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CLASSIFIEDS

NOTICE FOR ENVIRONMENTAL IMPACT ASSESSMENT

Environment Consulting Services cc hereby gives notice to all potentially interested and Affected Parties (IAPs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT NAMES:

Environmental Impact Assessment (EIA) for the Construction and Operation of a New Fuel Facility at the Oshana Police Station in Katima Mulilo, Zambezi Region.

PROJECT LOCATION: The project will be located at Oshana Police Station, Katima Mulilo, Zambezi Region.

PROJECT DESCRIPTION:
 The project involves conducting an Environmental Impact Assessment (EIA) for the Construction and Operation of a New Fuel Facility at the Oshana Police Station in Katima Mulilo, Zambezi Region.

PROJECT INVOLVEMENT:
 Proponent: Namibia Police (Nampol)

Environmental Assessment Practitioner (EAP): Environment Consulting Services cc

REGISTRATION OF IAPs AND SUBMISSION OF COMMENTS: In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all IAPs are hereby invited to register and submit their comments, concerns or questions in writing via Email: environment@confidentenamibia.com on or before Monday, 27th February 2026.

A public participation meeting will be held as follows:
 Place: Karoo Hall, 5689 Nam. Highway Dore, Katima Mulilo
 Date: 17 January 2026
 Time: 10h00
 Contact: +264 81 239 7332
 Email: environment@confidentenamibia.com

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NOTICE FOR ENVIRONMENTAL IMPACT ASSESSMENT

EnvironClim Consulting Services cc hereby gives notice to all potentially interested and Affected Parties (IAPs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT NAMES:

(a) Environmental Impact Assessment (EIA) for the establishment of mining activities on Mining Claims no: (75627, 75489, 75490, 75491, 75492), Omaso Village, Opuwo District, Kunene Region

(b) Environmental Impact Assessment (EIA) for the establishment of mining activities on Mining Claims no: (89940, 89949, 89950, 89951), Otunzi Village, Opuwo District, Kunene Region.

PROJECT LOCATION: The mining claims are situated approximately 80 km west of Opuwo, at Omaso & Otunzi Villages, respectively, in the Kunene Region.

PROJECT DESCRIPTION:
 The project involves conducting an Environmental Impact Assessment (EIA) for the establishment of mining activities for base and rare metals, as well as industrial minerals, at the above mining claims.

PROJECT INVOLVEMENT:
 Proponent (a) Omaso River Investments (Pty) Ltd
 (b) Ilangenani Mine

Environmental Assessment Practitioner (EAP): EnvironClim Consulting Services cc

REGISTRATION OF IAPs AND SUBMISSION OF COMMENTS: In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all IAPs are hereby invited to register and submit their comments, concerns or questions in writing via Email: environclim@gmail.com on or before Monday, 12th February 2026.

A public participation meeting will be held as follows:
 Place: Community meeting place, Otunzi Village
 Date: 27th January 2026
 Time: 10h00
 Contact: +264 615925543
 Email: environclim@gmail.com

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From sale to transfer: How buyers and sellers can avoid costly delays

In complex and lengthy transactions like property sales, delays of any sort are not only frustrating, they can also be extremely costly and may even trigger the deal entirely, however, with some delays cannot be anticipated, it is possible to exponentially reduce the risk. This is according to Cobus Odendaal, CEO of Law Offices Sobelby's International Realty in Johannesburg and Randburg, who says: "In most of the delays, the first relating to the completion of the

sale and delays that occur once the sale has been confirmed and, in many instances, both can be avoided by doing one's homework and having all one's ducks in a row from the onset.

"Property transactions are known to be a protracted process with multiple steps and rooms of documentation and once the potential is lost due to a suspension of conditions and contractual obligations has been successfully negotiated and the deal is finally done and signed on the dotted line, many people breathe a sigh of relief

"However, the deal isn't done until the transfer has actually happened and the anticipated downhill slide to transfer can still become an uphill battle if one isn't careful."

Odendaal explains how this can happen: "One of the main reasons for delayed transfers is that the timeline is out of sync, especially when two or more deals are held and money from one sale is needed to purchase the next property and so on.

"It's also important that buyers budget for the transfer costs of the

new property they are buying or have an account held in place on their current home, otherwise when the attorney calls for bond cancellation on that bond account will be frozen and they will not be able to access the funds."

He adds that not giving the required 90 day's notice of cancellation of the existing bond can also cause delays as well as avoidable cancellations. "If a home owner is seriously thinking about selling, they should give notice to the bank holding the bond. In doing so, they are not committing to selling, merely notifying the bank of the possibility and they can keep on mulling over the cancellation if the decision to sell is postponed or they can revoke the notification if they change their mind."

One of the transfer attorney's key roles is to coordinate and control all the relevant players involved in a transfer, including SARS (transfer duty), the municipal authority (Rates Clearance Certificate) and the bank.

"In order to do this as seamlessly as possible, it is essential that both the buyer and seller submit all the necessary documents in time, as per the legal requirements and without contention. This is especially important if either party resides in another country or is in any way difficult to contact for information and signatures."

According to conveyancers and property law attorneys at Abrahams & Groen, the RCC issued by the city council certifies that there are no outstanding funds due to the municipality at the time of the registration of transfer to the purchaser. This certificate is a requirement in terms of the Deeds Registries Act and must be lodged in the Deeds Office. The Registrar of Deeds will not register the transfer of a property unless the conveyancer lodges a valid RCC along with other required documents at the Deeds Office.

Rates Clearance Figures

The conveyancer will make application to the city council for the issuing of rates clearance figures. Rates clearance figures are comprised of all amounts for rates, taxes, electricity, water, sewerage, and refuse, as well as an advance payment covering a period of 60 days being the period of validity of the rates clearance certificate.

Whose responsibility is it to obtain a rates clearance certificate?

It is the seller's responsibility to settle amounts due in order to obtain the RCC. Upon receipt, the seller must pay the conveyancer and not the city council directly. The conveyancer will then pay the city council to ensure that the payment is linked to the application number in respect of the transfer as well as for the purpose of specification of the issuing of the rates clearance certificate. Once the conveyancer has paid

for a debited bank the RCC, the seller's account at the city council will be in credit and the seller will no longer be required to make any further monthly payments to the city council prior to transfer. Once registration of transfer has been completed, the conveyancer submits a refund form to the city council in respect of any credit that may be due to the seller. This usually occurs when the registration of transfer takes place prior to the expiration of the 60-day period. The city council takes approximately four to seven months to refund the seller's and purchaser's accounts and pay the refund.

Odendaal says that although delays and avoiding them can occur at any point of the transaction, they most commonly occur at the following stages:

Bond approval
Bond cancellation
The signed transfer documents
Obtaining valid compliance certificates

Issues are controlled at lodgements requiring the removal of funds by the Registrar of Deeds.

Transfers which are unusual and more complex, such as estate transfers which require an endorsement of the Master of the High Court, which can cause a delay.

"Most of these delays can easily be avoided through prompt co-operation with the transferring attorney or, if they are outside of South Africa, by giving power of attorney to a person within South Africa who can sign the necessary documents and act on their behalf."

"It's also vital that the client is completely upfront with the agent regarding the financial situation," says Odendaal.

"Agents can facilitate and expedite the process by having a bond originator prequalify them and the thorough credit checks will reveal any potential issues which can then be rectified before they cause any problems."

"This step is particularly important for buyers who are self-employed as banks are very strict about the documentation that they require for a bond application. At this stage I always advise all my clients to avoid making any expensive purchases that could negatively impact their affordability."

Odendaal concludes

"Supermarket sales agents will guide their clients in every step of the way and as long as they are upfront with their realtors, there should not be too many problems to overcome."

"In the process of appointing a conveyancer, it is always an advantage if they already have an established working relationship. -PROPERTY 36

CALL FOR PUBLIC PARTICIPATION/COMMENTS FOR THE ENVIRONMENTAL SCOPING ASSESSMENT FOR CONSTRUCTION AND OPERATION OF THE 20 MEGAWATTS (MW) SOLAR PLANT LOCATED IN OSHITA VILLAGE AND SHANGARA VILLAGE IN THE OSHANA CONSTITUENCY, OSHANA REGION AND KHAMBO EAST REGION RESPECTIVELY.

The public is hereby 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.

Name of proponent: Tolia Energy Pty Ltd

Name of the Environmental consultant: Savannah Environmental Consultants Services CC

Project location and description: The environmental Assessment will identify the potential impacts, that are likely to occur during the construction and operation of a 20 megawatts Solar plant in Oshita village in the Oshana constituency, Oshana region and Shangara Village in the Khambo East region.

Interested and affected parties are hereby invited to register in terms of the assessment process to give input, comments, and invited for the public consultation meeting at a later stage. Registration requests and comments should be forwarded to:

Mrs. All Elinge, an Environmental Assessment Practitioner at Savannah Environmental Consultants Services CC on or before the 17 January 2021; Email: info@savannah.com.na / all@savannah.com.na



NOTICE FOR ENVIRONMENTAL IMPACT ASSESSMENT

Environmental Consulting Services (ECS) hereby gives notice to all potentially interested and affected Parties (EAPs) that an application will be made to the Environmental Commissioner in terms of the Environmental Management Act (No 7 of 2007) and Environmental Impact Assessment Regulations (No 26 of 2012) for the following:

PROJECT NAMES:

- (1) Environmental Impact Assessment (EIA) for the establishment of mining activities on Mining Claims No. (75647, 75648, 75649, 75650, 75651, 75652, 75653, 75654, 75655, 75656, 75657, 75658, 75659, 75660, 75661, 75662, 75663, 75664, 75665, 75666, 75667, 75668, 75669, 75670, 75671, 75672, 75673, 75674, 75675, 75676, 75677, 75678, 75679, 75680, 75681, 75682, 75683, 75684, 75685, 75686, 75687, 75688, 75689, 75690, 75691, 75692, 75693, 75694, 75695, 75696, 75697, 75698, 75699, 75700, 75701, 75702, 75703, 75704, 75705, 75706, 75707, 75708, 75709, 75710, 75711, 75712, 75713, 75714, 75715, 75716, 75717, 75718, 75719, 75720, 75721, 75722, 75723, 75724, 75725, 75726, 75727, 75728, 75729, 75730, 75731, 75732, 75733, 75734, 75735, 75736, 75737, 75738, 75739, 75740, 75741, 75742, 75743, 75744, 75745, 75746, 75747, 75748, 75749, 75750, 75751, 75752, 75753, 75754, 75755, 75756, 75757, 75758, 75759, 75760, 75761, 75762, 75763, 75764, 75765, 75766, 75767, 75768, 75769, 75770, 75771, 75772, 75773, 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PROPERTY

From sale to transfer: How buyers and sellers can avoid costly delays

In complex and lengthy transactions like property sales, delays of any sort are not only frustrating, they can also be extremely costly and may even scupper the deal entirely, however, while some delays cannot be anticipated, it is possible to exponentially reduce the risk. This is according to Cobus Odendaal, CEO of Lew Geffen Sotheby's International Realty in Johannesburg and Randburg, who says: "Essentially there are two primary types of delay; the first relating to the confirmation of the sale and delays that occur once the sale has been confirmed and, in many instances, both can be avoided by doing one's homework and having all one's ducks in a row from the onset.

"Property transactions are known to be a protracted process with multiple steps and reams of documentation, and once the potential minefield of suspensive conditions and contractual obligations has been successfully navigated and the deal is finally done and signed on the dotted line, many people breathe a sigh of relief.

"However, the deal isn't done until the transfer has actually happened and the anticipated downhill cruise to transfer can still become an uphill battle if one isn't careful."

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"It's also important that buyers budget for the transfer costs of the new property they are buying or have an access bond in place on their current home, otherwise when the attorney calls for bond cancellation that bond account will be frozen and they will not be able to access the funds."

He adds that not giving the required 90 days' notice of cancellation of the existing bond can also cause delays as well as avoidable late cancellation fees.

"If a homeowner is seriously thinking about selling, they should give notice to the bank holding the bond. In doing so, they are not committing to selling, merely notifying the bank of the possibility and they can keep on renewing the cancellation if their decision to sell is postponed or they can revoke the notification if they change their minds."

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"In order to do this as seamlessly as possible, it is essential that both the buyer and seller submit all the necessary documentation in time, as per the legal requirements and without omissions. This is especially important if either party resides in another country or is in any way difficult to contact for information and signatures."

According to conveyancers and property law attorneys at Abrahams & Gross, the RCC issued by the



city council certifies that there are no outstanding funds due to the municipality at the time of the registration of transfer to the purchaser. This certificate is a requirement in terms of the Deeds Registries Act and must be lodged in the Deeds Office. The Registrar of Deeds will not register the transfer of a property unless the conveyancer lodges a valid RCC along with other required documents at the Deeds Office.

Rates Clearance Figures

The conveyancer will make application to the city council for the issuing of rates clearance figures. Rates clearance figures are comprised of all arrears amounts for rates, taxes, electricity, water, sewerage, and refuse, as well as an advance payment covering a period of 60 days being the period of validity of the rates clearance certificate.

Whose responsibility is it to obtain a rates clearance certificate?

It is the seller's responsibility to settle amounts due in order to obtain the RCC. Upon request, the seller must pay the conveyancer and not the city council directly. The conveyancer will then pay the city council to ensure that the payment is linked to the application number in respect of the transfer as well as for the purposes of expedition of the issuing of the rates clearance certificate.

Once the conveyancer has paid for and obtained the RCC, the seller's account at the city council will be in credit and the seller will no longer be required make any further monthly payments to the city council prior to transfer.

Once registration of transfer has been completed, the conveyancer submits a refund form to the city council in respect of any credit that may be due to the seller. This usually occurs when the registration of transfer takes place prior to the expiration of the 60-day period. The city council takes approximately four to seven months to reconcile

the seller's and purchaser's accounts and pay the refund.

Odendaal says that although snags and stumbling blocks can occur at any point of the transaction, they most commonly occur at the following stages:

Bond approval;
Bond cancellation;
The signing of transfer documents;
Obtaining valid compliance certificates;
Issues encountered at lodgements requiring the removal of notes by the Registrar of deeds;
Transfers which are unusual and more complex, such as estate transfers which require an endorsement of the Master of the High Court, which can cause a delay.

"Most of these delays can easily be avoided through prompt co-operation with the transferring attorney or, if they are outside of South Africa, by giving power of attorney to a person within South Africa who can sign the necessary documents and act on their behalf."

"It's also vital that the client is completely up front with the agent regarding their financial situation," says Odendaal. "Agents can facilitate and expedite the process by having a bond originator prequalify them and the thorough credit check will reveal any potential snags which can then be rectified before they cause any problems."

"This step is particularly important for buyers who are self-employed as banks are very strict about the documentation that they require for a bond application. At this stage I always advise all my clients to avoid making any expensive purchases that could negatively impact their affordability."

Odendaal concludes: "Experienced estate agents will guide their clients every step of

the way and as long as they are upfront with their realtors, there should not be too many problems to circumvent.

"I also recommend appointing an accomplished conveyancing attorney who is really on the ball. And, as the

transferring attorney and agent work closely together behind the scenes to ensure a smooth transfer, it is always an advantage if they already have an established working relationship."

Property 24

NOTICE FOR ENVIRONMENTAL IMPACT ASSESSMENT

Environclim Consulting Services cc hereby gives 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 Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT NAMES:

- (a) Environmental Impact Assessment (EIA) for the establishment of mining activities on Mining Claims no: (75627, 75489, 75490, 75491, 75492), Omapo Village, Omapo District, Kunene Region
- (b) Environmental Impact Assessment (EIA) for the establishment of mining activities on Mining Claims no: (69948, 69949, 69950, 69951), Otunzi Village, Omapo District, Kunene Region.

PROJECT LOCATION: The mining claims are situated approximately 80 km west of Omapo, at Omapo & Otunzi Villages, respectively, in the Kunene Region.

PROJECT DESCRIPTION: The project involves conducting an Environmental Impact Assessment (EIA) for the establishment of mining activities for base and rare metals, as well as industrial minerals, at the above mining claims.

PROJECT INVOLVEMENT:

Proposed: (a) Omapo River Investments (Pty) Ltd
(b) Inangweni Vireo

Environmental Assessment Practitioner (EAP): Environclim Consulting Services cc

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing via Email: envisonclim@gmail.com on or before Monday, 12th February 2026.

A public participation meeting will be held as follows:
Place: Kunene (Tob-Salt) San Napoma Drive, Kunene Mollo
Date: 27th January 2026
Time: 12H00
Contact: +264 815955643
Email: envisonclim@gmail.com



NOTICE FOR ENVIRONMENTAL IMPACT ASSESSMENT

Environclim Consulting Services cc hereby gives 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 Environmental Impact Assessment Regulations (GN 30 of 6 February 2012) for the following:

PROJECT NAMES:

Environmental Impact Assessment (EIA) for the Construction and Operation of a New Fuel Facility at the Greenwell Mungo Police Station in Katima Mulilo, Zambezi Region.

PROJECT LOCATION: The project will be located at Greenwell Mungo Police Station, Katima Mulilo, Zambezi Region

PROJECT DESCRIPTION: The project involves conducting an Environmental Impact Assessment (EIA) for the Construction and Operation of a New Fuel Facility at the Greenwell Mungo Police Station in Katima Mulilo, Zambezi Region.

PROJECT INVOLVEMENT:

Proposed: Namibian Police (Nampol)

Environmental Assessment Practitioner (EAP): Environclim Consulting Services cc

REGISTRATION OF I&APs AND SUBMISSION OF COMMENTS: In line with Namibia's Environmental Management Act (No. 7 of 2007) and EIA regulations (GN 30 of 6 February 2012), all I&APs are hereby invited to register and submit their comments, concerns or questions in writing via Email: envisonclim@gmail.com on or before Monday, 2nd February 2026.

A public participation meeting will be held as follows:
Place: Kunene (Tob-Salt) San Napoma Drive, Kunene Mollo
Date: 17 January 2026
Time: 10H00
Contact: +264 815955643
Email: envisonclim@gmail.com

 