

## Communication with I&APs and Means of Consultation Employed

Regulation 21 of the EIA Regulations details the steps to be taken during a public consultation process, and these have been used in guiding this process. Communication with I&APs with regards to the project was facilitated through the following means and in this order. Local community input is essential for the EIA and ultimately the project to ensure the road serves both local and regional development goals.

- A Background Information Document (BID) containing brief information about the project activities was compiled, uploaded on the MEFT (ECC) Portal for project registration, and shared with registered stakeholders / Interested and Affected parties (I&APs).
- A Stakeholders (I&AP) List was developed and updated as new I&APs register for the EIA. The BID was shared with the pre-identified key stakeholders (Appendix D).
- Project EIA notices were published in the following newspapers - Appendix E:
  - *New Era*: The notice appeared in the newspaper on the 14<sup>th</sup> & 21<sup>st</sup> of May 2025.
  - *Windhoek Observer*: The notice appeared in the newspapers on the 14<sup>th</sup>, 19<sup>th</sup>, 21<sup>st</sup> & 23<sup>rd</sup> of May 2025. The consultation period ran from the 14<sup>th</sup> of May 2025 to the 30<sup>th</sup> of June 2025.
- EIA notices (posters) were prepared for printing and pasted in lipanda YaAmiti, as shown in Figure 1 and the copy of the notices is attached hereto as Appendix F.



Figure 1: The EIA public notice posters in lipanda YaAmiti

- An EIA consultation meeting was scheduled and held with the community and local stakeholders in lipanda YaAmiti at the gathering tree in front of the lipanda YaAmiti Combined School on the 22<sup>nd</sup> of May 2025 – Figure 2. The meeting was attended by thirty-seven (37) people, which included one environmental assessment practitioner from Serja HGE Consultants, two

engineers from Caldera Investment, and one representative (Project Control Engineer) from MWT.



Figure 2: Consultation meeting in progress at lipanda YaAmiti on the 22<sup>nd</sup> of May 2025

Minutes were taken from both meetings, and these are attached hereto as Appendix G.

**Feedback and Issues Raised by the Stakeholders (I&APs)**

Some issues were raised by I&APs during the consultation period (consultation meetings). These issues have been recorded and incorporated into the EIA Report and EMP. The summary of these few key issues is presented in Table 1.

Table 1: Summary of main issues and comments received throughout the consultation period

Aspect	Summary of impact or concern
<b>Comments and Issues received or noted during the consultation period (in the meeting)</b>	
The issue of a 3km road in the documents, and about 2km only distance from the DR3609 to lipanda YaAmiti Settlement	A proposal should be considered for the access road to reach Andreas Amushila Primary School, northwest of lipanda YaAmiti, to complete the 3km route in documents.
Duration taken for complete road projects	The construction takes a long time, even if it starts during the dry season (month), it would be rainy season again, and the work would not be completed.
Rehabilitation of borrow pits for community livestock water holding (rainwater earth dams)	The contractor should consider leaving the borrow pit or some pits rehabilitated to hold water for community livestock, because right now, rainwater just disappears, which is a waste.
The topography and levelling of the road	The road should be elevated and not just constructed flat, so that it is easy for rainwater to wash it away.
Design of the road	The road should be properly designed so that it can last a long time, even for future generations.
Recruitment of project personnel (labourers) and people working without contracts and proper protective equipment	The community requested fairness and transparency during the recruitment process for the local communities along the road. The workers should have contracts in place and proper PPE.
The abandonment of unfinished projects by contractors	The community expressed concerns about experiences with contractors in the country who do not complete work on time or abandon projects incomplete.

Aspect	Summary of impact or concern
Maintenance of roads after construction (negligence of aftercare for roads)	There is a need to have a maintenance truck for the area to ensure that the road remains in good condition after construction (aftercare). The road maintenance and inspection should be done every 2 years.
<b>Comments and Issues received or noted via email</b>	
Removal of big vegetation	The gravel road should be constructed in such a way that it avoids removing big trees that take many years to grow.

The consultation period ran from the 14<sup>th</sup> of May to the 30<sup>th</sup> of June 2025 to allow the submission of comments after the consultation meeting. Comments received during the consultation meeting and email were summarized as above and indicated in the meeting minutes.

### **Concluding remark on the overall EIA Consultation process and feedback**

The comments and issues raised during the consultation period were significant; however, they were not objections that would hinder, halt, or terminate the project activities. The stakeholders and I&APs would just like to see the implementation of management and mitigation measures to reduce the significance of the impacts during the road construction works because they need the road to improve their mobility and accessibility to economic and social services centers in the Etayi Constituency.

**Appendix D: Copy of the BID circulation  
(email) to the EIA registered  
Stakeholders**

## **EMAIL COMMUNICATION WITH THE BID SHARED WITH PRE-IDENTIFIED STAKEHOLDERS/I&APS ON THE 15<sup>TH</sup> OF MAY 2025**

Environmental Impact Assessment (EIA) Study - The Proposed Construction of a Gravel Access Road (3km) from DR3609 to lipanda-YaAmiti Clinic and Combined School in the Omusa...



Serja EIA Consultations & Public Engagements <eias.public@serjaconsultants.com>

To

Cc: fred@serjaconsultants.com

Bcc: fsh

Erastus.H

Reply Reply All Forward ...

Thu 15/05/2025 7:59 am

You replied to this message on 03/06/2025 7:42 am.



BID-lipanda\_yaAmiti\_Access\_Road\_DR3609\_EIA\_Study\_09May2025\_Final.pdf

1 MB

Dear Stakeholder/Interested & Affected Party,

This email serves to inform you that the Ministry of Works & Transport (MWT) (*the Proponent*) proposes to construct an access gravel road from the DR3609 (tarred road) to lipanda yaAmiti Clinic and Combined School. The proposed access road will start from the turn off of DR3609 (Omungwelume-Oshakali road) to the lipanda yaAmiti Settlement in the Etayi Constituency of the Omusati Region – **please refer to the attached Background Information Document (BID)**.

Please note that the construction of infrastructure such as roads are listed in the 2012 Environmental Impact Assessment (EIA) Regulations of the Environmental Management Act (EMA) No. 7 of 2007 as developments or activities that cannot be implemented without an Environmental Clearance Certificate (ECC) from the Environmental Commissioner upon evaluation and approval of an EIA Study. Upon completion of the road design by the project/road design engineer (Caldera Investments CC) and issuance of the ECC by the Environmental Commissioner, the Proponent will then prepare for the construction of the road and associated activities.

Subsequently, to fulfill the requirements of the EMA and its EIA Regulations, the MWT, through the road design engineer, has appointed Serja Hydrogeo-Environmental Consultants (*Serja HGE Consultants*) to conduct the required EIA Study and apply for the ECC. The EIA Study entails Public & Stakeholders' Consultation – sharing information and recording of issues/concerns and comments (potential impacts) to be incorporated, and assessed in the EIA Scoping Report with management and mitigation measures provided in the Environmental Management Plan (EMP). The two documents (EIA Report and EMP) with associated appendices will be submitted to the Office of the Environmental Commissioner for evaluation and consideration of the project ECC.

**Please note that the EIA community consultation meeting/interactive session will be held as per the details below:**

- **Date:** Thursday, 22 May 2025
- **Time:** 10h00
- **Venue:** lipanda yaAmiti Settlement (Etayi Constituency) in the Omusati Region

Kind regards,

Ms. Fredrika N. Shagama: Principal Hydrogeologist & Environmental Assessment Practitioner

Serja Hydrogeo-Environmental Consultants CC

Postal Address: P.O. Box 27318, Windhoek, Namibia

Phone/Mobile No.: +264 81 40 [REDACTED] 3



## **EMAIL RESPONSE (TO THE BID SHARED) BY ONE OF THE STAKEHOLDERS/I&APS ON THE 15<sup>TH</sup> OF MAY 2025**

Re: Environmental Impact Assessment (EIA) Study - The Proposed Construction of a Gravel Access Road (3km) from DR3609 to lipanda-YaAmiti Clinic and Combined School in the Om...



johnson ndokosho <johnson. [REDACTED]@meft.gov.na>  
To: Serja EIA Consultations & Public Engagements  
Cc: Amon Andreas; Felician Haiduwa

[Reply](#) [Reply All](#) [Forward](#) [More](#)

Thu 15/05/2025 9:56 am

[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

Good morning,

Thank you for your email. I have copied in this reply, my colleagues who are responsible for that region.

Our concern is that the gravel road should be constructed in such a way that it avoids remove big trees that take many years to grow.

Regards,

**Johnson Ndokosho**

**Director: Forestry**

**P/Bag 13306**

**Windhoek**

**Alt:** johnson. [REDACTED]@meft.gov.na

**Tel:** +264 61 208 [REDACTED]

**Mobile:** +284 811 [REDACTED]

**website:** [www.meft.gov.na](http://www.meft.gov.na)



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**From:** Serja EIA Consultations & Public Engagements <[eias.public@serjaconsultants.com](mailto:eias.public@serjaconsultants.com)>

**Sent:** Thursday, May 15, 2025 7:59:28 AM

**Cc:** fredrika [REDACTED]

**Subject:** Environmental Impact Assessment (EIA) Study - The Proposed Construction of a Gravel Access Road (3km) from DR3609 to lipanda-YaAmiti Clinic and Combined School in the Omusati Region: Project BID and Notice for the Community Consultation Meeting

Dear Stakeholder/Interested & Affected Party,

This email serves to inform you that the Ministry of Works & Transport (MWT) (*the Proponent*) proposes to construct an access gravel road from the DR3609 (tarred road) to lipanda yaAmiti Clinic and Combined School. The proposed access road will start from the turn off of DR3609 (Omungwelume-Oshakati road) to the lipanda yaAmiti Settlement in the Etayi Constituency of the Omusati Region – **please refer to the attached Background Information Document (BID).**

**Appendix E: EIA Notification in the newspapers (*New Era* and *Windhoek Observer*)**

**Good for the mind**



Your weekly cross-word puzzle and word search activities.

*Enjoy!*

**ANSWERS**

Grid with words filled in:

Across: BOXER, RYTY, WWP, DCC, VAF, HMAN, NOEV, RYMY, RIDP, UREF, L, HPH, PRPT, IHGC, YET, VOIPT, LSIC, NHDA, EEDL, HND, AFG, AN, SOCI, WLAC, SLX, NAB, ASEN, JIM, V, BULLDOG, XNJ, OAH, AG, MALTESE, WPG, FEOL, YNH, GOLDENRETRIEVER, BTH, IO, SAINTBERNARD, ABES, ERU, SHIHTZU, IFG, JBL, FRDR, HN, CHIHUAHUA, MXD, MIN, AD, RENAR, AMIE, W, AEP, YG, ELGAEB, CBV, ZO, ATIKA

**Soccer**

**Down**

- The most prestigious national team tournament in Africa, held every two years.
- The line where the goalkeeper cannot use their hands.
- The person who guards the goal and tries to prevent the opposing team from scoring.
- The half of the field where a team's own goal is located.
- The highest level of professional soccer in a country.
- The act of a player deliberately using their body to block the path of the ball.
- A player who enters the game to replace another player.
- A yellow card signifies this kind of warning to a player for a less serious offense.
- The amount of time added to each half to compensate for stoppages.
- The organization responsible for setting the rules of soccer.
- The main objective of soccer - putting the ball into the net.

**Across**

- A player who excels at both offensive and defensive aspects of the game.
- The Premier League season typically runs from this month to the following year.
- The largest and most prestigious tournament in international soccer.
- A foul committed inside the penalty area, resulting in a penalty kick for the opposing team.
- The governing body for soccer in Africa responsible for organizing tournaments and competitions
- The nickname of the Namibian national soccer team.
- The number of points awarded for a win in the Premier League.

- The second tier of English football, below the Premier League, with 24 clubs competing.
- The number of times a team plays against each of the other teams in the Premier League in a season.
- The action of using your head to direct the ball during a soccer game.
- A match played to determine the winner if the score is tied at the end of regulation time.
- The award given to the top scorer of the Premier League each season.
- A spherical object typically used in various sports, such as soccer and basketball.
- The lines that mark the boundaries of the soccer field.

**Fine the Breeds: Dog Lover's Word Search**

Word search grid with 23 numbered starting points for dog breeds.

**WORD LIST**

- |           |                 |              |            |
|-----------|-----------------|--------------|------------|
| AKITA     | DACHSHUND       | MALTESE      | SAMOYED    |
| BASENJI   | DALMATIAN       | MASTIFF      | SHIHTZU    |
| BASSET    | DOBERMAN        | NEWFOUNDLAND | TERRIER    |
| BEAGLE    | GOLDENRETRIEVER | PAPILLON     | VISZLA     |
| BOXER     | GREATDANE       | POMERANIAN   | WEIMARANER |
| BULLDOG   | GREYHOUND       | POODLE       | WHIPPET    |
| CHIHUAHUA | HUSKY           | ROTTWEILER   |            |
| CORGI     | LABRADOR        | SAINTBERNARD |            |

**Fun Facts**

**10 ESSENTIAL FACTS ABOUT NURSING YOU NEED TO KNOW**

**EMPLOYMENT for nursing is expected to increase by 19% by the year 2020.**

**THE HIGHEST PAYING nursing specialties are:**

- Certified Registered Nurse Anesthetist: \$133K
- General Nurse Practitioner: \$97K
- Gerontological Nurse Practitioner: \$95K

**HOME HEALTH CARE has the largest demand for nursing.**

**NURSES CAN BE doctors as well as teachers.**

**Continuing education hours are required for nurses.**

**25% of registered nurses work part-time, leaving the opportunity for a better work life balance.**

**ACTIVITY**

**New**

**DARE TO CARE**

**YOU HAVE THE POWER TO SAVE A LIFE. DONATE BLOOD.**

**KHORIXAS TOWN**

**TUESDAY 13 MAY**

**#daretoshare**

**NAMBTS donate life**

1: 083 378 7000 e: pro@bts.com.na www.bts.com.na

**PUBLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE CONSTRUCTION OF A GRAVEL ACCESS ROAD (3 KM) FROM DR3609 TO IIPANDA-YAAMITI CLINIC AND COMBINED SCHOOL IN THE OMUSATI REGION**

The public is notified that an application for an Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed project is a listed activity in the EIA Regulations that cannot be undertaken without an ECC, which is issued upon approval of an EIA Study (EIA Scoping Report and Environmental Management Plan (EMP).

**The Proponent:** Ministry of Works and Transport

**Appointed Environmental Consultant:** Serja Hydrogeo-Environmental Consultants CC

**Project Description:** Upon obtaining the Environmental Clearance Certificate (ECC) and completion of the project design by Caldera Investments cc (the consulting engineers), the Ministry of Works and Transport (MWT) intends to construct an access gravel road from the DR3609 (tarred road) to Iipanda yaAmiti Clinic and Combined School. The access road aims to improve accessibility from the tarred road to the Iipanda yaAmiti Settlement. The proposed access road will start from the turn off of DR3609 (Omungweluwe-Oshakati road) to the Settlement over a 3km distance, and falls within the Etayi Constituency. Activities associated with the gravel road construction include the abstraction of road construction materials from 1 or 2 borrow pits and the water supply for construction in proximity to the road route.

The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments, concerns (in writing), or receive further information on the EIA Study. The deadline for registration as I&APs and submission of comments, issues, or concerns is **Monday, 30 June 2025**.

**Community Consultation Meetings are scheduled as follows:**

**Date:** Thursday, 22 May 2025; **Time:** 10h00;  
**Venue:** Iipanda yaAmiti Settlement, Etayi Constituency

**Contact Persons:** Ms. Fredrika Shagama & Mr. Stefanus Johannes (Project Environmental Assessment Practitioners)

**Mobile No:** +264 (0) 81 749 9223 / +264 (0) 81 400 0570 (by sending an SMS or WhatsApp for easy recording of comments or concerns)

**Email:** [eias\\_public@serjaconsultants.com](mailto:eias_public@serjaconsultants.com) / [stefanus@serjaconsultants.com](mailto:stefanus@serjaconsultants.com) (direct emails or scanned/photos of legible handwritten letters)



# Zelensky vows to 'do everything' to ensure direct talks with Putin in Turkey

**U**krainian President Volodymyr Zelensky has said he will travel to Turkey's capital Ankara to meet President Recep Tayyip Erdogan and will be available for direct talks with his Russian counterpart, Vladimir Putin, in Istanbul on Thursday.

"We will do everything to ensure that this meeting takes place," he told reporters in a hastily-arranged briefing in Kyiv.

Russia has not yet said who will fly to Istanbul, only that it would be announced "as soon as [Putin] deems it necessary". Putin and Zelensky have not themselves met since December 2019. Direct talks between the two countries last took place in Istanbul, in March 2022, in the early weeks of Russia's full-scale invasion of Ukraine.

Putin had initially called for direct talks in Turkey's largest city "without pre-conditions", before Zelensky announced that he would go in person and expected the Russian president to travel as well. The US is also expected to send a high-level delegation.

By confirming his visit to Turkey at Tuesday's briefing, Zelensky clearly sought to intensify pressure on Russia to respond. The Kremlin has already warned that exerting pressure on Moscow is "useless" and it does not respond to ultimatums.

Russia has instead sought to focus on a long-term settlement that tackles what Moscow sees as the "root causes" of the war - a set of tough pre-conditions announced before the 2022 invasion and repeatedly rejected by Kyiv.

The Ukrainian leader said while he was prepared to meet Putin in Istanbul his priority was to secure a 30-day ceasefire, which he said all Ukraine's allies - including the US - were agreed on.

Zelensky said he believed Putin's late night offer on Sunday for direct talks in Turkey was designed to catch Kyiv out,

so that he would "not react" or "react in a negative way for Ukraine".

US President Donald Trump, who is on a visit to the Gulf, has hinted that he could fly to Istanbul himself "if I think things can happen".

That seems unlikely for now, and unconfirmed reports suggest two senior US envoys, Steve Witkoff and Keith Kellogg, are planning to be in Istanbul on the day.

The Kremlin has sought to dampen speculation that Putin himself might himself go.

"Russia continues preparations for the negotiations due on Thursday. That's all that can be said right now," said Kremlin spokesman Dmitry Peskov.

Deputy Foreign Minister Sergei Ryabkov said on Tuesday that Moscow was prepared to hold talks "responsibly" taking into account "realities on the ground" - in a veiled reference to Ukraine's four south-eastern regions partially seized by Russia since 2022. He also repeated Moscow's initial pre-invasion demands for a settlement to be achieved - Ukraine and its Western allies see this as an ultimatum tantamount to Kyiv's de facto capitulation.

Ryabkov also cast doubt on Ukraine's ability to stick to agreements.

EU foreign policy chief Kaja Kallas said it would be a good move for Zelensky and Putin to sit down and talk, but added: "I don't think he dares, Putin." Zelensky also accused Putin of "being scared" to meet him. His chief of staff, Andriy Yermak, said if the Russian leader refused to go to Istanbul it would be the "final signal" that he did not want to end the war.

The leaders of Ukraine's main allies - the UK, Germany, Poland and France - travelled to Kyiv at the weekend to warn of immediate further sanctions if Russia did not accept a 30-day ceasefire.

The European Union is currently working on a 17th package of measures.



The only face-to-face meeting between Russian President Vladimir Putin (left) and his Ukrainian counterpart Volodymyr Zelensky (right) was in December 2019 in Paris. Photo: File

## VACANCY

**NORED Electricity, Pty (Ltd)** the torch bearer of Namibia's Regional Electricity Distributors (REDs) in Southern Africa, believes in smart partnership and in the future of Africa now and tomorrow. NORED is in search of an individual who embraces and embodies sound corporate governance, key principles of integrity, transparency, accountability, and creativity to fill the Chief Financial Officer (CFO) position. Suitably qualified candidates are hereby invited to apply.

<b>POSITION</b>	:	<b>CHIEF FINANCIAL OFFICER</b>
<b>DEPARTMENT</b>	:	<b>FINANCE</b>
<b>DUTY STATION</b>	:	<b>ONDANGWA</b>
<b>CLOSING DATE</b>	:	<b>16 MAY 2025</b>

### Main Purpose of the Position

The successful candidate will report directly to the Chief Executive Officer (CEO). As the CFO, he/she will be responsible for the Finance department. The successful incumbent will oversee 3 distinct divisions, who are collectively responsible for cost and budget management, finance management, and store and supply chain management. He/she will be responsible for monitoring financial models, maintaining a sound debtors' book and good liquidity ratios, prioritizing investments, and streamlining resources. He/she will also be required to maintain and build on existing strategies. The primary goals of the CFO will be to ensure and maintain positive liquidity and profitability of the organization as well as to maintain the overall good financial health of the organization. The successful candidate should demonstrate the political maturity necessary to manage sensitive relationships and maintain various stakeholder relationships as well as an entrepreneurial spirit and vision, so as to effectively direct investments. He/she should also demonstrate an awareness of the local jurisdictions, such as traditional authorities as well as regional and local authorities. A mature, grounded, and stable individual who is invested in the process and who strongly identifies with the ethos and vision of the business will be the best fit.

### Key Performances Areas

- **Strategic planning and advice:** Guide the company's strategic and corporate plan. Participate in EXCO meetings and board meetings, as required and as per the requests of the CEO, to aid the establishment and formulation of broad policy matters.
- **Participates in all activities regarding strategic planning and provide input as required.** Regularly provide CEO with advice regarding all relevant financial risks/opportunities and best action to be taken.
- **Financial management and reporting:** Review existing costing models and ensure that adequate processes and mechanisms are in place. Develop and maintain management reports for the EXCO and Board of Directors. Develop medium to long term financial plans for the investment portfolio. Ensure that financial record-keeping is maintained according to legal requirements. Review standard procedures for all accounting practices as required and provide guidance where necessary.
- **Budgetary control:** Ensure budgets are met in terms of revenue and expenses. Scrutinize monthly budgetary reports for each cost centre. Evaluate information, report implications for overall enterprise budget, and make recommendations.
- **Controls:** Plan and prioritize all finance division activities based on company objectives. Compile a programme for routine activities. Evaluate all existing policies and procedures in the context of changing circumstances. Identify the needs of the different departments with regards to the accounting structure, develop relevant and necessary systems, and ensure that the accounting structure remains updated.
- **Taxation:** Monitor and ensure the accurate and timely execution of all calculations and payments to avoid penalties. Account for losses due to non-budgeted penalties and/or shortfalls in payments. Calculate income tax for the entire company through tax planning and through completing and lodging all tax related information and assessments for Namibia. Liaise with NAMRA regarding all matters under his/her control affecting the organization.
- **Risk management:** Ensure that operational structures, measures, and frameworks for risk control, management, and governance within the area of responsibility are implemented.
- **Corporate governance:** Create a culture reflecting good governance principles and corporate values, purposefulness, and consultative decision-making that fosters transparency and meticulous record keeping for reporting.
- **Payroll administration:** Collaborate with the HR Manager/Officer in verifying and ensuring that payroll is processed correctly (provisional pay-run).
- **Leadership:** Demonstrate an inspiring leadership style, an ability to win the confidence of others, an ability to be assertive, and an ability to substantiate decisions.

### Minimum Educational Qualification & Experience

- Certified Chartered Accountant (CA) or equivalent is a must.
- A master's degree, and particularly in Project Finance would be an added advantage.
- 10 - 15 years of work experience, at least 5 of which have been at executive managerial level.
- Proficiency in SAP is required
- Chartered Institute of Management Accountants (CIMA) qualification would be advantageous.

### Competency requirements:

- Intellectual and highly technical with good conceptual ability
- Ability to analyze complex issues and draw accurate conclusions
- Ability to assimilate multipart information and use appropriate communication strategies to influence various stakeholders
- Ability to demonstrate a broad-based view of issues and events and an understanding of their longer-term impact and wider implications
- Strong emotional intelligence
- Ability to establish and maintain positive working relationships with key stakeholders
- An intellectual, professional, strategic, and hands-on leadership style that gains the respect and trust of others
- Resilience
- Ability to remain calm and deliberate under stressful conditions as well as to manage competing demands, to maintain a healthy balance.
- Open-minded
- Pioneering mindset
- Dependable
- Acute sense of relationship building.
- Highest standards of ethics and integrity to be able to manage confidential information as well as sensitive relationships.

### Special Requirements:

- Code BE Driving License

Persons from disadvantage groups are encouraged to apply.

If you meet the above requirements, kindly submit your application accompanied by a detailed CV and certified copies of the required Qualification to: **The Chief Executive Officer NORED Electricity (PTY) LTD | PO BOX 639 ONDANGWA, NAMIBIA**

Or

**Hand deliver to:** Nored Head Office, Ondangwa

**Enquiries:** Mr. Benjamin Sitambi Tel 083 282 2100

**NB: E-Mailed or Faxed applications will not be accepted, and only short-listed candidates will be contacted. Personal documents will not be returned.**



### PUBLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE CONSTRUCTION OF A GRAVEL ACCESS ROAD (3 KM) FROM DR3609 TO IPANDA-YAAMITI CLINIC AND COMBINED SCHOOL IN THE OMUSATI REGION

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**Appointed Environmental Consultant:** Serja Hydrogeo-Environmental Consultants CC

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The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments, concerns (in writing), or receive further information on the EIA Study. The deadline for registration as I&APs and submission of comments, issues, or concerns is **Monday, 30 June 2025**.

**Community Consultation Meetings are scheduled as follows:**

**Date:** Thursday, 22 May 2025; **Time:** 10h00; **Venue:** lipanda yaAmiti Settlement, Etayi Constituency

**Contact Persons:** Ms. Fredrika Shagama & Mr. Stefanus Johannes (Project Environmental Assessment Practitioners)

**Mobile No:** +264 (0) 81 749 9223 / +264 (0) 81 400 0570 (by sending an SMS or WhatsApp for easy recording of comments or concerns)

**Email:** [eias.public@serjaconsultants.com](mailto:eias.public@serjaconsultants.com) / [stefanus@serjaconsultants.com](mailto:stefanus@serjaconsultants.com) (direct emails or scanned/photos of legible handwritten letters)



# CLASSIFIEDS

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(061) 220 584  
classifieds@nepc.com.na

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### Rates and Deadlines

• To avoid disappointment of an advertisement not appearing on the date you wish, please book timeously • Classifieds smalls and notices: 12:00, two working days prior to placing • Cancellations and alterations: 16:00, two days before date of publication in writing only  
Notices (VAT Inclusive)  
Legal Notice N\$460.00  
Lost Land Title N\$575.00  
Liquor License N\$460.00  
Name Change N\$460.00  
Birthdays from N\$200.00  
Death Notices from N\$200.00  
Tombstone Unveiling from N\$200.00  
Thank You Messages from N\$200.00

Terms and Conditions Apply.

**REPUBLIC OF NAMIBIA MINISTRY OF INDUSTRIALISATION AND TRADE, LIQUOR ACT, 1998**  
**NOTICE OF APPLICATION TO A COMMITTEE IN TERMS OF THE LIQUOR ACT, 1998 (REGULATIONS 14, 26 & 33)**  
Notice is given that an application in terms of the Liquor Act, 1998, particulars of which appear below, will be made to the Regional Liquor Licensing Committee, Region:

- OMUSATI**
1. Name and postal address of applicant, **DAVID TITUS**
  2. Name of business or proposed business to which applicant relates: **LIMBAMBANGELA SHEBEEN**
  3. Address/Location of premises to which Application relates: **OMAHENENE BORDER POST**
  4. Nature and details of application: **SHEBEEN LIQUOR LICENSE**
  5. Clerk of the court with whom Application will be lodged: **OUTAPI MAGISTRATE'S COURT**
  6. Date on which application will be Lodged: **14 JUNE – 02 JULY 2025**
  7. Date of meeting of Committee at which application will be heard: **13 AUGUST 2025**

Any objection or written submission in terms of section 28 of the Act in relation to the applicant must be sent or delivered to the Secretary of the Committee to reach the Secretary not less than 21 days before the date of the meeting of the Committee at which the application will be heard

### LIQUIDATION AND DISTRIBUTION ACCOUNT IN DECEASED ESTATE LYING FOR INSPECTION

In terms of section 35(5) of Act 66 of 1965, notice is hereby given that copies of the liquidation and distribution in the estate below will be open for inspection for all persons interested therein for a period of 21 days from date of publication hereof at the Master of the High Court (Windhoek) and Magistrates Court as stated below (where applicable). Should no objection thereto be lodged with the Master concerned during the period, the executor shall proceed to make payments in accordance with the account.  
Registered number of Estate: **E 362/2023**  
Surname: **NAKASHOLE**  
First Name: **LOT**  
Identity No: **600419 0128 2**  
Last Address: **MARIENTAL**  
Full Name of the Surviving Spouse: **N/A**  
ID Number: **N/A**  
Account Description: **FIRST Magistrate's Court: MARIENTAL**  
Authorized Agent: **S. NEWAKA & COMPANY INC**  
**UNIT 2, GOWORKS, MAERUAMALL, CENTAURUS STREET, WINDHOEK**  
Tel: **snewaka@snewakaco.com**  
Advertiser and Address: **S. Newaka & Company Inc**  
P. O. Box 26215  
Email address: **snewaka@snewakaco.com**  
Tel: **+264 81 2310193**  
(Sabianus Newaka)

### NOTICE TO CREDITORS

**ESTATE LATE SOFIA KATRINA ALIDA VAN NEEL**  
With identity number **370615 0022 0**  
Who died at **REHOBOTH, HARDAP REGION**  
On **06/06/2024**

**ESTATE NO: E 679/2025**

Creditors in the above estate are hereby called upon to lodge their claims to the undersigned within 30 (thirty) days from date hereof.

**DATED AT WINDHOEK ON THIS 16<sup>TH</sup> DAY OF MAY 2025**

**S. NEWAKA & COMPANY INCORPORATED**  
**ESTATE ADMINISTRATOR**  
**P.O. BOX: 26215**  
**WINDHOEK NAMIBIA**  
**snewaka@snewakaco.com**



### NOTICE OF ENVIRONMENTAL ASSESSMENT PROCESS FOR PROPOSED CONSTRUCTION AND OPERATION OF TELECOMMUNICATION TOWERS IN NAMIBIA

GCS Water Environmental Engineering Namibia (Pty) Ltd (GCS) hereby give notice to all potentially 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 construction and operation of telecommunication towers in Namibia. The proposed locations of the towers are presented below.

Site Name	Location	Region
JA Kamuika PS	Gainachas	//Karas
Katima Kamunu Meal	Katima Muilo	Zambezi
Katima UNAM	Katima Muilo	Zambezi

Mobile Telecommunications Ltd (the proponent) proposes to erect 3 telecommunication towers in Namibia. The towers are proposed to be erected to improve the coverage for mobile services, inclusive of voice and data services within the subject areas. GCS Water Environmental Engineering Namibia (Pty) Ltd (GCS) has been appointed to conduct the process and submit the application to the Environmental Commissioner on behalf of the proponent.

The general public as well as any I&APs are hereby invited to attend the public meeting during which the potential environmental and social impacts of the project will be presented for comments and inputs from the public. The meetings are scheduled to take place as follows:

**JA Kamuika PS**  
Date: 6 June 2025  
Time: 17h30  
Venue: JA Kamuika PS

**Katima KamunuMeal**  
Date: 2 June 2025  
Time: 17h30  
Venue: Katima KamunuMeal

**Katima UNAM**  
Date: 2 June 2025  
Time: 11h00  
Venue: Katima Unam

To comment or receive further information on the project, please register with GCS (contact details below) as an I&AP before or on **16 June 2025**.

Contact: **Ndeshihafela Neliwa**  
Tel: +264 248 614  
Fax: +264 61238 586  
E-mail: [ndeshihafela@gcs-na.biz](mailto:ndeshihafela@gcs-na.biz)



## Aucorn Namibia LIVE WEBCAST

### FARM WEIVELD 370 & OKANEMI 371 GROOTFONTEIN

**SATURDAY 7 JUNE 2025 @ 12:00**  
**VENUE: ON SITE ON FARM**

Duly instructed by Wiam Schicklering of Executrust (Pty) Ltd, the Liquidator, Aucorn Namibia Properties (Pty) Ltd will proceed with the sale of the following by way of a LIVE Webcast Auction

#### INFORMATION:

This well-positioned 1,000-hectare farm lies 8.5 km from Grootfontein in a region known for good rainfall and reliable underground water. The property features scenic landscapes and strong vegetation, making it suitable for small stock, cattle, game, and crop farming. It currently supports dry land maize cultivation and small-scale cattle farming, with 410 hectares of grasslands and 20 hectares of irrigated land. The farm is fully enclosed with cattle-proof fencing, divided into four camps, and equipped with 5 boreholes, Namwater pipeline access, and 3-phase electricity via CENORED.

#### IMPROVEMENTS:

**Main Dwelling (264 m<sup>2</sup>):**  
Includes a lounge, dining area, kitchen with pantry, TV area, office, store room, 3 bedrooms with built-in cupboards (BICs), multiple bathrooms (bath/wc/basin, shower/bath/basin, and separate wc), and both a front (76 m<sup>2</sup>) and back (79 m<sup>2</sup>) covered stoep.

**Second Dwelling (150 m<sup>2</sup>):**  
Features a lounge, kitchen with laundry/scullery, 2 bedrooms, 2 bathrooms, a separate wc, and 3 attached iron stores.

**Third Dwelling/Offices (152 m<sup>2</sup>):**  
Comprises 3 bedrooms each with en-suite bathrooms, 3 offices, and 2 small storerooms.

**Additional Structures:**  
Garage (72 m<sup>2</sup>), shade net carport  
Entertainment area: Lapa & BBQ (43 m<sup>2</sup>), swimming pool (74 m<sup>2</sup>)  
Utility structures: Electrical Distribution Room (13 m<sup>2</sup>), Workshop (81 m<sup>2</sup>), Engine Room (14 m<sup>2</sup>), Fertilizer Store (54 m<sup>2</sup>), Milkery/Piggery (226 m<sup>2</sup>)  
Storage: Closed Iron Shed (140 m<sup>2</sup>), semi-closed store and shed  
Agricultural use: Feedlot Canopy (421 m<sup>2</sup>)

Registration & Bidding on: [www.aucornamibia.com](http://www.aucornamibia.com)  
Live Webcast Auction: Saturday 7 June 2025 @ 12:00  
Location: can be reached by following the B8 national road from Grootfontein, direction Otavi, for ±8.5km to find the farm gate on the right, follow the farm road for approximately 500m  
Viewing: By Appointment

T & C apply Buyer's premium will be charged. Details subject to change without prior notice.

Windhoek: +264 61 257 945/6 Swakopmund: +264 64 463374  
Ondangwa: +264 65 240189 Contact Us: mail: [info@aucornamibia.com](mailto:info@aucornamibia.com)  
[www.aucornamibia.com](http://www.aucornamibia.com)

## Vacancy

### Jakkals Vellies Namibia

Vacancy:  
**Qualified Shoe Designer & Shoemaker**

Location: **Swakopmund**

Send your CV to:  
[info@jakkalsvellies.com](mailto:info@jakkalsvellies.com)

**Only Namibian Citizens Should Apply**

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YOU HAVE THE POWER TO SAVE A LIFE. DONATE BLOOD.

**KEETMANSHOOP TOWN**

For any assistance or transport call Michael on 081 1436498 / 081 14934077

Date: Wednesday, 21 May 2025  
Time: 13h00-18h00

Date: Thursday, 22 May 2025  
Time: 10h00-18h00

VENUE: Central Lodge

TARGET: 210+ blood donations

WEDNESDAY 21 MAY

THURSDAY 22 MAY

#daretoshare

**NAMBTS**  
donate life

t: 083 378 7000 e: [pro@nbs.com.na](mailto:pro@nbs.com.na) www.nbs.com.na

### PUBLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE CONSTRUCTION OF A GRAVEL ACCESS ROAD (3 KM) FROM DR3609 TO IIPANDA-YAAMITI CLINIC AND COMBINED SCHOOL IN THE OMUSATI REGION

The public is notified that an application for an Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed project is a listed activity in the EIA Regulations that cannot be undertaken without an ECC, which is issued upon approval of an EIA Study (EIA Scoping Report and Environmental Management Plan (EMP).

**The Proponent:** Ministry of Works and Transport

**Appointed Environmental Consultant:** Serja Hydrogeo-Environmental Consultants CC

**Project Description:** Upon obtaining the Environmental Clearance Certificate (ECC) and completion of the project design by Caldera Investments cc (the consulting engineers), the Ministry of Works and Transport (MWT) intends to construct an access gravel road from the DR3609 (tarred road) to Iipanda yaAmiti Clinic and Combined School. The access road aims to improve accessibility from the tarred road to the Iipanda yaAmiti Settlement. The proposed access road will start from the turn off of DR3609 (Omungwulume-Oshakati road) to the Settlement over a 3km distance, and falls within the Etayi Constituency. Activities associated with the gravel road construction include the abstraction of road construction materials from 1 or 2 borrow pits and the water supply for construction in proximity to the road route.

The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments, concerns (in writing), or receive further information on the EIA Study. The deadline for registration as I&APs and submission of comments, issues, or concerns is **Monday, 30 June 2025**.

**Community Consultation Meetings are scheduled as follows:**

**Date:** Thursday, 22 May 2025; **Time:** 10h00;  
**Venue:** Iipanda yaAmiti Settlement, Etayi Constituency

**Contact Persons:** Ms. Fredrika Shagama & Mr. Stefanus Johannes (Project Environmental Assessment Practitioners)

**Mobile No:** +264 (0) 81 749 9223 / +264 (0) 81 400 0570 (by sending an SMS or WhatsApp for easy recording of comments or concerns)

**Email:** [eias.public@serjaconsultants.com](mailto:eias.public@serjaconsultants.com) / [stefanus@serjaconsultants.com](mailto:stefanus@serjaconsultants.com) (direct emails or scanned/photos of legible handwritten letters)



## VACANCY

**NamWater is an equal opportunity employer.**

We hereby advertise the following position:

- **Training Officer: Water Care (Water Supply and Sanitation), Grade C4, TVET – Okahandja**

For full details of the above vacancies and to apply, interested candidates are invited to visit the NamWater website at <https://namwater.erecruit.co/>

Employee Services Division  
Private Bag 13389,  
Windhoek  
176 Iscor Street,  
Northern Industrial Area,  
Windhoek.

**ENQUIRIES : 061712025**  
**CLOSING DATE : 05 June 2025**

The mandate of NamWater is to provide quality water and related services to the satisfaction of all stakeholders, taking cognisance of the environment, scarcity and dependency of all on water.

## HEADSPRING INVESTMENTS

is seeking a **Deputy Chief Accountant**. An ideal candidate should have a Diploma in World Economy, 10 years' working experience. The perfect candidate will be responsible for day-to-day finance and accounts operation, and coordinates preparation of external audit materials. The successful candidate must be fluent in English and Russian, competent in International Bookkeeping and special accounting programs, computer literate.  
Application and CV to be send to [Svetlana.bauer@uranium1.com](mailto:Svetlana.bauer@uranium1.com)

Closing date 29 May 2025

**PUBLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE PROPOSED CONSTRUCTION & OPERATION OF A LATTICE TELECOMMUNICATION TOWER AT HAVANA HIGH SCHOOL IN WINDHOEK, KHOMAS REGION**

The public is notified that an Environmental Clearance Certificate (ECC) application will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed project is a listed activity in the EIA Regulations that cannot be undertaken without an ECC, which is issued upon approval of an EIA Study.

**Project Proponent:** Mobile Telecommunications Limited

**Project Nature and Location:** construction and operation of a 25m lattice telecommunication tower within the premises of Havana High School in Windhoek along the Monte Christo Road in the Khomas Region (*site name: Havana High School*) at these coordinates -22.492685, 17.012255. The lattice tower will cover a 12m x 12m surface area, and it will host 3x dual-band antennas and 1x microwave dish.

**Environmental Assessment Practitioner:** Serja Hydrogeo-Environmental Consultants CC

The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments, concerns (**in writing**), or receive further information on the EIA Study. The deadline for registration as I&APs and submission of comments, issues, or concerns is **Monday, 23 June 2025**.

**Contact Person:** Ms. Fredrika Shagama and Mr. Stefanus Johannes

Mobile No: +264 (0) 81 749 9223 (by sending an SMS or WhatsApp for easy recording of comments)



Email: [eias\\_public@serjaconsultants.com](mailto:eias_public@serjaconsultants.com) (direct email or scanned/photos of legible handwritten letters)



# Subdivision or sectional title - which option should you as a landowner choose?

ANDY CAROLIN

**This article outlines in brief the processes involved in subdividing and sectionalising properties and serves as a guideline for landowners who are considering their options with an eye to developing their property.**

### Subdivision

Simply put, the subdivision of land involves dividing a property (referred to as an erf) into two or more portions and then registering the separate portions as individual erven. Subdivision can be a lengthy process, and the requirements for subdivision of a property will vary depending on the location and type of erf being subdivided, as well as the proposed use of the new individual erven.

Before one commences the formal application process for subdivision, one needs to check what the minimum size requirement is for erven in the area in which one's property is situated. It is accordingly useful to engage the services of a town planner when considering the viability and prospects of a successful application for the subdivision of property.

The services of a land surveyor and conveyancer (property attorney) are also required prior to the submission of the application, as plans and a conveyancer's certificate must be prepared and submitted as part of the supporting documents accompanying the application. An architect also often forms part of the professional team, particularly if buildings are to be erected on one or more of the vacant subdivided portions, as planning approvals will need to be obtained. A subdivision application by the landowner is submitted to the local authority for the area in which the property is located once all the requirements for submission of such application have been complied with. The application will be considered by the local authority in accordance with the applicable legislation and municipal by-laws, and additional information can be requested prior to a final decision being furnished to the applicant or landowner.

If an application is successful, the land surveyor will prepare subdivision diagrams for submission to the office of the Surveyor General for approval in accordance with the terms of the local authority's approval. Once such

diagrams are approved, the landowner will need to engage the services of a property attorney and conveyancer to prepare the necessary documents for lodgement and registration of the subdivision in the Deeds Office in the jurisdiction in which the property falls. All conditions imposed by the local authority when approving the subdivision will need to be complied with. It is important to note the time period within which at least one of the newly created portions of land must be registered before the subdivision approval lapses.

Although subdivision may be a lengthy and costly process, should your property meet the required criteria, your fixed asset, which has been subdivided with the necessary approvals for re-development, will be a more attractive investment for sale to interested purchasers.

**Sectionalisation**  
Sectionalisation by comparison, is the process of creating and registering a sectional title scheme on freehold property. A sectional title scheme comprises sections and common property. The building or buildings in a scheme are divided into sections, and everything else is common property. When purchasing property in a sectional title scheme, an owner acquires a section and a share in the common property, as well as possibly an exclusive use area or areas, such as a garden or parking bay, if exclusive use areas are to be created in the scheme for the exclusive use of particular owners in the scheme. In order to register a sectional title scheme on your property, there needs to be a minimum of two sections available for registration of an approved sectional title plan. Many residential properties already have a building or buildings on them that can be divided into two sections and delineated on a sectional title plan for the registration of a sectional title scheme.

As with the subdivision of property, it is important for a landowner considering a possible sectional title scheme on his or her property to engage the services of a town planner and/or land surveyor to provide the necessary professional advice and assistance. One of the first enquiries would be to ensure that the zoning of the property permits the registration of a sectional title scheme. In the event that it is the landowner's intention to

sell units in a multi-storey building, the registration of a sectional title scheme would be the only option available to a landowner, so a zoning enquiry is critical, as the landowner may need to apply for the property to be re-zoned before proceeding with the sectional title scheme.

Once all the requirements for a sectional title scheme to be registered on the property have been met, a land surveyor will need to prepare the sectional plans for approval by the Surveyor General. It is important to note that a sectional plan is not the same as a building plan. A sectional plan must be prepared from actual measurements, so the building must either exist or be sufficiently complete for measurements to be taken.

Once the sectional plans are approved, the landowner will need to consult with a conveyancer to assist with the application to the Registrar of Deeds for the opening of the sectional title register, the registration of the sectional title plan, the transfer to purchasers of any units sold in the scheme, together with the cession of any exclusive use areas, where applicable. The conveyancer will also be able to assist the landowner to finalise the rules that will be applicable to the scheme and other legal requirements for the establishment of a sectional title scheme in compliance with the relevant legislation.

### Conclusion

Some properties may qualify for both sectionalisation and subdivision, but one option may be more financially viable than the other. A landowner therefore needs to ensure that he or she makes an informed decision before embarking on either process and that the anticipated outcomes match the landowner's expectations. Making such a decision will be easier with the help of an experienced property attorney who understands the legal requirements involved in achieving a satisfactory result.

*\*Written by attorney and conveyancer Linda Jordaan, at Herold Gie Attorneys -Property 24*

*\*This article is for general public information and use. It is not to be considered or construed as legal advice. Each matter must be dealt with on a case-by-case basis and you should consult an attorney before taking any action.*

**PUBLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE PROPOSED CONSTRUCTION & OPERATION OF A LATTICE TELECOMMUNICATION TOWER AT REBECCA KAMBUNDU PRIMARY SCHOOL IN RUNDU TOWN, KAVANGO EAST REGION**

The public is notified that an Environmental Clearance Certificate (ECC) application will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed project is a listed activity in the EIA Regulations that cannot be undertaken without an ECC, which is issued upon approval of an EIA Study.

**Project Proponent:** Mobile Telecommunications Limited

**Project Nature and Location:** construction and operation of a 25m lattice telecommunication tower within the premises of Rebecca Kambundu Primary School in Rundu Town, Kavango East Region (*site name: Rebecca Kambundu PS*) at these coordinates -17.932238, 19.790348. The lattice tower will cover a 12m x 12m surface area, and it will host 3x dual-band antennas and 1x microwave dish.

**Environmental Assessment Practitioner:** Serja Hydrogeo-Environmental Consultants CC

The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments, concerns (**in writing**), or receive further information on the EIA Study. The deadline for registration as I&APs and submission of comments, issues, or concerns is **Monday, 23 June 2025**.

**Contact Person:** Ms. Fredrika Shagama and Mr. Stefanus Johannes

Mobile No: +264 (0) 81 749 9223 (by sending an SMS or WhatsApp for easy recording of comments)



Email: [eias\\_public@serjaconsultants.com](mailto:eias_public@serjaconsultants.com) (direct email or scanned/photos of legible handwritten letters)

**PUBLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE CONSTRUCTION OF A GRAVEL ACCESS ROAD (3 KM) FROM DR3609 TO IIPANDA-YAAMITI CLINIC AND COMBINED SCHOOL IN THE OMUSATI REGION**

The public is notified that an application for an Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed project is a listed activity in the EIA Regulations that cannot be undertaken without an ECC, which is issued upon approval of an EIA Study (EIA Scoping Report and Environmental Management Plan (EMP)).

**The Proponent:** Ministry of Works and Transport

**Appointed Environmental Consultant:** Serja Hydrogeo-Environmental Consultants CC

**Project Description:** Upon obtaining the Environmental Clearance Certificate (ECC) and completion of the project design by Caldera Investments cc (the consulting engineers), the Ministry of Works and Transport (MWT) intends to construct an access gravel road from the DR3609 (tarred road) to Iipanda yaAmiti Clinic and Combined School. The access road aims to improve accessibility from the tarred road to the Iipanda yaAmiti Settlement. The proposed access road will start from the turn off of DR3609 (Omungwelume-Oshakati road) to the Settlement over a 3km distance, and falls within the Etayi Constituency. Activities associated with the gravel road construction include the abstraction of road construction materials from 1 or 2 borrow pits and the water supply for construction in proximity to the road route.

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**Community Consultation Meetings are scheduled as follows:**

**Date:** Thursday, 22 May 2025; **Time:** 10h00; **Venue:** Iipanda yaAmiti Settlement, Etayi Constituency

**Contact Persons:** Ms. Fredrika Shagama & Mr. Stefanus Johannes (Project Environmental Assessment Practitioners)

**Mobile No:** +264 (0) 81 749 9223 / +264 (0) 81 400 0570 (by sending an SMS or WhatsApp for easy recording of comments or concerns)

**Email:** [eias\\_public@serjaconsultants.com](mailto:eias_public@serjaconsultants.com) / [stefanus@serjaconsultants.com](mailto:stefanus@serjaconsultants.com) (direct emails or scanned/photos of legible handwritten letters)



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# Tips for negotiating property prices

**I**n a housing market marked by shifting interest rates, tight inventory in some regions, and eager demand in others, negotiation remains one of the most crucial—and often misunderstood—parts of any property transaction.

“As real estate professionals, we often see deals fall through or stall simply due to a breakdown in expectations,” says Adrian Goslett, Regional Director and CEO of RE/MAX of Southern Africa. “The key is preparation. Both buyers and sellers have more leverage than they realise—if it

One of the most powerful forms of leverage is information – know what the local market conditions are doing and understand the local property trends, including average price per square metre and recent comparable sales. This gives buyers the context they need to make realistic yet competitive offers, and sellers the ability to know a cheeky offer from a fair one.

Apart from the local market, Goslett recommends that buyers and sellers should also find out a bit more about the person on the other side of the offer. “For sellers, it’s important to know if the buyer can meet the commitments so that the deal doesn’t fall through. Having pre-approval for home finance gives buyers greater financial credibility, so it is worth considering these offers more carefully than those who make offers without,” says Goslett. “For buyers, it is useful to know how long the property has been on the market – as this might be an indication of how flexible a seller might be in terms of price. “For either party, understanding the other party’s urgency can be a powerful tool in negotiations. If a buyer is pressed for time, sellers may hold firm on price while offering flexible terms. Conversely, if a seller needs a quick sale, buyers might be able to negotiate a better deal,” he explains.

The good news is that buyers and sellers do not need to do all this on their own. Their chosen real estate agent will handle most of the negotiations on their clients’ behalf. A qualified real estate professional brings objectivity, industry knowledge, and negotiation expertise to the table, ensuring that both the buyer’s and seller’s interests are well represented. If you are unsure on how best to approach the offer, lean on your agent for their hard-earned advice.

“In my opinion, the best deals are those where both sides feel heard, respected, and satisfied with the result. With the right insights and support from the right agent, every property transaction can be a win-win,” he says. Arnold Maritz, Co-Principal for Lew Geffen Sotheby’s International Realty in Cape Town’s Southern Suburbs, who adds that many people simply aren’t aware that financial preparation should begin as soon as the decision is made to buy a home and not only when the paperwork is required for the transaction.

“Getting your financial ducks in a row early on can make all the difference because factors like overspending, inadequate mortgage research and ignoring hidden costs can easily derail your dreams of home ownership.” Maritz says that understanding the potential pitfalls will not only help prospective buyers make informed decisions, it will also protect their financial well-being:

## Overspending and Financial Strain:

One of the primary dangers of not doing financial homework before buying a property is the risk of overspending because without a clear understanding of their financial situation, buyers may be tempted to stretch their budget or take on excessive debt. This can lead to financial strain, with high mortgage payments, potential foreclosure risk and limited flexibility in managing other financial obligations. By conducting a comprehensive financial assessment, including calculating affordability and understanding loan options, buyers can avoid overextending themselves and make a more prudent purchase decision.

## Hidden Costs and Unexpected Expenses:

Failing to account for hidden costs and unexpected expenses is another common pitfall of inadequate financial preparation. Buying a property involves more than just the purchase price and buyers must consider additional costs such as property taxes, insurance, maintenance and potential renovations. Ignoring these expenses can quickly lead to financial stress and put buyers in a precarious position. Thorough financial homework, including budgeting for ongoing expenses and setting aside a contingency fund, is essential to avoid unpleasant surprises and maintain long-term financial stability.

## Failure to Consider Long-Term Financial Goals:

Buying a property should align with long-term financial goals and neglecting to consider factors such as career prospects, family planning or future financial commitments can lead to an ill-suited purchase. It is crucial to evaluate how the property fits into long-term plans and whether it supports personal and financial objectives. This consideration ensures that buyers make informed decisions that align with their broader financial goals. Inadequate Mortgage Research: Obtaining a mortgage is a significant aspect of buying a property, however, rushing into a loan agreement without proper research and comparison shopping can have serious consequences. Buyers who fail to explore different lenders, mortgage rates and terms may well end up with a loan that is not the best fit for their financial situation which can result in higher interest rates, unfavourable loan terms or inadequate mortgage

protection. Diligent financial homework includes obtaining multiple mortgage quotes, understanding the terms and conditions and seeking expert advice and a bond originator such as ooba is an excellent one-stop-shop for ensuring that you get the very best available deal.

## Lack of Market Knowledge and Investment Potential:

Neglecting to do comprehensive market research and analysis can prove costly down the line because buyers who fail to understand the local market trends, property values and potential for appreciation may make poor investment decisions. Without the necessary financial homework, buyers may overlook opportunities for growth or purchase in an area with limited market potential.

Adequate market research, including consulting real estate professionals, studying historical data, and analysing future development plans and consulting property professionals is crucial to ensure a property’s long-term investment potential.

## Legal and Contractual Risks:

Failing to conduct financial homework can also expose buyers to legal and contractual risks because without a proper understanding of the legal aspects of property transactions, buyers may overlook critical details, misunderstand contractual obligations, or overlook potential legal pitfalls.

This can result in costly disputes, contractual breaches or even legal liabilities. It is vital for buyers to engage legal professionals, review contracts thoroughly, and seek guidance throughout the buying process to protect their interests and avoid potential legal complications.

## Not Seeking Professional Guidance:

Real estate professionals, including real estate agents, financial advisors, and attorneys, offer invaluable expertise to navigate the complexities of property transactions. Relying solely on personal knowledge or the advice of friends and family may result in overlooking critical aspects of the process. Seeking professional guidance ensures comprehensive understanding and minimises the risk of costly mistakes. “By investing time and effort in financial due diligence, buyers can make informed decisions, protect their financial well-being, and set a solid foundation for successful homeownership,” concludes Maritz. “Taking the necessary steps to do your financial homework will help you navigate the real estate market with confidence and peace of mind and will set you up for a financially secure future in your new property.” -Property 24

### PUBLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE PROPOSED CONSTRUCTION & OPERATION OF A LATTICE TELECOMMUNICATION TOWER AT HAVANA HIGH SCHOOL IN WINDHOEK, KHOMAS REGION

The public is notified that an Environmental Clearance Certificate (ECC) application will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed project is a listed activity in the EIA Regulations that cannot be undertaken without an ECC, which is issued upon approval of an EIA Study.

**Project Proponent:** Mobile Telecommunications Limited

**Project Nature and Location:** construction and operation of a 25m lattice telecommunication tower within the premises of Havana High School in Windhoek along the Monte Christo Road in the Khomas Region (*site name: Havana High School*) at these coordinates -22.492685, 17.012255. The lattice tower will cover a 12m x 12m surface area, and it will host 3x dual-band antennas and 1x microwave dish.

**Environmental Assessment Practitioner:** Serja Hydrogeo-Environmental Consultants CC

The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments, concerns (**in writing**), or receive further information on the EIA Study. The deadline for registration as I&APs and submission of comments, issues, or concerns is **Monday, 23 June 2025**.

**Contact Person:** Ms. Fredrika Shagama and Mr. Stefanus Johannes

Mobile No: +264 (0) 81 749 9223 (by sending an SMS or WhatsApp for easy recording of comments)



Email: [eias\\_public@serjaconsultants.com](mailto:eias_public@serjaconsultants.com) (direct email or scanned/photos of legible handwritten letters)

### PUBLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE PROPOSED CONSTRUCTION & OPERATION OF A LATTICE TELECOMMUNICATION TOWER AT REBECCA KAMBUNDU PRIMARY SCHOOL IN RUNDU TOWN, KAVANGO EAST REGION

The public is notified that an Environmental Clearance Certificate (ECC) application will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed project is a listed activity in the EIA Regulations that cannot be undertaken without an ECC, which is issued upon approval of an EIA Study.

**Project Proponent:** Mobile Telecommunications Limited

**Project Nature and Location:** construction and operation of a 25m lattice telecommunication tower within the premises of Rebecca Kambundu Primary School in Rundu Town, Kavango East Region (*site name: Rebecca Kambundu PS*) at these coordinates -17.932238, 19.790348. The lattice tower will cover a 12m x 12m surface area, and it will host 3x dual-band antennas and 1x microwave dish.

**Environmental Assessment Practitioner:** Serja Hydrogeo-Environmental Consultants CC

The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments, concerns (**in writing**), or receive further information on the EIA Study. The deadline for registration as I&APs and submission of comments, issues, or concerns is **Monday, 23 June 2025**.

**Contact Person:** Ms. Fredrika Shagama and Mr. Stefanus Johannes

Mobile No: +264 (0) 81 749 9223 (by sending an SMS or WhatsApp for easy recording of comments)



Email: [eias\\_public@serjaconsultants.com](mailto:eias_public@serjaconsultants.com) (direct email or scanned/photos of legible handwritten letters)

### PUBLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE CONSTRUCTION OF A GRAVEL ACCESS ROAD (3 KM) FROM DR3609 TO IIPANDA-YAAMITI CLINIC AND COMBINED SCHOOL IN THE OMUSATI REGION

The public is notified that an application for an Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed project is a listed activity in the EIA Regulations that cannot be undertaken without an ECC, which is issued upon approval of an EIA Study (EIA Scoping Report and Environmental Management Plan (EMP)).

**The Proponent:** Ministry of Works and Transport

**Appointed Environmental Consultant:** Serja Hydrogeo-Environmental Consultants CC

**Project Description:** Upon obtaining the Environmental Clearance Certificate (ECC) and completion of the project design by Caldera Investments cc (the consulting engineers), the Ministry of Works and Transport (MWT) intends to construct an access gravel road from the DR3609 (tarred road) to Iipanda yaAmiti Clinic and Combined School. The access road aims to improve accessibility from the tarred road to the Iipanda yaAmiti Settlement. The proposed access road will start from the turn off of DR3609 (Omungwelume-Oshakati road) to the Settlement over a 3km distance, and falls within the Etayi Constituency. Activities associated with the gravel road construction include the abstraction of road construction materials from 1 or 2 borrow pits and the water supply for construction in proximity to the road route.

The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments, concerns (**in writing**), or receive further information on the EIA Study. The deadline for registration as I&APs and submission of comments, issues, or concerns is **Monday, 30 June 2025**.

**Community Consultation Meetings are scheduled as follows:**

**Date:** Thursday, 22 May 2025; **Time:** 10h00; **Venue:** Iipanda yaAmiti Settlement, Etayi Constituency

**Contact Persons:** Ms. Fredrika Shagama & Mr. Stefanus Johannes (Project Environmental Assessment Practitioners)

**Mobile No:** +264 (0) 81 749 9223 / +264 (0) 81 400 0570 (by sending an SMS or WhatsApp for easy recording of comments or concerns)

**Email:** [eias\\_public@serjaconsultants.com](mailto:eias_public@serjaconsultants.com) / [stefanus@serjaconsultants.com](mailto:stefanus@serjaconsultants.com) (direct emails or scanned/photos of legible handwritten letters)



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**PUBLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE PROPOSED CONSTRUCTION & OPERATION OF A LATTICE TELECOMMUNICATION TOWER AT HAVANA HIGH SCHOOL IN WINDHOEK, KHOMAS REGION**

The public is notified that an Environmental Clearance Certificate (ECC) application will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed project is a listed activity in the EIA Regulations that cannot be undertaken without an ECC, which is issued upon approval of an EIA Study.

**Project Proponent:** Mobile Telecommunications Limited

**Project Nature and Location:** construction and operation of a 25m lattice telecommunication tower within the premises of Havana High School in Windhoek along the Monte Christo Road in the Khomas Region (*site name: Havana High School*) at these coordinates -22.492685, 17.012255. The lattice tower will cover a 12m x 12m surface area, and it will host 3x dual-band antennas and 1x microwave dish.

**Environmental Assessment Practitioner:** Serja Hydrogeo-Environmental Consultants CC

The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments, concerns (**in writing**), or receive further information on the EIA Study. The deadline for registration as I&APs and submission of comments, issues, or concerns is **Monday, 23 June 2025**.

**Contact Person:** Ms. Fredrika Shagama and Mr. Stefanus Johannes

Mobile No: +264 (0) 81 749 9223 (by sending an SMS or WhatsApp for easy recording of comments)



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# Homebuyers: Avoid these pitfalls by doing your financial homework

**B**uying a property is a significant financial decision that requires careful planning, so it's crucial to approach the process diligently with thorough financial homework and preparation to avoid potential dangers and pitfalls.

So says Arnold Maritz, Co-Principal for Lew Geffen Sotheby's International Realty in Cape Town's Southern Suburbs, who adds that many people simply aren't aware that financial preparation should begin as soon as the decision is made to buy a home and not only when the paperwork is required for the transaction.

"Getting your financial ducks in a row early on can make all the difference because factors like overspending, inadequate mortgage research and ignoring hidden costs can easily derail your dreams of home ownership." Maritz says that understanding the potential pitfalls will not only help prospective buyers make informed decisions, it will also protect their financial well-being:

## Overspending and Financial Strain:

One of the primary dangers of not doing financial homework before buying a property is the risk of overspending because without a clear understanding of their financial situation, buyers may be tempted to stretch their budget or take on excessive debt.

This can lead to financial strain, with high mortgage payments, potential foreclosure risk and limited flexibility in managing other financial obligations.

By conducting a comprehensive financial assessment, including calculating affordability and understanding loan options, buyers can avoid overextending themselves and make a more prudent purchase decision.

## Hidden Costs and Unexpected Expenses:

Failing to account for hidden costs and unexpected expenses is another common pitfall of inadequate financial preparation. Buying a property involves more than just the purchase price and buyers must consider additional costs

such as property taxes, insurance, maintenance and potential renovations.

Ignoring these expenses can quickly lead to financial stress and put buyers in a precarious position. Thorough financial homework, including budgeting for ongoing expenses and setting aside a contingency fund, is essential to avoid unpleasant surprises and maintain long-term financial stability.

## Failure to Consider Long-Term Financial Goals:

Buying a property should align with long-term financial goals and neglecting to consider factors such as career prospects, family planning or future financial commitments can lead to an ill-suited purchase. It is crucial to evaluate how the property fits into long-term plans and whether it supports personal and financial objectives. This consideration ensures that buyers make informed decisions that align with their broader financial goals.

## Inadequate Mortgage Research:

Obtaining a mortgage is a significant aspect of buying a property, however, rushing into a loan agreement without proper research and comparison shopping can have serious consequences. Buyers who fail to explore different lenders, mortgage rates and terms may well end up with a loan that is not the best fit for their financial situation which can result in higher interest rates, unfavourable loan terms or inadequate mortgage protection. Diligent financial homework includes obtaining multiple mortgage quotes, understanding the terms and conditions and seeking expert advice and a bond originator such as ooba is an excellent one-stop-shop for ensuring that you get the very best available deal.

## Lack of Market Knowledge and Investment Potential:

Neglecting to do comprehensive market research and analysis can prove costly down the line because buyers who fail to understand the local market trends, property values and potential for appreciation may make poor investment decisions.

Without the necessary financial

homework, buyers may overlook opportunities for growth or purchase in an area with limited market potential. Adequate market research, including consulting real estate professionals, studying historical data, and analysing future development plans and consulting property professionals is crucial to ensure a property's long-term investment potential.

## Legal and Contractual Risks:

Failing to conduct financial homework can also expose buyers to legal and contractual risks because without a proper understanding of the legal aspects of property transactions, buyers may overlook critical details, misunderstand contractual obligations, or overlook potential legal pitfalls. This can result in costly disputes, contractual breaches or even legal liabilities. It is vital for buyers to engage legal professionals, review contracts thoroughly, and seek guidance throughout the buying process to protect their interests and avoid potential legal complications.

## Not Seeking Professional Guidance:

Real estate professionals, including real estate agents, financial advisors, and attorneys, offer invaluable expertise to navigate the complexities of property transactions. Relying solely on personal knowledge or the advice of friends and family may result in overlooking critical aspects of the process. Seeking professional guidance ensures comprehensive understanding and minimises the risk of costly mistakes. "By investing time and effort in financial due diligence, buyers can make informed decisions, protect their financial well-being, and set a solid foundation for successful homeownership," concludes Maritz. "Taking the necessary steps to do your financial homework will help you navigate the real estate market with confidence and peace of mind and will set you up for a financially secure future in your new property." Asking Price:

The price set for the home, usually suggested by a real estate professional based on a competitive market analysis and agreed to by the seller. Depending on demand, buyers can choose to make offers above or below the asking price.

## Bond Originator:

A free service that can help buyers find the best deal on their home loan. Bond originators have several services that will help buyers navigate the bond application process more efficiently.

Conveyancer (also known as a transferring attorney):

A legal professional who will attend to all the paperwork and other legalities that are required for a property transfer to take place.

## Deposit:

An amount of upfront cash provided to the buyer upon acceptance of an offer to purchase. The rule of thumb here is roughly 10% of the asking price. A deposit is not a legal requirement but can make a buyer's offer more appealing and could help the buyer acquire the remaining home finance. -Property 24

**PUBLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE PROPOSED CONSTRUCTION & OPERATION OF A LATTICE TELECOMMUNICATION TOWER AT REBECCA KAMBUNDU PRIMARY SCHOOL IN RUNDU TOWN, KAVANGO EAST REGION**

The public is notified that an Environmental Clearance Certificate (ECC) application will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed project is a listed activity in the EIA Regulations that cannot be undertaken without an ECC, which is issued upon approval of an EIA Study.

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**Environmental Assessment Practitioner:** Serja Hydrogeo-Environmental Consultants CC

The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments, concerns (**in writing**), or receive further information on the EIA Study. The deadline for registration as I&APs and submission of comments, issues, or concerns is **Monday, 23 June 2025**.

**Contact Person:** Ms. Fredrika Shagama and Mr. Stefanus Johannes

Mobile No: +264 (0) 81 749 9223 (by sending an SMS or WhatsApp for easy recording of comments)



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**PUBLIC NOTICE: ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE CONSTRUCTION OF A GRAVEL ACCESS ROAD (3 KM) FROM DR3609 TO IIPANDA-YAAMITI CLINIC AND COMBINED SCHOOL IN THE OMUSATI REGION**

The public is notified that an application for an Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed project is a listed activity in the EIA Regulations that cannot be undertaken without an ECC, which is issued upon approval of an EIA Study (EIA Scoping Report and Environmental Management Plan (EMP)).

**The Proponent:** Ministry of Works and Transport

**Appointed Environmental Consultant:** Serja Hydrogeo-Environmental Consultants CC

**Project Description:** Upon obtaining the Environmental Clearance Certificate (ECC) and completion of the project design by Caldera Investments cc (the consulting engineers), the Ministry of Works and Transport (MWT) intends to construct an access gravel road from the DR3609 (tarred road) to Iipanda yaAmiti Clinic and Combined School. The access road aims to improve accessibility from the tarred road to the Iipanda yaAmiti Settlement. The proposed access road will start from the turn off of DR3609 (Omungwelume-Oshakati road) to the Settlement over a 3km distance, and falls within the Etayi Constituency. Activities associated with the gravel road construction include the abstraction of road construction materials from 1 or 2 borrow pits and the water supply for construction in proximity to the road route.

The public is therefore invited to register as Interested and Affected Parties (I&APs) and submit comments, concerns (**in writing**), or receive further information on the EIA Study. The deadline for registration as I&APs and submission of comments, issues, or concerns is **Monday, 30 June 2025**.

**Community Consultation Meetings are scheduled as follows:**

**Date:** Thursday, 22 May 2025; **Time:** 10h00; **Venue:** Iipanda yaAmiti Settlement, Etayi Constituency

**Contact Persons:** Ms. Fredrika Shagama & Mr. Stefanus Johannes (Project Environmental Assessment Practitioners)

**Mobile No:** +264 (0) 81 749 9223 / +264 (0) 81 400 0570 (by sending an SMS or WhatsApp for easy recording of comments or concerns)

**Email:** [eias\\_public@serjaconsultants.com](mailto:eias_public@serjaconsultants.com) / [stefanus@serjaconsultants.com](mailto:stefanus@serjaconsultants.com) (direct emails or scanned/photos of legible handwritten letters)



**PUBLIC NOTICE - ENVIRONMENTAL SCOPING ASSESSMENT AND PUBLIC CONSULTATION PROCESS**

Notice is hereby given that an **Environmental Scoping Assessment (ESA)** and **Public Consultation Process (PCP)** are being conducted in terms of the Environmental Management Act (Act No. 7 of 2007) and related EIA regulations for the activity listed below.

On completion of the aforesaid ESA and PCP, a formal application will be submitted to the Office of the Environmental Commissioner (OEC) for consideration to grant an **Environmental Clearance Certificate (ECC)** allowing for the project development to start.

<b>Activity</b>	Construction and Operation (including Routine Maintenance, Renovations and Decommissioning) of a Fuel Service Station and related amenities.
<b>Project Location</b>	Portion 59 (a Portion of Portion F) of the Farm Stampriet No. 132 Stampriet Village Council Townlands Hardap Region GPS Coordinates: 24° 20'44.38" S 18° 23'59.60" E
<b>Proponent</b>	Amajan Fuel Centre CC
<b>Interested and Affected Parties</b>	Affected and Interested Parties (AIPs) are hereby invited to register for the ESA so as to obtain information on the study being conducted. Furthermore, AIPs are also requested to submit written comments, objections and/or concerns which that might have with respect to the envisaged development. A Background Information Document (BID) is available upon request on registration.
<b>Consultation Period</b>	The duration to receive written submissions from IAPs starts from 23 May 2025 to 14 June 2025.
<b>EIA Consultant:</b>	Cell: 081 418 3125 Fax: 088 645 026 Email: <a href="mailto:ekwao@iway.na">ekwao@iway.na</a> Box 25021, Windhoek

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**Appendix F: Original Public Notice  
pasted for the lipanda yaAmiti Gravel  
Access Road (from DR3609) EIA**

## PUBLIC NOTICE



### **ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE PROPOSED CONSTRUCTION OF A GRAVEL ACCESS ROAD (3KM) FROM DR3609 TO IIPANDA-YAAMITI CLINIC AND COMBINED SCHOOL IN THE OMUSATI REGION: **AN APPLICATION FOR THE ENVIRONMENTAL CLEARANCE CERTIFICATE (ECC)****

The public is notified that an application for an Environmental Clearance Certificate (ECC) will be submitted to the Environmental Commissioner as required under the Environmental Management Act No. 7 of 2007 and its 2012 EIA Regulations. The proposed project is a listed activity in the EIA Regulations that cannot be undertaken without an ECC (*Infrastructure: Listed Activity 10.1 - the construction of (b) public roads*). The ECC is considered for issuance upon approval of an EIA Study (EIA Scoping Report and Environmental Management Plan (EMP)) by the Environmental Commissioner at the Ministry of Environment, Forestry & Tourism (MEFT).

**Project Proponent:** Ministry of Works and Transport

**Environmental Assessment Practitioner (Environmental Consultant):** Serja Hydrogeo-Environmental Consultants CC

**Type of proposed Activity and Location:** Upon obtaining the Environmental Clearance Certificate (ECC) and completion of the project design by Caldera Investments cc (the consulting engineers), the Ministry of Works and Transport (MWT) intends to construct an access gravel road from the DR3609 (tared road) to lipanda yaAmiti Clinic and Combined School. The access road aims to improve accessibility from the tarred road to the lipanda yaAmiti Settlement. The proposed access road will start from the turn off of DR3609 (Omungwelume-Oshakati road) to the Settlement over a 3km distance, and falls within the Etayi Constituency. Activities associated with the gravel road construction include the abstraction of road construction materials from 1 or 2 borrow pits and the water supply for construction in proximity to the road route-please refer to the maps below for the proposed road route.

**Public Consultation and Engagement Process:** Members of the public are therefore invited to register as Interested and Affected Parties (I&APs) to comment/raise concerns or receive further information on the EIA Study, like the Background Information Document (BID). **The Community Consultation Meeting for the proposed access road construction will be held in the area as follows:**

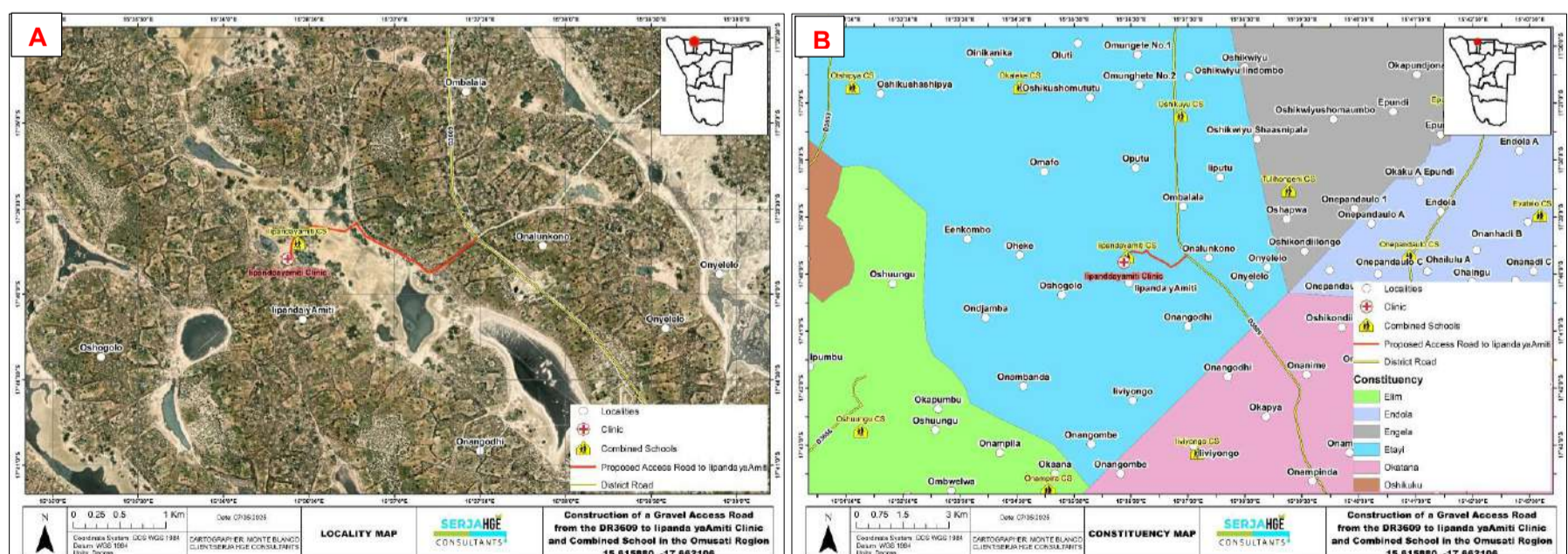
- **Date: Thursday, 22 May 2025**
- **Time: 10h00 (10 am)**
- **Venue: lipanda yaAmiti Settlement (Etayi Constituency) in the Omusati Region**

Registration for I&APs and or submissions of comments **should be done in writing** to the contact details below before or on **Monday,30 June 2025**.

**Contact Persons:** Ms. Fredrika Shagama & Mr. Stefanus Johannes (Project Environmental Assessment Practitioners)

**Mobile No.:** +264 81 749 9223 / +264 81 400 0570 (by sending an SMS or WhatsApp for easy recording of comments)

**E-mail:** [eias\\_public@serjaconsultants.com](mailto:eias_public@serjaconsultants.com) / [stefanus@serjaconsultants.com](mailto:stefanus@serjaconsultants.com) (direct email or scanned/photos of legible handwritten letters)



**A:** Locality map of the proposed access gravel road from DR3609 to lipanda yaAmiti Clinic and School in the Omusati Region and  
**B:** The land use map for the proposed access road connecting to the DR3609 with the electoral constituencies

**Appendix G: Minutes from the EIA  
consultation meeting with stakeholders  
/ interested & affected parties**

Date: 22 May 2025

## CONSULTATION MEETING MINUTES

### **Environmental Impact Assessment (EIA) Study - The Proposed Construction of a Gravel Access Road (3km) from DR3609 to lipanda-YaAmiti Clinic and Combined School in the Omusati Region - Application for Environmental Clearance Certificate (ECC)**

**Date:** Thursday, 22 May 2025

**Time:** 10:30 AM to 12:10 (noon)

**Venue:** lipanda yaAmiti Settlement Gathering Tree (Infront of lipanda yaAmiti Combined School), Omusati Region

**Project Proponent:** Ministry of Works and Transport (MWT)

#### **Meeting Attendance**

The EIA consultation meeting had an attendance of thirty-seven (37) people, including two representatives from Caldera Investments (consulting engineer/project design engineers), one environmental assessment practitioner (EAP)/Environmental Consultant from Serja Hydrogeo-Environmental Consultants, and one Project Control Engineer from the Ministry of Works and Transport (MWT). The signed attendance register is attached hereto.



*Figure 1: Proceedings of the EIA consultation meeting in lipanda yaAmiti on the 22<sup>nd</sup> of May 2025*

#### **1. INTRODUCTION AND WELCOMING**

The meeting was opened and chaired by Hon. Hans Haikali (Etayi Constituency Councillor). An opening prayer was done by Rev. Aloisius Shimbome. Welcoming remarks were done by the lipanda yaAmiti Village Headman (Mr. M.N. Namambo), who welcomed everyone to the meeting, and particularly to the Village. Hon. Haikali requested the visiting team (the MWT and project consultants) to introduce themselves, and handed over the opportunity to the MWT representative and the Environmental Consultant to present the meeting agenda.

It should be noted that the meeting was conducted in Oshiwambo language (a local spoken language in the project area). This was to ensure effective communication and engagement, as well as ensuring that all attendees felt included and able to participate with a well-informed background of the meeting agenda, comprehend the meeting purpose for informed inputs, comments, and contributions.

## **2. MEETING AGENDA AND PRESENTATION**

The agenda of the meeting included the following main points:

### **2.1 Brief Description of the Project**

Mr. Job Haitula (Project Control Engineer) from the MWT briefly explained that the consultation meeting is about the proposed design and eventual construction (which includes supervision of the construction works) for the gravel access road from Omungwelume-Oshakati road (DR3609) to lipanda yaAmiti Settlement for a distance of 3km. He explained that the MWT has appointed Caldera Investments to design the road and supervise the construction (once the construction contractor is appointed). Under Caldera Investments, there is Serja HGE Consultants, who needs to conduct the EIA study and apply for an Environmental Clearance Certificate (ECC) for the roadworks, which is a requirement by Namibian environmental laws.

The Environmental Consultant (Ms. Fredrika Shagama) was requested to explain the EIA process, ECC application, and relevance to the proposed project.

### **2.2 Explanation of what an EIA is, its Process, and the Public Role in the Process**

Ms. Shagama explained the EIA process and requirements according to the 2012 EIA Regulations: Environmental Management Act No. 7 of 2007 on Public Consultation, Sections 21 to 24. Copies of the Background Information Document (BID) were distributed among the attendees for self-reading and follow throughout the meeting proceedings. The attendance register was also explained and circulated for attendees to sign as proof of consultation to be appended to the EIA Scoping Report.

Furthermore, Ms. Shagama explained that the EIA process is done in compliance with the EMA, as the construction of new roads are one of the listed activities that cannot be undertaken without applying and obtaining an ECC from the Environmental Commissioner, which is subject to an EIA process and EIA Report as well as an Environmental Management & Rehabilitation Plan (EMRP). The EIA process requires that the consultation meeting be held with the affected and or interested parties and communities where the project activities would be undertaken. Therefore, the ECC needs to be obtained first from the Environmental Commissioner at the Ministry of Environment, Forestry & Tourism (MEFT) before the construction of the proposed access road and associated activities such as the extraction of construction materials from the area.

A brief description of the planned project activities was presented as per the provided BID copy. This included showing the draft locality map (A3 size) created for the project to date, which contained the draft preliminary road route from the DR3609 to lipanda yaAmiti Settlement.

### **2.3 Presentation of Potential Project Impacts**

To ensure transparency and that the attendees understand both sides of the proposed project activities, Ms. Shagama also presented the potential pre-identified positive and negative environmental impacts anticipated from the proposed project activities (establishment of one or 2 borrow pits to provide materials for the road construction and other associated potential impacts listed in the BID). This will establish the basis for mitigation measures to be developed for the proposed project.

### **2.4 Public Open Discussion (Interactive Session)**

The meeting attendees were provided with an opportunity to ask questions and/or raise concerns about the proposed project activities to be incorporated into the meeting minutes and used as the basis for the compilation of the EIA Report and Draft EMP. The key comments and issues made in the meeting were recorded and noted for consideration and inclusion in the EIA Report. These issues and comments are presented in Table 1.

**Table 1: Issues, suggestions, and comments received during the Consultation Meeting in lipanda yaAmiti on the 22<sup>nd</sup> of May 2025**

No.	Name of the speaker/commenter & Capacity	Comment/Issue/Suggestion	Response provided by:
1.	Hon. Hans Haikali (Etagi Constituency Councillor)	Since the current project says "3km" but it is only about 1.9km from the DR3609 to lipanda yaAmiti, I think it would be good to add a proposal for the access road to reach Andreas Amushila Primary School, northwest of lipanda yaAmiti, to complete the 3km route in documents. In the Etagi Constituency, we have priority access to the 3 clinics (lipanda yaAmiti, which is catered for at the moment, then likokola and Olupandu).	<b>Ms. Fredrika Shagama (Serja Hydrogeo-Environmental Consultants (Serja HGE Consultants)):</b> This is noted, and Mr. Haitula from MWT would also take note of this for consideration.
2.	Mr. M. Namambo (lipanda yaAmiti Village Headman)	These things take too long, especially surveys, and before we know, the rainy season is back again, no road insight. It would be better to get the work done while there is no rain to hinder construction works.	<b>Ms. Fredrika Shagama (Serja HGE Consultants):</b> This is noted, Sir. However, it sometimes takes a long time because due diligence needs to be done, and documentation has to be in place before construction starts. This includes proper completion of the road design and obtaining the environmental clearance for the road works. Therefore, we will do what we can from our side to submit EIA documents to the MEFT on time for evaluation.
3.		We would need the borrow pits to hold water for community livestock, because right now, rainwater just disappears. The honourable councillor gets blamed by the communities for the lack of such pits (as earth dams) in the constituency to keep water. We would appreciate it if the contractor could do something for us on this aspect.	<b>Ms. Fredrika Shagama (Serja HGE Consultants):</b> This is noted, Sir.
4.		The road should cater for the distance until Andreas Amushila Primary School, since the road is only 2km up to lipanda yaAmiti and not 3km as in the documents, so that it can cover the remaining 1km of the distance provided.	<b>Ms. Fredrika Shagama (Serja HGE Consultants):</b> This is noted for consideration at the MWT.
5.		The road should be elevated and not just constructed flat, so that it is easy for rainwater to wash it away.	<b>Ms. Fredrika Shagama (Serja HGE Consultants):</b> This is noted.
6.	Mr. Leo Petrus (lipanda yaAmiti)	The distance from the main road (DR3609) to lipanda yaAmiti is short. Maybe that 1km	<b>Ms. Fredrika Shagama (Serja HGE Consultants):</b> The point is noted, Sir.

No.	Name of the speaker/commenter & Capacity	Comment/Issue/Suggestion	Response provided by:
	Clinic Management)	should be stretched to reach the Andreas Amushila Primary School as proposed by Hon. Haikali.	
7.		The road construction works should leave some borrow pits for the community. Alternatively, the community can come together and select a site for the contractor to assist while in the area, or the community can request the rehabilitation of known old borrow pits in the area.	<b>Ms. Fredrika Shagama (Serja HGE Consultants):</b> The point is noted, Sir, and it will be incorporated into the Environmental Management & Rehabilitation (EMRP).
8.	Mr. Benno Sheehama (Ondjamba Village resident)	Why can the road just go from lipanda yaAmiti Settlement straight north through the fields (of Ombalala Village) there instead of the current line/existing track? There is also an existing track through the fields I am referring to. This would also mean maybe fewer bridges installed along the access road when it passes through the open <i>oshanas</i> that flood during rainy seasons.	<b>Ms. Fredrika Shagama (Serja HGE Consultants):</b> This would be a good option. However, it is better to follow an existing track that is currently used to gain access from the main road to the settlement. This is also because the straight-line option (through Ombalala Village) would have more significant environmental and social impacts on the affected landowners because this would mean relocating or displacing more homesteads and properties (land) to make way for the road, compared to using the existing track. As much as development is good for all, it should not leave some people severely affected at the expense of others, therefore, it should be socially, economically, and environmentally sound for it to be considered a sustainable one. It is for this reason that the current option would be more environmentally and socially viable.
9.			<b>Mr. Nicodemus Elago (Omafo A Village resident):</b> Your proposal for a straight road (line) is a good one, but it would affect more people than the current road route, which would not be good for the community.
10.		The 30m on the road, is it inclusive of the road itself from left to right, or just from the sides?	<b>Mr. Job Haitula (MWT):</b> The 15m is from the road centre line to the end of each lane, making 30m in total.
11.	Mr. Danny Shali (lipanda yaAmiti Village resident)	The issue of labourers working without contractors in place (one does not know when the work starts or how much they are expecting to earn). Another issue is that of contractors unfairly employing people. These issues should be avoided and tackled from the beginning.	<b>Ms. Fredrika Shagama (Serja HGE Consultants):</b> This is a very good point, and it has been noted for inclusion in the EMRP for engineers to incorporate it in the construction tender documentations.

No.	Name of the speaker/commenter & Capacity	Comment/Issue/Suggestion	Response provided by:
12.	Mr. Angala Rasta (lipanda yaAmiti Village resident)	Can Mr. Sheehama please clarify the idea of the proposal he is referring to about Ombalala?	<b>Mr. Benno Sheehama (Ondjamba Village resident):</b> The idea was for a straight-line road just north of us here through Ombalala, instead of the turns taken by the current road, as shown on the preliminary route map. However, this has been clarified by Ms. Shagama and Mr. Elago.
13.		I would also like to support the idea of extending the road until Andreas Amushila Primary School because most learners at lipanda yaAmiti Combined School come from there too.	<b>Ms. Fredrika Shagama (Serja HGE Consultants):</b> This is noted for consideration by the MWT.
14.	Mr. Lukas Nashilundo (lipanda yaAmiti Combined School Principal)	The consulting engineers should properly design the road so that it can last a long time, even for future generations. Here, I mean the quality of the road should be up to standard.	<b>Ms. Fredrika Shagama (Serja HGE Consultants):</b> This is noted, Sir.
15.		How long would it take before the design work is completed and construction starts?	<b>Mr. Job Haitula (MWT):</b> The design is expected to be completed within 2 months, but at most 4 months. Construction is anticipated to start by November 2025, and the environmental clearance should be issued by the MEFT before that.
16.		The consulting engineers and or contractors should ensure that the materials used for the road are of the required standards to ensure its longevity.	<b>Mr. Job Haitula (MWT):</b> This is noted, Sir. This will be included in the design requirements.
17.	Rev. Aloisius Shimbome (lipanda yaAmiti ELCIN Church)	What is the width of the road? When it rains, two cars can hardly use some of the constructed roads at the same time, and one car (vehicle) has to go off the road to let the other car go first.	<b>Mr. Job Haitula (MWT):</b> The width of the road is 30m, and that will be sufficient for two cars travelling in different directions without "forcing" one of the cars to go off the road.
18.		What kind of material is used for the road? Some roads have weak materials on the base and a gravel top. Once the gravel gets washed off during heavy rains, the road is damaged.	<b>Mr. Job Haitula (MWT):</b> The concern is noted. The material used is usually natural gravel, which is referred to as G5 (a sub-base layer/the layer beneath a road surface), crushed stone, and sometimes sand-clay mixture, depending on the site/area conditions.
19.		When the road construction is done. Can there not be a maintenance truck for the area to ensure that the road remains in good condition? I think there is some negligence of roads after construction (no	<b>Ms. Fredrika Shagama (Serja HGE Consultants):</b> This is noted, Sir, and will be incorporated into the roads' EMRP for consideration and implementation.

No.	Name of the speaker/commenter & Capacity	Comment/Issue/Suggestion	Response provided by:
		aftercare). Therefore, roads should be maintained and checked, maybe every 2 years.	
20.	Hon. Hans Haikali (Etagi Constituency Councillor)	About borrow pits, the community can communicate with each other on where they would like to have the rehabilitated borrow pit/pits to be left to capture rainwater for their livestock in the community.	<b>Ms. Fredrika Shagama (Serja HGE Consultants):</b> Thank you for the contribution and emphasis on this. I think it would be best for the headmen and headwomen to spearhead this with their respective communities/villages and come together to decide on this.
21.	Mr. Benno Sheehama (Ondjamba Village resident)	There is one old borrow pit at Oshaandjambulu Village between Eheke and Ondjamba. Perhaps the construction contractor can start excavating materials from there, if it is of the required quality.	<b>Ms. Fredrika Shagama (Serja HGE Consultants):</b> Thank you for the contribution and suggestion. It will be incorporated into the EMRP for consideration.
22.		There should be a strict condition for contractors on recruitment that local labourers are sourced from the communities and should be fairly compensated according to the minimum wage. Another aspect is the implementation of occupational safety and health measures/procedures onsite.	<b>Hon. Hans Haikali (Etagi Constituency Councillor):</b> This is a good comment, and I would like to task the village leaderships (headmen and women as well as village development committees, if any) to assist during this process because they are the ones near the people here instead of going through the Constituency Office.
23.	Mr. Lukas Nashilundo (lipanda yaAmiti Combined School Principal)	If the remaining 1km (from lipanda yaAmiti towards Andreas Amushila Primary School) is approved, would there be another consultation meeting like this?	<b>Ms. Fredrika Shagama (Serja HGE Consultants):</b> Yes, Sir. There will be another meeting to also cater for the people (communities) between lipanda yaAmiti and Andreas Amushila Primary School, who may not have gotten the chance to attend today. This would also be a good platform for them to provide their input into the project, like here today.

### 3. FINAL REMARKS AND CONCLUSION OF THE MEETING

#### 3.1 What is the way forward after this meeting?

Ms. Shagama thanked the attendees for their crucial input through comments and for raising their concerns. He indicated to the attendees that all their comments, concerns, and inputs had been noted down for consideration and for addressing in the EIA Report, as well as incorporating their recommendations into the draft EMP/Environmental Management & Rehabilitation Plan (EMRP).

Furthermore, Ms. Shagama informed the attendees that the draft meeting minutes, EIA Report, and the EMRP will be shared through emails provided on the attendance register. The final documents will be finalized and submitted

to the Environmental Commissioner at the Department of Environmental Affairs and Forestry (DEAF) for evaluation and consideration for an ECC.

Hon. Haikali concluded the meeting, and a closing prayer was done by Rev. Shimbome.

The meeting adjourned at 12:10 PM.


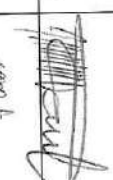

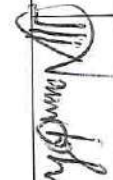
ATTENDANCE REGISTER: STAKEHOLDER & COMMUNITY CONSULTATION MEETING










ENVIRONMENTAL IMPACT ASSESSMENT (EIA) STUDY FOR THE PROPOSED CONSTRUCTION OF A GRAVEL ACCESS ROAD (3KM) FROM DR3609 TO IIPANDA-YAAMITI CLINIC AND COMBINED SCHOOL IN THE OMUSATI REGION – APPLICATION FOR ENVIRONMENTAL CLEARANCE

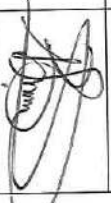








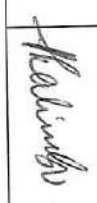
Project Proponent: Ministry of Works & Transport

Date & Time: Thursday, 22 May 2025

Venue: Iipanda ya Amiti Settlement (near the combined school)

No.	Full Name and Surname	Name of Institution / Village	Contact number	Email address (if any)	Signature
1.	RAINDA OLAVI	CALDELA INVESTMENT Ministry of Works & Transport	0814049878	rainda.olavi@fawyare	
2	Job Heitula	OMUSATI REGIONAL COUNCIL	0818042016	Job.Heitula@omub.gov.zm	
3	Thomas HAIKALY	ETAZI Council	0812979804	etajiconst@gmail.com	
4.	Mwambi N Nambundu	Village Headman Iipanda ya Amiti	087890311	N/A	

No.	Full Name and Surname	Name of Institution / Village	Contact number	Email address (if any)	Signature
5	MATHIAS NEMANICA	IIPANDAYAMITI	0812959641	N/A	
6	IRYIMANUCK MURIGIKE	Rushyamba	08123702228	N/A	
7	Leo Patsung Iipanda Clinie		0817917582	leopetrugwaidi.com	
8	Daniel Akel	Hand oputu	0812331335	N/A	
9	K. N. KRUSTENIWE	SHIKUSHAMURU	0816174808	P.O. BOX 5700 GISHURU	
10	Ekaniso	fredinad	0813119662	Ontana	
11	Shilwava	Joseph	0812546877	P.O. Box 1257 Iipanda	
12	Leevi N Nuyyoma	Iipandayamiti	0817949813	N/A	
13	ERTISTO ERASTES	THRECIA AMAKALI PARISH YOUTH FOR CHRIST KAMUKIWE OR ERAMUKIWE	0814592280 0813366843	Iipandayamitiipandish@gmail.com eriscoerastes@gmail.com	

No.	Full Name and Surname	Name of Institution / Village	Contact number	Email address (if any)	Signature
14.	Beno Sheoharna	Dndjamba	0812800616	tsheharnab@gmail.com	
15.	ANGGIL RASTA	IIPKNDK-YAMMUTI	0812-718110	N/A	
16.	Alsiusw Shimbrus	Iipandagamuti ELGIN Padi	0812171235	alsiuswsh@gmail.com	
17.	Jusika Indonesia	Otsheogolo	08129392488	<del>Indonesia</del> N/A	
18.	Nicodemus Bago	Omaffa A	0815540544	N/A	
19.	Hedwig Ananias	ONTANG	0814261602	N.A.	
20.	Saratia Ashivudhi	Ombalala	0818548906	NB. N.	
21.	Danny Shali	Iipanda-gamuti	0819335349	Danirelshipal@gmail.com	
22.	Ananias Ashipala	Ontana	0817891521	N/A	
23.	Shannes Kalimbo	Ombalala	0817150919	N/A	



No.	Full Name and Surname	Name of Institution / Village	Contact number	Email address (if any)	Signature
24.	Severe Shanika	Ombalala	0818794444	N/A	Severe
25.	SATANIA . SEVEREK	OHEKE	0815964668	N/A	SEVEREK
26.	Desedus hules	Iipandayamati	0812731967	N/A	Desedus
27.	Hulus T. Nashikindo	Iipandayamati C.S.	0816319617	trushikindo@gmail.com	Hulus
28.	Asheke MATHEUS	IIPOMAFU	0816279455	N/A	Asheke
29.	Hernietta Shikang	Iipandayamati	0818922250	Comphernietta.funi@com	Hernietta
30.	Justinu Uate	ONLENGI	0814724724	N/A	Justinu
31.	Desedus Kolumbo	Ombalala	0817699024	N/A	Desedus
32.	Shindele Euduvorde	Ombalala	0816632221	N/A	Shindele
33.	Johannes Kasigai	Ombalala	0818756416	N/A	J. Kasigai



No.	Full Name and Surname	Name of Institution / Village	Contact number	Email address (if any)	Signature
34.	KEENIA HAYIETE	TIPANAYAMITI	0812582697	N/A	<i>Keenya</i>
35.	John Lindembs	Ombalala	0813612593	N/A	<i>John</i>
36.	Steven Lucas	Ombalala	0812967221	lucastel4@gmail.com	<i>Steven</i>
37.	Tomaniel Nobet	OSHIKUYU	0812826867	N/A	<i>Tomaniel</i>
38.	Frederika Shagama	Serja HGE consultants	0817499223	cas_public@serjaconsultants.com	<i>Frederika</i>
39.					
40.					
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