kitchen, lounge, walled-in garage, 2x outside flats for N\$1,350,000. Call/sms HILARY 0813500256. (share) CLAO230005321

Khomasdal Park: 3 bedroom house, 1 bathroom, 637sqm, N\$1,350 million. Okuryangawa: 2 bedroom house N\$830,000. Hakahana: Modern 3 bedroom house N\$990,000. Greenwell: 2 bedroom house with 3x1 bedrooms flats N\$1,050,000. Ojiquise: EXT 2 bedroom house N\$930,000. Goreangab: Plot size 208 m², N\$300,000. Rocky Crest Ext 4: Plot, 325m², N\$490,000. Havana Plot : 300sqm, N\$300,000. Katutura: Plot, incubator Centre: 1700sqm, N\$6 million. Call 0814468641. CLAO230005292

4310 Housing & Property

• For Sale •

Industrial Plot For Sale: Approx 1800sqm in size, registered in cc near incubation centre (Bokamoso) in Katutura. Only serious buyers, forward your queries via email: **INFO@DESCHER-GARMENTS.COM.** Call 0811295216. CLAO230005317

5610 Notices

• Legal •

NOTICE ENVIRONMENTAL IMPACT ASSESSMENT AND PUBLIC PARTICIPATION PROCESS

Cuepalim Consulting cc hereby gives notice to all potential Interested and Affected Parties (I&APs), that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No. 7 of 2007) and the Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

Project Proponent: JG Mining (PTY) LTD.
Project: Environmental Impact Assessment (EIA) for Mining Claims (MCs) 75089, 75090, 75091, 75092, 75093 and 75094 in Kunene Region-Namibia.

Project Description: Proposed mining operations in respect of base and rare earth metals on mining claims 75089, 75090, 75091, 75092, 75093, 75094.

Project Location: Mining Claims are located approximately 67 km North-East of Kamanjab, Kunene Region-Namibia. Mining Claims cover portions of farm(s) Kopermyn, and Vaalwater.

Public Participation: The Registration of Interested and Affected Parties (I & APs): I & APs are kindly requested to register and submit written comments and queries via e-mail. The participation and commenting period is effective until 20 December 2023.

Public Meeting: The public meeting date together with Background Information Document(BID) will be shared with all registered I&APs. To further information, or to register as an I&APs, please contact the Office of the Environmental Assessment Practitioner (EAP), Cuepalim Consulting Cc (EAP) Tel: +264 814905519. Email: ml26nam@gmail.com. CLAO230005231

FORM 24 Rule 108(2)(a)

NOTICE BY CREDITOR TO DEBTOR IN THE HIGH COURT OF NAMIBIA (Main Local Division) Case No.: HC-MD-CIV-ACT-CON-2022/02309 In the matter between: FIRST NATIONAL BANK OF NAMIBIA LIMITED PLAINTIFF and RICARDO RAWEL COLEMAN 1ST DEFENDANT ZELRISE BRENDOLINE COLEMAN 2ND DEFENDANT KINDLY TAKE NOTE THAT STANDARD BANK OF NAMIBIA LIMITED (Plaintiff) (hereinafter called the judgment creditor) has obtained judgment against RICARDO RAWEL COLEMAN (1st Defendant) (hereinafter called the first judgment debtor) and ZELRISE BRENDOLINE COLEMAN (2nd Defendant) (hereinafter called the second judgment debtor) on 8 November 2022 in this honourable court. KINDLY ALSO TAKE NOTE THAT the judgment creditor will apply in terms of rule 108(1)(b) for an order declaring the immovable property known as ERF 200 SECTION NO. 22, HORNBILL COURT, ROCKY CREST, WINDHOEK, REPUBLIC OF NAMIBIA executable and the debtor is hereby called to provide reasons to this honourable court within 10 days why such an order may not be granted. **KINDLY TAKE FURTHER NOTICE THAT** that the judgment creditor will set down the Application on the Friday, 9th FEBRUARY 2024 in the High Court of Namibia, Main Division, at 10h00, in terms of rule 108(1)(b) for an order declaring the immovable property known as ERF

5610 Notices

• Legal •

200 SECTION NO. 22, HORNBILL COURT, ROCKY CREST, WINDHOEK, REPUBLIC OF NAMIBIA executable. DATED AT WINDHOEK on this 1st day of DECEMBER 2023. SHUMIRAI NYASHANU KOEP & PARTNERS LEGAL PRACTITIONERS FOR THE CREDITOR 33 SCHANZEN ROAD WINDHOEK (Ref: SN/ma/80509) (DEB954) TO THE REGISTRAR OF THE HIGH COURT MAIN LOCAL DIVISION C/O LUDERITZ & JOHN MEINERT STREETS WINDHOEK

IN THE HIGH COURT OF NAMIBIA MAIN DIVISION HELD AT WINDHOEK CASE NO: HC-MD-CIV-ACT-CON-2022/02309 In the matter between: FIRST NATIONAL BANK OF NAMIBIA LIMITED APPLICANT and RICARDO RAWEL COLEMAN 1ST RESPONDENT ZELRISE BRENDOLINE COLEMAN 2ND RESPONDENT NOTICE OF MOTION IN TERMS OF RULE 108 KINDLY TAKE NOTICE THAT on the 9th day of FEBRUARY 2024 at 10h00 or as soon thereafter as counsel may be heard application will be made on behalf of the above-named plaintiff for an order in the following terms: 1) Declaring the immovable property situated at: Erf 200, Section No. 22, Hornbill Court, Rocky Crest, Windhoek, Republic of Namibia; specifically executable; 2) Costs of this application; 3) Further and/or alternative relief TAKE NOTICE FURTHER that the Founding Affidavit of STEPHNE MARQUARD will be used in support of this application. KINDLY enroll the matter accordingly. DATED AT WINDHOEK on this 1st day of DECEMBER 2023. KOEP AND PARTNERS LEGAL PRACTITIONERS FOR THE PLAINTIFF 33 SCHANZEN STREET WINDHOEK REF: SN/ma/80509/DEB954 TO THE REGISTRAR HIGH COURT OF NAMIBIA C/O LUDERITZ & JOHN MEINERT STREETS WINDHOEK. CLAO230005300

6020 Obituaries

• Death & Funeral Notice •

Alexander (Darin) Botha
Sunrise: 14 May 1959
Sunset: 28 Nov 2023

"I have fought the good fight, I have finished the race, I have kept the faith"
- 2 Tim 4:7

Memorial Services:
05 December 2023
Rhenish Church Ulitdraai -Rehoboth -19h00

06 December 2023
United Reformed Church - Khomasdal -19h00

Funeral Arrangements:
09 December 2023
Rhenish Church - Khomasdal -09h00

For enquiries, contact:
Nathan - 081 385 0941
Aleck - 081 815 4737
CLAO230005328

MCS PUBLIC INVITATION

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED GOREANGAB EXTENSION 6 AND 7 TOWNSHIP DEVELOPMENT IN WINDHOEK

Notice is hereby given to all Interested and Affected Parties (I & APs) that an application will be made to the Environmental Commissioner in terms of Environmental Management Act (No. 7 of 2007) and its Regulations (2012) for the following intended activity.

Project Name: Goreangab Extension 6 and 7 Township Development

Project Location: The proposed development is located on the northwestern outskirts of Windhoek, and borders the existing build up area of Goreangab

Project Description: The Township Development is planned as House, Business, Residential, General Residential, Municipal, Institutional and Public Open Spaces Eren. The project will also involve the provision of associated bulk services and roads.

Proponent: City of Windhoek

Environmental Consultant: Matrix Consulting Services
All Interested and Affected Parties (I&APs) are encouraged to register and raise concerns or provide comments and opinions. All Interested and Affected Parties will be provided with a Background Information Document (BID) comprising detailed information for the intended. An open day session regarding the development will be held at:

Date: Saturday, 09 December 2023
Venue: Soccer Field (Okapepe), Green Mountain Dam Road, Goreangab
Time: 09H00 to 14H00

Should you wish to register as I&AP and receive a BID, please contact the Matrix Consulting Services office.

Contact Details: Tel: +264 611 224197; Fax: +264 611 212165; E-Mail: environment@matrixconsulting.co.na
DEADLINE FOR COMMENTS IS 19 DECEMBER 2023

DISCLAIMER ALL PRODUCTS AND SERVICES ADVERTISED ARE SOLELY THE RESPONSIBILITY OF THE ADVERTISER. THE NAMIBIAN DOES NOT VALIDATE OR ENDORSE THE CLAIMS MADE BY ANY ADVERTISEMENT. THE ONUS LIES WITH POTENTIAL CUSTOMERS TO EVALUATE THE AUTHENTICITY OF SUCH PRODUCTS OR SERVICES.

5610 Notices

• Legal •

annexure "POC4" hereto, the terms and conditions of which should be read as if specifically incorporated herein. 13. On 13 February 2015 and at Rehoboth, Second Defendant, in person, bound himself as surety in writing for and co-principal debtor jointly and severally with the First Defendant in solidum for the repayment on demand of any sum or sums of money which the First Defendant may owe or be indebted to Plaintiff to an unlimited amount, including interest, commission, legal costs on an attorney and own client scale, stamps and all other necessary or usual charges and expenses. See annexure "POC5" hereto, the terms and conditions of which should be read as if specifically incorporated herein. 14. Notwithstanding due demand, the Second and Third Defendants have failed and/or refused and/or neglected to pay the outstanding balance to the Plaintiff. Copies of the letters of demand and applicable balance certificates are annexed hereto, marked "POC6". In the premises, the amount reflected on the balance certificate and claimed herein plus further interest as set out above is and remains due, owing and payable by Second and Third Defendants to Plaintiff. WHEREFORE PLAINTIFF PRAYS FOR JUDGMENT AGAINST FIRST, SECOND AND THIRD DEFENDANTS, JOINTLY AND SEVERALLY (WITH THE CLAIM AGAINST THIRD DEFENDANT LIMITED TO NS 1 500 000.00), THE ONE PAYING, THE OTHER TO BE ABSOLVED FOR: 1. Payment in the amount of NS 1 104 360.55 in respect of Account No. CL 4000086347. 2. Compound interest calculated daily and capitalized monthly on the amount of NS 1 104 360.55 at Plaintiff's prime lending rate of interest from time to time, currently 11% plus 1.5% per annum calculated from 8 June 2023 to date of final payment. 3. Costs of suit on a scale as between Attorney and own Client, as agreed. 4. Further and/or alternative relief, DATED at WINDHOEK this 22nd day of JUNE 2023. DR. WEDER KALITA & HOVEKA INC. PR. TSHUKA LUVINDAO LEGAL PRACTITIONER FOR PLAINTIFF WKH HOUSE JAN JOEKER ROAD WINDHOEK REF: LUVINDAO-MAT93169/MVH

6000 Obituaries

• In Memoriam •

In loving memory of our beloved mother, grandmother and great-grandmother



Betty Kaukungua
September 11, 1946
November 30, 2019

It has been 4 since your departure.

Your absence is felt everyday. Your are dearly missed.

May your soul continue to rest in eternal peace.

From your children, grandchildren, great grandchildren and entire family.

CLAO230005240

6010 Obituaries

• Tombstone Unveiling •

Tombstone Unveiling



Polykarpus Ngoshi Kaukungua

We invite you to join our family on Friday (Service at home) 1 December 2023, (7pm) Erf 5476, Samaria Street, Donkerhoek

Saturday (tombstone unveiling) 2 December 2023, (6:30am) Pionierspark Cemetery

Freddy: 0814076375
Rentia: 0855226390

CLAO230005239

5620 Notices

• Public •

We the administrators of Late Estate SIMEON HAUKAMBE Masters Ref E460/2023 are looking for ABEL JOHANNES D.O.B 1986/06/25 an heir in the mentioned late estate. Please contact our office at +264 81 648 2039 or email us at admin@manguraestatep.com. CLAO230005056

Black Queens assemble for Gladiators clash

GHANA'S Black Queens kicked off preparations on Tuesday ahead of the final round of the Women's Africa Cup of Nations qualifier against the Brave Gladiators of Namibia.

Ghana host the first leg of their Wafcon qualifier in Accra tomorrow, with the return leg set for three days later.

The aggregate winner qualifies for Morocco 2024.


Nineteen players reported on the first day of training, with the rest expected to arrive yesterday as preparations continue through the week.

Evelyn Badu and Susan Ama Duah will join the team today in Accra as Nara Hauptle sharpens the Queens for the final hurdle.

Ghana claimed an emphatic 12-0 aggregate win over Rwanda to set up the clash against Namibia as they seek

a return to the competition after missing out on the 2022 edition.

The Black Queens missed the 2022 Women's Africa Cup of Nations in Morocco and are hoping for a return to the tournament next year. [-Ghanasoccernet.com](http://Ghanasoccernet.com)



MINISTRY OF WORKS AND TRANSPORT

KHOMAS REGION

GOVERNMENT AUCTION

MINISTRY OF WORKS WILL HELD A PUBLIC AUCTION: LOOSE ITEMS

VIEWING DATE: WEDNESDAY 06 DECEMBER 2023 from 09H00 to 16H00

AUCTION DATE: THURSDAY 07 DECEMBER 2023 AT 10H00

VENUE: MINISTRY OF WORKS AND TRANSPORT – CENTRAL GOVERNMENT STORES (OPPER SITE AUAS DELTA)

Items to be sold

COMPUTERS, PRINTERS, FRIDGES, STEEL CABINETS, TABLES, GAS CYLINDERS, CUPBOARDS, TYRES, CHAIRS BEDS AND MUCH MORE...

Registration: N\$ 1000.00

Payment mode: Cash and speed point only
Terms and Conditions apply, No VAT
Details are subject to change without prior notice

ALL PAYMENTS MUST BE MADE BY 15H00 HOURS ON AUCTION DATE IN CASH NO EXCEPTIONS

Contact: Mr Elmu steenkamp 081 249 2338/ 061 208 6144

Schedule Today

Africa Netball Cup
Zambia v Namibia 13h00
Kenya v Eswatini 15h00
Zimbabwe v Botswana 19h00

Uefa Europa League
Athens v Brighton 19h45
Topola v West Ham 19h45
Atalanta v Sporting 19h45
Haifa v Rennes 19h45
Sturm Graz v Rakov 19h45
Freiburg v Olympiacos 19h45
Sparta P v Betis 19h45
Hacken v Leverkusen 22h00
Liverpool v LASK 22h00
Marseille v Ajax 22h00
Rangers v Limassol 22h00
Molde v Quarabag 22h00
Sheriff v Slavia P 22h00
Servette v Union SG 22h00
Toulouse v Union SG 22h00
Villarreal v Panathinaikos 22h00

LAN of the Brave takes centre stage

• STAFF REPORTER

THE highly anticipated Namibian Electronic Sports Association annual NamLAN – LAN of the Brave mega event starts today.

“The Namibian Electronic Sports Association [Nesa] is thrilled to announce the highly anticipated return of NamLAN - LAN of the Brave 2023, the ultimate gaming extravaganza that's set to bring the gaming community together for an unforgettable experience. Get ready, gamers, because the dates are locked in, and it's going to be epic,” Nesa said in a statement.

“It's a four-day gaming festival that's going to take Windhoek by storm hosted at the SKW Main Hall. Gamers, enthusiasts and fans, this is your golden ticket to a gaming paradise.”

The game titles are for all platforms, the organisers said. The PC titles are Valorant, Apex Legends, DotA 2, League of Legends and Assetto Corsa Competizione. The console titles are Street Fighter 6, Mortal Kombat 1, eFootball 2024 and Tekken 7, while the the Mobile titles are Call of Duty: Mobile, Clash Royale and Mobile Legends: Bang Bang.

“Whether you're a console champion, a PC pro, or a mobile gaming maestro, there's something for everyone at NamLAN 2023,” Nesa said.

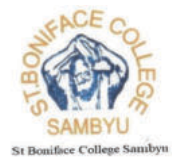
“As always, NESA is dedicated to connecting gamers, cultivating sportsmanship, and embracing the spirit of friendly competition. NamLAN is not just about gaming, it's about building a vibrant gaming community in Namibia. The event is the perfect platform to showcase your skills, meet like-minded individuals, and be part of an exciting gaming movement.”

Dubbed the gaming event of the year, “NamLAN - LAN of the Brave 2023 is not just a tournament, but a gaming experience like no other”.

It is made possible through Nesa's partner MTC, as well as sponsors LogitechG and Nanodog

“With your backing, we're all set to raise the bar and make this event a grand success. Let's game, let's win, and let's unite at NamLAN 2023.”

More details and registration can be found on nesaportal.org.



ST BONIFACE COLLEGE
SAMBYU
St Boniface College Sambyu

URGENTLY NEEDED FOR 2024

POST (1) TEACHING GEOGRAPHY AND HISTORY (GRADE 8-12)

Requirements:

A RECOGNISED TEACHING DEGREE ON (NQF LEVEL 8) AND AT LEAST THREE YEARS TEACHING EXPERIENCE.

Additional requirements: Preference will be given to Namibian candidates. Previously disadvantaged Namibians (PDN) and women are encouraged to apply.

Salary Scale: **N\$227453-XPN\$271828**
Salary Notch: **N\$227453 per annum**
Transport Allowance: **N\$8760-00 per annum**
House Allowance: **N\$14520-00 per annum**
Remoteness Allowance: **N\$9000-00 per annum**


Interested persons should submit the following on or BEFORE 08 December 2023

- Comprehensive Curriculum Vitae
- Certified proof of qualifications

NB: You can send in your application to email. sbadmin@iway.na

Accommodation available

Contact:
The Principal
St Boniface College
P O Box 1082, Rundu
Tel – (066)259 601/0816779140
Fax – (066)259 603



MCS

PUBLIC INVITATION

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED GOREANGAB EXTENSION 6 AND 7 TOWNSHIP DEVELOPMENT IN WINDHOEK

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Environmental Consultant: Matrix Consulting Services

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Time: 09H00 to 14H00

Should you wish to register as I&AP and receive a BID, please contact the Matrix Consulting Services office.

Contact Details: Tel: (+264-61) 224197; Fax: (+264-61) 212165;
E-Mail: environment@matrixconsultingcc.com
DEADLINE FOR COMMENTS IS 19 DECEMBER 2023



9 crucial questions to ask the agent when viewing a home

“It’s not uncommon for emotions to run high when looking for the perfect property to call home, so it’s vital to approach the process with a clear and level-headed mindset and to balance enthusiasm with a pragmatic approach,” says Arnold Maritz, Co-Principal of Lew Geffen Sotheby’s International realty in Cape Town’s Southern Suburbs. “Decisions based largely on emotion often lead to regret and financial strain down the line so asking pertinent questions during a home viewing is not just a formality; it’s a strategic approach to home buying. “The information you gather empowers you to make decisions aligned not only with your preferences, but also your budget, and long-term goals.” Maritz says that by asking the following questions, buyers will be better able to make an informed decision and a sound investment:

What is the Property’s History?

Ask about previous owners, renovations, and any significant events that might have occurred. This insight will provide a better understanding of the property’s condition and potential future maintenance needs.

How Long Has the Property Been on the Market?

The duration a property has been on the market can reveal a lot about its desirability and potential issues. If a property has been listed for an extended period, it’s worth investigating why. It could be due to pricing, condition, or other factors that might affect your decision.

What Comparable Properties Have Sold Recently in the Area?

Knowing the prices of recently sold properties in the same neighbourhood helps you gauge the property’s market value and active price bands in the area. This comparative analysis ensures that you’re making a competitive and informed offer based on the current market conditions.

Are There Any Planned Developments in the Area?
Inquiring about future developments in the vicinity is vital. Ask about any upcoming projects, infrastructure changes, or zoning plans that might impact the property’s value and your living experience.

What’s the Neighbourhood Like?

Understanding the neighbourhood is as important as knowing about the property itself. Inquire about the local amenities, schools, safety, and community atmosphere. A home is not just a physical space; it’s also about the lifestyle the surrounding area offers.

How is the Property Priced Compared to Similar Listings?

Comparative pricing is crucial. Your estate agent should be able to provide insights into how the property’s price compares to similar listings in the area. This information helps you determine whether the asking price is reasonable or if there’s room for negotiation.

What’s Included in the Sale?

Don’t assume that everything you see during the viewing will come with the property. Ask the estate agent for a detailed list of what is included in the sale so that you have a clear understanding of what you’ll be getting when you purchase the property and avoid surprises later on. This could range from appliances to custom fixtures.

What’s the Reason for Selling?

Understanding the seller’s motivation can be valuable information. If the owner is relocating for work or downsizing, it may indicate a quicker and more straightforward transaction. Conversely, a rushed or distress sale might raise red flags.

What are the Running Costs of the Property?

Beyond the purchase price, inquire about ongoing costs such as property taxes, utility expenses, and any home-owners association fees. Understanding the full financial

picture helps you make a well-informed decision. “A thorough understanding of the property and its surroundings ensures that your dream home is not just a fantasy but a well-informed and practical investment for your future,” says Maritz.

“And arming yourself with the right questions is crucial for making an informed decision and making your home buying journey a rewarding and memorable experience.” Here is a look back at the role of a real estate agent and what you need to know According to the Seeff Property Group, (The role of a real estate agent : What you need to know) agents do not only sell or rent property on behalf of their clients, but also have their ear to the ground in terms of what current property values are, how much properties might sell for, and what is happening in the property market. With so many newcomers to the market, often making lofty promises of high prices and quick sales, it is easy for sellers to get caught up in the hype. A property which simply sits on the market with no or low offers can be very frustrating for buyers.

The role of a good agent in getting your property sold as fast as possible, and for the best possible price cannot be overstated, says Samuel Seeff, chairman of Seeff. A bad agent could leave you with a lengthy and frustrating sale process.

Regardless of when you are selling, but especially in the current market, it is important to ensure you choose the right agent for your property and market. If you are not aware of who the best agents in your area are, ask around for recommendations from neighbours or friends.

Always meet the agents in person before appointing them:

This will give you a chance to ask questions and assess the agents. Check how long they have operated in the area. Each area is different and local expertise is a vital point of advantage for any seller.

Look for a successful sales track record:

Ask for a list of their recent sales in the area, how long it took to sell, and the prices achieved. A strong sales record is an important indicator of the likelihood of success and that the agent could find the right buyer for the property.

A strong brand and network is another advantage:

An established brand will have a strong online presence for maximum exposure of your property backed by the latest technology and marketing and sales methodologies. They will use best practice to market and sell your

property.

Look for someone who will assist every step of the way:

Selling a property is a complex process with many legalities to be taken care of. A good agent will explain the process and guide the seller to ensure they have all the necessary documents and maintenance done for an efficient selling process. Choosing the right agent to sell your home cannot be over-emphasised, especially if you are selling right now as you will not want to waste time, says Seeff. Choose the right agent and ensure you follow their advice.



PUBLIC INVITATION

ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED GOREANGAB EXTENSION 6 AND 7 TOWNSHIP DEVELOPMENT IN WINDHOEK

Notice is hereby given to all Interested and Affected Parties (I & APs) that an application will be made to the Environmental Commissioner in terms of Environmental Management Act (No. 7 of 2007) and its Regulations (2012) for the following intended activity.

- Project Name:** Goreangab Extension 6 and 7 Township Development
- Project Location:** The proposed development is located on the northwestern outskirts of Windhoek, and borders the existing build up area of Goreangab

Project Description: The Township Development is planned to have Business, Residential, General Residential, Municipal, Institutional and Public Open Spaces Erven. The project will also involve the provision of associated bulk services and roads.

- Proponent:** City of Windhoek
- Environmental Consultant:** Matrix Consulting Services

All Interested and Affected Parties (I&APs) are encouraged to register and raise concerns or provide comments and opinions. All Interested and Affected Parties will be provided with a Background Information Document (BID) comprising detailed information for the intended. An open day session regarding the development will be held at:

- Date:** Saturday, 09 December 2023
- Venue:** Soccer Field (Okapale), Green Mountain Dam Road, Goreangab
- Time:** 09H00 to 14H00

Should you wish to register as I&AP and receive a BID, please contact the Matrix Consulting Services office.

Contact Details: Tel: (+264-61) 224197; Fax: (+264-61) 212165; E-Mail: environment@matrixconsultingcc.com **DEADLINE FOR COMMENTS IS 19 DECEMBER 2023**



10 tips for securing your home during the holiday season

As the holiday season approaches and many South Africans prepare to travel and spend time away from home, **Antonie Goosen, principal and founder of Meridian Realty, emphasizes the importance of safeguarding homes during this period.**

“Ensuring the security of your property is paramount, especially when you’re away enjoying the festive season,” says Goosen. “Implementing a few key strategies can significantly reduce the risk of break-ins or mishaps.”

To assist homeowners in safeguarding their properties, Goosen offers the following comprehensive tips:

- 1. Install a comprehensive home security system:** Invest in a reliable home security system that includes alarms, cameras, and motion sensors. Consider systems with remote monitoring capabilities for added peace of mind.
- 2. Illuminate your property:** Use timers for lights or invest in smart bulbs that can be controlled remotely. Well-lit areas around your property act as a deterrent for potential intruders.
- 3. Inform trusted neighbors or family:** Notify trustworthy neighbors or family members about your absence. They can periodically check on your property, collect mail, and maintain the appearance of activity around your home.
- 4. Reinforce entry points:** Ensure all doors, windows, and other entry points are securely locked. Consider installing deadbolts, window locks, or security bars for added protection.
- 5. Invest in smart locks and security cameras:** Upgrade to smart locks that provide remote access control. Install security cameras in strategic locations to monitor your property even when you’re away.
- 6. Avoid publicising vacation plans:** Refrain from sharing your vacation plans on social media platforms. Broadcasting your absence can



Ensuring the security of your property is paramount, especially when you’re away enjoying the festive season. Implementing a few key strategies can significantly reduce the risk of break-ins or mishaps.”

inadvertently signal that your home is unoccupied.

- 7. Secure valuables and important documents:** Store valuables, important documents, and irreplaceable items in a secure, fireproof safe. Consider storing digital copies of essential documents in a secure cloud-based location.
 - 8. Arrange for mail and newspaper services:** Suspend newspaper deliveries and arrange for someone to collect mail or packages. A buildup of newspapers or mail is a telltale sign of an empty home.
 - 9. Consider professional monitoring services:** Explore options for professional monitoring services that can promptly respond to security alerts and take necessary action in case of any breach.
 - 10. Create an illusion of presence:** Use programmable devices to mimic the presence of occupants. Set timers for TVs or radios to create noise, and consider asking a neighbor to park their car in your driveway intermittently.
- Goosen emphasises, “Taking a proactive and multi-layered approach to home security is essential, especially during holiday periods. By preparing your home adequately, you can enjoy your time away with peace of mind.”

- 1. A metal or wooden block to secure sliding doors**
Sliding patio doors are often not the most secure and since they’re at the back of the house out of view they are a very appealing target for any would-be burglars. However, no matter how many locks, they pick or windows they break to unlock the door, if you put a piece of wood or metal into the path of the sliding door, there’s no way they can get short of breaking down the door and making tons of noise.
- 2. Metal-framed security doors**
This type of door is typically a metal frame with or without added mesh screening that serves as an extra barrier between the door to your house and the outside world. The benefits of the simple addition of security doors are more multifaceted than simply being another layer of protection. These doors are fastened on tight and are much more resistant to being broken down or having their locks manipulated to open the door without a key.

With a security door you’re able to open your first door while still giving no opportunity for any would-be thief to get a good look at what’s inside of your house. On top of that, should someone unknown to you be knocking at your door, you can quickly jump out of the way and know that if they decide to try and forcibly enter your home the police will be well on their way before they even start making a dent in it. Some of the most effective security tips are also the simplest. Sometimes a more sophisticated answer is required when thieves are using clever tactics, but the vast majority of home break-ins can be avoided or stopped in their tracks with simple tips like these. Don’t overthink it, but make sure your home is secured.



SENIOR ACCOUNTANT POSITION – WALVIS BAY

Introduction

Venmar Fishing (Pty) Ltd is looking to fill the following position.

Senior Accountant Position

The position reports to the General Manager: Finance and will have a finance team reporting to him/ her. This Senior Accountant position will be responsible for property investment and related companies. Experienced Senior Accountants and Financial Managers would be ideal candidates for this position.

For minimum requirement, job specification and further information of the advert, please visit:
www.facebook.com//77consult or <http://venmar.com.na>

Applicants meeting the requirements are invited to send their CV and supporting documents as one PDF attachment to the following email with relevant reference:

Email: recruitment@seventy7consulting.com

Reference: **77Rec170**

Contact person: Christophina Iikwa
Contact details: 081 442 3206

Closing date for applications: 05 December 2023



PUBLIC INVITATION ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED GOREANGAB EXTENSION 6 AND 7 TOWNSHIP DEVELOPMENT IN WINDHOEK

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- Contact Details: Tel: (+264-61) 224197; Fax: (+264-61) 212165;
- E-Mail: environment@matrixconsultingcc.com

DEADLINE FOR COMMENTS IS 19 DECEMBER 2023

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Public Consultation: Open Day Session

Environmental Impact Assessment

PROPOSED GOREANGAB EXTENSION 6 AND 7 TOWNSHIP DEVELOPMENT IN WINDHOEK

09 DECEMBER 2023

| Participant Name | Organization/ Affiliation | Contact No: | Suburb | E-mail |
|---------------------|------------------------------|-------------|-----------|--------------------------------|
| Kaide Tobias | 0816809684 | | Goreangab | |
| Evangeline Firere | 0813103424 | | Okapale | evangelinefirere@gmail.com |
| Silizabeth Kakili | 0817335573 | | Deafale | |
| Nelago | 0810094489 | | Okapale | nelago03@gmail.com |
| BEATA CEBHAANT | 0812915995 | | OKAPALE | |
| Kathrine Shimbudini | 081259382 | | Okapale | Kathrine.Shimbudini@SSC.org.na |
| Sama Wilhem | 0812155195 | | Okapale | nps.salongway.na |
| Walter Hovendach | | 0857828141 | Okapale | withhoves@gmail.com |
| Selma | 0818836363 | | Okapale | |
| Lukas Tolonyes | 0814445900 | | Okapale | N/A |

| Participant Name | Organization/ Affiliation | Contact No: | Suburb | E-mail |
|---------------------|------------------------------|-------------|---------|---------------------|
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| I. Johannes Kambura | | 0813373340 | Okapale | N/A |
| STEFANUS JOSEPH | | 0816708932 | OKAPALE | moretef@gmail.com |
| Hh/asha Johannes | | 0813706165 | Okapale | N/A |
| Verhoket Janetua | | 0817914789 | Okapale | |
| I Tapc +ilemon | | 0914389233 | Okapale | illtop@gmail.com |
| Nateasha Keja | | 081321653 | | |
| Sera Namoroli | | 081552583 | Okapale | N/A |
| Shikopa Penelope | | 0813989075 | Okapale | - |
| Sosy Mkhshipeli | | 081398889 | Okapale | - |
| Ekaevia Efram | | 081610605 | OKAPALE | - |
| Nehemias David | | 0812400929 | Okapale | shalemas@gmail.com |
| Am Oka Kheba | | 081293888 | Okapale | |
| Marias Mariana | | 0813497111 | Okapale | |
| Iside Fute | | 0812070261 | Okapale | |
| Sem Abed | | 0912048386 | OKAPALE | N/A |
| Fares Nehemia | | 0816733626 | Okapale | N/A |

| Participant Name | Organization/ Affiliation | Contact No: | Suburb | E-mail |
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| Francis Kumalo | | 081 294 8438 | Okapale | |
| Mendellines Stheye | | 0813723186 | Okapale | N/A |
| Shileuro Sechen | | 0816096685 | Okapale | ce |
| Thomas Mjere | | 0813766868 | Mthatha | ce |
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| Lusifa N. Shinkobe | | 0813471062 | Okapale | lshinkobe@gmail.com |
| Edward Shauika | | 0812796991 | Okapale | ES |
| Samuel Maria | | 0814045713 | Okapale | Mthatha |
| Omogano Kanielo | | 0813138295 | Okapale | Mthatha |
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Goreangab Extension 6 & 7 Township Development, in Windhoek

Minutes of the Public Meeting

Venue: Soccer Field (Okapale), Green Mountain Dam Road, Goreangab
Date: 09 December 2023
Time: 09h00 to 14h00

1. Overview of the Consultation

Chris Ailonga and Spike Shippiki, from MCS gave an overview of the proposed development to all participants. They emphasized the need for proactive participation during the consultation as it was the right platform to provide information, recommendation and to receive feedback from the project developers and consultants.

The MCS team gave brief presentations on the project through the consultation session, which highlighted the following:

- Described the project's team and its roles and responsibilities
- Background on the project and the key project implementers
- Summarised the project activities
- Explained the project progress
- Overview of the project programme
- Overview of the technical details of the project.
- Explained the impacts expected

The participants were given the opportunity to comment on the agenda and to ask clarification questions.

2. Open Forum

| Participant | Comments/Questions | Responses |
|------------------|---|---|
| Ms. K. Shimbadhi | We welcome the formalization of Thlabanelo settlement as it brings the services we have always wanted for the area. The conditions we leave in is not good. | By: MCS <i>Access to providing the basic services is part of the City of Windhoek's town planning scheme goals.</i> |
| Mr. N. Ndeilenga | We welcome the development. It will our living conditions, and create job opportunities for our people. | <i>The development will contribute to the well-being and livelihoods of the community. Other expected positive spin-offs are:</i> |



| | | |
|-----------------|---|--|
| Ms. S. Wilhem | We are happy about the development. We need access services like any other inhabitant of Windhoek. Our people are suffering here. | <ul style="list-style-type: none"> - <i>Jobs will created during the construction phase, which will improve the livelihoods of the workers and their families.</i> - <i>Contribution to local economic, as local businesses will benefit.</i> - <i>Skills development as the construction and operation of the development requires specialised work and skills it can be expected that experts will be training locals in certain skills during development and operation.</i> - <i>General enhancement of the quality of life of Thlabanelo residence, and surroundings.</i> - <i>Trade activities will increase in the area.</i> |
| Ms. N. Keya | It is a good thing. We have been fighting long with the City of Windhoek for basic services. This will improve the living conditions of our people. | |
| Mr. E. Efraim | Thank you. We welcome the new formal township. | |
| Mr. T. Ndjene | It is a good think. God will answer our prayers. | |
| Ms. O. Kamelo | We welcome the township development. | |
| Mr. I. Fillemon | Unfortunately, sometimes the common water supply tap in the area breaks down for unlimited periods of time. As a result, we usually have to travel to neighbouring suburbs to get portable water. | <p>By: MCS</p> <ul style="list-style-type: none"> - <i>The proposed formalization of the township will help alleviate water supply needs in the area.</i> |
| Ms. N. David | Sometimes we don't have water for 2 weeks in Thlabanelo. | |
| Mr. J. Kandume | When can we expect construction and operations of the township to start? | <p>By: MCS</p> <ul style="list-style-type: none"> - <i>As part of the process, we now busy with the Environmental Impact Assessment, of which the Environmental Clearance Certificate will hopefully be issued within the next 3 months, it will then be after that the construction process will begin.</i> |
| Mr. S. Abed | How many job opportunities will be provided during the construction of the township? | <p>By: MCS</p> <ul style="list-style-type: none"> - <i>We cannot really specify the number at this stage; however local employment creation of more than 100 new jobs is expected during the</i> |



| | | |
|-----------------|---|--|
| | | <i>construction phase. It is estimated that the new jobs will improve the livelihoods of the new workers and their families.</i> |
| Ms. M. Samuel | The population density in the area is very big. Some household have more than 10 people in the house. Will these township development create more ervens to be allocated? | By: MCS - <i>The developer has indicated that apart from the formalization of the existing plots/ervens, new unallocated ervens will be created on undeveloped land.</i> |
| Mr. N.O Haileka | We would like to be considered for new ervens. | By: MCS - <i>The City of Windhoek will pronounce itself with regards to allocation of land in due course. This will be communicated to the community.</i> |
| Ms. Loide Iita | | |
| Ms. L. Shimbode | | |

5. Conclusion

The Proposed township development activities do not pose serious long-term negative environmental impacts. Most of the identified impacts could be mitigated through good environmental management practices.

6. Meeting Closure

The MCS team thanked the participants for attending the open day session, and for being conversant during the consultation. Interested parties were invited to send any comments relating to the proposed project via letters or email to:

Matrix Consulting Services, PO Box 25824, Windhoek, or via environment@matrixconsultingcc.com