

Company Profile

Green Building Construction Namibia

The Windhoek Waterfront



Green Building Construction Namibia (Pty) Ltd

Executive Summary

Green Building Construction Namibia (Pty) Ltd (“the Company” or “Green Building”) is a real estate development Company owned 100% by Sakawe Mining Corporation (SAMICOR). Green Building is the property development vehicle for the Windhoek Waterfront (Goreangab Dam) Mix Use Project (“Project” or “Waterfront Development”). The Project is a unique investment opportunity nestled northwest of Windhoek which consists of prime developed and pre-developed real estate measuring 48.91ha in size and is strategically placed to take advantage of Windhoek’s growing urban population.

The Company aims to create a vibrant and unique mixed-use development in Windhoek’s Goreangab Township, which maximizes views of the hills and the water.

The prime tract of pre-developed land (i.e. Erf 3379) was identified by Green Building and approved by the City of Windhoek (“CoW”) for purchase in November 2011 and title passed to the Company in December 2017. Green Building purchased the land from CoW. The exercise to subdivide the land into residential, commercial, institutional and public open space erven has been completed of which the infrastructure of phase 1 and 2 have been constructed and taken over by CoW. The location is ideal in that this development will uplift the communities around the development due to the “clean up” of the area and the basic amenities which will be brought nearer, which will reduce traffic to Windhoek city center.

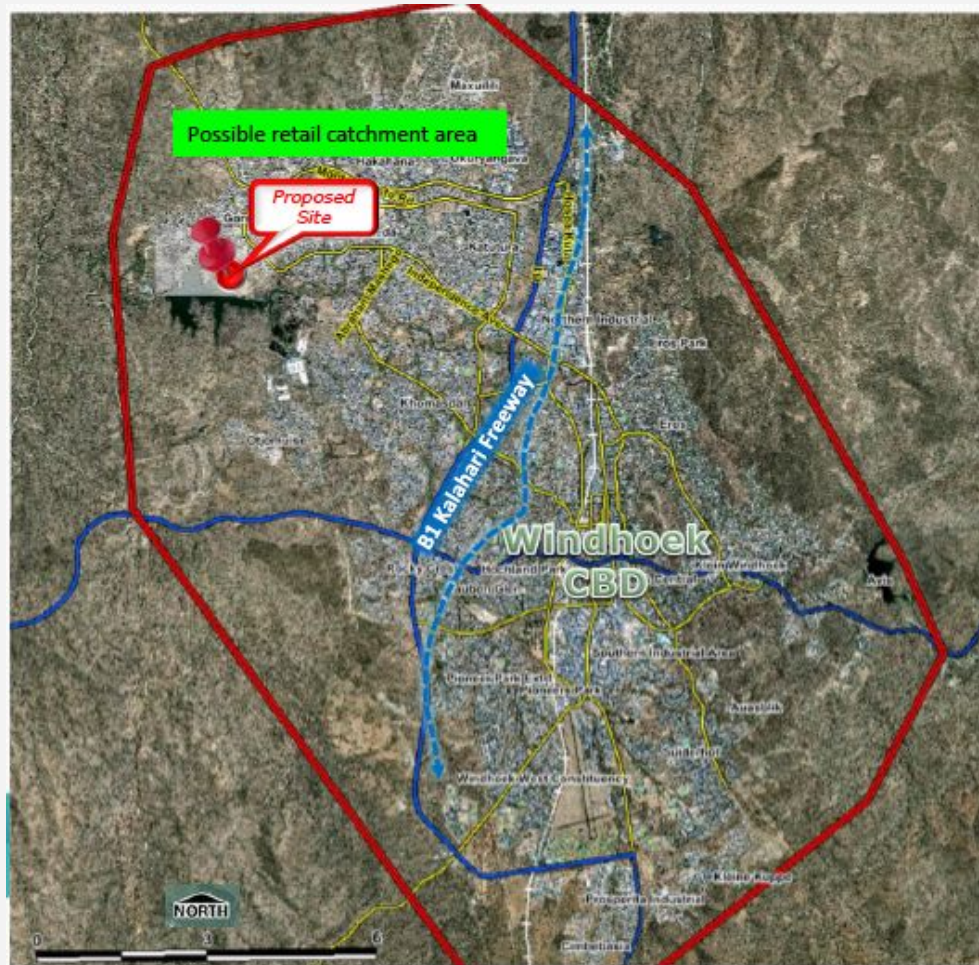
The project has been divided into 3 phases, with Phase 1 completed on 21st of January 2021, Phase 2 completed on 25th of July 2022 having started work in August 2018 and the last phase is expected to be completed in October 2026.



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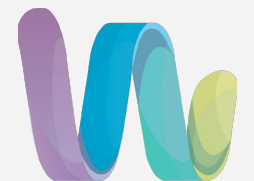
Background (Project Overview)



The Waterfront Development is nestled a few kilometers north-west of the Windhoek central business district and consists of prime pre-developed real estate measuring 48.9125ha in size and is strategically placed to take advantage of Windhoek's growing urban population. The proposed development will be the first of its kind in Namibia.

The development won a Silver award from the American Architecture Institute in the category: Best Urban Design 2016.

The site can currently be accessed via Green Mountain Dam road and Matshitshi Street and the proposed plan will extend the Independence Avenue over the dam with a bridge to give more direct and easier access to the site via a modern tar road. There are several roads that will lead to the CBD from the site, namely Matshitshi, Green Mountain Dam, Otjomuise Road, Monte Cristo Road and Independence Avenue. This will minimize traffic to and from the site.



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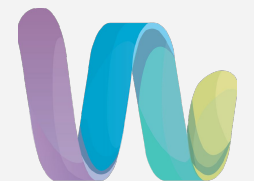
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Background (Project Overview)



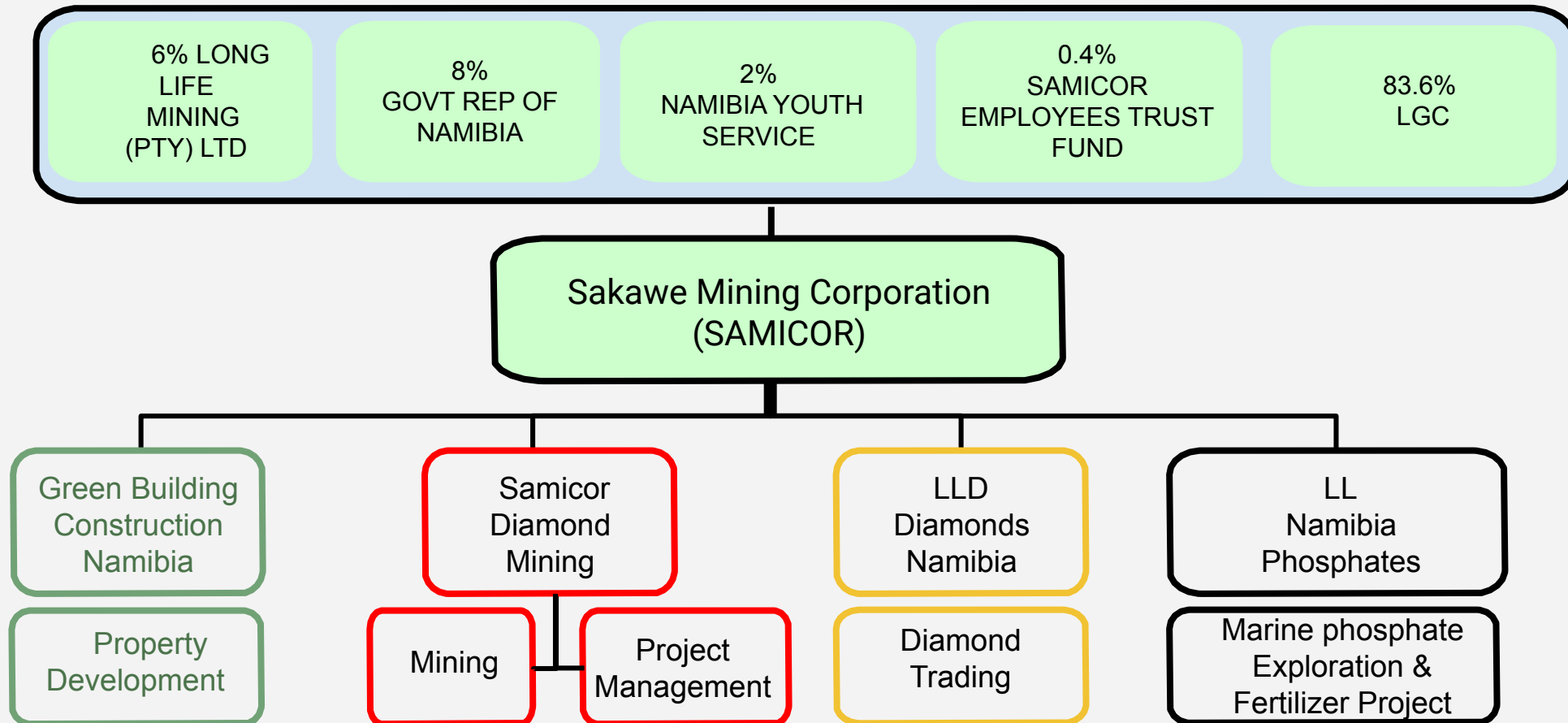
This prime tract of pre-developed land is well positioned to change the face of the Goreangab Township from a housing and shopping experience perspective. Sub-division has been completed and most of the plots serviced, with additional plots being serviced into affordable, residential sized plots spread across the demand segments and providing housing to thousands of families.

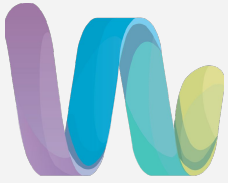
The Waterfront Development is designed to cater for all the needs of the inhabitants. The mixture of residential and commercial properties in the same development will provide residents with the ability to live and work in the same place. Walkways, parks and playgrounds have been incorporated into the design. A nursery has also been incorporated to grow all plants that will be used to turn the development into an evergreen estate. Green Building received approval to use semi purified Water (SPW) for this purpose.



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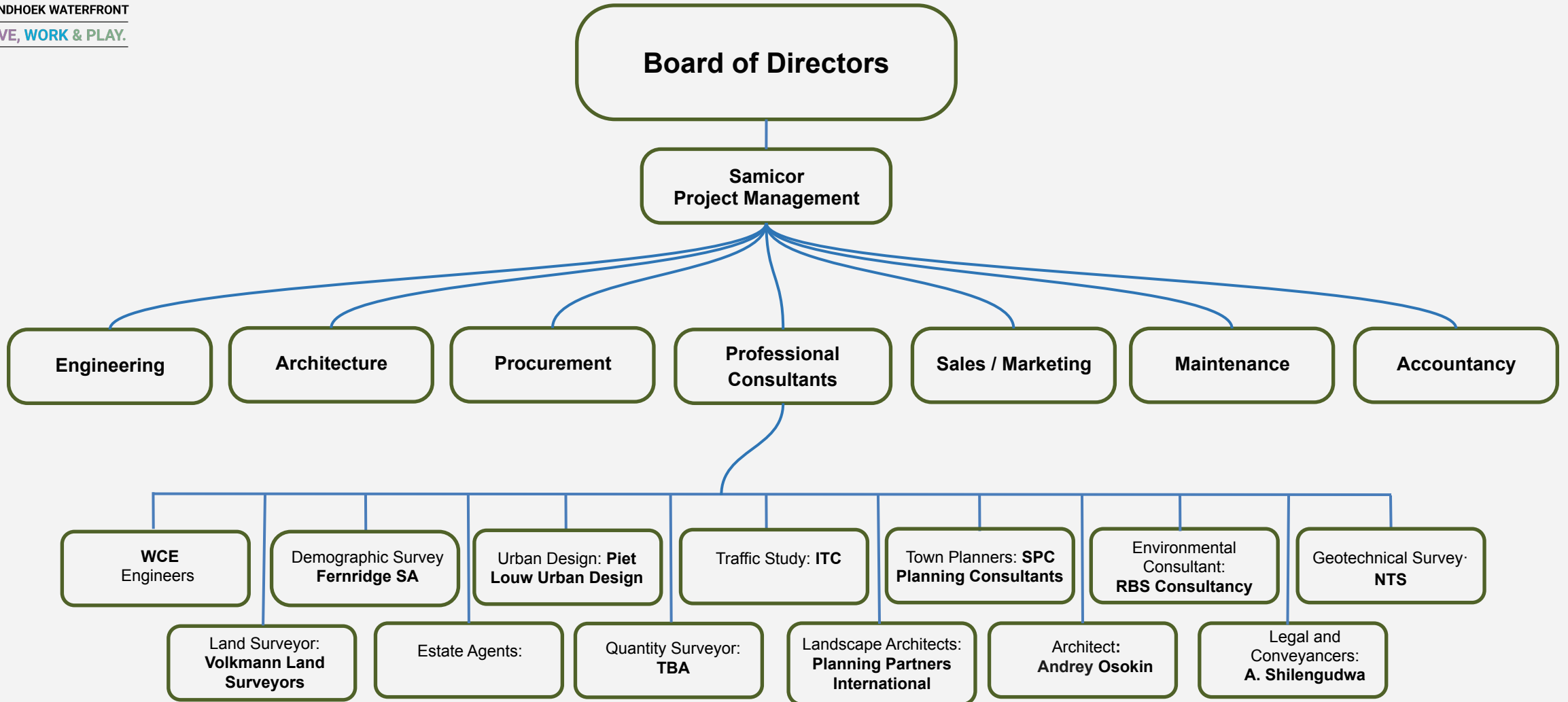
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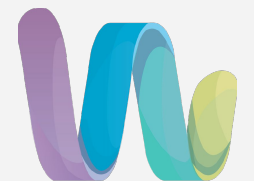
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Project History

- The acquisition of portion of unserviced Erf 3188 Goreangab was approved by Council resolution on **November 2011**,
- Ministerial approval for the purchase of land approved on the **18 January 2012**
- Municipality preliminary agreement for Planning, Design and Construction of Services was signed **December 2012**.
- Environmental Clearance approved by Ministry of Environment and Tourism on **14 February 2014**.
- Urban design and layout submitted to the city of Windhoek and approved **17 July 2014**.
- N&D approval by NAMPAB on **9 May 2016**.
- Layout and township establishment on Erf 3379 (Goreangab Extension 5) approved on **13 September 2016**.
- Survey and pegging of 307 plots **March 2017**
- Completion of preliminary Design and cost estimation **May 2017**
- Layout submitted to Surveyor General approved **September 2017**
- Registration of general plan **January 2018**
- Agreement with CoW to construct the infrastructure was signed on **28 March 2018**
- Finalization of the Detailed infrastructure design and tenders: **June 2018**
- Contract award - Construction has commenced **1 August 2018**
- Stage 1 - Complete & infrastructure was taken over by City of Windhoek **21 January 2021**
- Stage 2 - Complete & infrastructure was taken over by City of Windhoek **25 July 2022**
- Construction Completed on first 40 stand alone houses by **January 2023** and most are occupied.
- Stage 3 - To commence in **January 2024**.



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Project Description

Provide municipal service such as water reticulation network, sewer network, telecommunication network reticulation, electrical distribution network, surfaced roads and stormwater infrastructure for :

- **Housing 216 003m2**

- Single Residential erven: **240** Houses
- General Residential erven: **1112** Units
- Multi Story residential erven on top of commercial: **457** Units

- **Commercial 79 370m2**

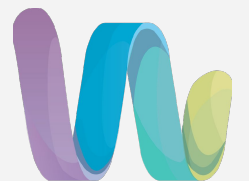
- Business erven: Lodges, Mall, Offices, Tourist Attractions, Municipal and Post Office

- **Institutional 8 704m2**

- Institutional erven: Clinic, School and Church

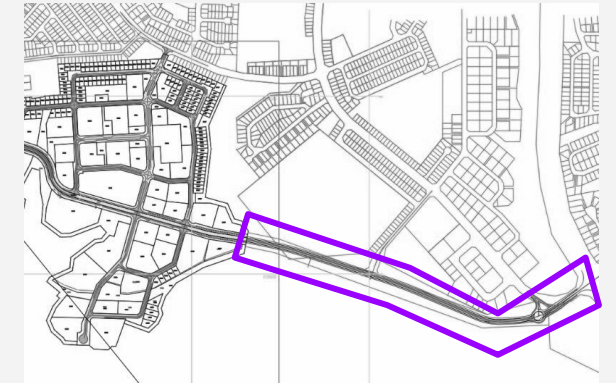
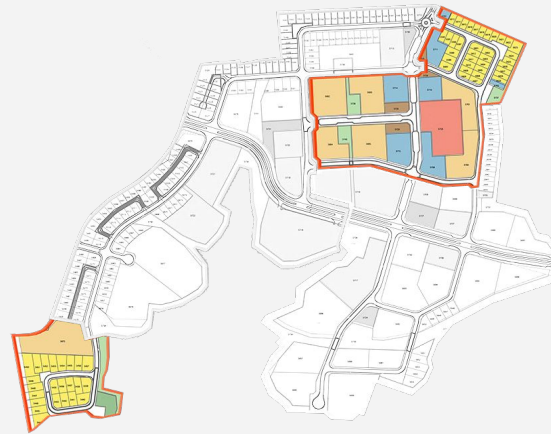
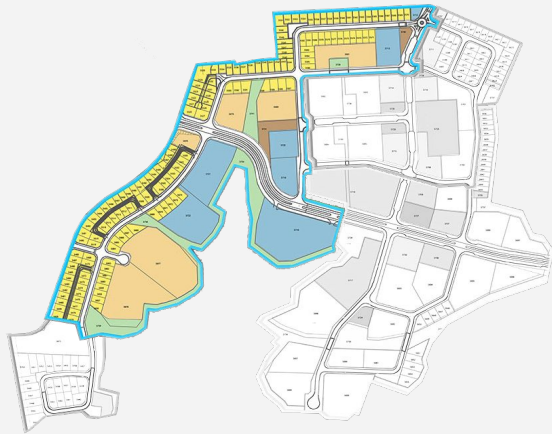
- **Private open spaces 20 298m2**

- **Public open spaces: Parks, Walking Paths, Parking**
- **Undetermined area 8 179m2**
- **Municipality streets 167 632m2**



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PHASE 1: 2019-2021

- 150 standalone houses.
- 29 sectional title houses.
- 5 general residential plots.
- 6 business mixed-use plots.
- 2 public open spaces.

PHASE 2: 2020-2022

- 58 standalone houses.
- 6 general residential plots.
- 7 business mixed-use plots
- 2 public open spaces.
- 1 institutional plot.

PHASE 3: 2024-2025

- 10 standalone houses.
- 13 general residential plots.
- 5 business mixed-use plots.
- 1 municipal plot.
- 1 institutional plot.

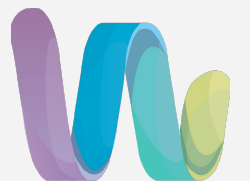
PHASE 4: 2025-2026

- Construction of Bridge
- Construction of Independence road from Otjomuise road.

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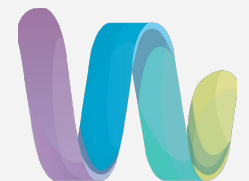
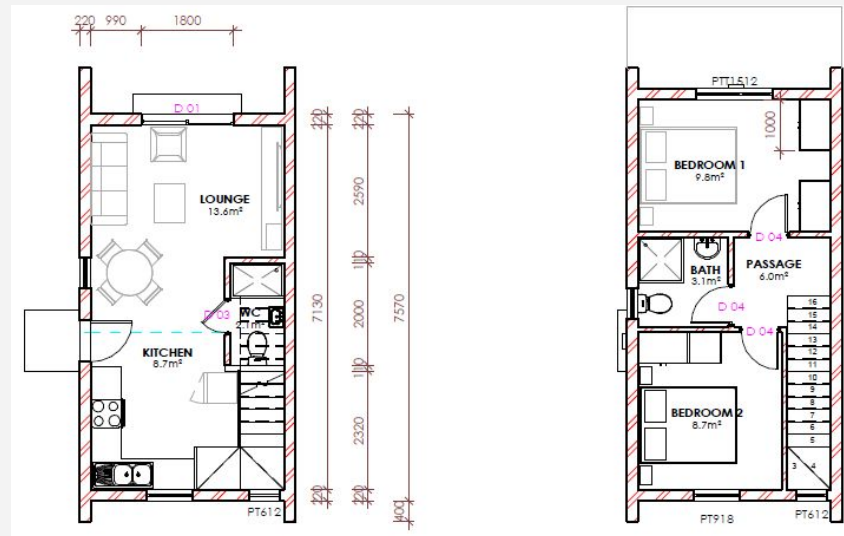
Construction of Proposed Fashion Shopping Mall
(20'000m²).



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ERF 3680 GG



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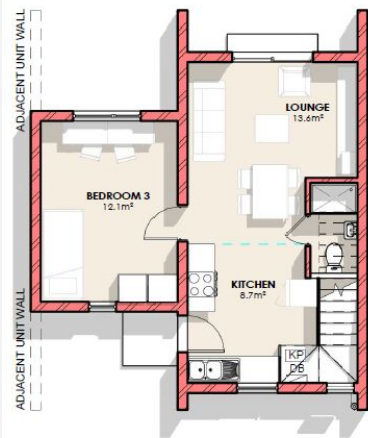
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ERF 3681 GG

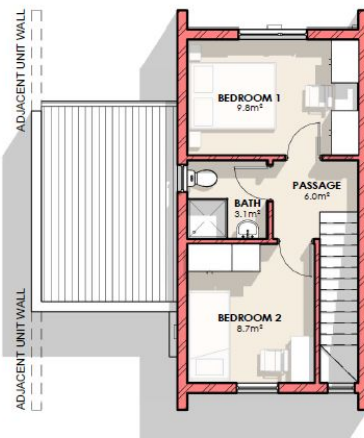
General Residential - Impression



General Residential - Impression



1 LEVEL 0
1 : 100



2 LEVEL 1
1 : 100



3 FRONT ELEVATION
1 : 100



4 LEFT ELEVATION
1 : 100

General Residential - Typical unit



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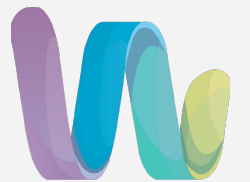
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Drone Footage - November 2022



Independence Avenue



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Street Corner - 3 Bedroom house



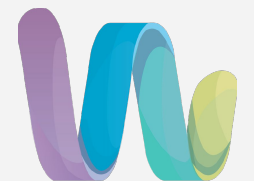
Double Storey - 3 Bedroom house



Sub-urban - 3 Bedroom house



Street liner - 3 Bedroom house



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The Team



CEO.
Eli Nefussy



Finance.
Tania Peterson



Reception.
Eunike Mulundu



Project Engineer - Manager.
Aaron Mwape



Project Architect.
Andrey Osokin



Architectural Technician.
Marshall Gordon



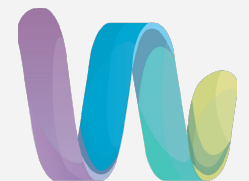
Sales - Marketing.
Angela Chaka



Procurement Officer.
Zohar Mizrachi



Maintenance Foreman.
Ivan de Wee



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Thank You